



Localism Bill Industry's Response

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The Big Issues

- > NPPF and plan making
- > Neighbourhoods
- > TPRA
- > CIL
- > Duty to co-ordinate
- > Community Right to Buy



GROWTH

NPPF and Plan-making

- > **NPPF crucial – on face of bill**
- > **Must contain:**
 - > **PIFSD**
 - > **Requirement for local authorities to produce evidence based plans for housing and commercial development**
- > **Must be accompanied by a push to get local plans in place**
- > **Needs to take the opportunity to re-evaluate existing policies**

Neighbourhoods

- > Currently resident focussed – what about commercial/mixed use areas?
- > Who votes for a neighbourhood plan in a mixed/commercial area?
- > Business involvement/support
- > Relationship with BIDs
- > The added value of an NDO
- > Relationship of neighbourhood plan to local plan and NPPF
- > Skills and resources
- > How to achieve growth at neighbourhood level

- > **Not in Bill – would prefer it stayed that way**
- > **Current suggestion – limited to instances where planning permission is contrary to neighbourhood/ local plan**
- > **A lawyer fest?**

Two concerns

- > To be used to cover operational costs
- > A top slice to be devolved to neighbourhoods

Are these a problem?

- > Understand need to persuade people to want development
- > But mustn't damage ability to fund identified infrastructure needs

Solution

- > Sensible limits?

Duty to co-operate/LEPs

- > DTC as drafted – weak
- > No penalty
- > Are LEPs the answer?
- > No planning powers
- > In fact no power or resources at all!

Community Right-to-Buy

- > Designation of community facilities must not be used as a means of last minute obstruction
- > Not another piece of “village green” legislation

In summary.....

- > **Limited concerns with the actual Bill**
- > **It's the secondary legislation.....**
- > **.....and other vital documents**
- > **Particularly the NPPF/PIFSD**
- > **But also commercial involvement in neighbourhoods**
- > **If we can get those things right, we have a chance of making localism work**