PLANNING, ENVIRONMENT, CITIES

Series Editors: Yvonne Rydin and Andrew Thornley

The context in which planning operates has changed dramatically in recent years. Economic processes have become increasingly globalised and new spatial patterns of economic activity have emerged. There have been major changes in political ideology with the rise of the New Right and the collapse of communism. New debates have arisen over the relationship between the market and state intervention. A new environmental agenda following on from the Brundtland Report and the Rio Earth Summit has prioritised the goal of sustainable development and control of pollution, air and water quality.

Cities are today faced with new pressures for economic competitiveness, greater accountability and participation, improved quality of life for citizens and global environmental responsibilities. These pressures are often contradictory and create difficult dilemmas for policy-makers, especially in the context of fiscal austerity. New relationships are developing between the levels of state activity and between public and private sectors as different interests respond to the new conditions.

In these changing circumstances, planners, from many backgrounds, in many different organisations, have come to re-evaluate their work. They have had to engage with actors in government, the private sector and non-governmental organisations in discussions over the role of planning in relation to the environment and cities. The intention of the *Planning, Environment, Cities* series is to explore the changing nature of planning and contribute to the debate about its future.

The series is primarily aimed at students and practitioners of planning and such related professions as estate management, housing and architecture as well as in politics, public and social administration, geography and urban studies. It will comprise both general texts and books designed to make a more particular contribution, in both cases characterised by: an international approach; extensive use of case studies; and emphasis on contemporary relevance and the application of theory to advance planning practice.

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URBAN AND ENVIRONMENTAL PLANNING IN THE UK

Yvonne Rydin

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This book is a direct replacement for *The British Planning System* (1993, reprinted 1994, 1995)

This edition (*Urban and Environmental Planning in the UK*) first published 1998

Published by
MACMILLAN PRESS LTD
Houndmills, Basingstoke, Hampshire RG21 6XS
and London
Companies and representatives
throughout the world

ISBN 978-0-333-73191-8 ISBN 978-1-349-26844-3 (eBook)
DOI 10.1007/978-1-349-26844-3

A catalogue record for this book is available from the British Library.

This book is printed on paper suitable for recycling and made from fully managed and sustained forest sources.

10 9 8 7 6 5 4 3 2 1
07 06 05 04 03 02 01 00 99 98

Copy-edited and typeset by Povey-Edmondson
Tavistock and Rochdale, England

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List of Abbreviations

AAI	Area of Archeological Importance
ACC	Association of County Councils
ADAS	Agricultural Development Advisory Service
ADC	Association of District Councils
ALARP	As Low As Reasonably Practicable
ALG	Association of London Government
AMA	Association of Metropolitan Authorities
AONB	Area of Outstanding Natural Beauty
BATNEEC	Best Available Technology Not Entailing Excessive Cost
BEC	Building Employers' Confederation
BNF	British Nuclear Fuels
BPEO	Best Practicable Environmental Option
BPM	Best Practicable Means
CADW	Welsh Historic Monuments
CAP	Common Agricultural Policy (EU)
CBA	Cost Benefit Analysis
CBI	Confederation of British Industry
CC	Countryside Commission
CCT	Compulsory Competitive Tendering
CDP	Community Development Project
CEC	Commission of European Communities
CEGB	Central Electricity Generating Board
CloTr	Chartered Institute of Transport
CLD	Certificate of Lawful Development
CLU	Certificate of Lawful Use
COPA	Control of Pollution Act
COSLA	Convention of Scottish Local Authorities
CSD	Commission on Sustainable Development
CVM	Contingent Valuation Method
DBRW	Development Board for Rural Wales
DCF	Discounted Cash Flow
DCPN	Development Control Policy Note
DETR	Department of Environment, Transport and the Regions
DLG	Derelict Land Grant
DLO	Direct Labour Organisation
DoE	Department of the Environment
DoEm	Department of Employment

DoEn	Department of Energy
DoTr	Department of Transport
EA	Environmental Assessment
EC	European Community
EEA	European Environment Agency
EIP	Examination in Public
EPA	Environment Protection Agency
ESA	Environmentally Sensitive Area
EU	European Union
EZ	Enterprise Zone
GDO	General Development Order
GEAR	Glasgow Eastern Area Renewal Project
GIA	General Improvement Area
GLA	Greater London Authority
GLC	Greater London Council
HAT	Housing Action Trust
HBF	House Builders' Federation
HIP	Housing Investment Programme
HLW	High-Level Waste
HMIP	Her Majesty's Inspectorate of Pollution
HMIPI	Her Majesty's Industrial Pollution Inspectorate
IAP	Inner Area Programme
IDC	Industrial Development Certificate
ILW	Intermediate-Level Waste
IPC	Integrated Pollution Control
IPPC	Integration Pollution Prevention and Control
LA21	Local Agenda 21
LAW	Land Authority for Wales
LBA	London Boroughs Association
LDDC	London Docklands Development Corporation
LEA	Local Enterprise Agency
LEC	Local Enterprise Council
LEGUP	Local Enterprise Grant for Urban Projects
LENTA	London Enterprise and Training Agency
LGA	Local Government Association
LGC	Local Government Commission
LGPLA	Local Government Planning and Land Act
LLW	Low-Level Waste
LULU	Locally Unwanted Land Use
MAFF	Ministry of Agriculture, Fisheries and Food
MPG	Minerals Planning Guidelines
NCC	Nature Conservancy Council
NFU	National Farmers' Union

NGO	Non-Governmental Organisation
NIMBY	Not In My Back Yard
NNDR	National Non-Domestic Rate
NPG	National Planning Guideline
NPPG	National Planning Policy Guideline
NRA	National Rivers Authority
NSA	Nitrate Sensitive Area
ODP	Office Development Permit
PLI	Public Local Inquiry
PAN	Planning Advisory Note
PPG	Planning Policy Guidance Note
PPT	Procedural Planning Theory
PTA	Passenger Transport Authority
PTE	Passenger Transport Executive
PTP	Passenger Transport Plan
RCEP	Royal Commission on Environmental Pollution
RDA	Regional Development Agency
RDC	Rural Development Commission
RIBA	Royal Institute of British Architects
RICS	Royal Institution of Chartered Surveyors
RPG	Regional Planning Guidance
RSNC	Royal Society for Nature Conservation
RTPI	Royal Town Planning Institute
RWA	Regional Water Authority
SCA	Special Conservation Area
SDA	Scottish Development Agency
SDD	Scottish Development Department
SDP	Social Democratic Party
SE	Scottish Enterprise
SEA	Strategic Environmental Assessment
SEPA	Scottish Environmental Protection Agency
SERPLAN	South East Regional Planning Conference
SPA	Special Protection Area (for birds)
SPNR	Society for the Protection of Nature Reserves
SPZ	Simplified Planning Zone
SRB	Single Regeneration Budget
SSSI	Site of Special Scientific Interest
TEC	Training and Enterprise Council
TPO	Tree Preservation Order
TPP	Transport Policies and Programmes
UCO	Use Classes Order
UDC	Urban Development Corporation
UDG	Urban Development Grant

UDP	Unitary Development Plan
UKAEA	United Kingdom Atomic Energy Authority
UNCED	United Nations Commission on Environment and Development
UNEP	United Nations Environment Programme
WDA	Waste Disposal Authority
WDA	Welsh Development Agency
WO	Welsh Office
WRA	Waste Regulating Authority

Preface

This book is designed as a replacement for *The British Planning System*, published in 1993. Despite the gratifyingly positive feedback from reviewers and those who used the book as a text on a wide range of courses, I have opted for a thoroughgoing revision of both structure and content, both to take account of changed circumstances, including the end of the Thatcher era and the advent of New Labour, and to broaden its scope and make it more accessible and user-friendly. The major structural change has been the removal of Part 4 (Planning and the Market), which presented a range of alternative economic analyses relevant to urban and environmental planning; this has been replaced by a chapter of the same name which briefly considers such alternative economic analyses but places more emphasis on an account of land and property markets and development and valuation processes, including environmental valuation. This chapter is now placed alongside those on the politics of planning, previously in Part 3, to constitute Part 2 (The Politics and Economics of Planning). The detailed accounts of different aspects of the planning system now follow in Part 3 (Planning Today). It is hoped that this will enable the reader to understand these different aspects more fully, having encountered the political and economic analyses earlier in Part 2. Within Planning Today, there has been some rearrangement and reordering, which should be apparent from the chapter titles. The exhibits which present specific issues in box-format are now spread throughout Parts 2 and 3.

The other main thematic change has been the dropping of the framing device of contrasting New Right, New Left, Liberal Political Economy and the Institutional Approach. The shift from Thatcherism to New Labour and the maturity of the institutional approach, evidenced in Patsy Healey's *Collaborative Planning* (1997), have meant that a different kind of framing is now appropriate. At the start of each chapter in Part 2 there is a section which presents the different ways of analysing the institutions in question; this allows for more up-to-date coverage of key theoretical debates and developments. In addition there is a fuller account of institutional planning theory, as represented by collaborative planning, both in the last chapter in Part 1 (The Development of Planning Theory and Policy) and in the final chapter of the book. Elsewhere the changes have largely been of the updating kind. The extent of the changes are such that it seemed

appropriate to give the book a new title. I have also taken the opportunity for it to be transferred into the 'Planning Environment Cities' series which I edit with Andy Thornley.

I would particularly like to thank Gerry Stoker, in whose 'Government beyond the Centre' series *The British Planning System* originally appeared, for suggesting the idea of writing a text of this kind. My thanks also to Steven Kennedy for his editorial care, and to all those who commented on drafts of the first and second editions – Erling Berge, Keith Hayton, Patsy Healey, George Myerson, Phil Pinch, Andy Thornley, Simon Zadek and the publishers' reviewers. I wish to acknowledge the extremely supportive environment provided by my colleagues at the London School of Economics, both within the Department of Geography and Environment and outside. Particular thanks to the Drawing Office and to those who provided research assistance for the two editions – Alison Greig, Shirley Maclean and Mark Pennington.

Needless to say I accept full responsibility for any errors and misinterpretations in the text.

YVONNE RYDIN

This book is dedicated to the four most important people in my life

George, Simon, Eleanor and Rita

to whom I owe the greatest thanks