

My Community



Peter Allison

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@mycommunityhelp



What is a Neighbourhood Plan?

- Community led plan
- Statutory document
- Guides the future development, regeneration and conservation of an area
- Vision, set of aims and a list of policies
- Forms part of the area's local development plan
- Can't be **anti-growth**
- Must promote sustainable development
- Some financial benefits – increased share of CIL

What do you want a Keighley NP to achieve?



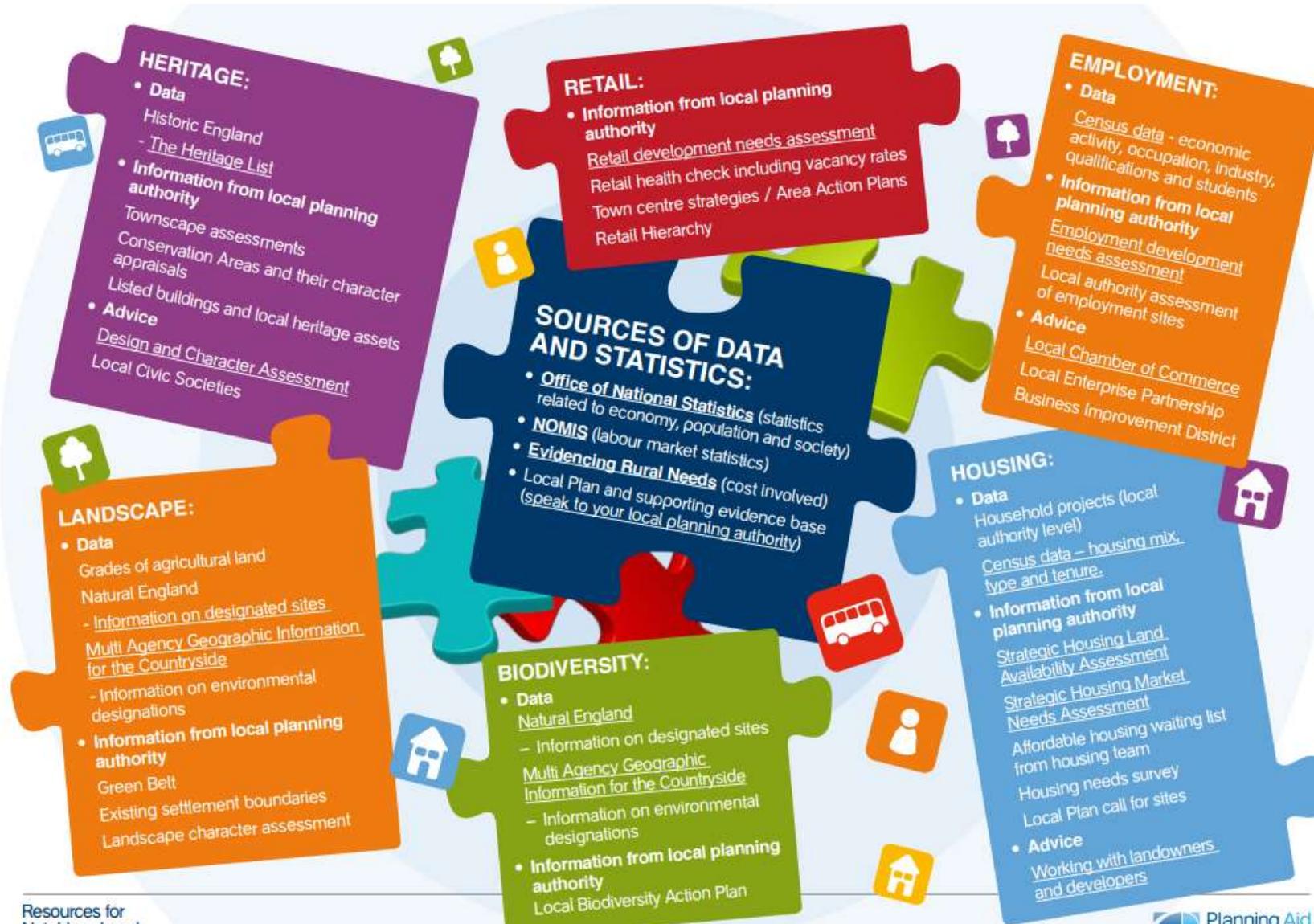
- Must deal with land use planning policies
 - Only development that requires a planning application
- Increased focus on Design in planning policy is an opportunity for neighbourhood planning.
- Opportunity to give more protection to local heritage, community facilities and green spaces.
- Many opportunities for community engagement to establish what residents want.
 - Are we looking at one homogeneous community or many different ones?



How have Neighbourhood Plans developed

- National planning policy governed by the NPPF.
 - The NPPF has given greater power to neighbourhood plans.
 - Neighbourhood plans can now modify green belt boundaries where the principal authorities has established a need for a review.
- Since the first neighbourhood plan there have been legal challenges by developers
 - Recently these have been more successful where the **evidence is incomplete** and **policies are unclear**.

Evidence Base and Policy Review support



External support



- A planning consultant is generally needed to ensure Plan is legal.
 - But the Town Council should actively manage the process.
 - It is your plan not the consultant's plan
- Toolkits.
 - <https://neighbourhoodplanning.org/toolkits-and-guidance/>
 - New environmental toolkit jointly prepared by Natural England, Historic England, Environment Agency & Forestry Commission.
- Special technical support packages are available through AECOM a national planning consultant.
 - Expertise supplied as benefit in kind.

Design



- Design Codes are being produced by all planning authorities and encouraged for NPs.
 - *Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*
- There are technical support packages available to assist the production of local Design Codes.
 - AECOM, a national planning consultant, will produce the Code but you need to specify the scope and the details you want to achieve.

Built Heritage



- Conserving and enhancing built heritage is important.
 - Wilsden identified (with evidence) 40 non designated heritage assets in addition to 20 nationally listed buildings.
 - For new developments site boundaries to be natural stone walls.
 - Ensuring that new developments are in character especially in the large Conservation Area.
 - Identifying special character areas outside the main settlement boundaries



Natural Environment



- This is important to residents to protect and enhance areas both within and surrounding the village.
 - Wilsden identified & listed (with evidence) 7 important green spaces to give special protection.
 - Identified important views & vistas.
 - Policies focussing upon protecting local footpaths, trees and woodlands and local ecology.
 - Looking for opportunities for Biodiversity Net Gain.



Developing policies



Logic and narrative

- Policy development should tell a story
- Be aware the power of words
- Policies, and indeed the plan, should be bound by a '**golden thread**'
- Develop the vision
 - Locally distinctive
 - Short, medium and long-term
 - Answer the question: What will your community look like in 15 years or even 30 years?

Key principles



- *Neighbourhood planning gives communities the power to develop a shared vision for their area. **Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.** Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.*
- *Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.***

NPPF paragraph 29 & 30

Key principles



"A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker [ultimately the LPA] can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."

PPG paragraph 41

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