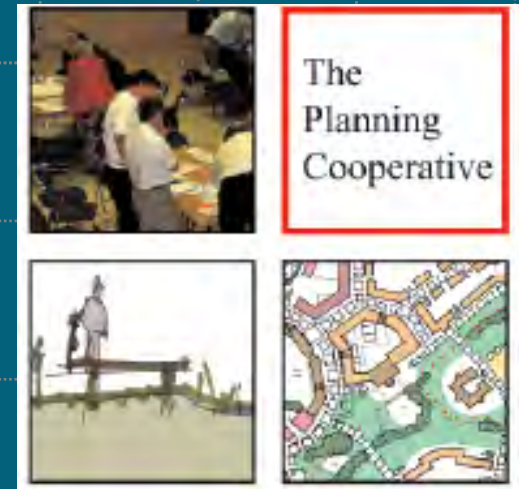


Neighbourhood Plans

Dave Hickling

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www.plancoop.co.uk



“ When people know that they will get proper support to cope with the demands of new development; when they have a proper say over what new homes will look like; and when they can influence where those homes go, they have reasons to say ‘yes’ to growth. ”



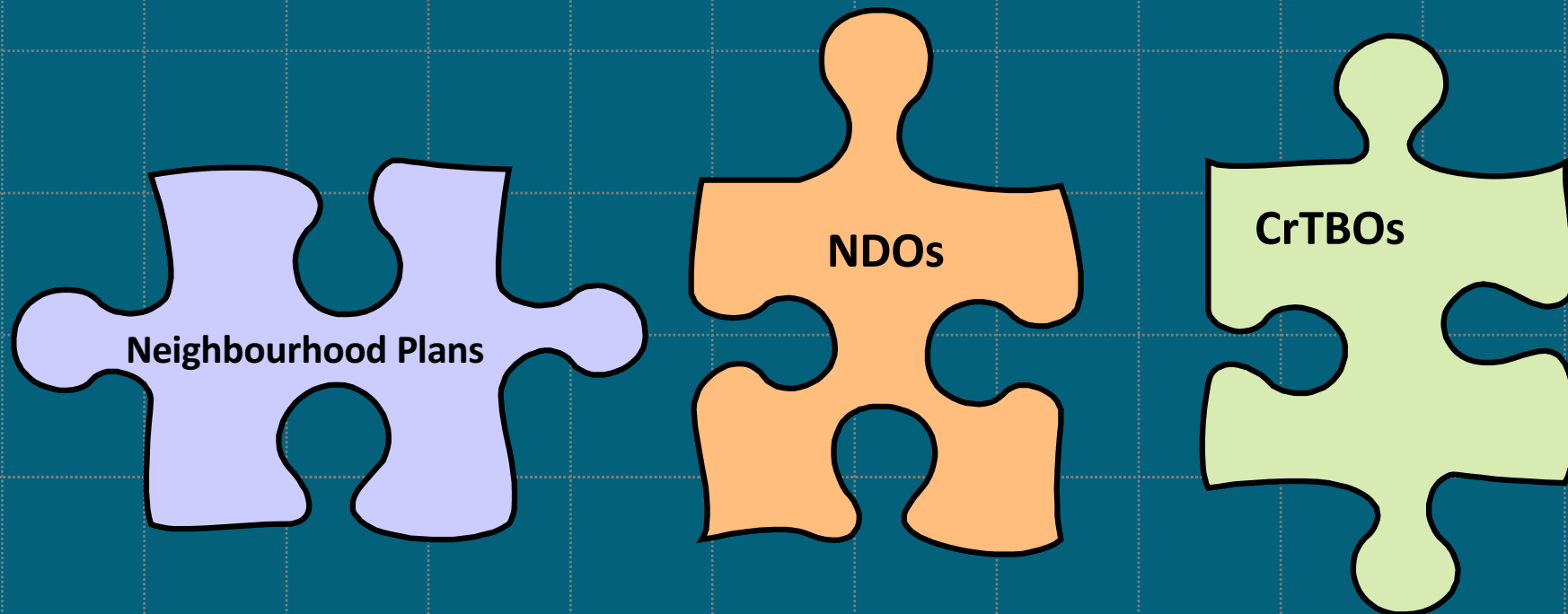
Greg Clark MP, 18/11/10

Restoring idea that development can be force for good, rather than something to be resisted at all costs



Turning Opponents into Proponents of Growth, Capturing Benefits and Providing Incentives

New Neighbourhood Planning Tools



Neighbourhood Plans - A new part of the statutory Development Plan

Neighbourhood Development Orders - Grant permission for types/classes of development

Community Right to Build Orders – Grant permission for a specific site/project proposed by the community

The Process



1. Neighbourhood Plan Area approved
2. Qualifying Body* **makes** draft Plan
3. Local Planning Authority checks conformity with basic procedural requirements
4. Independent Examination checking conformity with national policy and strategic policy in the Local Development Framework. Also checks Plan would not breach EU obligations or Human Rights legislation.
5. Local Referendum on (modified) Plan
6. Adoption of Plan by Local Planning Authority as part of the statutory Development Plan

* Parish Council or 'Neighbourhood Forum'

Q: What sort of things can - and cannot - be included in a Neighbourhood Plan?

A: You can only seek to address LOCAL issues relevant to the NP area within the strategic context set out in the Planning Authority's current / emerging Local Plan, but within those limitations, any relevant planning related issue can be addressed. The LPA will be asked to confirm that the NP conforms to the strategy in the Local Plan.

Q: Does that mean we are free to do what we want at the local level?

A: No!! Issues covered have to be material planning issues and you have to produce evidence to justify your ideas as well as demonstrating viability and community support. As already mentioned, the Plan has to undergo examination by an independent inspector so it is important to stick to the guidelines if you want the plan to be adopted.

Q: So what sort of things can we include?

A: Potential topics include: the local economy, design, green issues, Housing, Traffic and Transport, and Heritage considerations as examples of issues that are commonly addressed in NPs.

Q: What sort of issues can - and cannot - be covered with regard to new housing?

A: Generally speaking the level of new housing to be provided will be set by the LPA as part of its overall strategy but the NP can influence such issues as the nature, type, and location of new housing within the NP area. It can also seek to increase the level of new housing to be provided.

NEIGHBOURHOOD PLANNING

LOCALISM



A challenging path !