

Neighbourhood Planning

National Planning Forum
5 July 2012

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Policy Lead for Neighbourhood Planning, DCLG

Localism Act - Giving communities and individuals more power

Through a package of **Rights**:

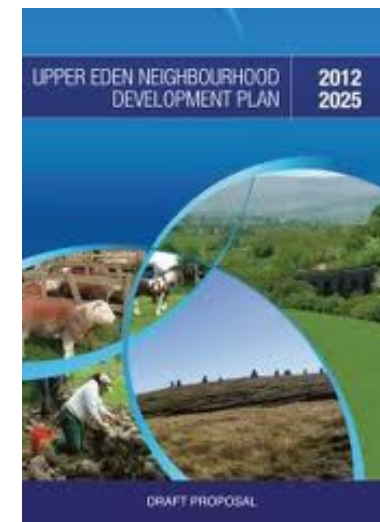
- The Right **to Plan**
- The Right **to Build**
- The Right **to Challenge**
- The Right **to Buy**

- Visionary
- Positive Planning
- Flexible
- Engaging
- Creative
- Working in Partnership
- Wider Linkages (e.g. CIL)

Neighbourhood Planning



*Our plan –
Our future*



“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 MP, 18/11/10

“Neighbourhood planning should be a **right rather than a requirement.**”

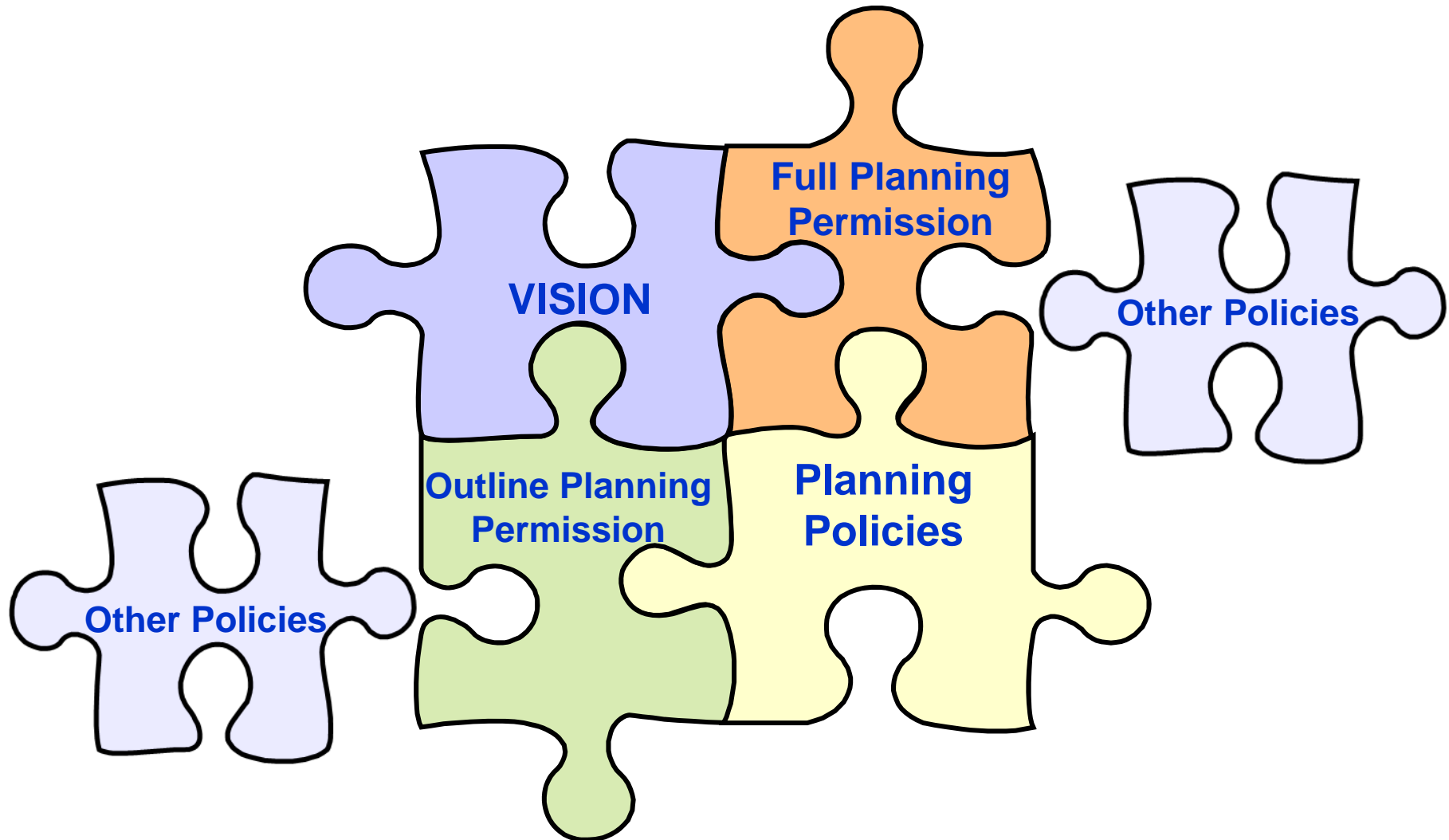
Greg Clark MP, 02/07/12

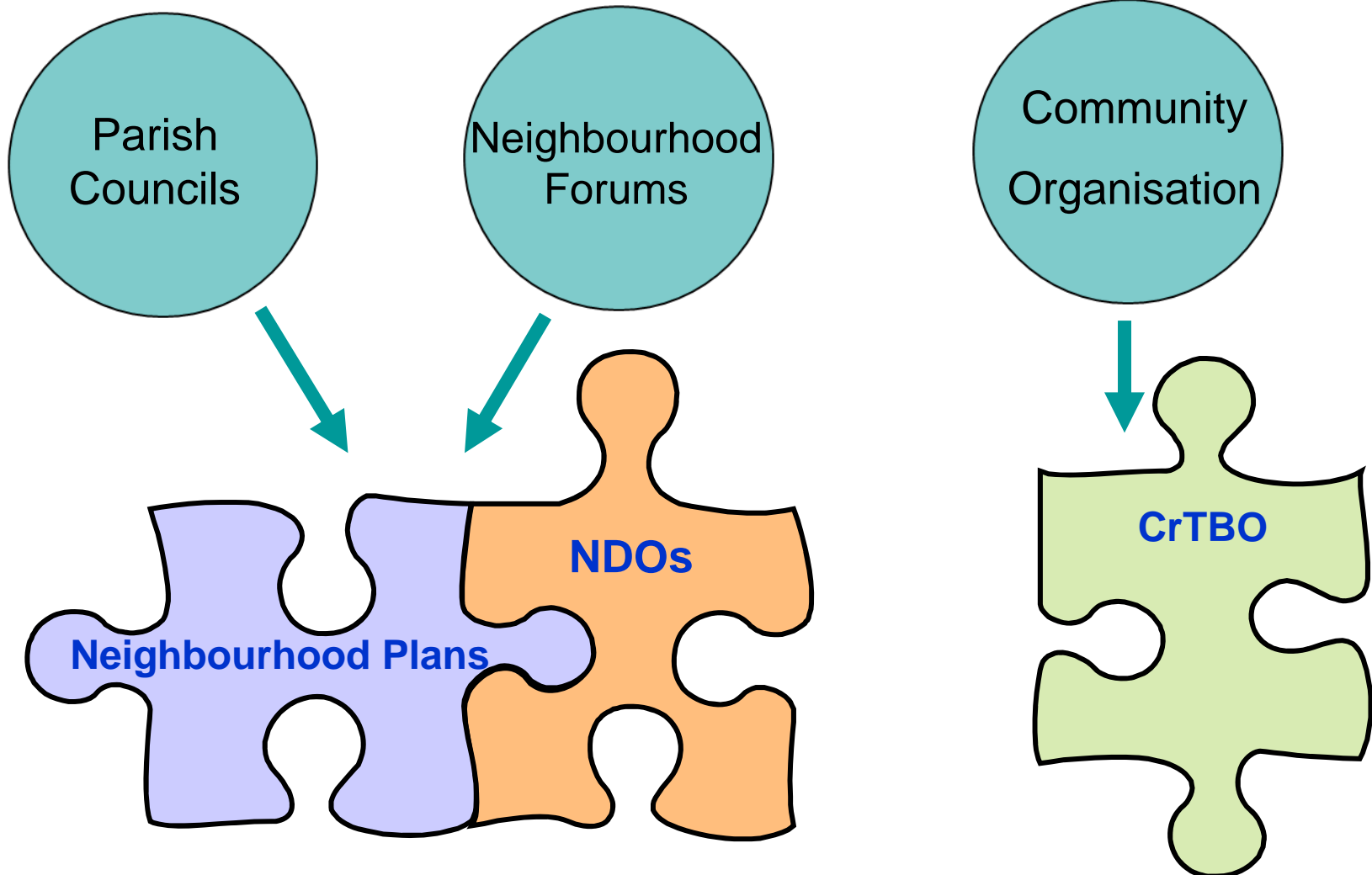
Core Neighbourhood Planning Principles

- Giving neighbourhoods far more ability to determine the shape of the places in which people live and work
- Empower communities in a holistic sense to **take control**
- **Neighbourhood led** with important **role for local authorities**
- Proportionate and robust – real **power** and **safeguards**
- Flexible - inspire **innovation and creativity**
- **Pro-growth** - enabling community supported development
- **Critical role for local plan** in setting strategic context
- New basis for **partnership** work with local authority
- Shaping, not stopping development
- New Tools in the toolbox

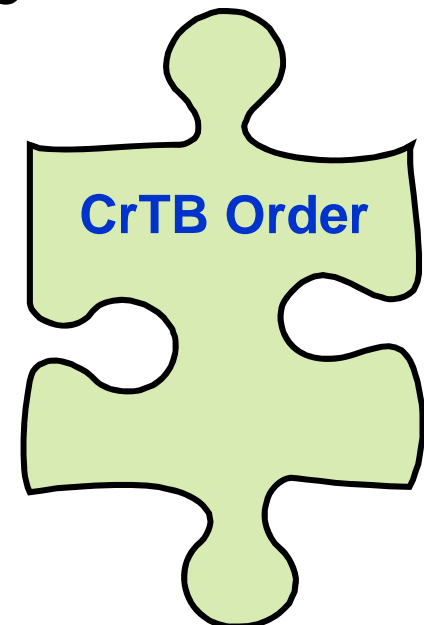
For Communities to decide.....

Plans are flexible to address different ambitions and needs





- **Community-Right-to-Build** will be delivered through the neighbourhood planning system.
- It will enable communities to deliver small-scale, site-specific development without the need for a separate planning application.
- The benefits of development remain within the community
- Important procedural differences



Neighbourhood Planning & Right to Build

The community wants to shape the growth and development of where they live

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

The community applies for a neighbourhood area to be designated

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

For Right to Build the process is instigated by a 'community organisation' where the community decides it wants to bring forward specific development proposals for the benefit of the community

Work up details with the community and consult **consultees** as appropriate

Submit proposals to the local authority

Opportunity for **consultees** to provide written representations where major issues not dealt with above

The examiner is checking the basic conditions – a plan or order must:

- have an appropriate fit with local and national policy;
- have special regard for listed buildings and conservation areas;
- be compatible with European and equality / human rights obligations
- Contribute to sustainable development

Independent Examination

Local authority checks proposals

Consultees notified of outcome

Community referendum

A simple majority is required here

Make a plan or order

Certainty - Basic Conditions for Neighbourhood Planning

- 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 obligations
- they must be **compatible** with human rights requirements
- they must contribute to the achievement of sustainable development
- EIA and Habitats

For neighbourhood development orders and community right to build orders:

- they must have **regard to** the protection and enhancement of listed buildings and conservation areas.

- Localism Act – 6th April
- 6 April 2012 brings in all neighbourhood planning provisions (with exception of referendums)
- Neighbourhood Planning (General) Regulations 2012 - commence 6 April 2012
- Neighbourhood planning residential referendum regulations laid on 11th June; debated in House of Commons on 3 July.
- Business referendum regulations subject to consultation with Electoral Commission over summer/autumn 2012

Front Runner programme

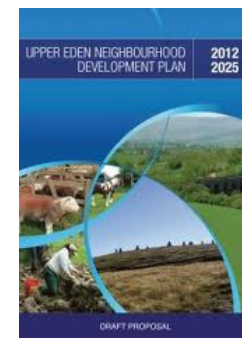
- Five 'waves' of frontrunners with over 200 Neighbourhood Planning Front Runner projects
- On 5 March we announced 108 schemes under the fifth wave of Front Runners
- Over 100 local planning authorities are now working with Front Runner communities on neighbourhood planning
- About two thirds of Front Runners are led by Parish/Town Councils, but a real mix of projects seeking to achieve many different outcomes
- Are talking to Front Runner communities and local planning authorities about their experiences so we can learn and share lessons

Key messages from Front-Runners

- Existing parish arrangements helpful
- Neighbourhood planning working outside parished areas
- Evidence and assessment – proportionate
- Build on existing planning work at a neighbourhood level
- Basic conditions & regulatory requirements
- Involvement of business in the widest sense
- Diverse content of neighbourhood plans – strong focus on provision of affordable housing, public realm, town centre regeneration.
- Motivations – most see neighbourhood planning process as an opportunity to be proactive about planning in their local area, rather than reactive.
- Positive about having the power ‘to get on with it’ and bring benefits to local area for long-term
- Strong partnership working with LPA



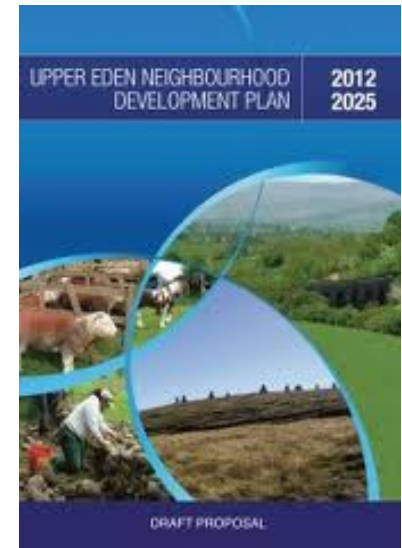
*Our plan –
Our future*



- **Committed to providing up to £50 million until March 2015 to make neighbourhood planning a success.**
- **Further funding to support organisations announced on 3 July until end of financial year.**
- **Provided over £4m to date through the Supporting Communities in Neighbourhood Planning scheme.**
- **Published an easy to understand guide to Neighbourhood Planning on 13 October (available at <http://www.communities.gov.uk/publications/planningandbuilding/introductionneighbourplanninge>).**
- **Recognise communities may need some additional guidance - considering the most appropriate means of providing this.**

- The Prince's Foundation
James.hulme@princes-foundation.org
- Locality
Dave.Chapman@Locality.org.uk
- RTPI/Planning Aid
John.Romanski@planningaid.rtpi.org.uk
- NALC/CPRE
justin.griggs@nalc.gov.uk

- Opportunity not a legal requirement
- Real statutory weight
- Best of community-led planning
- Community-led - key role for local authorities
- Structure provided by legislation
- Sits alongside other tools





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