

## **Totnes and District Society**

### **Submission to the Parliamentary Inquiry into the operation of the NPPF.**

The requirement for local authorities to have a five year land supply coupled with an up-to-date Local Plan has resulted in planning consents being granted for wholly undesirable developments to the long term detriment of local communities. Local authorities because of cuts in central government funding are not able to produce local plans within the time scale demanded of them and either more time must be given or greater resources allocated to enable the shorter time frame demanded to be met. The lack of a five year land supply should not be allowed to dictate planning decisions and greater flexibility needs to be allowed to local authority planners.

Local Authorities are required make Local Plans taking into account sustainability, affordable housing, the needs of communities, infrastructure etc. whilst resources are savagely cut by central government. Volunteers are supposed to plan neighbourhoods with virtually no professional input. No wonder developers rule the roost.

The Localism Act is a cynical means of transferring blame for bad planning decisions resulting from central government dictat to local authorities and the Growth and Infrastructure Act results in control of the provision of affordable housing being taken away from local authorities and dependent on so called viability tests which inevitably favour developers.

Peter Rees (Chief Planning Officer City of London) said that *“what the government has done is to dumb down planning. Even as we speak the government is tearing up the planning system. I often feel ashamed that we have a weaker planning system than many African Countries”*.

That says it all.

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