



Changes in Planning and Localism

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Outline

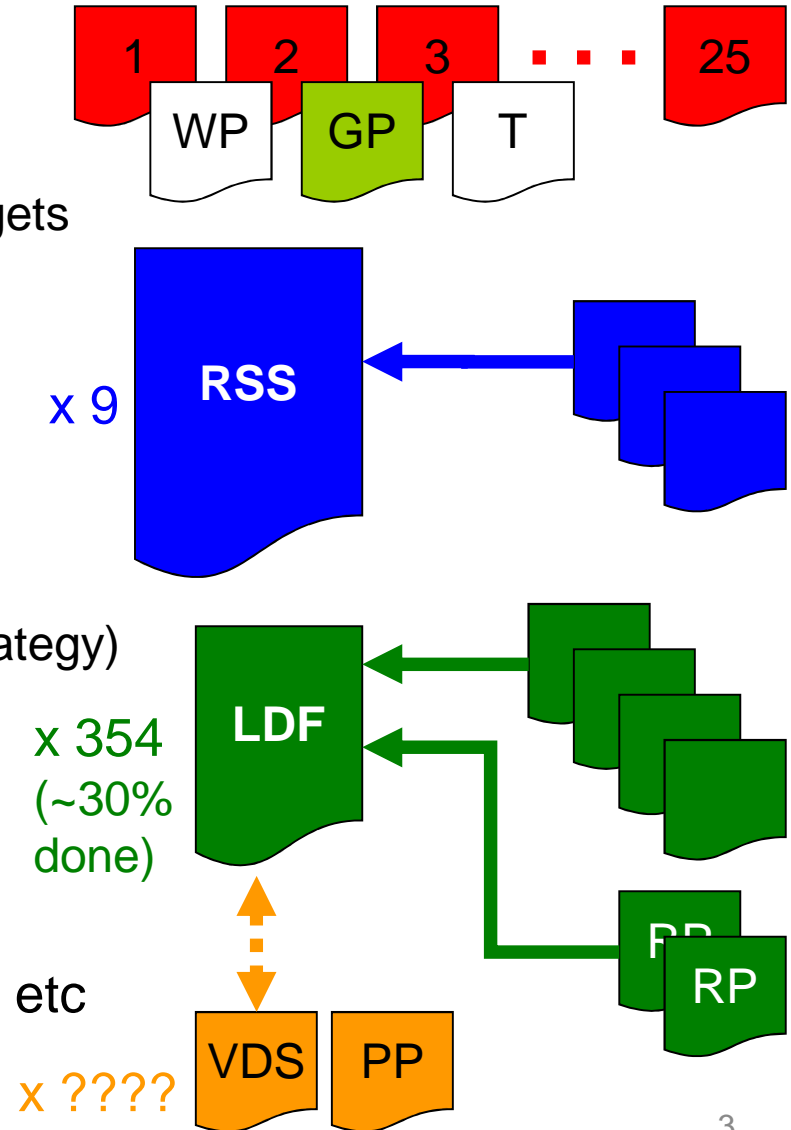


- Changes to Planning
- Localism
- Neighbourhood Development Plans

Former Planning Regime



- Central Government
 - PPS/PPG
 - Policies (White & Green Papers) and Targets
- Government Office for the Regions
 - Regional Spatial Strategy
 - Evidence base
 - All consulted on
- Local Planning Authority
 - Local Development Framework (Core Strategy)
 - Evidence base
 - SHLAA, ELR, OSR, SPD, etc
 - Retained Policies
 - All consulted on
- Village Design Statements, Parish Plans, etc
- Planning Applications



National Planning Policy Framework (NPPF)



- Cuts >1,000 pages of guidance down to ~50 pages of guidance
 - Removes all PPSs / PPGs, White Papers and Green Papers
 - >16,000 responses to consultation, most heavily critical
- Published 27 March 2012
 - Default “yes” gone, but approve applications in line with Local Development Framework quickly
 - Grant permission where the plan is “absent, silent, inadequate or out of date”
 - “Presumption in favour of sustainable development” remains
 - More balanced consideration of Economic, Environmental and Social issues, but heavy weight still given to Economic
 - Brownfield first heavily watered down
 - “Land of lesser amenity/environmental value”
 - “Intrinsic value of ordinary countryside” recognised
 - 12 month “grace” period for LAs to get Local Development Framework adopted if have post 2004 plan
 - Issues for Cheshire West and Chester

Localism Act



- Localism Act Nov 2011
 - Abolition of Regional Spatial Strategies
 - Technically still present and complex winding up process but basically being ignored
 - If Local Development Framework adopted in line with the RSS it can remain
 - Duty to co-operate on cross boundary issues
 - LA now works out what it wants by itself
 - More flexibility to LAs on what is in Local Development Framework
 - Developer pre-application consultation
 - Thresholds are not in force yet – 200/250 being talked of but CPRE and others pressure for lower amount in rural areas
 - Not just with Parish Council but widespread with community
 - Not just tick box exercise as must be shown in planning application what was done and how results of feedback changed development
 - National Planning Policy Framework

Neighbourhood Planning



- Neighbourhood Planning Regulations not yet in force
 - If required, sets out how to create Neighbourhood Areas / Forums
 - Sets out formal process for the preparation of Neighbourhood Development Plans and Neighbourhood Development Orders
 - Draws upon experience of “forerunner” Parish/Town Councils
 - Community Right to Build Orders
 - Community can “instruct” something to be done within a certain timescale
 - Requirements of Community Right to Build Organisations
 - Mostly public bodies
 - Also includes essential community establishments like pubs if they are to be closed
 - Sets out the official consultation/vote two-stage mechanism
 - Support to progress
 - Formal adoption

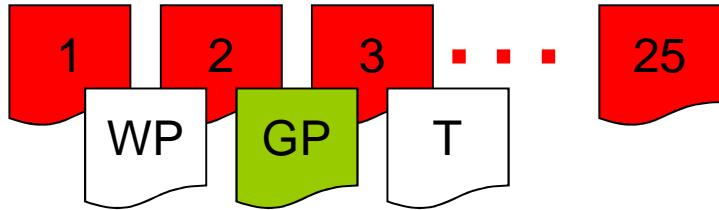
Neighbourhood Development Plans



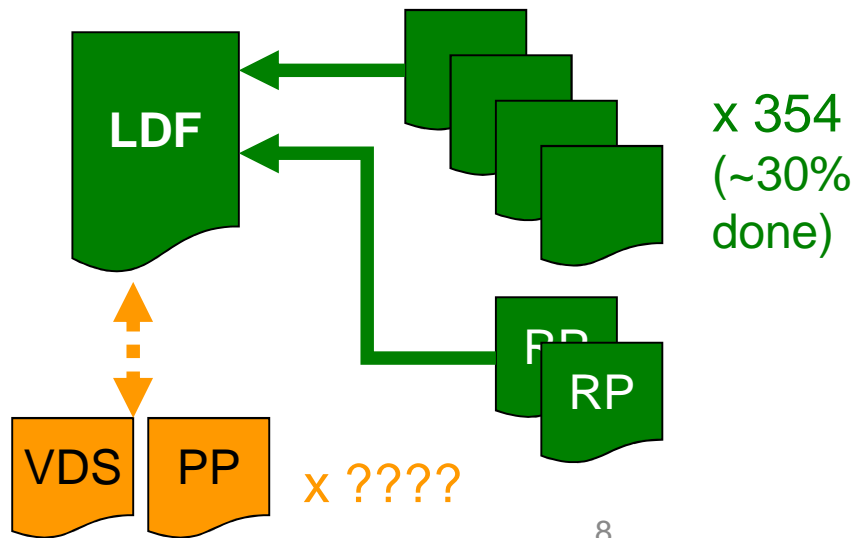
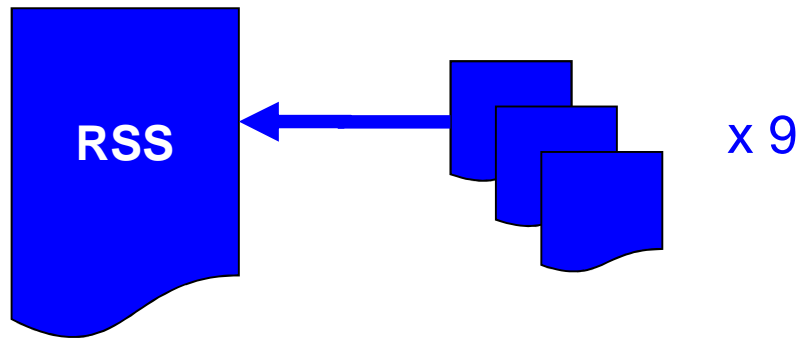
- Neighbourhood Development Plans / Neighbourhood Plans **CAN**:
 - Decide where and what type of development should happen and when
 - Include policies e.g. for design standards that take precedence over existing policies in the Local Development Framework, provided they are not in conflict with the strategic policies in the Local Development Framework
 - Promote more development than that set out in the Local Development Framework

- Neighbourhood Development Plans / Neighbourhood Plans **CANNOT**:
 - Conflict with strategic policies in the Local Development Framework
 - Be used to prevent development that is included in the Local Development Framework
 - Be prepared by a body other than a Parish / Town Council or Neighbourhood Forum (where Parish / Town Council doesn't exist)

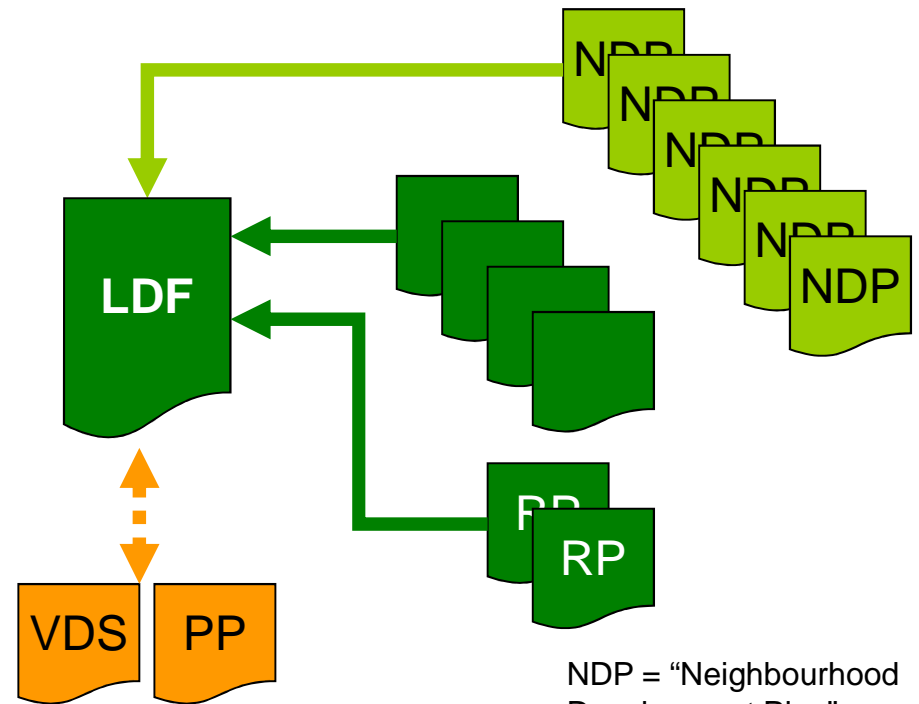
New Planning Regime



- “National Planning Policy Framework”



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NDP = “Neighbourhood Development Plan”