



Planning Aid

England

*Engaging Communities in Planning*

# Neighbourhood Planning

The Headlines...

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# Neighbourhood Planning

## What The Minister Says...

“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 (November 2010)

# Neighbourhood Planning

## What The Guidance Said...

***“Neighbourhood planning: We will introduce new rights for communities to shape their local areas through neighbourhood planning. Communities will be able to use neighbourhood development plans to set policies for the development and use of land in their neighbourhoods and through the use of neighbourhood development orders can permit development – in full or in outline.”***

DCLG: A Plain English Guide to the Localism Bill

# Neighbourhood Planning – The Tools

- Neighbourhood Plans
- Neighbourhood Development Orders
- Community Right to Build Orders

# Neighbourhood Plan

- Large/small scale; single/multi-issue; planning/non-planning in scope; optional not compulsory
- Enables communities to:
  - choose where they want new homes, jobs, community facilities etc. to be located
  - decide how new buildings should look
- Must 'fit' with Local Plan strategic policies
- Prescribed process, including agreement of plan area & plan-making body; independent examination; community referendum

# Neighbourhood Plan – Pros & Cons

- Some 'Pros'
  - carries real legal weight as part of Local Plan
  - planning applications & appeals determined against it
  - certainty re community-led/supported development – fewer objections; speedier action
- Some 'Cons'
  - technical, formal process
  - time, responsibility, commitment
  - uncertainty re available support
  - cost?

# Neighbourhood Development Order (NDO)

- Grants 'neighbourhood' planning permission for specific development types/classes of development in a particular area
- Gets rid of need for standard planning application to Local Planning Authority
- Can be linked to or independent of a Neighbourhood Plan
- Effectively gives 'neighbourhood' same powers as Council Local Development Order (LDO)
- Must follow more or less identical procedure as for Neighbourhood Plan, incl consultation, examination, referendum

# Community Right To Build Order

- Gives groups of local people the power to **deliver** the development that their local community want
- Grants planning permission for specific development on specific site (gets rid of need for standard planning application to Local Planning Authority)
- Relates to proposals by any qualifying community organisation (nb not just parish councils or neighbourhood forums)
- Benefit of development to stay within community/be managed for community benefit by the community organisation
- Development must be within prescribed limits; meet minimum conditions; undergo independent examination; be subject to referendum



# Where Are We At With Neighbourhood Planning?

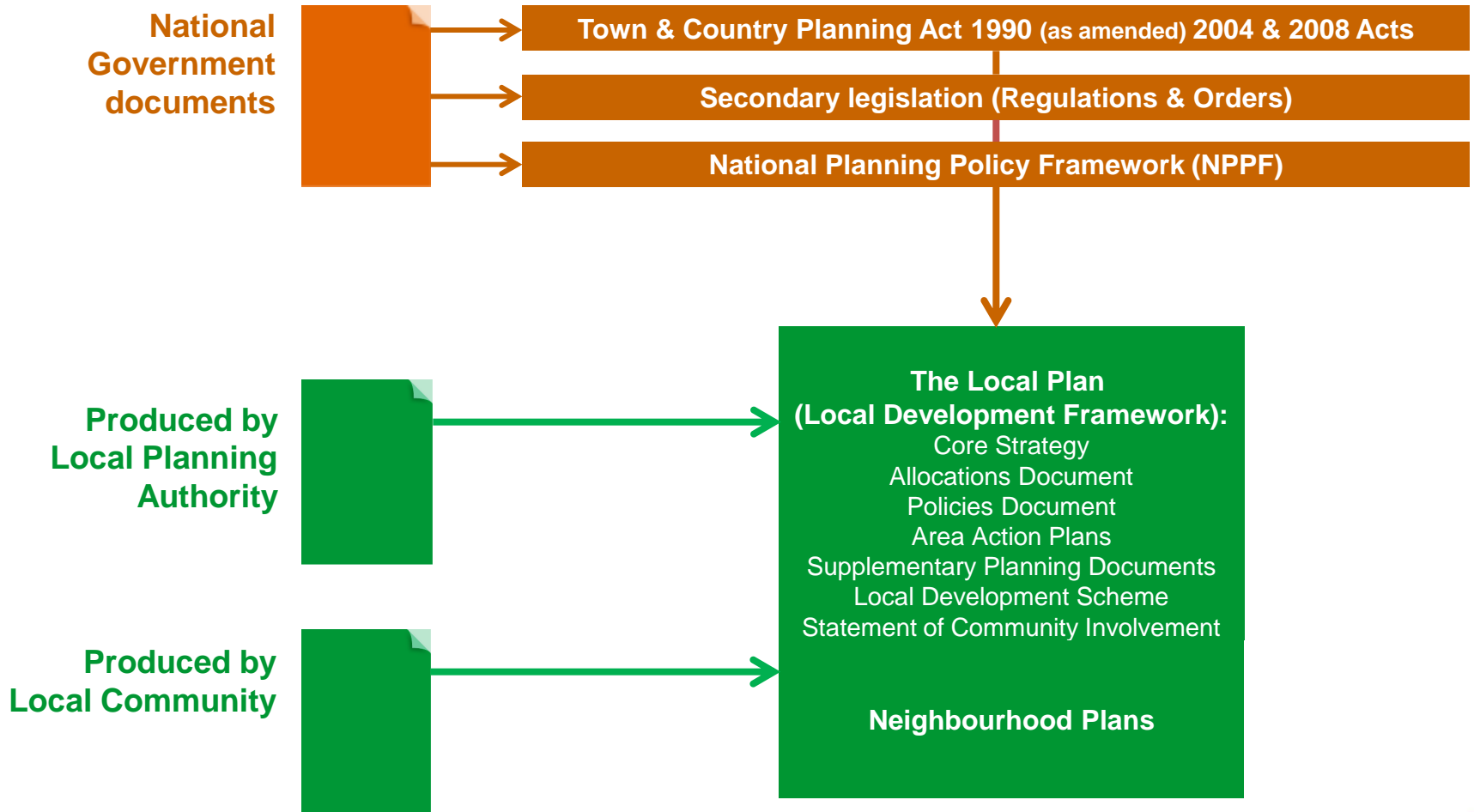


- Localism Act – came into force April
- NP Regulations – came into force April
- Referendum Regulations – expected Summer 2012
- NP Frontrunners – 5 ‘waves’ of communities/Local Planning Authorities piloting neighbourhood planning since early 2011
- 1<sup>st</sup> ‘made’ (adopted) NP by mid-2013?

# But there are existing Planning & Non-Planning tools for addressing community issues

- Design statements
- Planning Applications – comments; planning conditions; S106 agreements; Community Infrastructure Levy (CIL)
- Local Development Orders (LDOs)
- Article 4 Directions
- Planning enforcement
- Parish/Community-Led Plans

# And we have an existing plan-making system...



# The Local Plan (LDF) – why so important?

- Neighbourhood Plans will have to ‘fit’ with ‘strategic’ elements of Local Plan (LDF) under new system
- Communities need to engage with Core Strategies, Allocations documents etc. if/when they are being prepared locally
  - in order to secure best possible context for Neighbourhood Plans

## Different types of Neighbourhood Plans emerging

### **Mini Local Plan**

- Comprehensive coverage of policy issues.
- Allocate development sites for wide range of uses

### **Neighbourhood Development Order (Minor development )**

- Residential – minor development (e.g. house extensions, windows)
- Town centre - change of use / minor changes signage
- Business park / industrial estate minor development

### **Policy and Allocation Plans**

- Neighbourhood plans covering a narrower range of issues.
- Often theme specific
- Allocate development sites for narrow range of uses.

### **Single Policy Document**

- Neighbourhood Plan covering a single policy issue (e.g. protection of green space)

### **Neighbourhood Development Order (Site specific)**

- Development of a particular site (e.g. small housing scheme under CRtB)

### **Policy Plans**

- Neighbourhood plans covering a broad range of policy issues.
- No site allocations.
- Similar to Parish Plans.
- Augment Local Plan policy

# What Happens Next?

- In April Neighbourhood Planning Regulations came into effect meaning communities can now be a part of neighbourhood planning. Regulations will be discussed later.
- Over 200 “Frontrunner” groups have been trialling the production of neighbourhood plans and neighbourhood development orders under the existing system.

