

The Opportunity of Neighbourhood Planning

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Introduction

Government Reforms

Neighbourhood Planning

Evidence Base

Community Engagement

Conclusions

Government Reforms

Localism



Are you local?

Changes

Economic Development and Regeneration

Abolition of Regional Development Agencies
Introduction of Local Enterprise Partnerships
Growth Plan

Planning / Local Government

National Planning Policy Framework
Presumption in favour of sustainable development
Review of permitted development/Use Classes Order
Enterprise Zones
Localism Act 2011



The NPPF Presumption in Favour of Sustainable Development

Letter from  to the  **National Trust**

"I believe that sustainable development has environmental and social dimensions as well as an economic dimension, and we fully recognise the need for a balance between the three."

"Indeed, the purpose of the planning system as a whole, and of our proposals for it, is to achieve such a balance."

The Localism Act 2011

General Power of competence

Duty to Cooperate

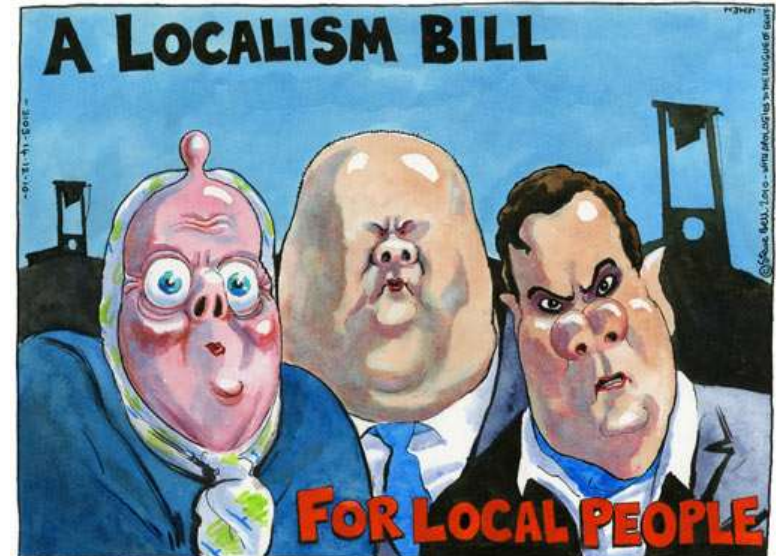
Public Services – right to challenge

Community assets – right to bid

Housing reforms

Planning:

- Abolition of RSS
- Consultation – large applications
- Changes to enforcement
- Changes to Community Infrastructure Levy
- IPC/nationally significant infrastructure
- Neighbourhood planning



Neighbourhood Planning

Neighbourhood Development Plans



Local Development Orders



Community Right to Build

Local referenda
Could allow this ...

or this ...



Neighbourhood Forums

Town or Parish Council

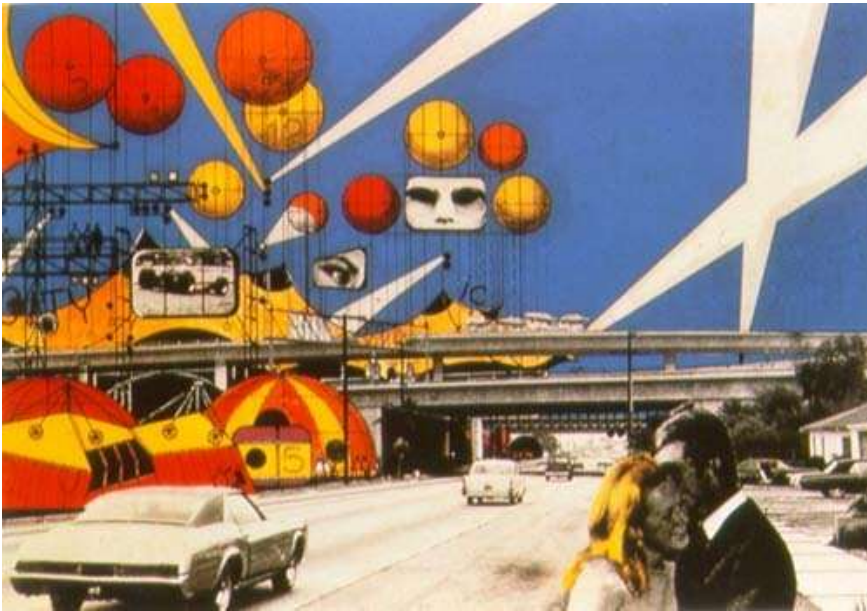
or

Neighbourhood Forum:

- **Minimum 21 people (following Bill amendment)**
- **5 year shelf life**
- **Needs to reflect inclusivity, diversity and character of area**
- **Neighbourhood Area Designation – requires approval of LPA**



Scope of Plans



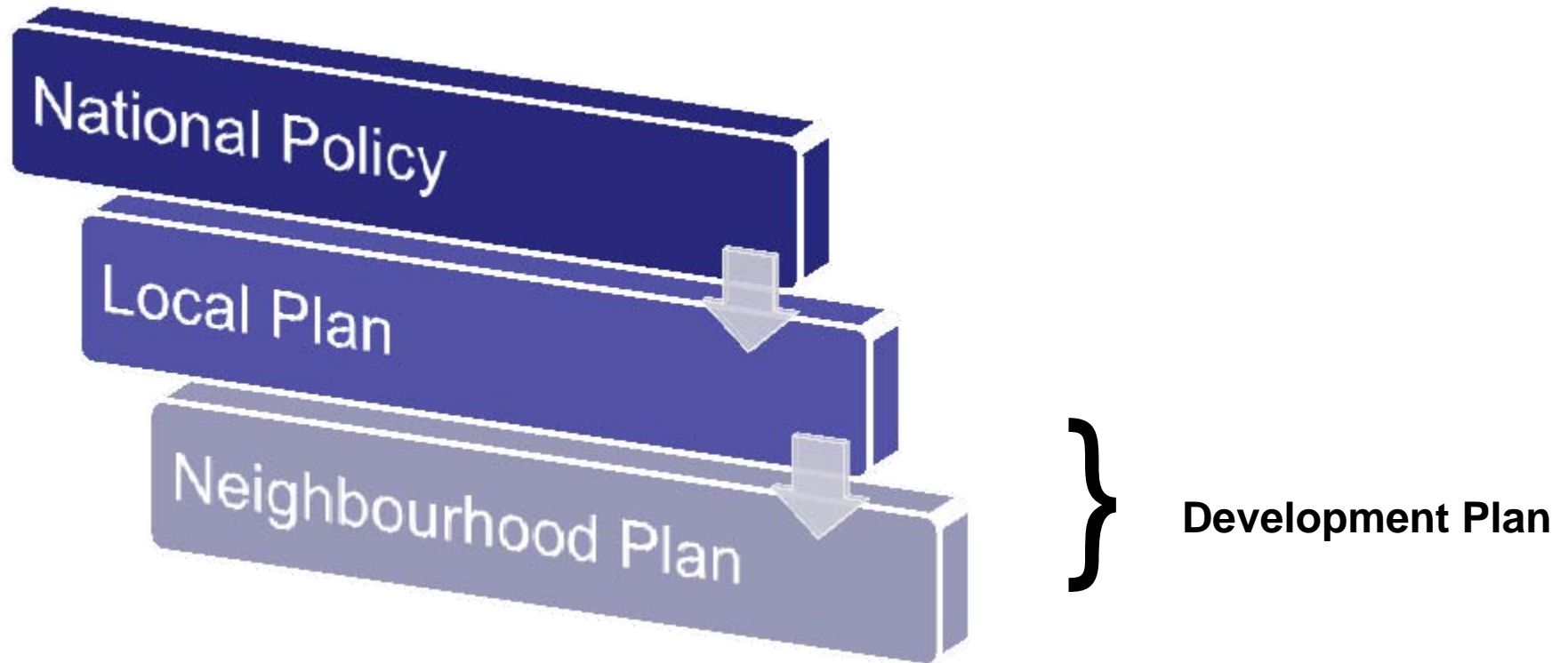
Can Include:

Anything that other development plan documents deal with.

Can't include:

Anything dealt with by different regimes (e.g. major infrastructure)

How will Neighbourhood Plans be Used?



Proportionate Approach

Selective

Comprehensive



Focused
Deliverable
Affordable

Addresses complex issues
Multi-dimensional
Inclusive

Simplistic
Narrow in scope
Who is excluded?

Complex
Unrealistic
Expensive

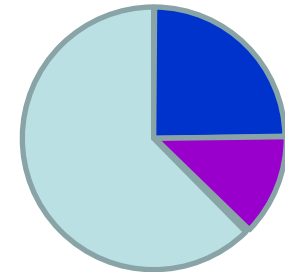
Skills

Community and Stakeholder Engagement

Research/Analysis

Planning:

- Policy and strategy
- Economic development
- Urban regeneration
- Social/community
- Sustainable development
- Housing supply
- Urban design
- Historic environment
- Transport/infrastructure
- Retail/town centre
- Etc.



Conformity



European Directives/legislation

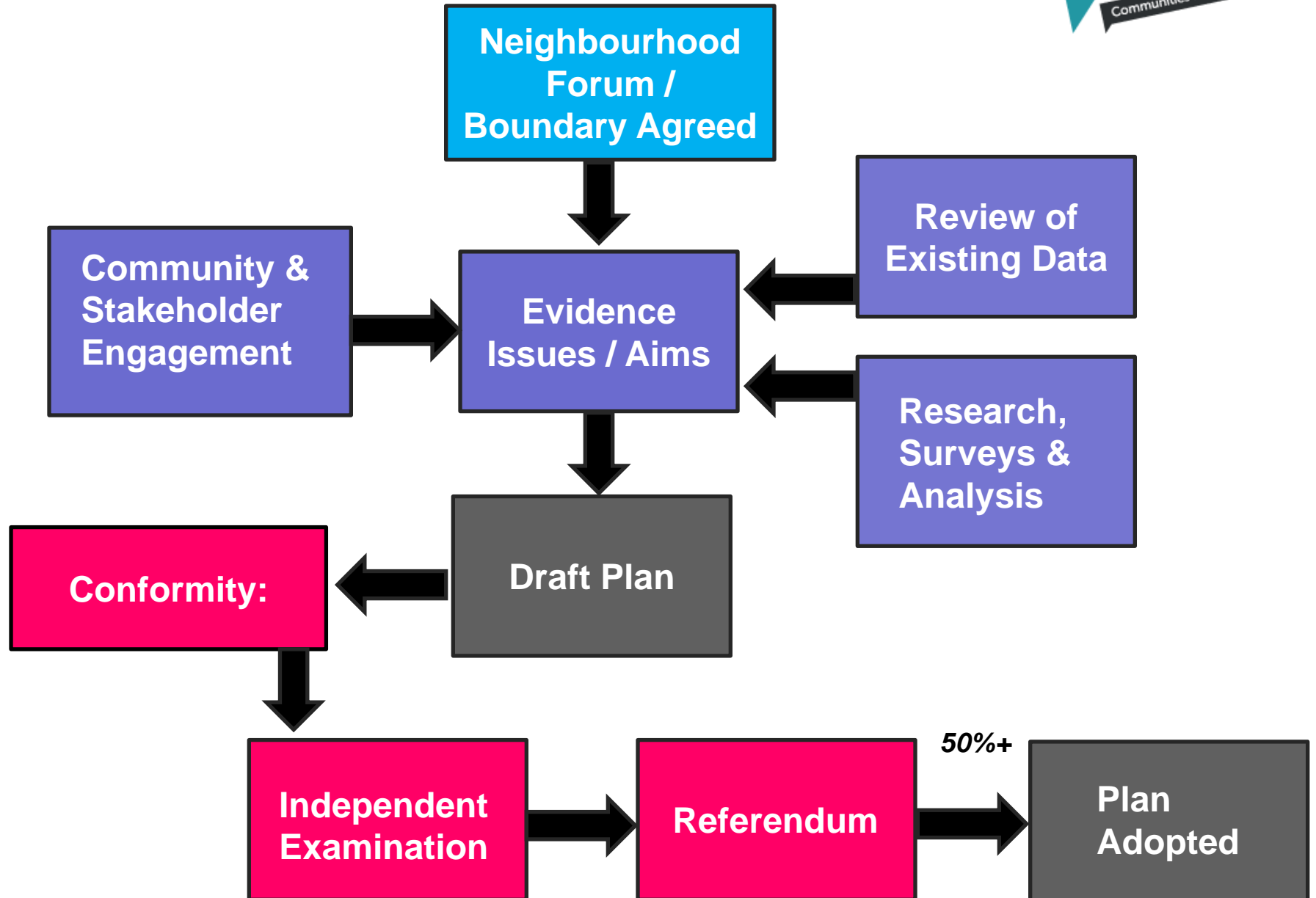
National Legislation (Planning & Other)

National Planning Policy

Local Plan Core strategy



Option for more growth?



Evidence Base

Evidence Based Policy

Evidence (existing and new)



Identification of key issues



Formulation of clear aims to address issues



Policy



Proposals

Existing Evidence

- Review of local authority materials
- Local Development Framework
- Other plans and strategies
- Socio-economic data for district/ward (census etc.)
- Technical reports
- Transport studies
- Public transport data
- Conservation area appraisals
- Statutory list
- Plans from other public bodies



Neighbourhood-Level Evidence

Economic

Business surveys
Vacancy / floorspace survey
Available sites survey
Land values

Infrastructure

Transport linkages
Stakeholder engagement
(statutory undertakers, schools, etc.)
Transport capacity analysis
Traffic / pedestrian flow surveys

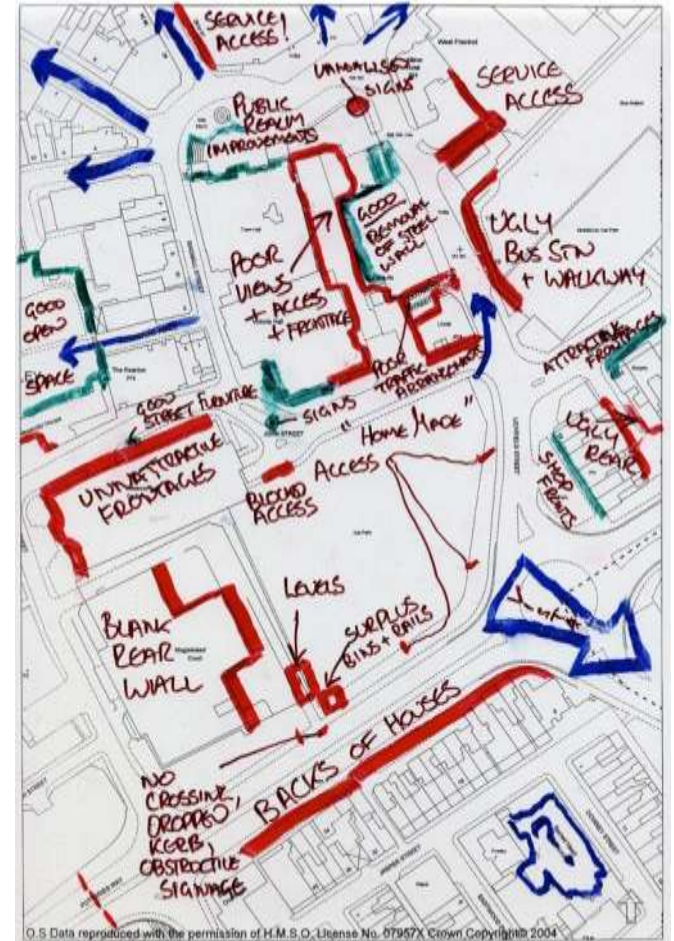
Social/Community

Housing condition survey
Audit of community facilities
Building for Life Assessment

Environmental

Place-check
Heritage audit
Conservation Area Appraisals
Local Lists
Urban Design Analysis
Open space survey & analysis

Involving People in Gathering Evidence



Community Engagement

Democratic Deficit

65.1%

General Election 2010

36.5%

Local Elections 2006

41%

Referendum 2011

?%

Neighbourhood Plans
Local Development Orders
Community Right to Build

Consultation Comes First!



Conclusions

Advantages & Issues

Strong and attractive concept

Shifts power from the centre/region to local level

Localised focus more relevant to communities

Potential to empower local people

Skills and capacity of local communities and local authorities

How are strategic issues to be addressed?

NIMBY and BANANA tendencies

What about delivery?

No clarity over how it will be resourced

Scope for dividing the community – scope for abuse

Limitation of referendum for dealing with complex plans (and cost)

The ‘no’ voters are disempowered, potentially

Resources

Who provides or pays for:

Community engagement?

Capacity building?

Professional support?

Evidence?

Delivery?

Communities?

Local authorities?

National bodies?

Developers?

Localism: Key Points

Tension – growth v local empowerment.

Localism about process, not place ...

... but to work, it needs to be about place.

Neighbourhood planning has potential – but ...

- **depends on quality of community engagement (front loading) and robustness of the evidence base**
- **potential for disempowering as well as empowering**
- **support/skills/capacity?**
- **resources?**
- **Conformity? - how bottom-up/top-down in reality**

A neighbourhood plan is a means, not an end. Delivery!

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