



# Update on Neighbourhood Planning

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# Content

- The national planning context
- Update on Core Strategy & Policies, Sites & Places Development Plan Document - now called the Local Plan delivery programme
- Update on Neighbourhood Planning

# The Localism & Growth Agendas

## Localism

- Planning reforms intended to give power to local councils and communities e.g. abolition of RSS and Neighbourhood Planning

## Growth

- Planning to be used to promote and facilitate economic growth e.g NPPF, “streamlining” planning process

# Eric Pickles - Housing & Growth Ministerial Speech September 2012

*“The Localism Act has put the power to plan back in the hands of communities, but with this power comes responsibility: a responsibility to meet their needs for development and growth, and to deal quickly and effectively with proposals that will deliver homes, jobs and facilities.”*

# Core Strategy

- Strategy for development – how, where & when up to 2027 in line with NPPF growth requirements
- Council's higher level planning document - replace parts of SGLP
- Local policy framework against which Neighbourhood Plans must conform

# Core Strategy Update

- EiP summer 2012 where assessed against NPPF + pro-growth 'localism' agenda
- September South Glos received Inspector's Preliminary Findings and draft Main Mods - concern over housing numbers
- Further EiP session 7<sup>th</sup> March
- Expected to be formally adopted summer 2013

# Core Strategy - What it means for different communities

- **Urban Areas** – new neighbourhoods, infill, enterprise areas, infrastructure investment,
- **Market towns** – Fulfil potential and perform role
- **Villages** – Distinctive character and community led vision for limited future development
- **Employment** – safeguarded land
- **Five year land supply issues**

# Weight and Status of Core Strategy

- Plans gain in weight and status as complete more production stages
- Passing through Examination is key milestone – but still in transitional phase
- Weight can now be applied to CS policies as material consideration
- Starting point is still SGLP re S38(6)



# Policies, Sites & Places DPD

- The Core Strategy contains strategic policies for development to 2027.
- It replaces parts of the increasingly out-dated South Gloucestershire Local Plan (SGLP)
- The PSP DPD will replace the remaining SGLP policies
- The Core Strategy and PSP DPD together will form the “Local Plan”

# Policies Sites & Places DPD – Part 1

**Development management policies** such as:

- Sustainable construction standards
- Development in the countryside – e.g. farm diversification, horsiculture, conversions
- Conservation – e.g. AONB, Biodiversity, ancient woodland, landscape, historic environment
- Economy – e.g. tourism, new business development

# Policies, Sites & Places DPD – Part 2

## Place based policies e.g.

- Community led - small housing or employment sites, community facilities, local green spaces
- Consequential, minor Green Belt/settlement boundary changes
- Town centre and retail boundaries, sites for new “comparison” retail floorspace
- Mineral safeguarding
- Gypsy & Traveller sites

# Policies, Sites & Places DPD –Process

- The process will be led by the council – we will undertake and resource the process
- We will work in collaboration with communities
- Work will start after Easter and engagement will commence
- A first draft is expected late in 2013

# Community Plans

- Communities can undertake non - statutory community planning e.g. parish plans, town centre plans, village design statements
- These can be relevant to planning and can be material considerations but **do not** have weight of plans which are part of the statutory Local Plan

# Neighbourhood Planning

**The Localism Act** gives communities new rights to produce:

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

# Tests for Neighbourhood Planning

## Set out in primary legislation:

- 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 and Human Rights obligations.

**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 of plan with the community**

**Consult statutory consultees as appropriate**

The local authority can advise

**Submit plan to the local authority**

LPA to advise on conformity with Local Plan

**Independent Examination**

LA to arrange

**Local authority checks proposals**

LPA to adopt plan as statutory planning document

**Community referendum**

LA to arrange. A simple majority is required

**Make a plan or order**



# South Gloucestershire Webpage

- Introduction to Neighbourhood Planning in South Gloucestershire
- Puts Neighbourhood Planning in the context of current government policy
- Links to useful information including the Act and regulations and simple guides to the planning system
- Organisations that can help
- Will be updated regularly

<http://www.southglos.gov.uk/neighbourhoodplanning>

# Neighbourhood Planning in South Gloucestershire

## The Future – adapt and thrive:

- Capture the principles of locally led planning in the preparation of the PSP DPD so it reflects genuine local aspirations
- Neighbourhood Planning projects where this is the best option for your community

# Availability of Funding

- South Gloucestershire can get £5,000 for each Neighbourhood Planning area that is designated and £25,000 after completing examination successfully
- CLG announced that next year they will fund one agency to support NP and give grants direct to communities – no details yet

# CIL and New Homes Bonus

- CIL – “Boles Bung” 25% CIL from development if Parish has a Neighbourhood Plan, 15% if they don't.
- New Homes Bonus – a proportion to be passed back to area forums to go to affected communities.

# Summing up and next steps

- Be prepared when you are contacted by the Council about developing the PSP DPD
- Consider whether Neighbourhood Planning is appropriate for your community
- Let us know if you want to designate a NP area by March 2013