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
“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 7th 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

Work up details of plan with the community

Consult statutory consultees as appropriate

Submit plan to the local authority

Independent Examination

Local authority checks proposals

Community referendum

Make a plan or order

LPA to adopt plan as statutory planning document

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

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

The local authority can advise

LPA to advise on conformity with Local Plan

LA to arrange

LA to arrange. A simple majority is required
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