


12th December 2011

Neighbourhood Planning Protocol

Parish and Town Council update

12th December 2011

Welcome

David Trigwell
Divisional Director -Planning and Transport

www.bathnes.gov.uk/neighbourhoodplanning

12th December 2011

The Localism Act and Neighbourhood Planning

Neil Best
Planning Policy

Content

- Localism Act
- The new planning framework - where do Neighbourhood Plans fit in?
- What is a Neighbourhood Plan?
- Neighbourhood Development Orders
- Community Right to Build Orders
- Process for developing a Neighbourhood Plan

Localism

- The driving principle underpinning the Government's changes to policy
- Involves a radical devolution of responsibilities to the local level
- Empowers communities with new rights



Localism Act 2011

An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.

[15th November 2011]

Neighbourhood Plans

National	National Planning Framework	Central Government
Local	Local Plan/Core Strategy	Local Authority
Neighbourhood	Neighbourhood Plans	Parish Council or Neighbourhood Forum

What is a Neighbourhood Plan?

- Neighbourhood, not local planning authority led
- Led by the Parish/Town Council or a 'Neighbourhood Forum'
- Should plan positively to support the strategic policies of the Core Strategy
- A permissive tool: to enable more development, not less
- This aside, the contents are up to you

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Local Development Framework

Feedback from communities – what they might want to do in the plan



- A development boundary, to allow infill housing development within the village
- To develop a site for affordable housing
- To develop a site with market housing to cross-subsidize affordable housing
- To restrict development to lower densities
- To prevent any development, even extensions
- To raise standards of sustainable construction
- To allow solar panels on listed buildings???
- To redevelop a site in the floodplain???

West Dorset District Council

Why do a Neighbourhood Plan?

- It's not compulsory
- Policies in a Neighbourhood Plan become part of the Council's 'Development Plan'
- They take precedence over existing policies in the Local Plan/Core Strategy where they are in conflict and there is not an issue with 'general conformity'
- They will have significant weight when deciding planning applications

How is it different from a Parish Plan or Village Design Statement?

- Parish Plans, Community Plans or Village Design Statements remain one of the tools communities can use to use to deliver on their ambitions.
- But...Parish Plans and Village Design Statements have no formal power to influence decision-making.
- This is in contrast to a Neighbourhood Plan which is a statutory Development Plan Document - it does have formal power to influence decision-making

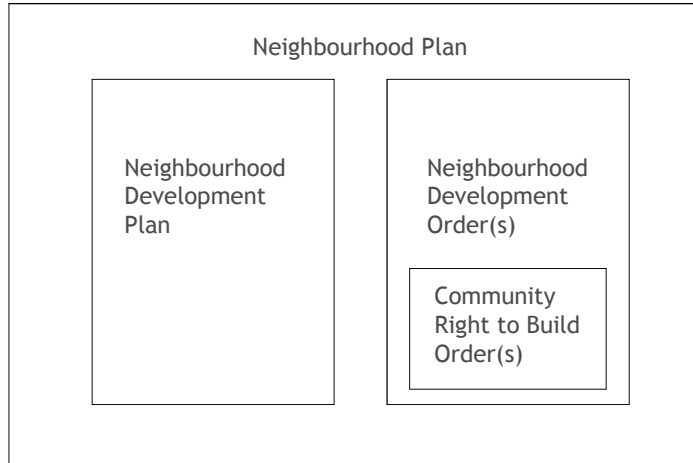
Neighbourhood Plans have limitations...

- Must *have regard* to development plan and national policy
- Must be *in general conformity* with 'strategic policies and proposals in development plan
- Must be *compatible* with relevant EU obligations and human rights requirements

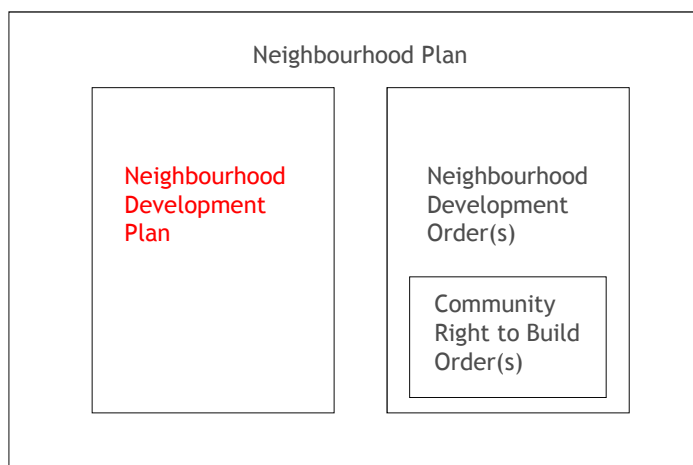
Funding?

- Government has committed to providing £50m until March 2014 to support local Councils
- Government announced on 13th April that 4 organisations will share a £3.2m fund to provide assistance to local groups
- These are: Princes Foundation, Locality, CPRE, RTPI Planning Aid

The 'Neighbourhood Plan'



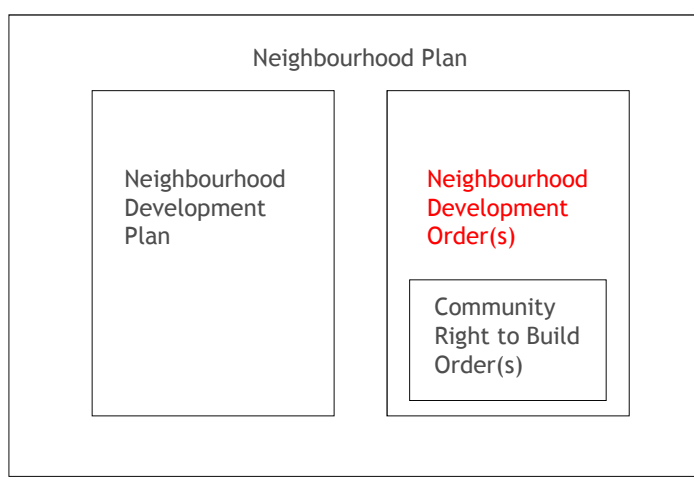
The 'Neighbourhood Plan'



Neighbourhood Development Plan

- Develop a vision for the neighbourhood
- Set planning policies for the development and use of land
- Deals with local rather than strategic issues
- Should guide development rather than stop it

The 'Neighbourhood Plan'



Neighbourhood Development Order

- Grants automatic planning permission for specified developments - no need to apply to the Council for permission
- Could include, for example, household extensions, shop fronts or renewable energy proposals

The 'Neighbourhood Plan'



Community Right to Build Order

- This is a special type of Neighbourhood Development Order
- Allows the community to bring forward small scale development on a specific site without the need for planning permission.
- E.g. new homes, businesses, shops, playgrounds, meeting halls, etc

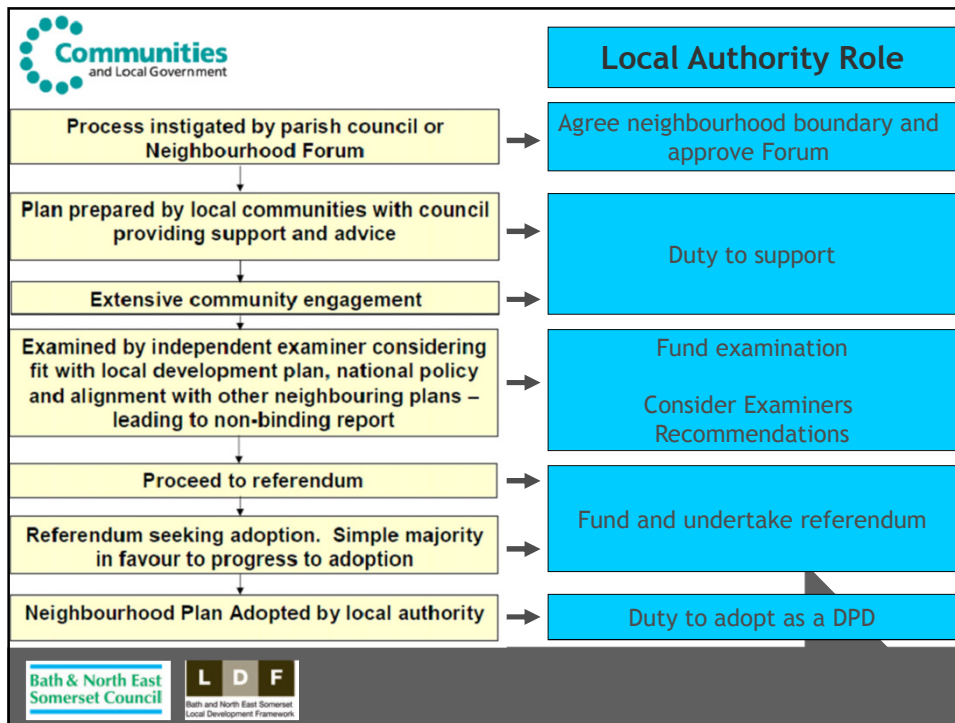
In a nutshell

**Neighbourhood
Development Plan** =
vision and planning
policies

**Neighbourhood
Development Order** =
permitted
development rights



**Community Right to
Build Order** = site
specific permitted
development rights



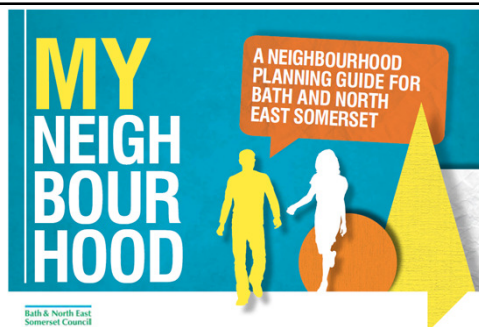
Community Infrastructure Levy Neighbourhood Funds

- B&NES will be required to allocate a ‘meaningful proportion’ of CIL to the Parish Council for the area where development occurs
- Funds must be spent on infrastructure to support growth
- The approach for this is to be set out in statutory guidance

Conclusion

The overall focus of the Government is on reinvigorating the most local forms of government - parish and town councils - allowing them to take control of key local processes, assets and services tailored to the needs of local residents. Proposals for neighbourhood planning need to be viewed as part of this broader context for taking forward the Government's localism objectives.

12th December 2011



A Neighbourhood Planning Protocol

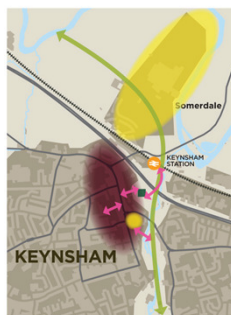
Cleo Newcombe-Jones and Liz Tu
Planning Policy

Content



Tree Protection

Strategic Policy



Planning Applications



New Duties:

- Neighbourhood Forums in Bath
- Neighbourhood Plans & Development Orders
- Community Right to Build

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Local Development Framework

Dates

Cabinet	14 March 2012*
Public consultation	March-April 2012
Council for adoption	July 2012

Bath & North East Somerset Council

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Local Development Framework

Focus Groups

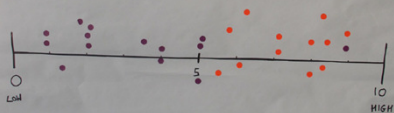
- Inform policy drafting
- What's useful
- Experience
- Reports



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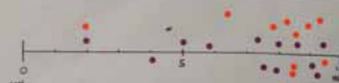
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On a scale of 1-10
how would you rate
your knowledge of
localism?



What is the level of
interest in localism:

- to you personally?



- in your organisation?



- in the general
community?



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In your view, are any of these maps representative of Neighbourhoods in Bath?

The image displays three maps of Bath, each with a pie chart showing survey results for 'No' and 'Yes' responses to the question: 'In your view, are any of these maps representative of Neighbourhoods in Bath?'. The maps are titled 'MOSAIC Data: Group E (Active Retirement)', 'Bath Council Wards', and 'Bath Postcode Sectors'. The pie charts show varying proportions of 'No' and 'Yes' responses across the different maps.

Bath & North East Somerset Council **L D F**
Bath and North East Somerset Local Development Framework

Key challenges

- Neighbourhood **Forum** Designation for Bath
- Estimating **demand**
- Tailoring **support**
- **Bureaucracy** of processes
- Making **choices** – pilots and peer learning

Local Case Studies

- Scrap book
- Photos
- Quotes
- Existing and recent community planning activities
- Celebrate the good work of the parishes and town councils





BATH PRESERVATION TRUST



LONDON ROAD
&
SNOWHILL
PARTNERSHIP



Design
Council

**London Road Neighbourhood
Climate Change Adaptation
Strategy**

Neighbourhood Projects Small
Grants Fund. Design Council.

Sept 2011













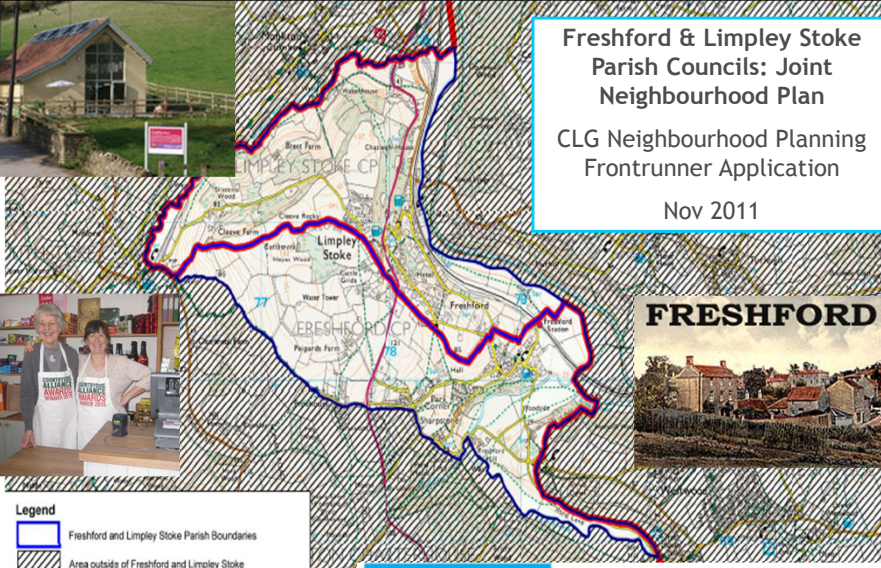


Freshford & Limpley Stoke Parish Councils: Joint Neighbourhood Plan


CLG Neighbourhood Planning
Frontrunner Application

Nov 2011



Legend

- Freshford and Limpley Stoke Parish Boundaries
- Area outside of Freshford and Limpley Stoke
- Border between Bath & north East Somerset and Wiltshire



FRESHFORD

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Working in partnership with

Wiltshire Council
Where everybody matters


Questions...

Localism in planning will create the freedom and the incentives for those places that want to grow to do so

Greg Clark
Minister for Planning

Participative planning with local communities can help to deliver quality design and better places

Design Council



Grassroots democracy is key to changing lives and improving neighbourhoods

National Association of Local Councils

Contact the Planning Policy Team to find out more!

01225 477548
planning_policy@batnes.gov.uk
www.batnes.gov.uk/neighbourhoodplanning

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