

Filling the void

The role of neighbourhood
plans if your area isn't
going to be ready

led by
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Localism, NPPF

How do you view Localism?

OPPORTUNITY or **THREAT**

What do you see a Neighbourhood Plan as?

BURDEN or **BLESSING**

Planning is changing



A 'carrot-based' approach for communities



- Unparalleled opportunity
- Take control of local planning, delivery of services
- NP to become part of the development plan

A 'stick-based' approach for LPAs



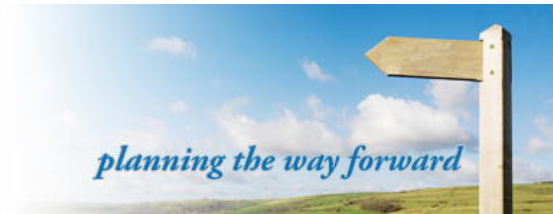
- 48% of LPAs won't have a Local Plan in place before Localism Act/NPPF
- 20% won't have one in place by April 2013

Neighbourhood plans

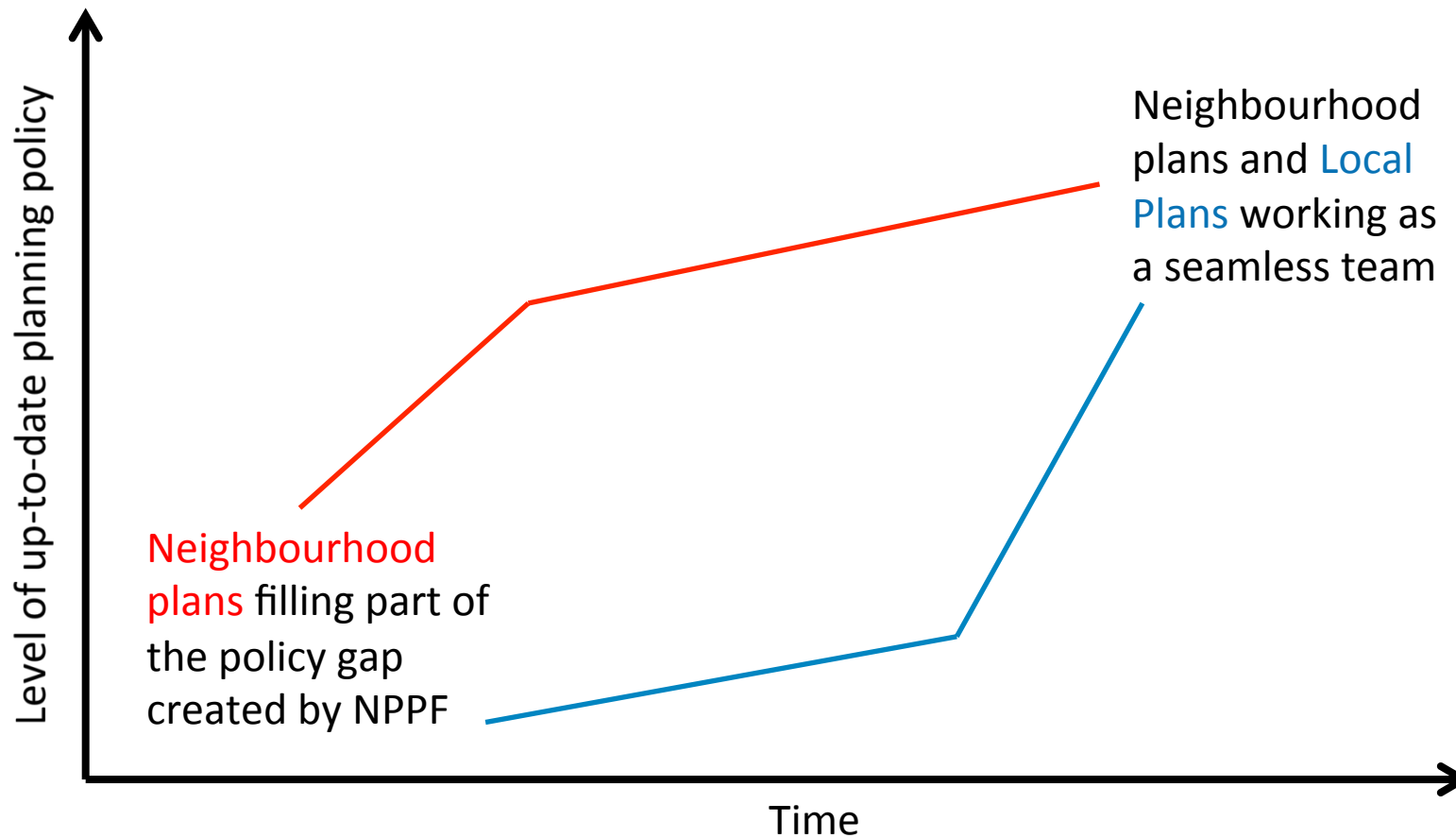
- Should neighbourhood forums sit and wait?
 - “Any Core Strategy produced after a neighbourhood plan was in place would have to conform to that neighbourhood plan”

Richard McCarthy, DG – Neighbourhoods, DCLG
 - “Outside the strategic elements, neighbourhood plans will be able to shape and direct development in their area...”

Draft NPPF, para 51



A vision of the future





So why would a community produce a Neighbourhood Plan?

The positive reasons

- Deliver local housing needs
- Secure benefits of development locally
- Ensure good design
- Protect local services

The negative reasons

- Prevent inappropriate development
- Say no to growth
- Discourage unwanted groups
- Prevent others from having a say

- All things that can help LPAs to produce a better Local Plan

Strategic vs local matters

- District A
 - Emerging housing requirement of 3,000 dwgs
 - 2,700 in identified settlements
 - 300 in rural areas
 - Arbitrary 50 dwellings per rural settlement
 - How did LPA arrive at this?
 - What would the impact be of Rural Parish B, with evidence, setting its own requirement of 30 dwgs?

Strategic vs local matters

- Borough Y
 - Emerging housing requirement of 10,000 dwgs
 - 9,000 in identified centres and growth locations
 - 1,000 to be found in other areas
 - Neighbourhood X identifies, through evidence, a requirement for 150 dwgs in its community
 - What evidence can LPA bring to suggest an alternative figure?

Pop Quiz 1

- What factors help an LPA identify its housing target?



Pop Quiz 2

- What influences the employment strategy for an area?

Skills

No. of workers

Availability of
supporting services

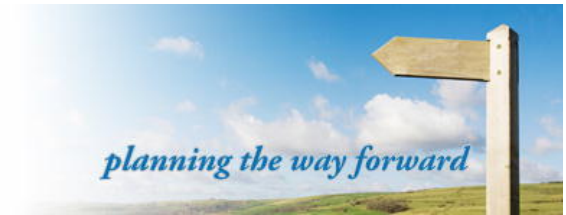
Sites/premises



Incentives, e.g.
low business rates

Other employment
centres (commuting)

Quality of housing



Filling the void & achieving the Vision

How can Neighbourhood Plans help LPAs in producing their Local Plans?

- Plug gaps left by out-of-date/silent Local Plans
- Where possible, provide evidence-based support on strategic matters, e.g. housing requirements
- Provide local evidence of needs
- Identify sites which can deliver
- Propose local strategies that will work



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