Broadland Neighbourhood Planning Workshop

7 January 2014

Mick Duggan
Department for Communities and Local Government

#neighbourhoodplanning
Planning has tended to exclude, rather than to include, people and communities.

Planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities.

We are allowing people and communities back into planning.

Rt Hon Greg Clark MP, National Planning Policy Framework, 2012

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Neighbourhood Planning in a nutshell

POWER

to develop statutory planning policy (or grant planning permission)

RESPONSIBILITY

to meet need and support growth

INVESTMENT

through Community Infrastructure Levy

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To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

If successful at examination and referendum, 
neighbourhood plans become part of the development plan.

An emerging neighbourhood plan may be a material consideration.
A growing movement

January 2013
A growing movement

April 2013
A growing movement

October 2013
A growing movement

March 2014
A growing movement

62% of all local planning authorities in England have designated neighbourhood areas

January 2015
1270+ communities on their way

160+ plans published for consultation

100+ plans submitted for publicity and examination

43 successful neighbourhood planning referendums
In Numbers

1,270+ communities are on their way

160+ plans published for consultation

100+ plans submitted for publicity and examination

43 successful neighbourhood planning referendums
The Referendum Question

Do you want [name of local planning authority] to use the neighbourhood plan for [name of community] to help it decide planning applications in the neighbourhood area?
Average Yes 88%        Average Turnout 32%        More than 46,000 people have voted
Neighbourhood Plans are Flexible

SIZE
There is no typical neighbourhood plan community. Strumpshaw has a population of 650, while the population of Winsford is just over 30,000.

SCALE AND COMPLEXITY
Tattenhall Neighbourhood Plan has just six policies and does not allocate land. Thame Neighbourhood Plan has over 60 policies and allocates land for 770 new homes and for employment uses.

COST
Plans vary in cost depending on scale and skills required…

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How much are communities spending?

- In the coastal village of Lympstone, £6,389
- In the large Leicestershire village of Broughton Astley, £14,312
- In St James near the centre of Exeter, £10,450
- In the Norfolk village of Strumpshaw, £4,220
- In Heathfield Park, Wolverhampton, £19,500
- In Woodcote in the Chilterns, £12,350

http://mycommunityrights.org.uk/case-studies/
A major shares opportunity to invest in the future of St James, Exeter

Now open to everyone @ £1 per share

Exeter St James Community Trust Ltd
a shared interest
Next steps: Designation

• Designation of a neighbourhood area
  The community provides a map, an explanation of why the area is appropriate, and confirmation that you are a relevant body. Six weeks publicity

  Where there is a parish or town council, they are automatically the qualifying body for preparing a neighbourhood plan. If there is no parish council, a new body is needed…

• Designation of a neighbourhood forum
  The community provides the name of the forum, a copy of the constitution, name and map of the area, contact details and an explanation of how the forum meets the conditions. Six weeks publicity
### Community Infrastructure Levy

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<thead>
<tr>
<th>Parish council ✓</th>
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Support from Local Planning Authorities

Legal duty
to provide advice and assistance

Local planning authorities receive £30,000 (and in some cases more) while supporting groups through the neighbourhood planning process

1. £5,000 at designation
2. £5,000 at submission
3. £20,000 at successful examination
Funding and Support Opportunities

Current financial help & direct support
Up to £7,000 in grants is available to groups for this financial year, and expert advice from planning specialists is available at all key stages of the process.

Support from April 2015
Grants of up to £8,000 for all groups, and a further £6,000 and direct support for groups in certain areas will be available at the start of the next financial year.

Coming soon
A suite of templates and guides for groups producing a neighbourhood plan that will enable them to more easily and speedily move through the process.

Publications
Neighbourhood Planning Roadmap Guide
The Power of Neighbourhood Planning
Keeping It Simple
and more…

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Other Community Rights

- **Community Right to Bid**
  - ‘pause’ the sale of buildings or land you care about

- **Community Right to Challenge**
  - run a community service if you think you can do a better job

- **Our Place**
  - more power to design local services in your area

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