

Neighbourhood Planning

Neighbourhood Planning Network Quarterly Meeting May 2013

Neighbourhoods and City Development

Strategic Planning Service



Agenda

- Welcome and Introductions
- Neighbourhood Planning Opportunities
 - reminders...
- Neighbourhood Planning Designations
 - Update on latest, progress in Bristol, Future rounds
- Funding
 - Bristol, CLG and CIL
- Lessons from Thame and Exeter St James
- Training



Reminders.....

Neighbourhood Planning has many tools.....

- Planning Applications / pre-apps
- Conservation Area / Landscape Context Appraisals
- Contributing to 'Know your Place'
- Commenting on Bristol Local Plan documents

As well as ...

- Preparing Neighbourhood Development Plans or Orders



But...

- Only designated Neighbourhood Planning Forums can prepare a statutory Neighbourhood Development Plan or Order. These:
 - must enable development and growth
 - must be consistent with NPPF and general conformity with Development Plan
- It's not about stopping development but to....
 - help provide for the homes and jobs communities need now and in the future
 - enable communities to shape their environment and direct growth to where it is needed



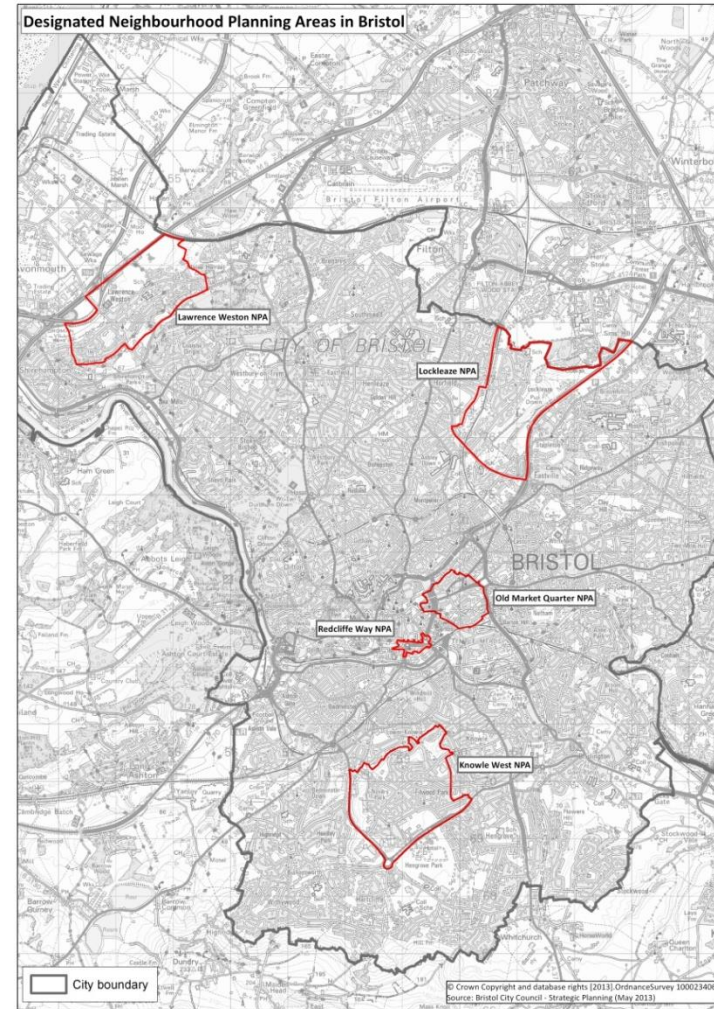
Neighbourhood Planning Designations

- 5 Neighbourhood Planning Areas
- 4 Neighbourhood Planning Forums:

- Lockleaze
- Redcliffe Way
- Lawrence Weston
- Old Market

July 2012

May 2013



Next round of designations in Bristol

- Anticipate will start Autumn 2013
 - ie October 2013 application for NPA
January 2014 designation of NPAs
 - March 2014 application for NPFs
Early May 2014 NPF designation
- Any potentially qualifying groups considering application advised to get in touch now:
 - to review the opportunity and implications
 - to fully consider the implications as a group
 - to allow enough time to put in place the information needed to apply



And particularly

to ensure can clearly demonstrate compliance with the statutory requirements of the Act and Regulations:

- Minimum 21 members, open membership to all residents and people working in the area
- Representation from across the area including Ward Councillors
- Social, economic and environmental purpose
- Constitution



Funding

- Bristol commitment
 - £2,000 up front on designation as a Neighbourhood Planning Forum
- CLG financial support... Applications required
 - Supporting communities in Neighbourhood Planning Fund
 - direct support – advice and support, 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.

- Applications required: see <http://mycommunityrights.org.uk/neighbourhood-planning/apply/>
- Eligibility only NPFs and emerging NPFs preparing a Neighbourhood Development Plan or Neighbourhood Development Order
- CIL
 - 15% CIL received will be spent in local area (Local Component) - 25% if area has a Neighbourhood Development Plan
 - The local component **can** be spent on the preparation of a Neighbourhood Development Plan.....



Other local sources of funding

- Charitable organisations - Quartet
- Developers, Housing Associations, pro bono work



Progress in the first 4!!

Lockleaze Voice Neighbourhood Development Forum

- published draft options and aspirations for sites April 2012 following Princess Foundation workshop
- public exhibition Cameron Centre April 2012
- internal workshops with Planning Aid support Autumn 2012 – Spring 2013
- outline planning policies from Planning Aid April 2013
- considering and preparing for drafting of first draft NDP
- consultation on first draft NDP autumn 2013



Redcliffe Neighbourhood Development Forum

- published illustrative material resulting from Princes Foundation workshop
- Appeared at Temple Quarter Enterprise Zone launch event October 2012
- Held invited attendees workshop January 2013(date)
- Public exhibition at Arnolfini March 2013
- Community consultation on Wish Cart March / April 2013
- Preparing for draft aims and objectives for NDP for consultation Summer 2013
- Early working with BCC re Delivery Partnership for Redcliffe Way



Lawrence Weston Neighbourhood Planning Forum

- Training residents in community research 2012
- Local shopping and business survey
- Consultation on Ridingleaze/ College site Spring 2012
- Community Planning day- Design your neighbourhood Feb 2013
- Producing a draft neighbourhood design statement 2013
- Joint working on the production of a Housing Needs Study Spring 2013
- Consultation event for 'Community Plan' April 2013



Old Market Quarter Neighbourhood Planning Forum

- Published report of Prince's Foundation Community Planning Workshop October 2011
- Held invited attendees workshop April 2012
- Appeared at Temple Quarter Enterprise Zone launch event October 2012
- Community consultation on Wish Cart Autumn 2012
- Published long list of potential projects and what could go into the plan March 2013
- Public exhibition Trinity Centre March-May 2013
- Online questionnaire on potential projects March-May 2013

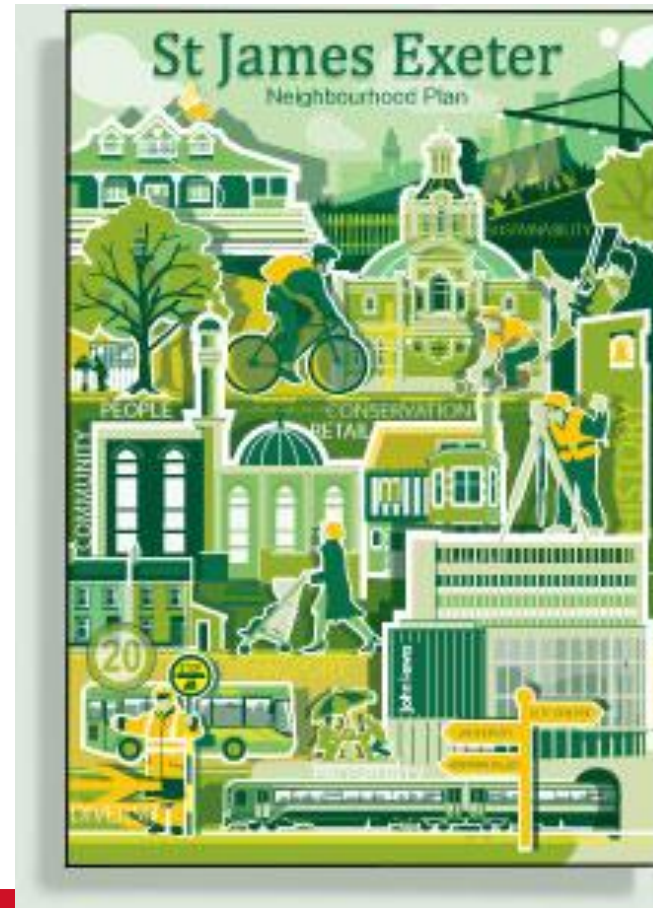


Lessons from confirmed NDPs

Thame



Exeter St James



Lessons from confirmed NDPs

- Thame
 - Hearing
 - ‘Town Council’ market town with population of 11,000. Elected representatives making process decisions
- Exeter St James
 - Written Reps
 - City central area, urban Neighbourhood Planning Forum with population of 6,800, significant professional membership



Observations:

Both:

- Successful at examination and referendum
- Substantive documents and evidence base available
- Clearly presented and ‘professionally’ imaged
 - Thame : Tibbalds Planning & Urban Design and Jake Collinge Planning Consultancy
 - Exeter St James: LDA Design
- Well established community involvement and audit trail
- expensive?



Examiners comments: Thame

- Consultation – not just ‘doing’: quality and effectiveness; openness, inclusivity and transparency – ‘continuous’ engagement throughout : ‘an exemplary approach’
- Structure - demonstrates consistent linkages between Vision, Objectives, Policies
- Testing and refinement of Preferred Option through Sustainability Appraisal
- Policies - consistent with Core Strategy but offer specificity with regard to local circumstance
- site specific allocations - should be within the plan and provide for ‘flexibility’



Examiners comments: Exeter

- Examiner not examining the soundness of the plan or its quality – but ‘plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency’.
- NDP can only be assessed for conformity with statutorily adopted DPDs ...
- Take care with language and clarity
- Avoid inclusion of projects ‘not development’
- Track changes between versions carefully



Questions...

- Do these properly reflect the communities they have been prepared for?
- Would these be appropriate products for our communities?
- How might Bristol's NDP documents differ...



The documents needed?

- Submission version of the Neighbourhood Development Plan
- Basic Conditions statement
- Consultation Statement and Report
- Evidence Base
- Sustainability Appraisal
- Planning Policy Appraisal



Basic Conditions

The basic conditions state that the plan:

- must be appropriate having regard to national policy
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies in the development plan for the local area
- must be compatible with EU obligations including human rights requirements



Training Needs and Opportunities

- What?
- How?
- When?
- Where?
- Who for and
- Who by?

And how much!



Useful links

- Bristol City Council
<http://www.bristol.gov.uk/page/planning-policy>
<http://www.bristol.gov.uk/page/site-allocations-and-development-management-document>
- Planning Advisory Service <http://www.pas.gov.uk>
- CLG Neighbourhood Planning
<http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/>
- Localism Act <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>
- Neighbourhood Planning (General) regulations 2012
<http://www.legislation.gov.uk/uksi/2012/637/contents/made>
- Bristol Neighbourhood Planning Network <http://www.bristolnbn.net/>
- Localism Network <http://www.localismnetwork.org.uk>
- Neighbourhood Planning Fund
<http://mycommunityrights.org.uk/neighbourhood-planning/>



Links

- Thame

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/thame-neighbourhood-pl>

- Exeter St James

<http://www.exeter.gov.uk/index.aspx?articleid=14115&listid=9485>