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Planning Gains

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Future Gains

- How do we maintain progress? Managing and integrating future growth through individual applications supporting the strategy.
- The integration challenge – Creating the complete (scope, scale and form) policy construct to maintain progress (currency and completeness), application involvement and co-ordination of interactions, closing the ‘loop’ (post-consultation interaction, impact and improvement), planning gain, conditions (proportionate, targeted, and sensitive control)
- The sum of parts – Multiple applications; the challenge of an integrated approach and strategic overview/oversight. Individual application ‘compliance’, but cumulative impact challenges.
- The challenge of working *to* policy, rather than policy *intent* (delivering outcomes, not targets). Process (protecting HIA from become a ‘process’) and aspiration, integrating the scope into future strategy
- Capacity, ability to influence, reactive, and the challenge of competing interests
- The scope and depth balance challenge – planning for health, planning for ‘health’. Integrating the approach across disciplines with coherency and clarity, the role of the PH officer and others
- The challenge (and opportunity) of a discretionary planning system

Planning Gains

- Section 106 and CIL are powerful tools for value capture and planning gain from the health perspective
- Importance of ensuring health is embraced and overtly referenced beyond physical facilities and services, i.e. GI, transport and movement, community infrastructure etc
- Challenge to ensure CIL approach maintains breadth but equally delivers against all areas
- Challenge to ensure S106 approach is not overly limiting/broad in its construct
- The role of evidence to substantiate position
- Challenge of financial realities:
 - CIL: Regulation 123 Lists
 - S106 negotiations
- Ensuring the planning gains are actually captured for health

Small Gains

- Managing future micro-scale change – how do we work with small scale change, minor applications? Non-HIA applications? Use of ‘checklists’? Proportionate approach?
- The importance of a robust (including currency) and evidence based policy context. Policy format and approach - Local Plan and SPD (the difference between these matters)
- Managing micro-scale change:
 - Fast food takeaways
 - Pawn Brokers shops, ‘Payday Loan’ type uses? Betting shops?
 - Physical change – urban design principles in ‘minor’ interventions (cumulative change)
- The potential to manage exists, but reality is challenging – planning appeal decisions highlight the nuanced character of the context. How do we improve?
- Learning from *decisions*. Evolving policy and approaches.
- Importance of working in partnership – Licensing, education etc
- How do we deal with the challenge of Permitted Development allowances? Office to residential changes for example? The limitations of the regulatory construct? How do we work with the Use Classes Order. *The importance of engaging in wider planning reforms and reviews*