

Neighbourhood Planning

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Defining Some General Terms

Localism

Is the ethos...

Doing everything at the lowest possible level and only involving central government if absolutely necessary

Decentralisation

Is what we have to do...

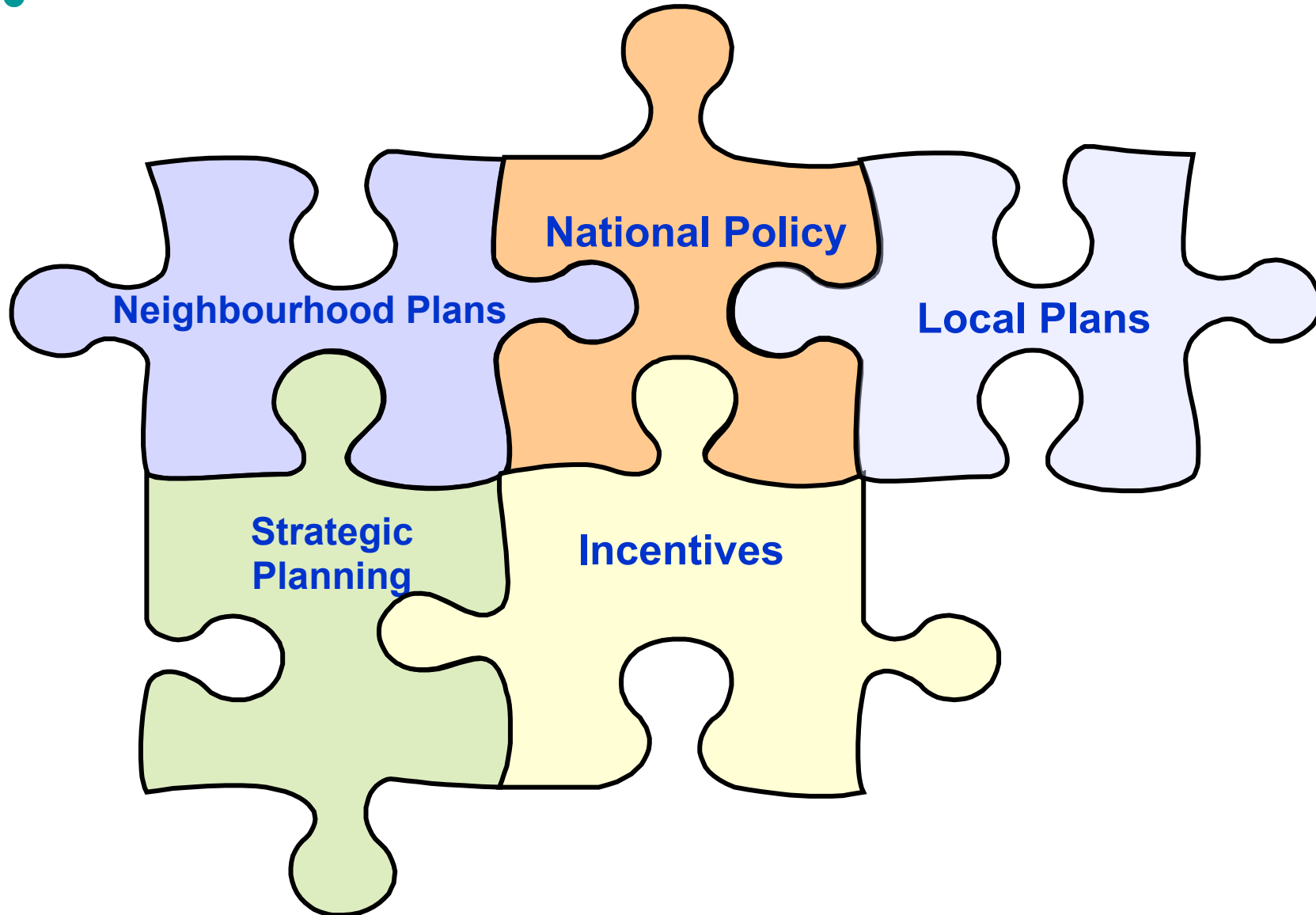
Giving power to individuals, professionals, communities and local institutions

Big Society

Is what we're trying to achieve...

A society where people, neighbourhoods and communities have more power and responsibility and use it to create better services and outcomes.

Planning Reform Agenda





“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

Giving communities and individuals more power

- Localism Bill
- Regulations – EIA, Charging and Referendum
- Publications and Guidance
- National Policy
- Front-Runners
- Support – 4 Support Organisations



Neighbourhood Planning – Building on the Best of Community-led Planning

- What is new? Real statutory weight
- Building on the best of community-led planning
- The Basic Conditions
- All existing tools remain available
- Community-led – reduced LPA discretion
- Focus and flexibility is key
- Shaping not stopping development



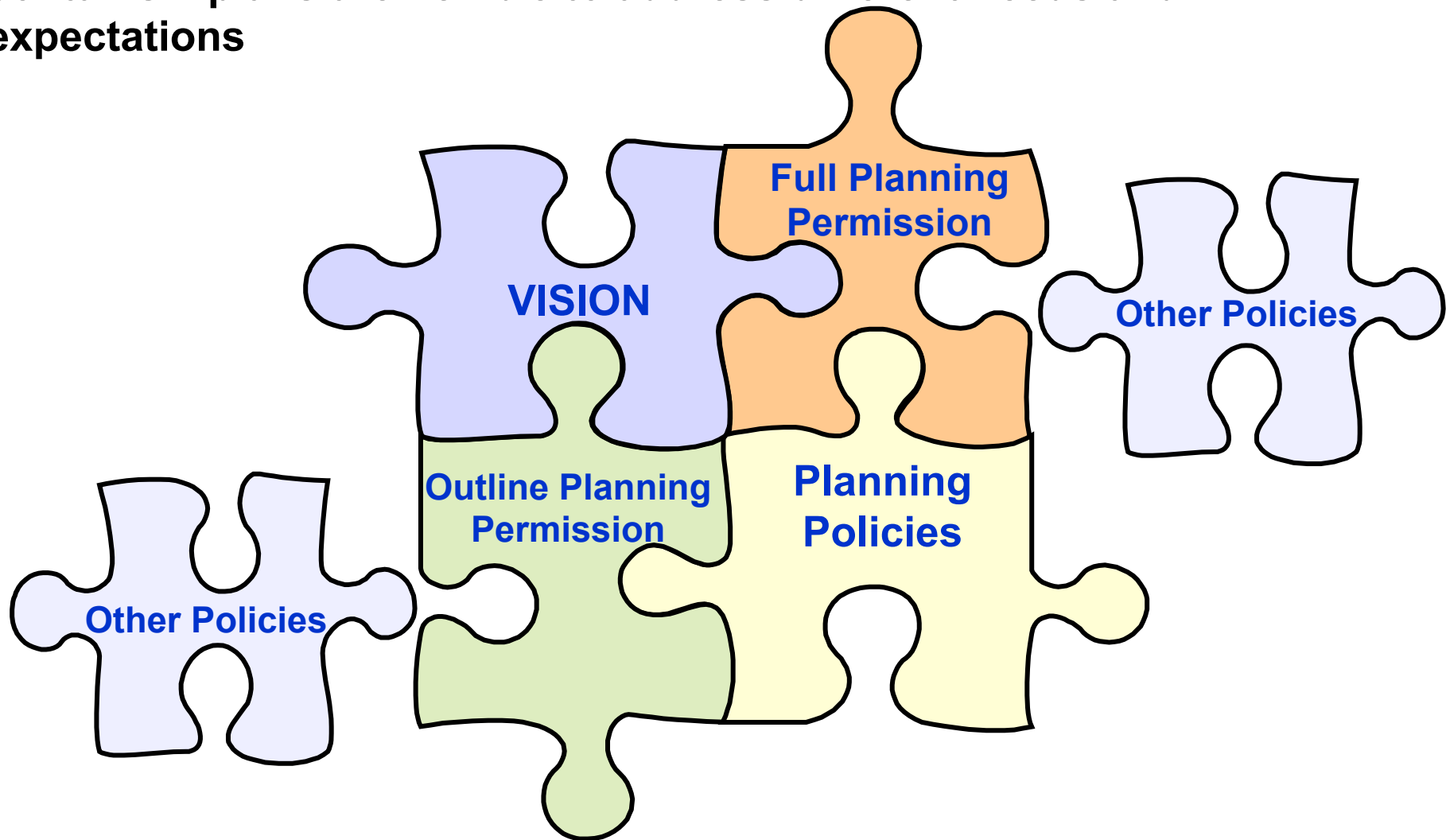


Planning at neighbourhood level

- The Government is giving neighbourhoods far more ability to determine the shape of the places in which people live through ‘neighbourhood plans’ .
- Empower communities – residents and business- to **take control of the future of their areas**
- Neighbourhood led
- Light-touch but robust– real power and safeguards
- Flexible - inspire innovation and creativity
- Pro-growth - exploring ways of enabling community supported development
- Critical role for local plan in setting strategic context
- New basis for partnership work with local authority

Flexibility -This will put neighbourhoods in control

The neighbourhood should decide what a neighbourhood plan contains – plans are flexible to address different needs and expectations



Certainty - Basic Conditions for Neighbourhood Planning

- they must be appropriate having **regard to national policy**;
- they must be in **general conformity with the strategic policies** in the development plan for the local area
- they must be **compatible** with EU obligations
- they must be **compatible** with human rights requirements

For neighbourhood development orders and community right to build orders:

- they must have **regard to** the protection and enhancement of listed buildings and conservation areas.

Secondary Legislation - General principles

- Keep regulations to a minimum
- Ensure neighbourhood plans are deliverable, sustainable and credible to be part of the local development plan
- Ensure neighbourhood orders are appropriate to grant development consent for compatible development
- Enable communities to enter into a positive dialogue with local planning authorities
- Meet our EU environmental and human rights obligations

Regulations on referendums and EU requirements are being dealt with separately – avoid duplication



A community applies for a neighbourhood area to be designated

If there is a parish or town council, they take the lead

If no parish or town council, a neighbourhood forum is designated

Work up details with the community and
Consult **statutory consultees** as appropriate

The local authority can help here

Submit proposals to the local authority

LPA to advise on general conformity with Local Plan and when/which statutory consultees to involve

The examiner is checking the basic conditions – a plan or order must:

- have an appropriate fit with local and national policy;
- have special regard for listed buildings and conservation areas;
- be compatible with EU and ECHR obligations

Independent Examination

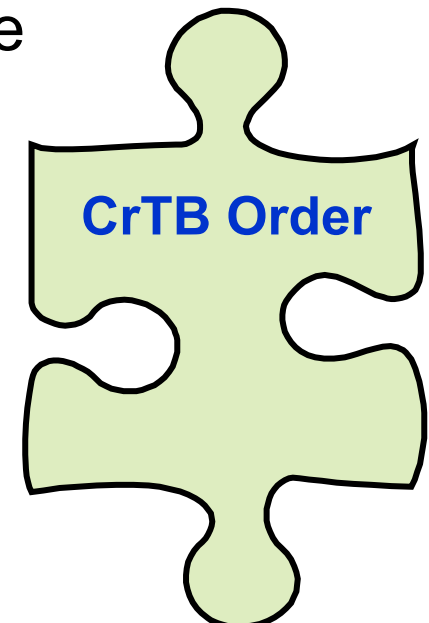
Local authority checks proposals

A simple majority is required here

Community referendum

Make a plan or order

- **Community-Right-to-Build** will be delivered through the neighbourhood planning system.
- It will enable communities to deliver small-scale, site-specific development without the need for a separate planning application.
- The benefits of development remain within the community





Neighbourhood Planning Front Runners

- To learn lessons and identify good practice.
- Experiences will inform the development of secondary legislation, policy, practice guidance and promotional initiatives.
- Received proposals for 126 projects for the Neighbourhood Planning Front Runners scheme (17 in first wave), including business areas
- Each is receiving up to £20,000 of support from government
- Aim is to produce a DPD or LDO
- Some will continue next year into producing a neighbourhood plan or order under the Localism Bill



Support Organisations

- The Prince's Foundation
James.hulme@princes-foundation.org or Louise.boddington@princes-foundation.org
- Locality
Dave.Chapman@Locality.org.uk or Karen.Mellanby@Locality.org.uk
- RTPI/Planning Aid
 - Jas.Mahil@rtpi.org.uk
 - Robert.Keith@planningaid.rtpi.org.uk
 - John.Romanski@planningaid.rtpi.org.uk
- NALC/CPRE
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