



Planning Aid

England

Engaging Communities in Planning

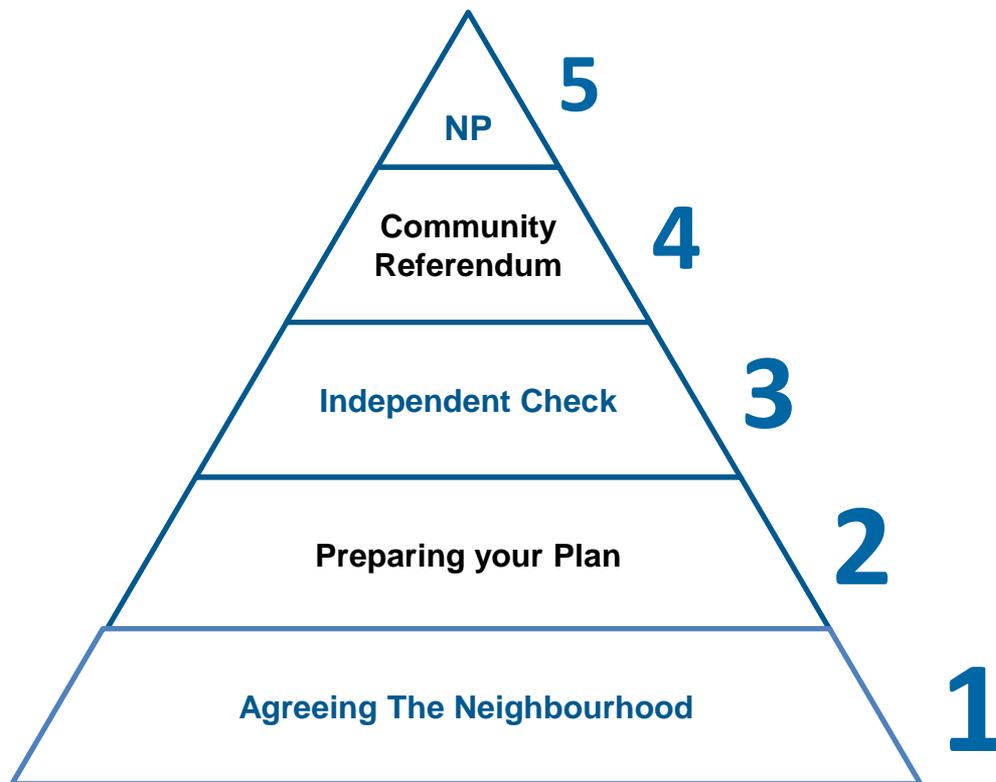
Neighbourhood Planning

The Nuts & Bolts

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How will it work?



Defining the Neighbourhood

Define the “Neighbourhood Area”



Submit to the LPA:

- a plan/statement identifying the land in question
- a statement of why this land should be designated
- a statement of why your group is capable of being a “qualifying body”



The LPA will then:

- publicise the name of the proposed area
- invite comments for a minimum of six weeks
- make a decision



Defining the Neighbourhood

Neighbourhood Forum or Parish/Town Council



If no parish/town council exists, a neighbourhood forum is designated:

A forum must be at least 21 people

An application must be made to LPA consisting of:

- the name of the forum
- a written constitution
- the name of the neighbourhood area
- contact details
- a statement outlining how they meet the conditions

Publicising the Forum



LPA then:

- publicise details of the forum application;
- allow 6 weeks for comments and rival applications
- make a decision



Preparing your Neighbourhood Plan



Plan Making

- A plan can be a single policy or a hundred policies
- It **must** be in line with strategic policies of Local Plan
- It is essential to establish strong working relationship with LPA
- it is essential that there is wide & inclusive community engagement
- Planning Aid can offer support and guidance



Publicising your Plan

- Publicise draft to people who live, work or carry out business in the area
- Minimum of six weeks to be given for comments
- Consult statutory bodies
- Submit a draft to the LPA

Preparing your Neighbourhood Plan



Information to include to go with your Draft

- Plan/statement showing the area
- Title of the plan
- Consultation statement detailing:
 - who was consulted;
 - how they were consulted;
 - a summary of the main issues and concerns;
 - how these issues have been addressed



Independent Check

WHEN RED
LIGHT SHOWS
WAIT HERE

An **INDEPENDENT EXAMINER** will check the Plan to see if it meets the “basic conditions”

WHEN RED
LIGHT SHOWS
WAIT HERE

The examiner must:

- be appointed by LPA with the consent of the relevant parish council/forum
- be independent from both parties
- have no interest in the land
- have suitable qualifications and experience



After the Check

The Examiner's Report



The examiner will submit a report recommending either:

- proposals are submitted for referendum;
- modifications are made prior to referendum; **or**
- the proposals are refused



Modifications can only include:

- those needed to meet the “basic conditions”
- those needed for human rights compatibility
- spelling/grammar

Significant Changes Needed?

If the examiner recommends big changes, the Forum or Parish or Town Council may need to go back out to the local community and consult again on these changes.



Community Referendum



Referendum

- Organised and funded by LPA
- Outlines the importance of securing wider community support



Extending the Referendum

- The independent examiner can extend the scope of the referendum.
- Only if proposal has wider effects beyond neighbourhood area



The 50%+ rule

- Require simple majority (+50%)
- If successful, LPA is compelled to 'make' the plan



Legal Force



A Real Planning Document

- Carries real legal weight
- Planning applications assessed against them
- Appeals determined against them



Faster Development

- Gives more certainty to development supported by community
- Not a barrier to development
- Cannot propose less development than local plan



Toward Neighbourhood Planning

- Can be prepared from April 2012
- “Frontrunner” groups have been trialling the process under the existing system and many lessons have been learned
- Process could take between one and two years



What Makes a Successful Neighbourhood Plan?

Good Question!



- A successful plan is one that gets made!
- Ambitions must reflect resources/skills/support available
- Meets the basic conditions
- Vision must be appropriate to neighbourhood plan
- Supported by the wider community
- Succeeds at referendum!

