

# **Workshop 2**

## **Neighbourhood Planning**

### **What is the future of rural housing delivery?**

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CCB

# Overview of workshop discussion

- New funding regime
  - Can affordable rents deliver what is needed in rural communities?
  - Will cross-subsidy increase delivery?
  - Real value of CIL and New Homes Bonus
- The National Planning Policy Framework
  - The presumption in favour of sustainable development
  - Abolition of the national rural exception site policy(?), more flexibility, or simply less housing?
- Neighbourhood Planning & CRtBuild
  - NIMBY charter or Developers Dream?



## **'The Localism measures are the means by which we generate the Big Society'**

- Re-balancing relationships, and expectations, between the state and civil society
- Local people taking action for themselves
- A focus on small neighbourhoods (parish or ward)
- A shift from 'engagement' in shaping public services to allowing communities to empower themselves



## ***The Rights (and constraints):***

- **The Right to Plan** (neighbourhood planning)
  - parish councils propel a community-led vision into a statutory framework, within limitations
- **The Right to Build**
  - communities able to develop small scale sites, but at what cost?
- **The Right to Challenge**
  - improving public services through community influence, but not necessarily community control
- **The Right to Buy**
  - safeguarding assets of ‘community value’, but taking ownership requires a willing seller



## *Out with the old – in with the new?*

- Community views are already being polarised by the current debate on ‘sustainable growth’
- Referendum is a barrier and has negative impact
- A Local Planning Authority could negotiate with communities to use existing processes:
  - Area Action plans, Local Development Orders, Supplementary Planning Documents
  - Rural exception sites methodology
  - Avoid ‘key rural services’ policies in a local plan
  - Community Led Planning as the basis for statutory plans



# Neighbourhood Planning

National Planning Policy Framework

Local Plan / Core Strategy

Neighbourhood Development Plan

Allocated Sites

Other Applications

Where there is no NDP these will be treated as they would normally. With a presumption in favour of sustainable development

Otherwise the NDP becomes a material planning consideration.

Community Right to Build  
(a type of NDO)

Neighbourhood Development Order

Plan developed in consultation with community review of spatial needs and aspirations .  
Must contribute additionality to development identified in Local Plan



# National Planning Policy Framework

- Light touch approach to planning provides outline guidance but allows for strategic needs to be identified locally in Local Plans (Economic/Social/Environmental)
- Default position is the presumption in favour of sustainable development – growth agenda. (Grants permission where plan is silent, absent, indeterminate or out of date. )
- However has built in protection for areas of constraint (Green Belt, AONB, National Parks & Broads – and introduces ‘Green Spaces’)
- Allows Neighbourhoods to develop Neighbourhood Plans that meet strategic needs set out in the Local Plan, promote positive development and identify opportunities to use NDOs.



Neighbourhood  
Development Plan



**Neighbourhood  
Development  
Order**

## Neighbourhood Development Orders

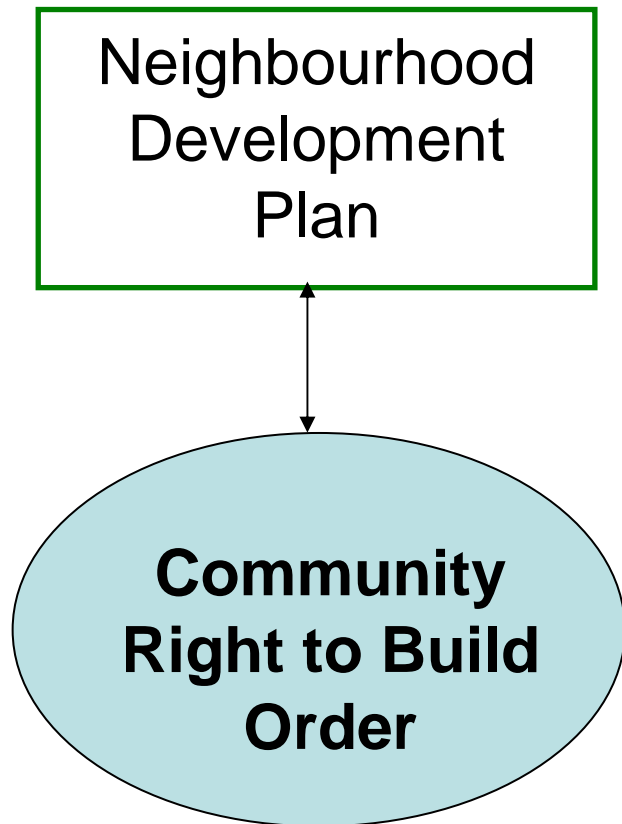
Effectively replace planning permission on sites in a neighbourhood development plan area, or could relate to permitted development, provided this:

- Meets EU obligations and does not breach Convention of Human Rights
- Meets basic criteria for sustainability set out in NPPF
- Does not conflict with any previous or outstanding development proposals
- Has the approval of >50% of the voting electorate from the neighbourhood area in a referendum





# Community Right to Build Order



A type of NDO proposed by a formal community organisation:

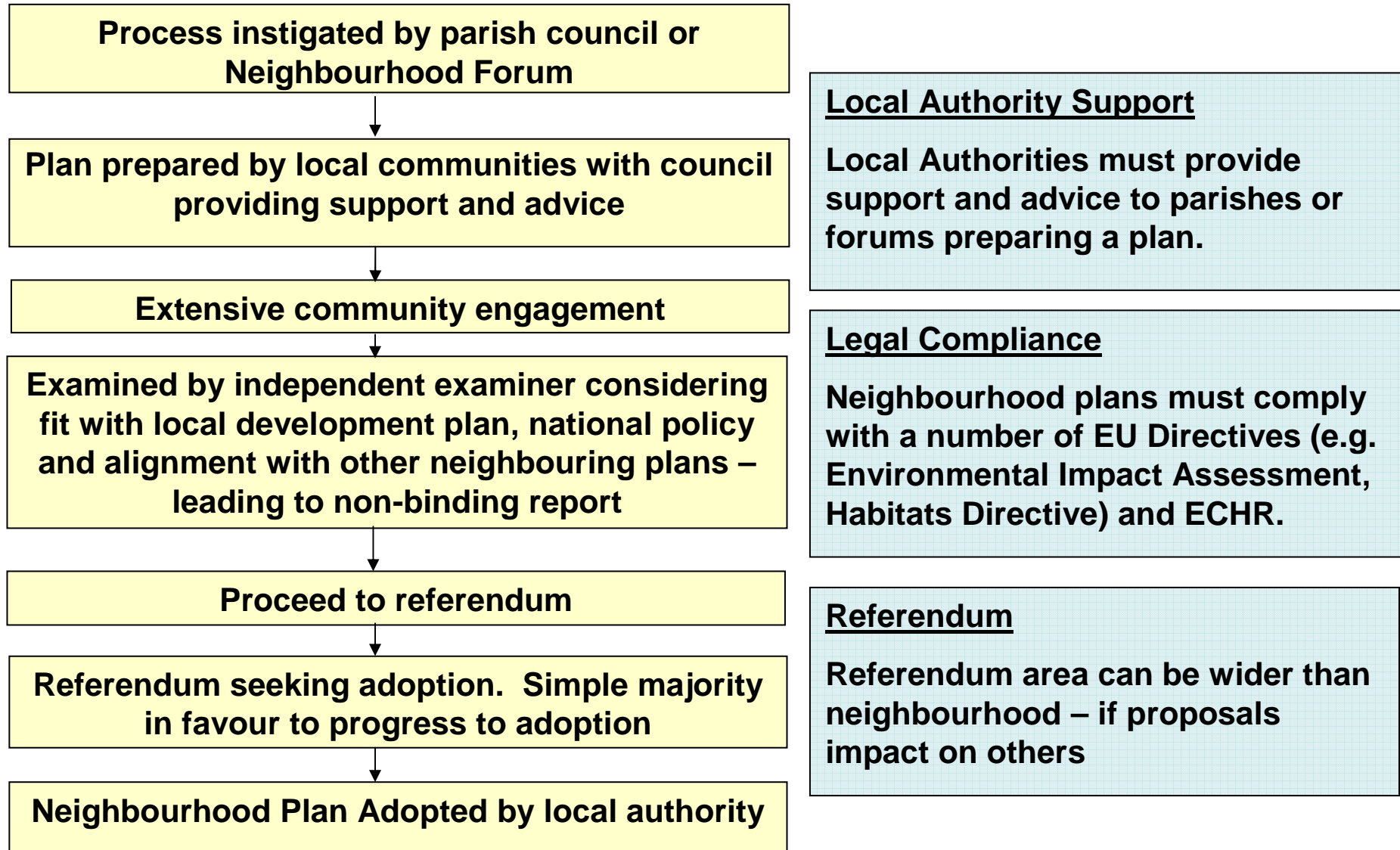
- Which furthers social, economic and environmental well-being of individuals living or wanting to live in a particular area
- That meets other conditions that may be prescribed by legislation
- That has 50% of its members living in the neighbourhood area.

Development must be small in scale and on a specific site.

Can deliver new homes and/or community amenities

Needs >50% community support at referendum

# How is the Neighbourhood Plan prepared ?\*



\*Slide from 19.05.11 presentation by David Buxton, Planning Division, Department for Communities & Local Government

## **Types of evidence required for neighbourhood plans? (NP Regulations issues)**

- Transport modelling
- Equality Impact assessment
- Landscape Impact assessment
- Sustainability assessments
- Population projections
- Retail assessment
- Viability assessments
- Housing need assessments
- And more.....

It is not yet clear who is responsible for provision of the above and who bears the costs, LPA or Neighbourhood Forum?



## ***Why make the connection: CLP and Neighbourhood Planning***

- Culture of community led exercise; detailed guidance and support already in place
- Holistic vision for the community; tackles social, environmental and economic aspects
- Generates community participation, support and new volunteers to take forward community action
- More likely to produce positive planning attitudes and consensus outcomes that meet local needs
- Produces and collates evidence base; input into CIL and funding requirements
- Delivers best value, long term sustainable action

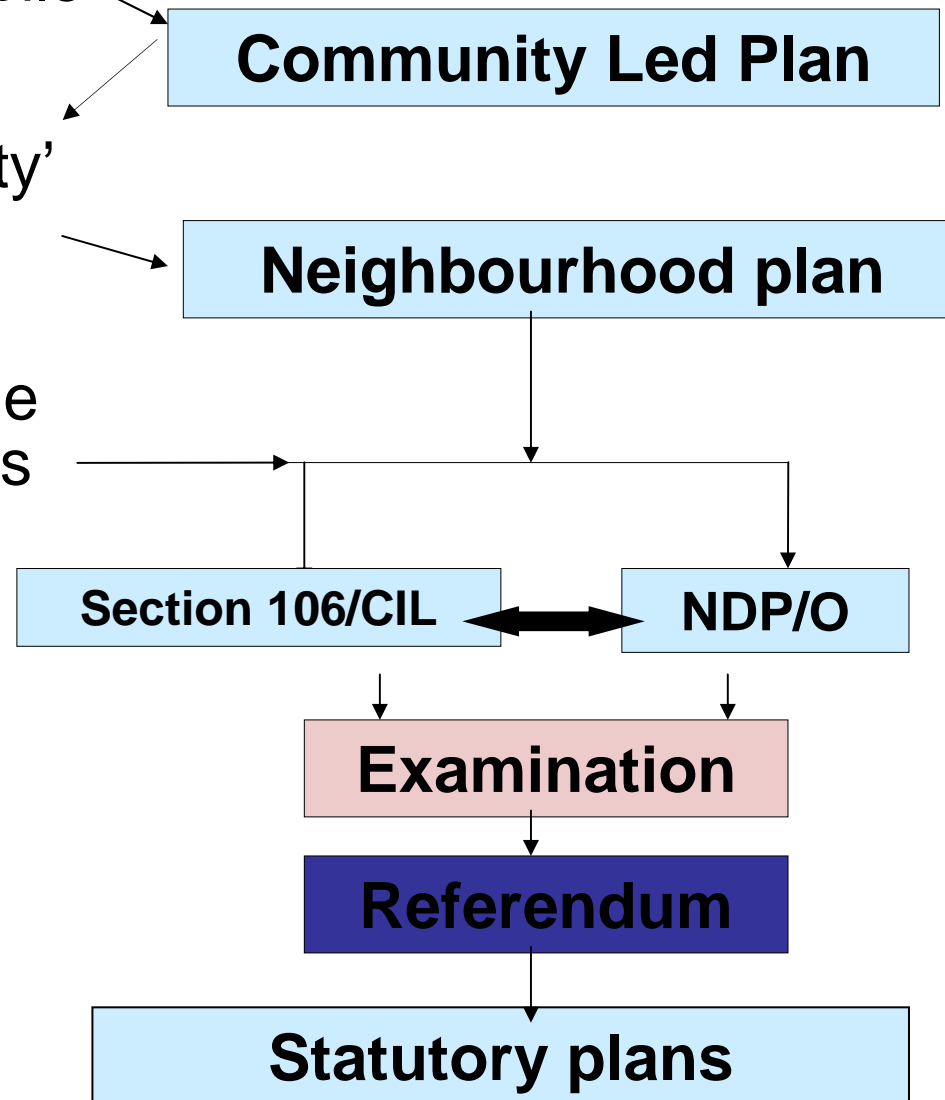


# Community Led and Statutory Plans

Consider Localism opportunities; compile evidence base

Remove 'community' actions

Cost actions, define site-specific actions (Rights to Build & Buy)



# Questions to discuss:

Will the NPPF and Localism Bill measures deliver affordable housing for local people in rural areas?

1. What impact is expected from:

- Affordable rents
- Cross-subsidy sites and viability

2. What added value is there in:

- Retaining a rural exception policy in a Local Plan
- Tackling nominations and enfranchisement rights

3. Is the NPPF/Localism Bill a NIMBY charter or developer's dream?

