



# Neighbourhood Planning

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[www.dorsetforyou.com/neighbourhoodplanning/west/weymouth](http://www.dorsetforyou.com/neighbourhoodplanning/west/weymouth)



## Localism – a new approach



- Cutting unnecessary bureaucracy and rebalancing the system in favour of sustainable development
  - streamlining national policy
  - giving more permitted development powers...
  - it's about development - not a right to say 'no'
- Legislation in place
  - Localism Act (Nov '11)
  - Neighbourhood planning regs (Apr '12)
  - Referendum regs (Aug '12)



## Localism – a new approach



- Local communities more in control – district and parish / neighbourhood levels
  - targets set locally, in the Local Plan
  - new powers for communities to act e.g. neighbourhood plans, neighbourhood development orders and community right to build orders
- Giving reasons to say ‘yes’ to growth
  - incentives to bring forward development
  - CIL
  - New Homes Bonus

# Neighbourhood Plans



- Planning policy document prepared by local communities (town / parish council or neighbourhood forum)
- Becomes part of the development plan, alongside the local plan, statutory weight
- Voluntary, not compulsory
- Complementary to parish plans
- The status of a neighbourhood plan is different from a parish plan or village design statement.



# What can they achieve?



Broad (or narrow!) scope –

- Site specific and / or topic-specific
- Allocate land for development, or extend the defined development boundary
- Set new or change existing policies
- Provide design / character guidance
- Identify Designated Local Green Space
- Give permissions (outline / full) through NDO/CRBO
- Identify where CIL will be spent



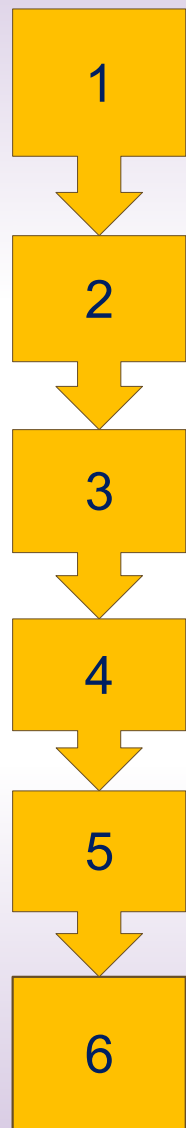
# Neighbourhood Development Orders



- Does away with the need for planning permission – defines what is ‘permitted development’
- Prepared by local communities (town / parish councils or a neighbourhood forum)
- Outline or detailed
- Subject to examination & referendum



# How are they prepared?



- Parish council initiates process the district council must consult on and agree the Neighbourhood Area
- Local community develops the Plan district council has duty to support
- Consultation for a minimum of 6 weeks – summarise and address concerns
- Neighbourhood Plan submitted to the district council with relevant evidence. Publicised for comment (8 wks)
- Independent examination
- Local referendum – if clear majority (51% of those that vote), the NDO is ‘made’

# Neighbourhood Plans



## Need to comply with the Basic Conditions:

- to have regard to national policy (primarily the [national planning policy framework](#))
- to be in general conformity with the strategic policies of the development plan (the adopted local plan).
- to contribute to the achievement of sustainable development.
- to be compatible with EU and human rights obligations. This is primarily about screening whether a Strategic Environmental Assessment, or Environmental Impact Assessment in the case of a development order, is needed.





“To be in general conformity with the strategic policies of the development plan (the adopted local plan).”

## Progress

- Consultation started Autumn 2011
- Consultation on pre-submission draft June/July 2012
- Submitted for examination in June 2013
- Further consultation on changes Aug/Oct 2013
- Exploratory Meeting January 2014
- Plan suspended for 6 months for additional work on housing numbers
- Could have Examination Autumn 2014
- Adoption 2015



# Gathering Evidence

Relevant and up-to-date facts and figures needed to support what development is being proposed and how it meets community needs:

- structure of the local community
- future growth requirements
- issues that the community considers need to be addressed
- some of those issues may have a 'spatial' element.



# Managing the project

Needs organisation. The amount of work will depend on the size and complexity of the plan.

- Your working group needs to be flexible and large enough.
- Will need a clear remit & be transparent and open about decisions.
- Will need different skill sets, including project management, communication and consultation planning, research and analysis, report writing.
- Will need to be clear on who will be doing what, when and how.
- Will also need other resources such as venue hire, printing, websites etc.





## Central government funding via Locality - Supporting Communities in Neighbourhood Planning programme.

- direct support – advice and support, with an average value of equivalent to £9,500, tailored to meet the needs of supported neighbourhoods
- grant payments – up to £7,000 per neighbourhood area, to contribute to costs incurred by the group preparing a neighbourhood plan or order.

## Local Planning Authority

- Planning Link Officer - advice, specialist officers
- Examination & Referendum

## Landowners / Developers

- Development expertise, site surveys, financial viability, publicity material etc



- Cerne Valley is a 'Front Runner'. Find out more at <http://www.cernevalley.org/>
- Lodders
- Buckland Newton
- Piddle Valley
- Bridport (including Symondsburry, Allington, Bradpole and Bothenhampton)
- Puddletown
- Holwell
- Cam Vale - Longburton Depot NDO
- Charmouth – neighbourhood plan area application



## More information



- Department for Communities and Local Government (DCLG) website: <http://www.communities.gov.uk/publications/planningandbuilding/introductionneighbourplanning> <http://www.communities.gov.uk/communities/communityrights/righttobuild/>
- Locality: <http://locality.org.uk/>
- Planning Aid: <http://www.rtpi.org.uk/planning-aid/>
- And on Dorset for You: <http://www.dorsetforyou.com/neighbourhoodplanning/west/weymouth>

# Contact Details



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