

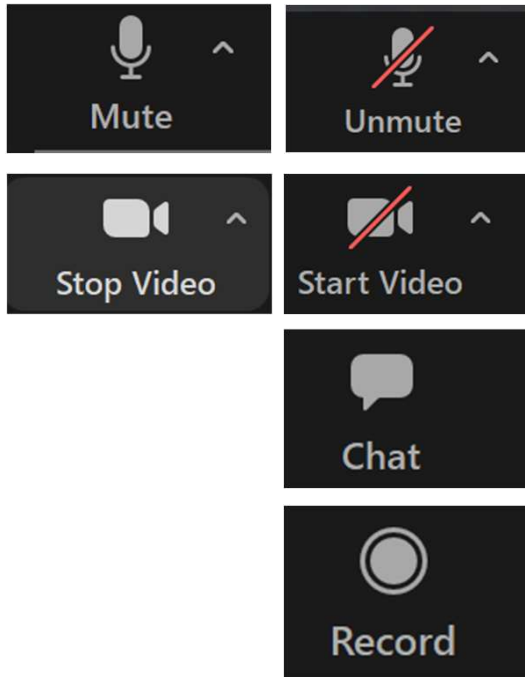
Planning Induction Training Workshop 2022

Welcome!

While you're waiting for the start, please feel free to open the chat and type in a message to let us know who you are and where you're from.



Keep Zooming Tidy



Have your sound muted except when speaking

Stop your video if the bandwidth gets low

Use the chat function to comment, raise a question or ask to speak

The session will be recorded but only for note-taking – It won't be shared or broadcast

Objectives for Today

You are not alone: understand how CPRE as whole helps you to influence planning

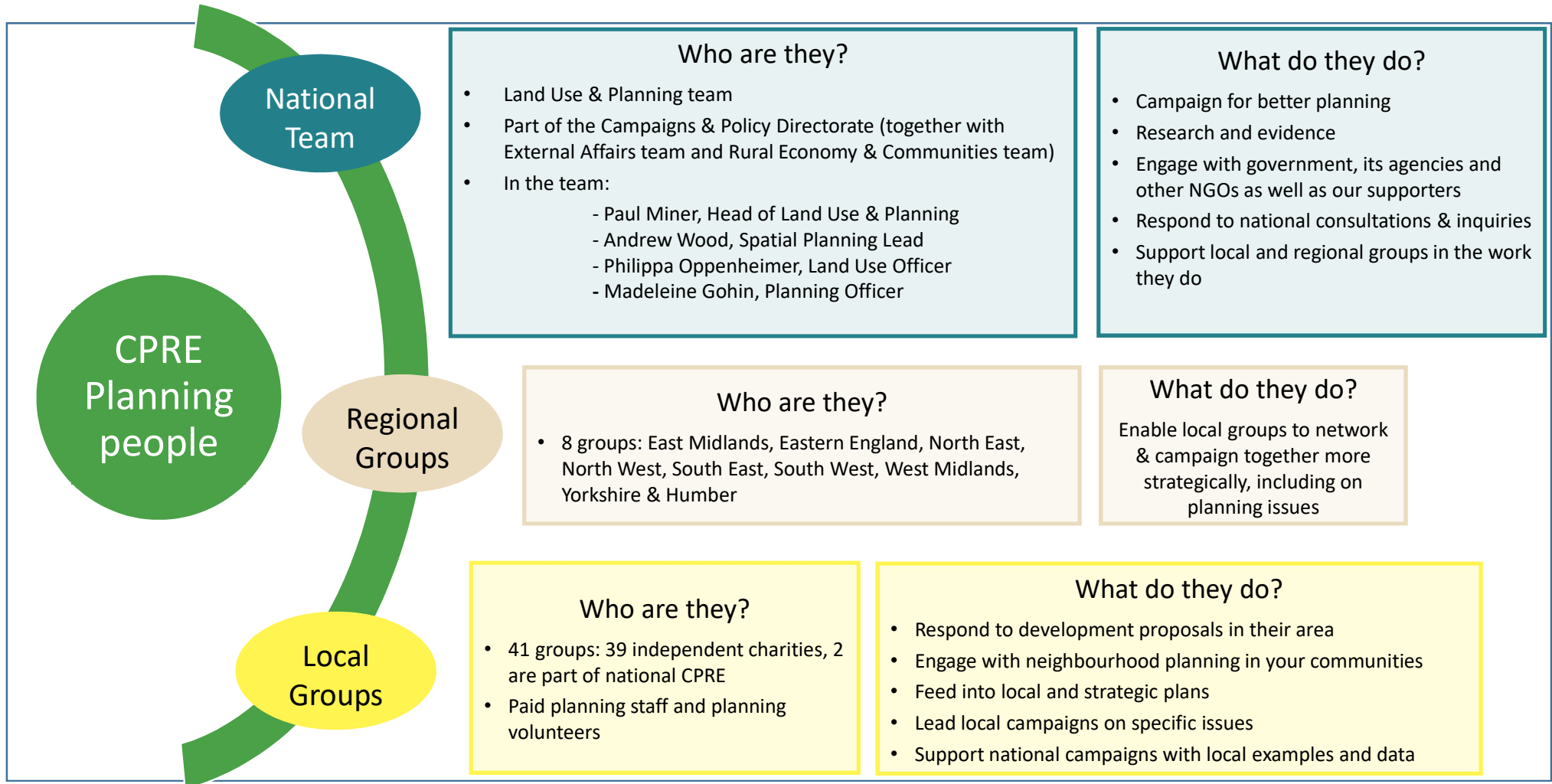
Campaigning – why are you influencing planning, anyway?

Responding to and prioritising requests for help on planning issues

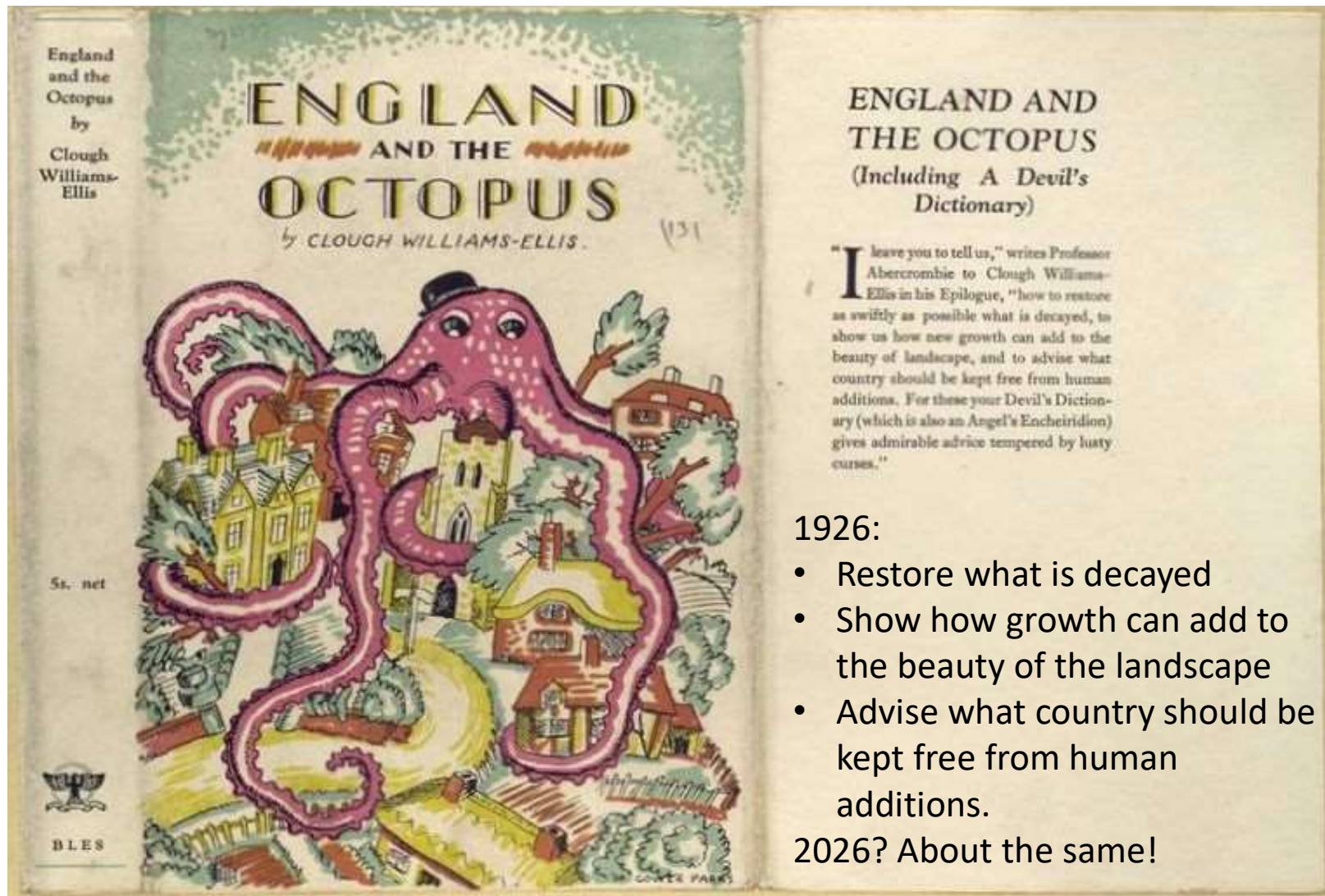
Finding your way around a planning application, and deciding a course of action

Knowing where to look for knowledge and support.

Planning at CPRE: Who's who and what do they do?



Why does CPRE campaign on planning?



Why does CPRE campaign on planning?

CPRE's Strategic Aims:

- Connect people and the countryside
- Promote 21st century rural life
- Empower communities
- Grow our capacity
- 'All our projects will state how they support our climate change policy.'

The purpose of any campaign is to achieve a change:

- Change to the outcome – someone's countryside benefits
- Change to profile – people more aware of the issue and your role in it

Why does CPRE campaign on planning?

The 'grand challenges' facing the planning system:

- Climate, nature & public health emergencies
- Spatial/social injustice & inequality (housing is a dimension of this)
- Systemic challenge from government & land/property industry

So for CPRE:

- Whose countryside, community, experience benefits, and whose suffers?
- What does CPRE want to happen about it?
- What can be done about it within the scope of the planning system?

“Dear CPRE,

Please could you help me to stop this dreadful development from going ahead?”

- *Is it dreadful?* – i.e. what do *you* and others think?
- Is there a way to stop it? – i.e. are there planning grounds for refusal?
- What should CPRE do about it? – i.e. what course of action should you take?

- Whose countryside, community, experience benefits, and whose suffers?
- What does CPRE want to happen about it?
- What can be done about it within the scope of the planning system?

Some possible answers:

1. “CPRE won’t be taking a view on this application, but if you do want to stop it then be sure to specify the planning grounds for refusal.”
2. “Thanks for bringing this to CPRE’s attention. We have submitted an objection to the application.”
3. “Stopping this development is extremely unlikely, but we may be able to get a conversation going with the Council and/or the applicant, to try and improve the scheme through amendments or conditions.”
4. “This is a really bad scheme and we’re going to do everything we can to stop it. We’d like to work with your local campaign group on it. Also, it would be great if you’d consider joining/donating to CPRE to help us help you.”



Exercise #1: The pros and cons of getting involved

An application is submitted for four affordable houses for local need in a medium-sized village, and the Parish Council asks for CPRE's help in objecting to it.

The site is a piece of private, green, open space in a Conservation Area, not well-maintained but not unsightly, with some semi-derelict buildings at one corner.

The design is generic and you don't think it will enhance the Conservation Area.

Discuss (10 minutes)

- Who will benefit if this development goes ahead?
- Who will be negatively affected?
- What position should CPRE take?

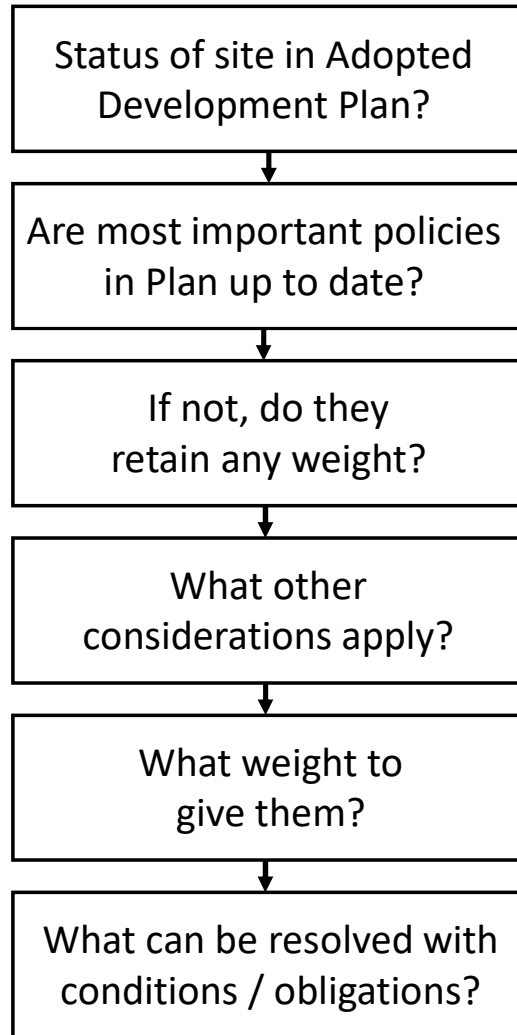
How do you influence a planning application?

1. Don't start from here: influence the Local Plan first!
2. Find your way around the application
3. Understand the location & policy context
4. Formulate your position & course of action
5. Influence the Council's Planning Officer
6. Influence the local Councillors
7. Speak at the Committee/Panel
8. If there's an appeal, make representations to it

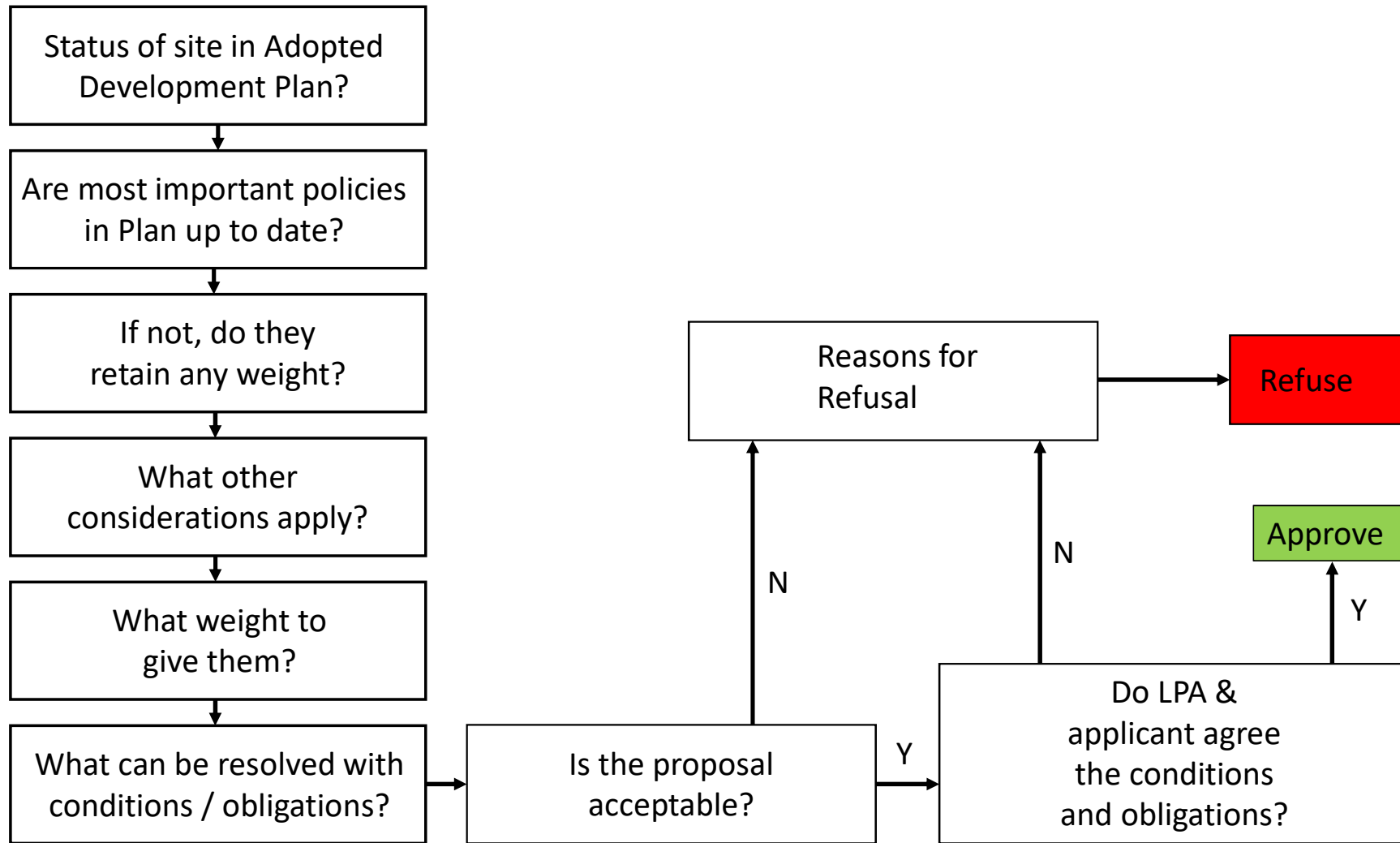
Figure out the outcome you want and the planning arguments for it

Decide on your approach, tactics and how important it is

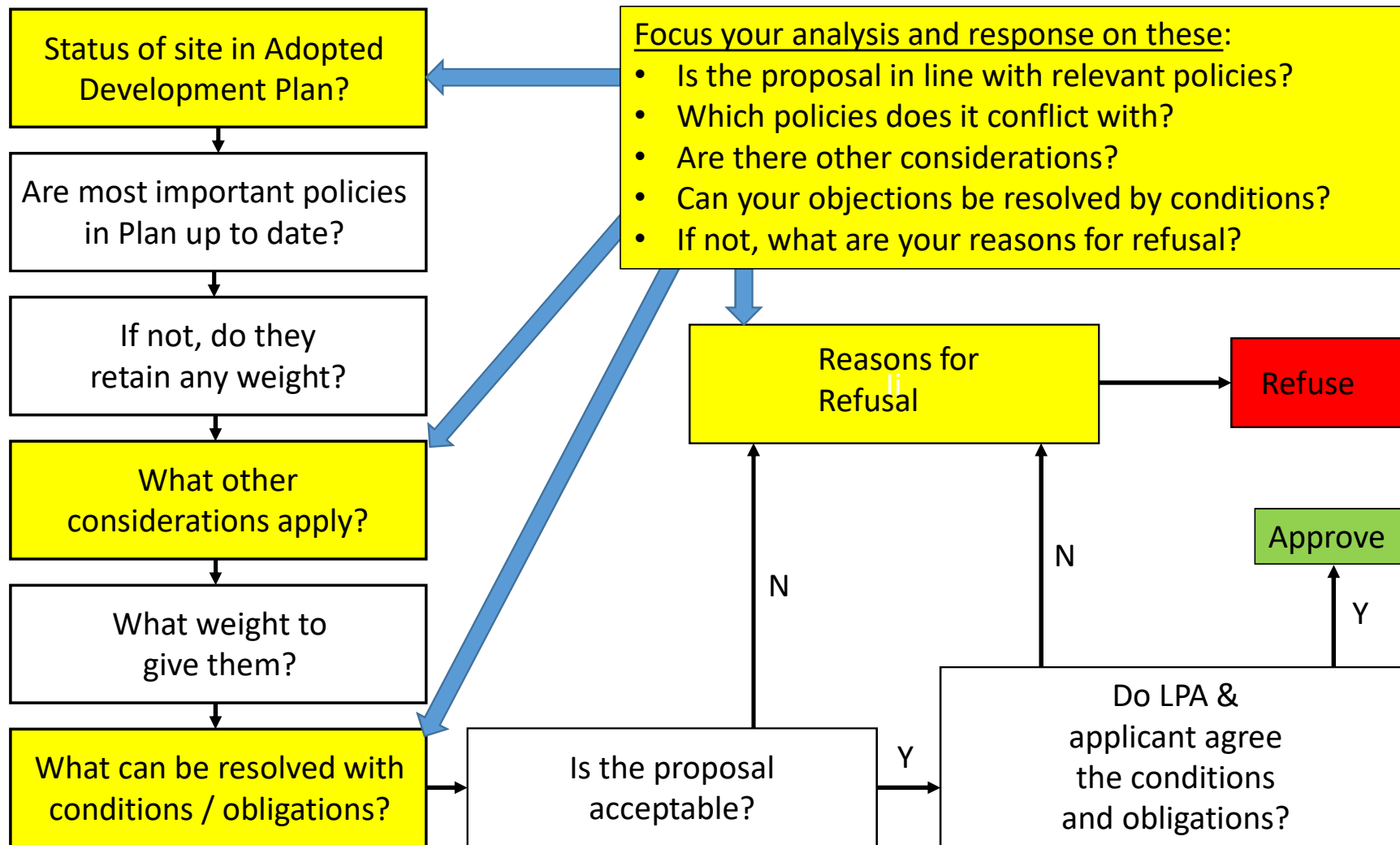
The 'decision flow': what's the structure of a planning decision?



The 'decision flow': what's the structure of a planning decision?



The 'decision flow': use this to get to grips with the case



Use the same flow to structure an objection submission

Headline Comments

We object to this application because...

Position

CPRE's position on this type of development is...

Development Plan

The application is contrary to policies *x* and *y* of the adopted development plan because...

Material Considerations

The application is also inconsistent with paras *a* and *b* of the NPPF because...
..and these considerations carry weight in this case because...

Conclusion

In CPRE's view, the application should therefore be refused, because...

← Key objection first

← Position CPRE

← Use specific
Development Plan
and NPPF references

← Spoon-feed the
reasons for refusal

Worked Examples:

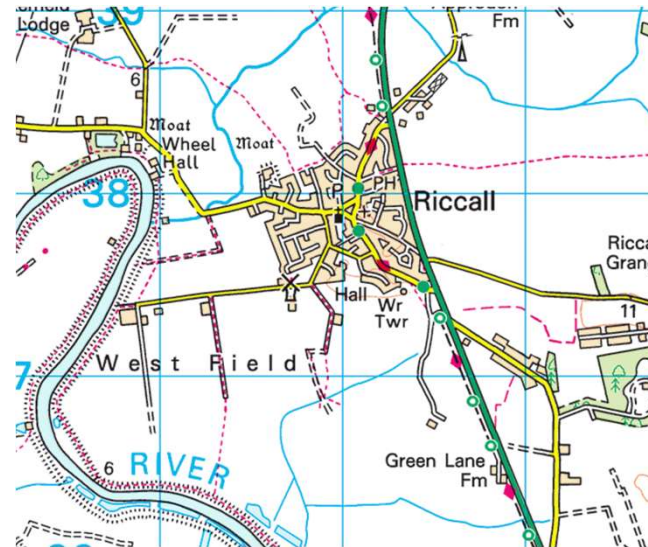
Quickly Assessing Your Course of Action

- 1) Should this application be refused?
- 2) If so, what are the grounds for refusal?
- 3) Should CPRE object?

Finding your way around a planning application, and deciding a course of action
Worked Example

An example planning
application

Station Road, Riccall, North
Yorkshire



Outline application to demolish 1 house and build 8 houses in Riccall, near Selby, North Yorkshire (Selby District Council)

Planning – Application Summary

[Help with this page](#)

2019/1350/OUT | Outline application for demolition of existing dwelling, construction of 8 No residential dwellings to include access and layout with all other matters reserved | Tamwood Station Road Riccall York North Yorkshire YO19 6QJ

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Details [Comments \(32\)](#) [Constraints \(16\)](#) [Documents](#) [Related Cases \(1\)](#) [Map](#)

Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	2019/1350/OUT
Alternative Reference	Not Available
Application Received	Mon 23 Dec 2019
Application Validated	Mon 03 Feb 2020
Address	Tamwood Station Road Riccall York North Yorkshire YO19 6QJ
Proposal	Outline application for demolition of existing dwelling, construction of 8 No residential dwellings to include access and layout with all other matters reserved
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

There are 0 cases associated with this application.

Outline application to demolish 1 house and build 8 houses in Riccall, near Selby, North Yorkshire (Selby District Council)

Planning – Application Summary

[Help with this page](#)

2019/1350/OUT | Outline application for demolition of existing dwelling, construction of 8 No residential dwellings to include access and layout with all other matters reserved | Tamwood Station Road Riccall York North Yorkshire YO19 6QJ

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[Map](#)

Summary

[Further Information](#)

[Contacts](#)

[Important Dates](#)

The application concerns the principle of replacing one dwelling with 8 dwellings, but not the details of the new dwellings.

There is a related case.

Constraints: Conservation Area.

Other comments may give you clues.

There are 0 cases associated with this application.

Parish/Town Council comments can give an indication of community views.

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

- Residential Amenity
- Traffic or Highways

Comments: Riccall Parish Council OBJECTS to the proposal as submitted on the following grounds:
The proposed plans for 8 dwellings is too dense for the plot. The proximity to neighbouring properties is too close, affecting residential amenity. The previously approved application, to retain the existing dwelling, with 2 additional properties, was appropriate for the plot size.
The number of parking spaces is insufficient and we note comments made by NYCC Highways regarding this and that the turning space within the site is not sufficient for emergency vehicles.
There is no provision for visitor parking and Station Road has no capacity for on-street parking, the site entrance is almost opposite the Nisa car park and close to the junction and traffic lights. We also agree with the comments in point 2 of NYCC Highways response

Existing site layout



Proposed site layout



Getting clues from the applicant's supporting information

Design & Access Statement

Project: Development of land at Tamwood, Station Road, Riccall.
Date: 10 December 2019

Introduction

Tamwood is a 20th Century detached two story dwelling standing to the North of Station Road Riccall. Its site covers an area of 0.198 hectares and apart from a single detached garage, the garden is laid out with lawns, trees and shrubs.

Tamwood itself is set back off the highway and forms a building line with the properties both East and West, but the plot is 20.00m wide therefore providing a good access to the large garden area to the rear. The boundary at present vary in form from shrubbery to brick walls with the western side being fragmented but the eastern boundary being clearly identified.

Riccall conservation area abuts the east, west and southern boundaries of the property but the site itself is outside.

The existing building is not listed.

To the west, fronting Station Road, there stands a development of 5 terrace properties (The Limes) completed around 10 years ago and to the east a development of 58 dwellings (Station Rise), granted approval in 2007 and now built out.

Planning History

The site has a current approved application (2018/0185/FUL) that was granted 24.05.18. The proposal was to develop 2 detached two story dwellings with attached garages.

Tamwood remained to the South with the new properties standing side by side, to the north.

The gross floor areas of dwellings was; plot 1 - 182m2 and plot 2 - 167m2, both excluding garages.

The ground floor layout accommodates a living room to the south with a centrally positioned stairs and hall leading to a large kitchen / dining area to the rear off which is a utility room. In the case of plot 1; the entrance hall is adjacent to the garage so allowing more spacious entrance.

The first floors to both provide for 4 bedrooms and 2 bathrooms.

Proposals

The proposal that this statement relates to is to demolish the existing dwelling, and develop 8 plots, that will deliver units comprising of 2, 3 & 4 bed houses. This creates a development that will cover a range of requirements of housing stock. Parking depends upon on the unit types with regards to on street or off street but each type would enable the requirement for 2 parking spaces per dwelling. Whilst each unit type would be 2 storeys in height and conform to the VDS requirements.

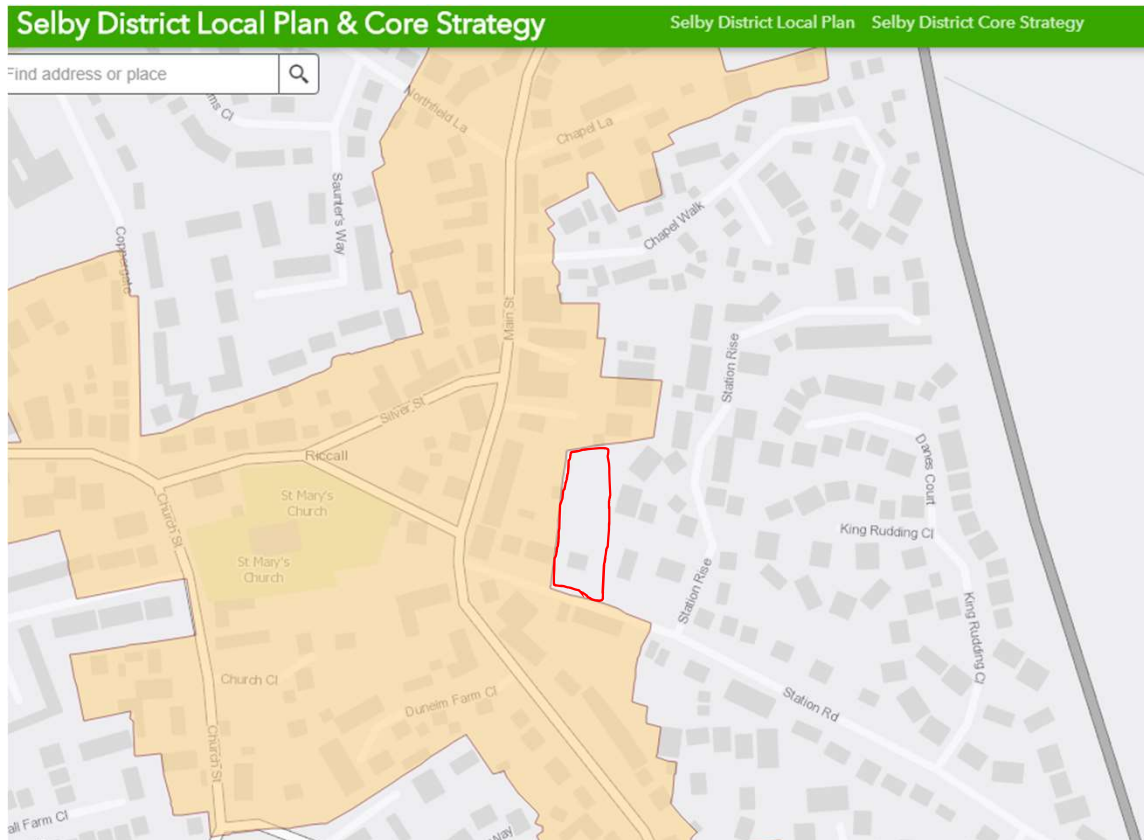
The new properties would be located in 3 configurations Plots 1-3 would harmonise with the frontage to Station Road, continuing the strong relationship to the streetscape in a terrace format. Plots 4-5 are to be semidetached units standing side by side, to the north of the Plots 1-3 with a separating distance of 12m from primary window to gable. Whilst the remaining 3 plots would be detached units staggered in configuration to the address the Northern boundary.

Site is not in, but immediately adjacent to, Conservation Area

Recent new-build housing next door

Site has current permission for 2 houses to rear of existing house

Local Plan Map: the site (red line) adjacent to the Conservation Area (orange)



The existing house in its setting, on Streetview



Extract from Officer's report on previous, approved application

Policy SP4(a) of the Core Strategy states that "in order to ensure that development on non-allocated sites contributes to sustainable development and the continued evolution of viable communities, the following types of residential development will be acceptable in principle within Development Limits".

In Selby, Sherburn In Elmet, Tadcaster and Designated Service Villages -

"Conversions, replacement dwellings, redevelopment of previously developed land, and appropriate scale development on greenfield land (including garden land and conversion/redevelopment of farmsteads)."

Policy SP4(d) of the Core Strategy states that "appropriate scale will be assessed in relation to the density, character and form of the local area and should be appropriate to the role and function of the settlement within the hierarchy". The proposed dwellings are, by reason of their size, scale, siting and design, considered to result in an appropriate density, character and form in relation to the local area. Therefore, the proposal is considered to constitute appropriate scale development on greenfield land.

Having regard to the above, the proposal is considered to fall within one of the types of development identified within Policy SP4(a) of the Core strategy and therefore the proposal is considered to be acceptable in principle in accordance with Policies SP2 and SP4 of the Core Strategy.

- The site already has permission to replace the existing dwelling with two new ones, which was deemed to be consistent with the Core Strategy.
- This outline application is for 8 dwellings, and both the Parish Council and the Highways Authority are unhappy about access arrangements.
- The site abuts the Conservation Area.

Break out exercise #2: What do you think?

- 1) Should the application be refused?
- 2) What are your grounds for refusal?
- 3) Should CPRE object?



Break



Quickly Assessing Your Course of Action

How did the exercise help you?

Campaign Approach to a Planning Application

- 1) What's your desired outcome?
- 2) What's the likely outcome?
- 3) How will you communicate about it?

Campaign Approach to a Planning Application

- 1) What's your desired outcome?
- 2) What's the likely outcome?
- 3) How will you communicate about it?

Remember any campaign seeks to make something change.

Do you think the decision will go your way anyway?

If so, is it still worth CPRE getting involved?
(Eg profile, moral support to a community group)

If not, how important is it to CPRE?

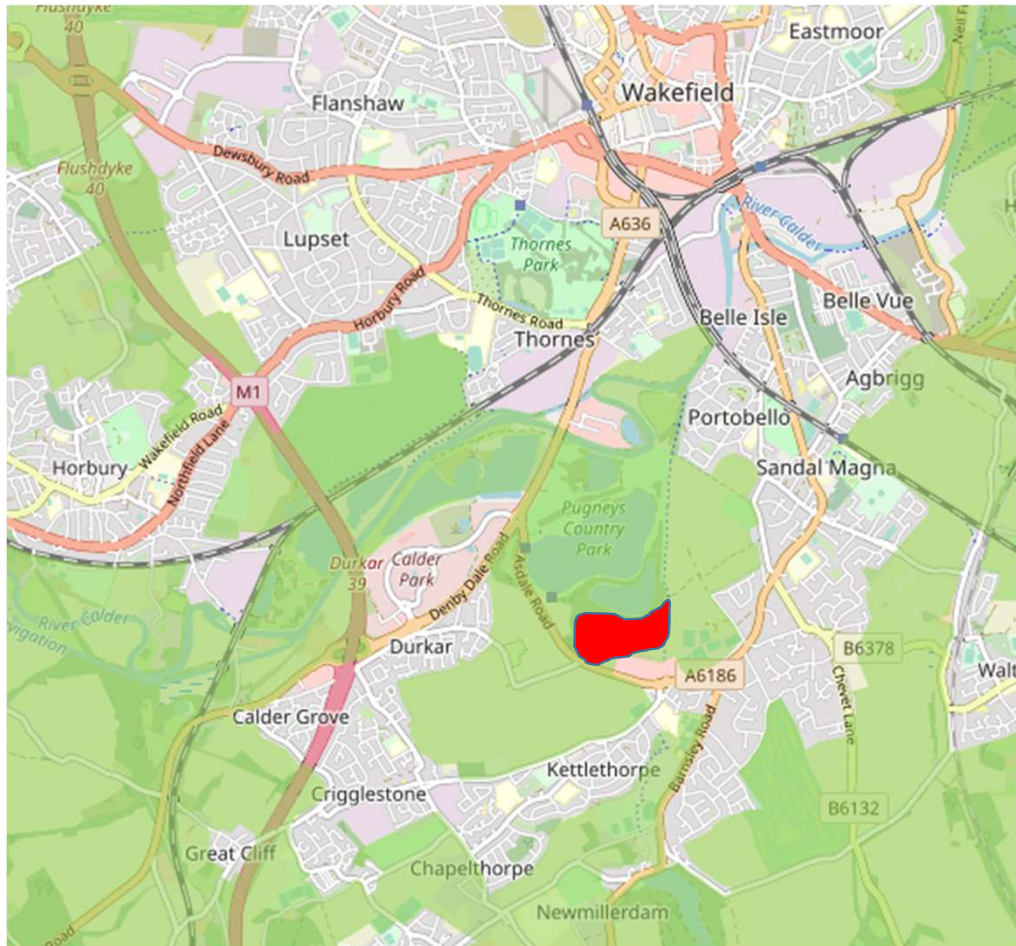
Use your understanding of the decision flow to help you.

Try to communicate about every action somehow!

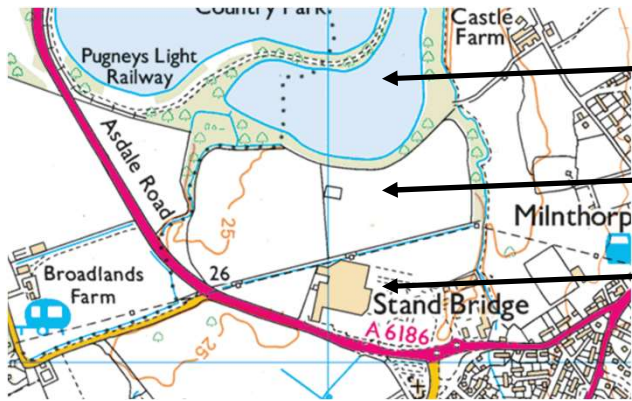
Worked Example: Planning Application – Pugneys Country Park, Wakefield

Use of land for the siting of 98 timber lodges for holiday use, including 23 accommodation pods and a reception/administration facility; restaurant/spa buildings; construction of new vehicular access off Asdale Road; internal access roads; parking provision; and associated infrastructure and landscaping | Pugneys Countryside Park
Asdale Road Wakefield WF2 7EQ





The site is within an arc of Green Belt which contains the country park, and keeps countryside accessible to the suburban neighbourhoods of Wakefield.

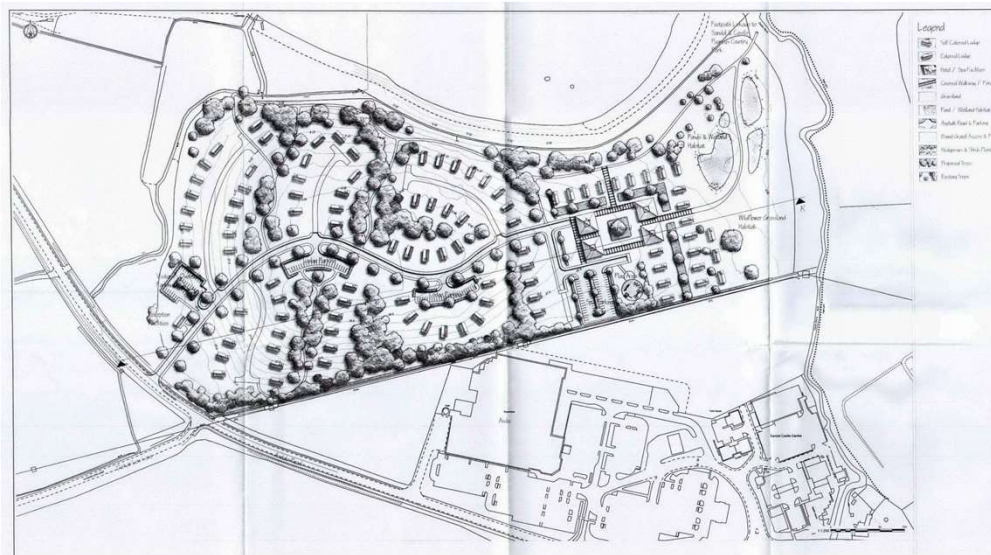


Country Park

Proposed resort development

Asda supermarket

Applicant's
Masterplan



Tractor spillage on M1 at Wakefield leads to two-lane closure

Local media:
Indications that the Council is keen for the economic development opportunity

On Tuesday Wakefield Council's Cabinet decided they 'were in agreement' to lease the land to develop the lodge park at Pugneys.

Coun Denise Jeffery, Wakefield Council's Cabinet Member for Economic Growth and Regeneration, said: "This is fantastic news for the district, offering tourists and visitors unique accommodation in a beautiful setting.

"The lodge park would be ideally placed for the amazing cultural offer we have in the district, including the excellent facilities at Pugneys water sports centre and Country Park.

"It is also ideally placed to access the beautiful Yorkshire Sculpture Park and the award-winning Hepworth Wakefield gallery, recently named the prestigious Art Fund museum of the year.

esel spillage on M1 at Wakefield leads to two-lane closure

Local media:
Community
opposed, and
suspicious of
council's position

However, the general public were far more scathing in their opinions, with around 120 letters of objections posted to the planning department.

One wrote: "Other than very short term financial gain for the council how would the area benefit from vandalising one of the few truly beautiful areas accessible to the public?"

"What next, convert Newmillerdam Boathouse into a Costa?

"I have no wish to walk around a Butlins camp on a Sunday afternoon."

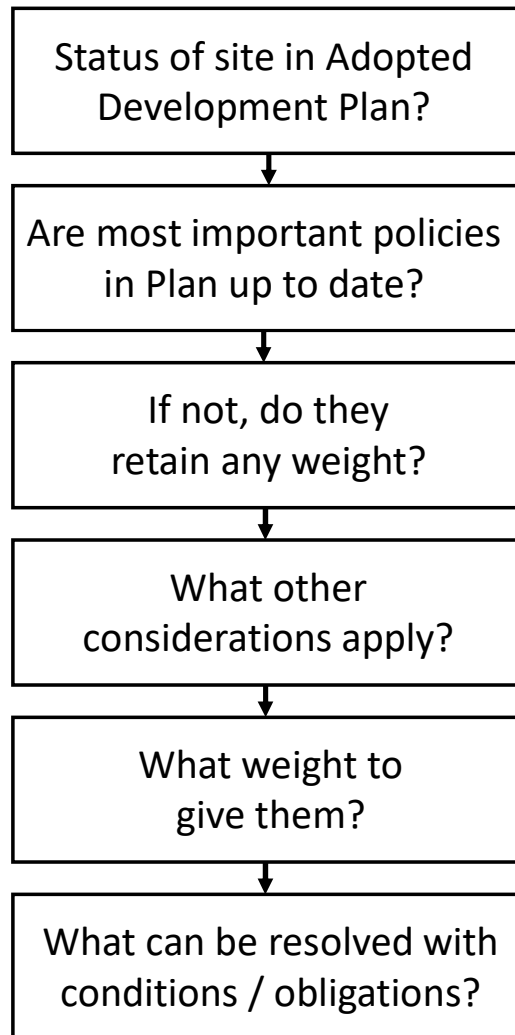
Another said: "Who wants to come on holiday to Wakefield? Is there really the demand for people to come here?"

Council's Spatial Policy Team response

The proposal is located in the Green Belt and would constitute inappropriate development which is harmful to the greenbelt unless the proposal meets any of the exceptions set out in national policy. As discussed above this seems unlikely and it is therefore necessary for the applicant to demonstrate very special circumstances exist to satisfy local and national planning policy. The application does not appear to address adequately what, if any, very special circumstances exist that meet the requirements of NPPF paragraph 144. The location of the proposal within a designated Leisure Opportunity Area does not negate this requirement or lend support to the proposal. As it stands the application appears to be contrary to a range of local and national planning policies.

Note this NPPF reference is now paras 147 to 150, which set out what forms of development can be permissible in the Green Belt. Resort accommodation is not included, therefore is considered harmful by default.

Using our decision flow to understand the case



- It's contrary to the Local Plan, because it's in Green Belt and not allocated for holiday accommodation-type use (commercial).
- Local Plan Green Belt policy is consistent with NPPF and therefore up-to-date.
- Up-to-date policies carry full weight.
- Economic opportunity can be a consideration (NPPF para 81).
- NPPF para 145 requires councils to 'enhance the beneficial use' of Green Belts.
- Council's economic development and planning policy teams appear to disagree on this. **What do you think?**

Breakout Exercise #3 –Discuss:

What is your desired outcome?

Do you think the decision will go your way anyway?

If so, is it still worth CPRE getting involved?
(Eg profile, moral support to a community group)

If not, how important is it to CPRE?

- It's contrary to the Local Plan, because it's in Green Belt and not allocated for holiday accommodation-type use (commercial).
- Local Plan Green Belt policy is consistent with NPPF and therefore up-to-date.
- Up-to-date policies carry full weight.
- Economic opportunity can be a consideration (NPPF para 81).
- NPPF para 145 requires councils to 'enhance the beneficial use' of Green Belts.
- Council's economic development and planning policy teams appear to disagree on this. **What do you think?**

Breakout Exercise

- 1) What's your desired outcome?**
- 2) What's the likely outcome?**
- 3) What forms of communication should you use?**

Taking a Campaigning Approach

How did the breakout exercise help you?

Further Training and Support

Foundation Modules in Influencing Planning:

Planning Applications – next course booking now

Local Plans – new module coming soon

Technical Modules:

The Planning Reforms

Appeals

...and more?

National CPRE website

The screenshot shows the CPRE website with the following elements:

- Browser address bar: <https://www.cpre.org.uk/about-us/>
- Logo: The countryside charity CPRE
- Top navigation: Contact us, CPRE in your area, Donate, About us (circled in red)
- Main navigation: What we care about, Get involved, Discover our countryside, About us
- Content sections:
 - Who we are**
 - Our vision
 - CPRE in your area
 - Our achievements and history
 - Meet our spokespeople
 - Meet our president and vice presidents
 - Meet our trustees
 - What we say and do**
 - News
 - Your stories
 - Opinion
 - Countryside Voices podcast
 - Resources** (highlighted with a red box)
 - Reports
 - Guides
 - Consultation responses
 - Briefings
 - Maps
 - Forms
 - More**
 - Jobs
 - Media

All national publications available here

National CPRE website:

www.cpre.org.uk/resources

Takes you to lots of useful reports and guides.



Guides to help you understand and engage in planning

We have a series of practical guides to planning so that you can get involved and have your say in what happens in your local area.

Explore the guidance



See this page “Help With Planning: some key resources” for our practical guides on:

- Local plans
- Neighbourhood planning
- How to respond to planning applications
- How to challenge planning decisions

Location on website:

Home > what we care about > Better places to live > what gets built and where > Help with Planning: some key resources

The screenshot shows the website header for 'The countryside charity' with a logo on the left and navigation links: 'Contact us', 'CPRE in your area', and 'Donate'. Below the header is a main navigation bar with links: 'What we care about', 'Get involved', 'Discover our countryside', 'About us', and a search icon.

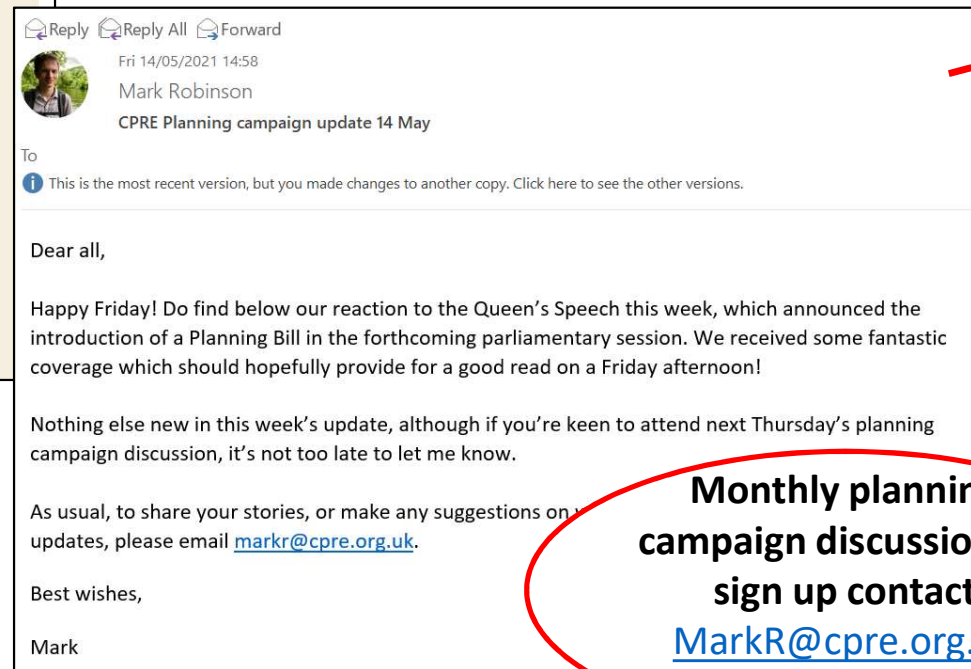
The main content area features a heading: 'What is planning, why should you care about it and how can you get involved?' followed by introductory text. Below this are three resource cards:

- How to respond to planning applications**: Includes a photo of three women looking at laptops. Text: 'Know of a local application for new development near you? Here's our handy 8-step guide about how to add your voice to the decision-making.' Button: 'Explore resource'.
- How to shape where you live: a guide to neighbourhood planning**: Includes a photo of people at a public consultation table. Text: 'We can all help make our local areas the best they can be by helping to create Neighbourhood Plans. Here's our guide to helping get your community involved in creating the best possible places to live.' Button: 'Explore resource'.
- Planning explained: how to**: Partially visible at the bottom.

Network News and the Planning Campaign Update Newsletter



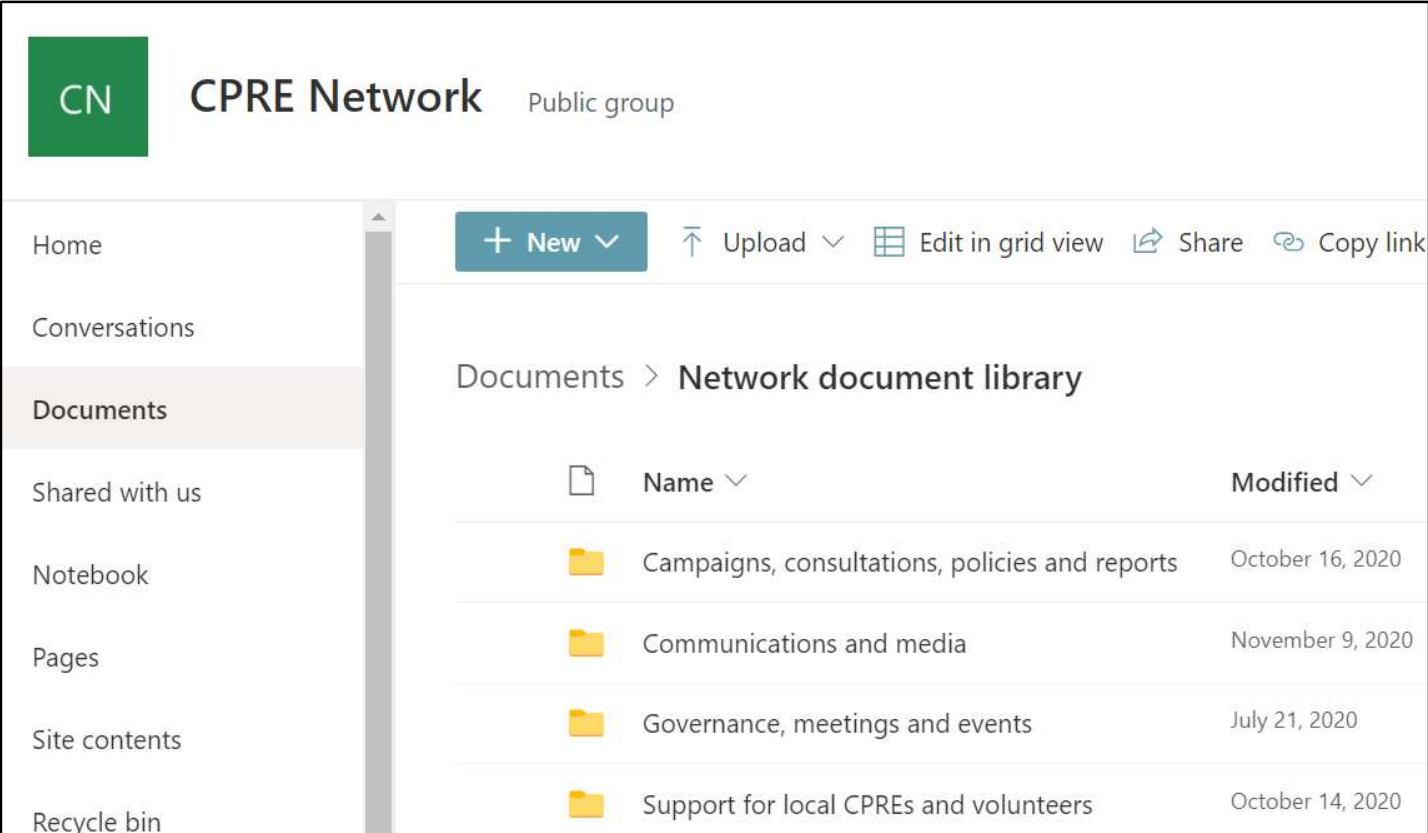
Planning Campaign update: sent out every Friday – register by contacting MarkR@cpre.org.uk so we can keep you in the loop on the latest news relevant to our ongoing planning campaign!



Network News: sent out every Wednesday – gives you a general update on our various ongoing campaigns & anything else that's relevant from across the network. Contact networknews@cpre.org.uk to register!

Monthly planning campaign discussion: to sign up contact MarkR@cpre.org.uk

Check out our Network Document Library on Sharepoint



Contains a find a range of policy guidance notes and position statements on planning related (&other) issues, as well as our published reports and relevant material on ongoing national campaigns

One CPRE consultations

Collaborative method used to respond to major national consultations - provides a platform for all local/regional groups to input their views and expertise and bring a depth of knowledge to our final position.

You may be able to help your local CPRE group contribute!

PWP Response by CPRE: Definitive Submission Version – v.3, 27/10/20



Question 1

CPRE, the countryside charity, formed in 1926, is one of the longest established participants in the English planning system. Our network of county, district and regional groups get involved in local plans and key neighbourhood plans and planning applications of relevance to our charitable work. This is a single overall organisational response reflecting extensive input and consultation from our network of local groups across England.

While it was not possible to cover every issue our groups raised, we have sought to represent their views and concerns in a balanced way. All our groups engage with the planning system in their area, and have done so for decades, so they care about it deeply, and work tirelessly, and most of that work is done by dedicated volunteers.

END