

The Nuts and Bolts of Neighbourhood Plans

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RTPI

mediation of space • making of place

What is a Neighbourhood Plan?

A Neighbourhood Plan is a *community-led framework to guide future use and development of land.*

- *Introduced by Localism Act in 2011*
- *Part of land-use planning system*
- *Led by the Community for the Community (not led by the Council)*

What does it do?



- Deals with use and development of land (promoting/controlling development, conservation)
- Can include other related matters (e.g. highway and landscape improvements)
- Focus on one issue or multiple issues
- Follows a prescribed process

What can't it do?

- Can't conflict with or repeat the Council strategic policies (Core Strategy) or national planning policies
- Can't promote less growth and development than the Core Strategy
- Can't be done quickly



The Neighbourhood Plan Process

1. Agreeing the Neighbourhood Forum / Area



2. Preparing the Plan



3. Independent Examination



4. Community Referendum



5. Adoption

(Subject to outcome of referendum)

2. Preparing the Plan

Key Tasks

- Engage with the community to decide what the plan should tackle
- Develop a vision
- Get evidence / information
- Consider what policies needed
- Consider what sites to allocate or designate
- Map important areas
- Draft the Plan policies and Proposals Map
- Consult



Role of the Council

“The Council is legally required to advise or assist those bodies producing a Neighbourhood Plan in its area.”

Council will assist with:

- Advice on consistency with local and national policies
- Advice on the legal procedures
- Helping to develop an appropriate and robust evidence base
- Environmental Assessment and Habitats Regulation Assessment
- Consultation and engagement

Role of PPS Planning

**An independent helping hand.
To help the Forum as required....**

- in discussions and negotiations with the Council and statutory bodies
- on rules, procedures and project management
- with public consultation and interpreting results
- with writing policies and designations
- by providing support in meetings and events where expertise on the planning system and is required.

Consulting on the Draft Plan



- Publicise draft plan for a minimum of 6 weeks, to all people who live, work or have business in the area



Homes &
Communities Agency

Rochdale Borough
Council

Coal Authority

- Consult statutory bodies

Historic England

Environment Agency

And others...

- Review the draft plan and agree a final plan to submit to the Local Planning Authority (Rochdale Council)

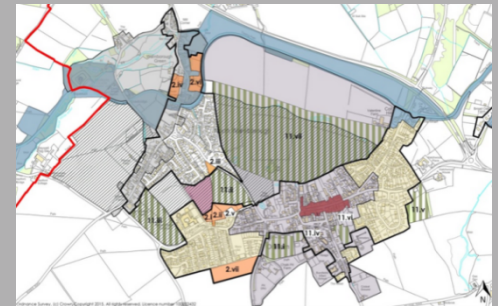


Submitting the Plan

The submission will include:

- The written policies and map showing the areas they apply to (areas where development is to be promoted or restricted)
- A consultation statement
- A “basic conditions” statement

The Local Planning Authority will then publicise the plan for a further minimum 6 weeks consultation



Stage 3. Independent Examination

Independent Check

- An Independent Examiner will check the plan to ensure it meets the 'basic conditions'
- A public meeting for the examination is not always necessary
- The examiner may:
 - 1. Refer to referendum (final stage)
 - 2. Recommend modifications
 - 3. Refuse



Meeting the Basic Conditions

What are the '**basic conditions**'?:

- Plan must have appropriate regard to national policy and advice
- Must be in general conformity with strategic elements of the Local Plan (e.g. housing targets)
- Must contribute toward sustainable development
- Compatible with EU obligations

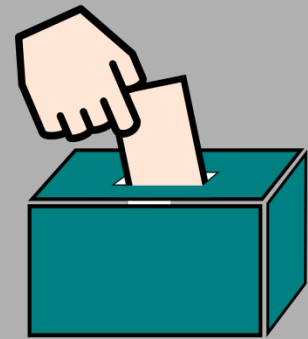


Stage 4. Community Referendum

Community Referendum

The referendum will decide whether the plan is adopted

- **Organised and funded by the Council**
- **Simple 50%+ rule**
- **Must comply with NP referendum regulations**



Who votes?

- Residents who meet eligibility criteria to vote in a local election for the area & who live within the referendum area.
- In a 'designated business area' non-domestic rate payers within the referendum area

Adoption

- Should the referendum result in a 50%+ yes vote the plan will be adopted
- **Once 'made', a neighbourhood plan forms part of the statutory Local Plan and a basis for the determination of all planning applications & appeals**