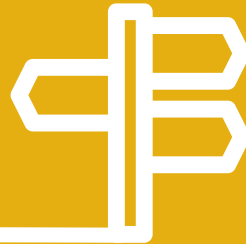


what is town planning



The Basics



INTRODUCTION

The booklet covers some of the basics of the English Town Planning system. This booklet does not cover all aspects in depth, further information can be found on the Ministry of Housing, Communities and Local Government website:

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

A series of Town Planning “The Basics” booklets have been produced to assist non-planners with the dark art of Town Planning, these can be downloaded via <https://planninghouse.co.uk/the-basics/>

Who are Planning House?

Planning House is an independent town planning consultancy which offers a professional & knowledgeable service to meet client needs, we embrace a pragmatic approach by providing realistic & tailored town planning advice.

Headed by Chris Pipe who is a Gamekeeper turned poacher. As former Head of Planning for a Local Authority she knows how to navigate the planning system efficiently and effectively.



TOWN **PLANNING**

When you think about where you live, think about where everything is located.

Where is your local shop?

Where is the nearest park?

Where can you get something nice to eat?

Where can I park?

Is there any public transport?

It is an easy walk?

Try to think what you would change about where you live, maybe there should be more shops or things to do, more housing or better infrastructure.

However, where should they be built?

Any development could impact a community for generations.

Over time, people have voiced their ideas, some have succeeded, and some have failed, but throughout we have come together to work on a system that supports everyone, everywhere. As much as people are passionate about the places they live, planning is seen as somewhat of a mystery or a barrier.

So, what is the system? ***What is town planning?***

...Town Planning is about People and Places



THE **NEED** FOR TOWN PLANNING

Town planning recognises and provides a framework for development which is not about control but is a way to anticipate needs, if there were no guidelines on where or what to build places would be isolated, non-inclusive and not able to support its residents with appropriate places to live, work and relax.

Every aspect of our lives affects others, imagine if there were no rules on where and what you could build!

Planning identifies pressing issues and available resources and makes sure that these are responded to, whether that be through building more sustainable homes, identify and deliver economic opportunities, or protecting heritage assets, Town Planning must balance it all.



THE TOWN PLANNING SYSTEM

Town planning is what controls how we build our neighbourhoods, our towns, our cities, how we build our surroundings.

Importantly, how we shape our communities.

Town planning sets guidelines to make sure developments do not have adverse effects on their surroundings. It protects listed buildings – buildings that we have deemed important to heritage, culture and history, the environment, the economy and where and how people live.

National planning policy is laid out in the National Planning Policy Framework; it provides guidance for how local plans should be made and how to approach supporting local needs by promoting sustainable development in terms of economic, social and environmental needs.

Local plans are at the heart of the planning system and set out a vision and framework for the development of an area. See our eBook [“Town Planning, The Basics...Development Plans”](#) for more information.

A local plan should detail everything needed (and achievable) for the area within the plan’s time period, usually 15 years. This will involve designating land and objectively assessing where to locate different types of development.





Of course, planning is a complicated machine with many cogs turning away at different speeds, planning is controlled by different bodies at varying levels dependant on where you are. Town planning is mostly handled at a local level of government.

Typically, local government has three tiers:

- County Councils;
- District, Borough and City Councils;
- Parish and Town Councils.

Most planning matters are handled by the second tier of councils; however this can vary from place to place. Areas that have parish or town councils can provide more location specified plans called neighbourhood plans which form part of policy that are used to make decisions in planning.

Communities generally have Councillors to represent people and their aspirations in terms of how a place develops. Councillors may sit on planning committees to make decisions on planning applications and local plans, however all of us are responsible for shaping the area we live.



WHAT DO TOWN PLANNERS DO?

It is the duty of town planners to balance the economic, social and environmental needs of the places we live, it is about providing the right development in the right place at the right time. There are often conflicting demands between people and places which need to be mediated by Town Planners.

Town planners have a wide range of responsibilities, and they can act on behalf of private clients, local authorities or the third sector.

The job title Town Planner can entail many disciplines the most common roles are as Local Authority Town Planners, Town Planning Consultants and Planning Inspectors.

Local Authority Town Planners – work in local government and formulate policies and guidelines for the area they work. They also assess and determine planning applications, see our eBook **'Town Planning, The Basics...Application Planning'**.

Planning Consultants – are typically employed in the private sector (or are self employed) and act on behalf of clients maximising development opportunities or representing a clients interest.

Planning Inspector – employed in Central Government, in general they assess plans and policies for areas and determine planning appeals, see our eBook **'Town Planning, The Basics...Appeals'**.

ROYAL TOWN PLANNING INSTITUTE

Founded in 1914, the Royal Town Planning Institute (RTPI) is a professional body that represents town planners in the United Kingdom. The body aims to raise awareness for the profession and its professionals through campaigning activities. With over 25,000 members, the institute is the largest of its kind across Europe, bringing more people together to share knowledge in the planning field.

All members of the RTPI are bound by a Code of Professional Conduct setting out required standards of practice and ethics.

The Institute requires planning professionals to meet and maintain high standards of competence and conduct themselves in a way that inspires trust and confidence in the profession.



town planning

The Basics



ENFORCEMENT

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APPLICATION
PROCESS

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SELF BUILDERS

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