

SYNOPSES

Ten Reasons Why Labour Will Fail To Build 1.5 million New Homes (Revisited):

What else can be done to help deliver this goal?

James Maurici KC, Landmark Chambers

James wrote a paper last year entitled “10 reasons why Labour will fail to build 1.5 million homes” His view that building 1.5 million new homes within five years of a Labour government is not achievable is very widely held. The paper for the conference will revisit these 10 reasons, with the Government over one year into its term of office, examining what the Government has already done, what it is still proposing to do and what else it could do to try and help deliver this laudable but very ambitious goal.

A New Era For Strategic Planning: Will it help us return to a plan-led system?

Catriona Riddell, Catriona Riddell & Associates

The Government has promised to reintroduce a strategic – sub-regional- layer of plan-making following 15 years of reliance on the Duty to Cooperate to manage larger than local and cross-boundary development. The new generation of strategic plans – spatial development strategies – will be universally required, will be prepared quickly and will be focused on a few key issues. Catriona will be explaining what this new generation of strategic plans are likely to look like, how they will attempt to take the sting out of the current long plan process with all its inherent technical and political risks, and what the challenges around this new approach are likely to be, especially in a world with few public sector resources and an ever-changing governance landscape through expanded devolution and local government restructuring.

Development Plans: A view from the Planning Inspectorate

Simon Berkeley, Planning Inspectorate

Simon will give the Planning Inspectorate view on Development Plans. What the current system is and how to navigate your way through it. He will address what is coming through changes in policy and law and how to prepare for a successful examination. He will also talk about how the new development plan system will relate to other planning initiatives including speeding up the system and boosting growth.

Another Texan in England: Personal reflections on English land use

Rachel Fisher, DEFRA

In 1944 Texan folklorist and historian J Frank Dobie published A Texan in England which chronicles the year he spent a year at Emmanuel College Cambridge. The book explores the English culture, people, and their relationship to the land. Drawing on her experience of working in the English built environment and planning system for the last 20+ years Rachel will examine the role of land in the imagination and future of the industry.

Securing and Delivering Development in Challenging Market Conditions **Nicholle Kingsley, Mishcon de Reya LLP**

Navigating the complexities of planning permissions in today's volatile economic landscape requires strategic foresight and legal acumen. Drawing on Nicholle's extensive experience with large-scale regeneration projects and 25 years of planning advisory work, this paper examines critical considerations for securing deliverable planning consents. The paper will examine strategies for obtaining robust permissions, both outline and detailed, and address the nuances of multi-phased and cross-jurisdictional developments.

Key topics will include adapting to market changes, achieving flexibility, securing post-consent modifications, longer term delivery consideration such as viable funding arrangements and effective exit strategies. Additionally, the paper identifies common grounds for challenges and offers tactical approaches to mitigate these risks. While not exhaustive, the analysis will provide both private and public sector professionals with a practical framework to identify and overcome obstacles in development delivery, even in the most challenging market conditions.

“Flexibility Is Better Than Prophecy” **(for consents underpinning Super Strategic Sites)** **James Scott, Urban & Civic**

Outline consents for large scale new communities will see development brought forward over 15 to 30 years. The belief that fixes and certainties, relevant to shorter term projects, can or should be applied to these larger sites creates delays and often mistrust in the process. Incorporating flexibility in the outline to reflect the realities of delivery, whilst ensuring that there are ongoing checks and balances for decision makers, is central to Urban&Civic's Master Developer approach. This session will review the logic, impediments and opportunities for this flexibility via a number of examples which are in delivery today.

Legal Update **Constanze Bell, Kings Chambers**

Discussion of the key themes that emerge from case-law over the past year.

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