

Neighbourhood Planning Networking Evening

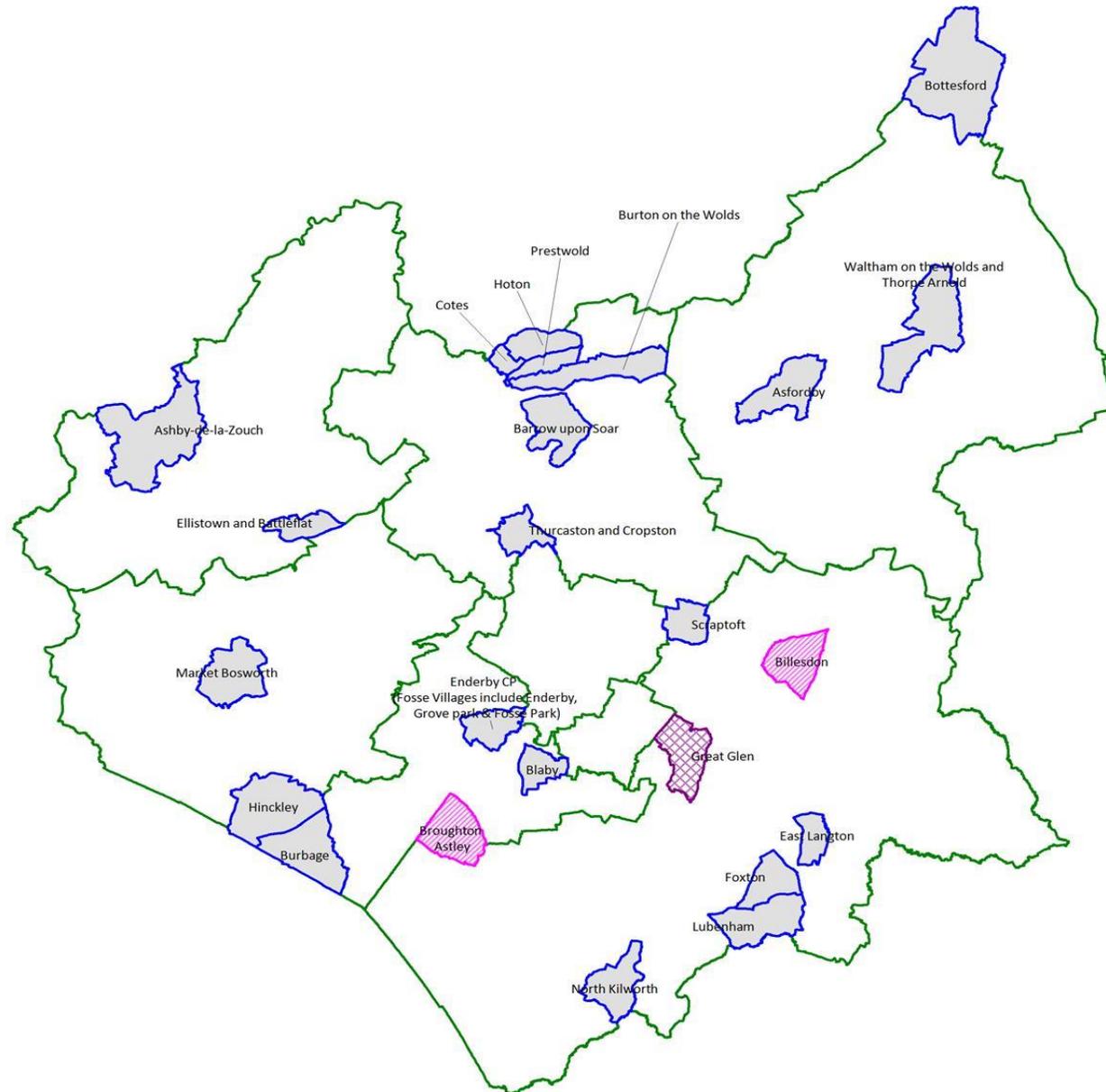
10th February 2015

Sharon Wiggins

Policy Manager / Communities and Places Manager

Leicestershire Neighbourhood Plans

-  District Boundaries
-  Designated
-  Adopted
-  Area Approved



Leicestershire Front Runners Updates

- Fosse Villages
- Lubenham
- Broughton Astley
- Market Bosworth
- Billesdon
- Asfordby
- Waltham on the Wolds

Neighbourhood Plans and providing for housing development

Housing issues in neighbourhood Plans

- How many homes to plan for?
- Where should they go?
- What is the right size, type and mix of housing?

How many homes to plan
for

Contents

- Background
- Meeting the requirements of the Local Plan
- Other considerations
- Future proofing

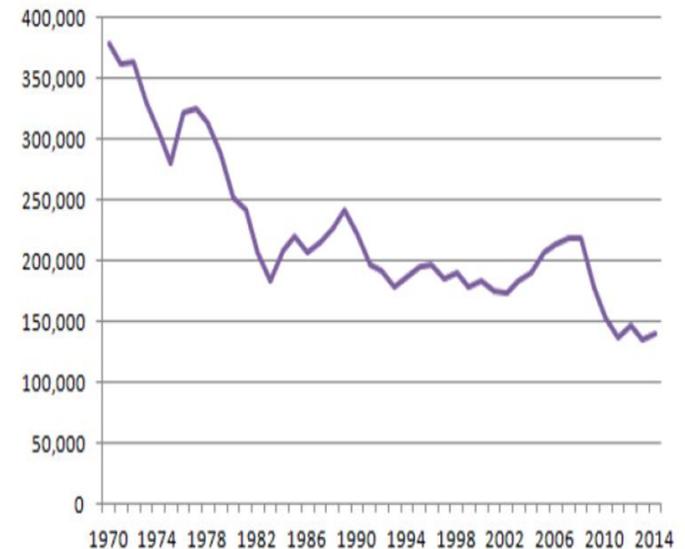
Why do we need so many new homes?

- The population in England is not only rising, but its structure is changing too:
 - Single Occupation
 - Life Expectancy
 - Second Homes
 - Immigration
- Investment Properties
- The latest set of household projections suggest that we need to build 221,000 homes each year up to 2021

The Current Rate of Development

- In 2013/14 just 112,630 new homes were built in England – less than half the level needed
- In 2006/7, the last year of the housing market boom, 167,680 homes were completed in England

House building: permanent dwellings completed, from 1970 to 2014, UK



The Consequences of Under Delivery

- Average house prices have increased from £45,000 to over £178,000 – that's 295%. In Leicestershire the average house price has risen from £61,874 (January 1995) to £158,721 (December 2014)
- The proportion of people aged between 16 and 24 living in homes they own has fallen from 36% in 1991 to just 10% in 2012. The proportion of 25 to 34 year olds living in homes they own has fallen from 67% to 39.5% in the same period.
- The average age of an unassisted first-time buyer is now 33 years old
- Unassisted first-time buyers now spend, on average, £81,321 on rent before they buy their first home.
- 652,000 households in England are living in over-crowded homes
- 80,000 children spent Christmas 2013 in temporary accommodation.

National Planning Policy Framework

- 'boost significantly the supply of housing'
- ensure that Local Plans 'meets the full, objectively assessed needs for market and affordable housing in the housing market area'
- Local planning authorities should have a clear understanding of housing needs in their area.
- They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
- Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies.

2014 Leicester and Leicestershire Strategic Housing Market Assessment (SHMA)

- Housing Market Area (HMA) comprises all the local authorities in Leicestershire and Leicester City
- More localised links with other neighbouring authorities exist
- Identifies a need for between 3,630 – 4,060 homes per annum to 2036 across the HMA
- The lower end of the range would support the demographic projections
- The higher end of the range would support stronger delivery of both market and affordable housing taking account of the need for affordable housing and market signals, and support proportionate economic growth

Housing need by district

	Housing Need to 2031 pa	Current Local Plan
Blaby	360-420	380
Charnwood	810-820	790
Harborough	415-475	350
Hinckley & Bosworth	375-450	450
Melton	200-250	
NW Leicestershire	285-350	
Leicester & Leicestershire Total	3,775-4,215	

Planning for housing in Neighbourhood Plans

Options:

1. Do not deal with issue
2. Flexible
3. Set out housing requirement and plan for it

Policy 1

To enable managed housing growth in the Parish:

- Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;
- Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme

All housing proposals should:

- Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.
- Respect and, where possible, enhance the natural, built and historic environment.
- Maintain Tattenhall village's strong and established sense of place.

The Development Plan

LPA	Development Plan (strategic policies)	NPPF compliant	SHMA compliant
Blaby DC	Blaby Local Plan (Core Strategy) 2013	✓	✓
Charnwood BC	Charnwood Local Plan (Core Strategy) 2015	✓	✓
Harborough DC	Harborough Core Strategy 2011	✗	✗
Hinckley & Bosworth BC	Hinckley & Bosworth Core Strategy 2009	✗	✓
Melton BC	Melton Local Plan 1999	✗	✗
North West Leicestershire DC	North West Leicestershire Local Plan 2001	✗	✗

Housing provision in local plans

- Specific settlement provision
- Provision spread among several settlements
- No provision

4. Larger Central villages

Settlement	Housing requirements (2006 – 2029)
Enderby	155
Narborough	210
Whetstone	365
Countesthorpe	520

5. Rural Centre

Settlement	Housing requirements (2006 – 2029)
Stoney Stanton	320

6. Medium Central villages

Settlement	Housing requirements (2006 – 2029)
Littlethorpe	Combined figure of 815
Huncote	
Cosby	
Croft	
Sapcote (including land at The Limes)	

7. Smaller villages

Settlement	Housing requirements (2006 – 2029)
Elmesthorpe	Combined figure of 80
Kilby	
Sharnford	
Thurlaston	

What is the housing supply?

- Plan period
- Housing built since beginning of the plan period need to be discounted
- So do other commitments
- For example, Charnwood Core Strategy requires seven Service Centres- Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby and Syston to provide for 3,170dw over the period 2006-2028. But, since 2006 2,224 have already been built and 1,942 had planning permission.

Our settlement has a shared requirement- what do we do?

- What is the residual requirement?
- What is our strategic role?
- What is our 'fair' share?
- What does the SHLAA say?
- Infrastructure capacity
- Market signals- house prices, overcrowding
- Housing need
- Community views
- Other factors
- Talk to your LPA

We have no up-to-date Local Plan

- Neighbourhood Plans can be developed before, after or in parallel with a Local Plan.
- Neighbourhood Plans are not tested against the policies in an emerging Local Plan.
- Advantages of bringing forward a Neighbourhood Plan before an up-to-date Local Plan is in place:
 - A Neighbourhood Plan can be provide an up-to-date basis for deciding applications in the absence of a Local Plan;
 - They are quicker to prepare;
 - The local planning authority should take it into account when preparing their Local Plan.
- Disadvantages:
 - May need to review Neighbourhood Plan once Local Plan is adopted.

Asfordby

- Commissioned Study to compare data on household types and ages, or 'lifestages', from the 2011 Census and in the CLG 2011 based household projections and interpret these to give an estimate of the increase in number of households in the parish, as well as the 'optimum' mix of housing required to best fit this projected future demographic profile.
- 250 additional households over period 2011-31

Future Proofing Neighbourhood Plans

- NPPF: Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in circumstances
- What happens if the new local plan requires greater housing provision?
- What happens if one of the key sites allocated in your Neighbourhood Plan fails to deliver the anticipated number of houses?

Summary

- Start with the Local Plan and talk to your LPA
- Take account of existing housing supply
- Also consider:
 - 'fair' share
 - SHLAA
 - Infrastructure capacity
 - Market signals
 - Housing need
 - Community views
 - Future proofing

SHARON WIGGINS

**Policy Manager / Communities and Places
Manager**

Four key aspects:

- ✓ Indicative timeline/resources plan
- ✓ Communications plan
- ✓ Consultation strategy
- ✓ Monitoring and Evaluation

Indicative timeline/resources plan

- ✓ Flow diagram of anticipated process and allocated resources
- ✓ Include start and end dates and key milestones along the way
- ✓ Do not need to pin point exact dates but provide month
- ✓ Update time line and provide explanation for slippage

Communications Plan

- ✓ Communications in both directions
- ✓ Specify interested parties
- ✓ Consider different forms of communications to communicate with all in the local community/ stakeholders (landowners, developers etc)
- ✓ Seek agreement with local community at outset to content of communications plan, take on board suggested improvements

Consultation Strategy

- ✓ Embed within the Communications Plan or free standing
- ✓ Specify when you are going to consult, at what stage and how long the consultation will last
- ✓ Detail what will happen to input made through consultation and how feedback will be available

Monitoring and Evaluation

- ✓ Think about and build in at outset of neighbourhood plan measures to gauge the success of the plan eg clarity provided on the desired direction of growth for the village, has this resulted in a planning application being made in this location/pre-application discussions taking place?
- ✓ Establish regular points in time in the future to review the effectiveness of the plan with partners, what is working well?, what is working less well? What needs to change?



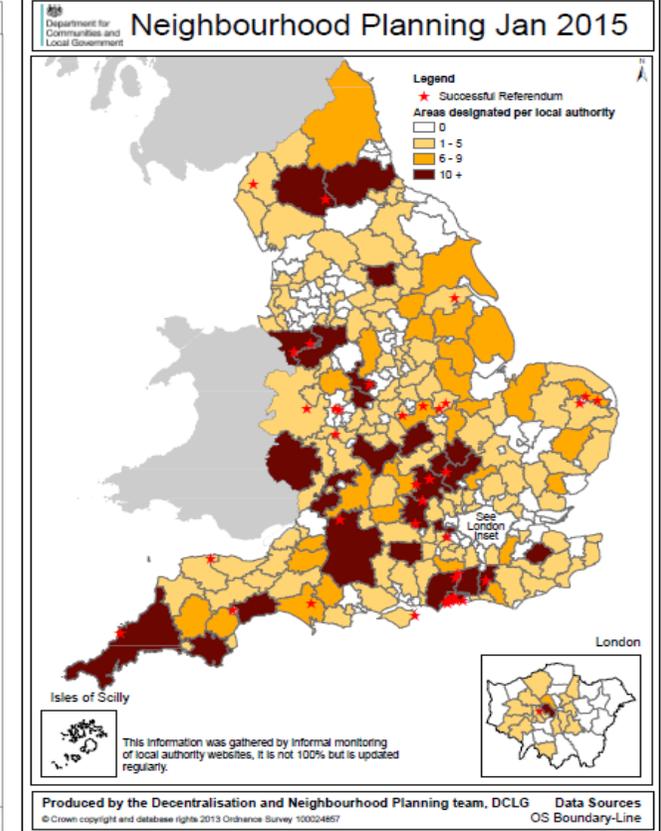
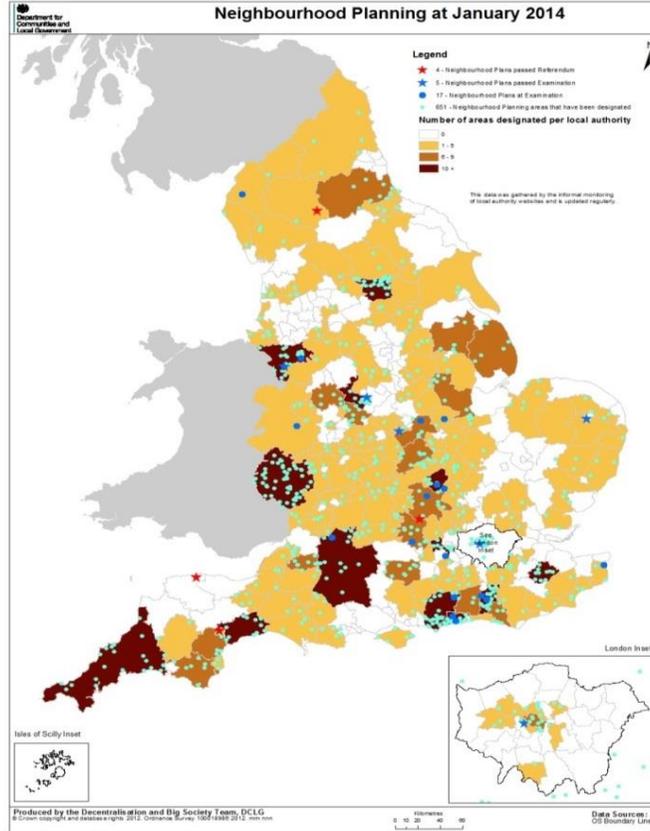
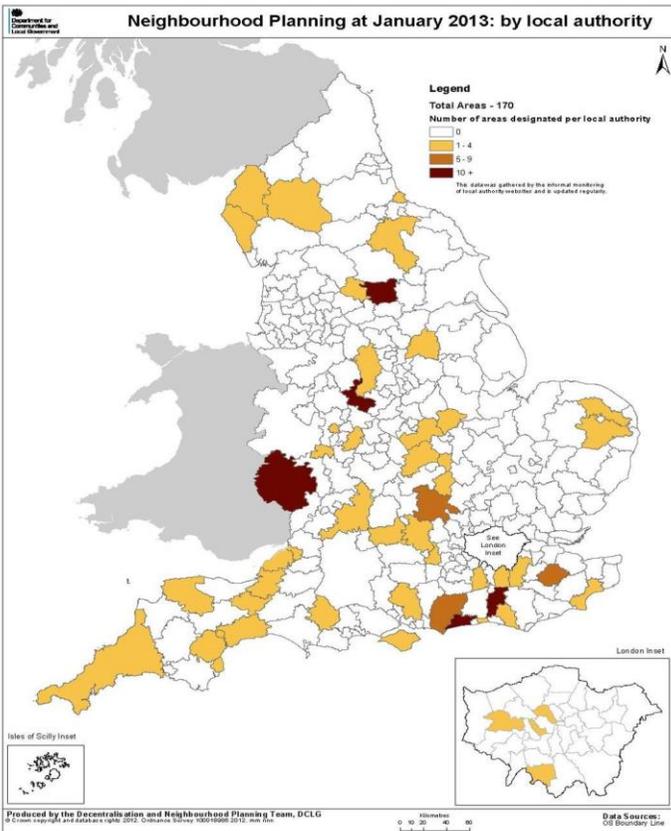
Department for
Communities and
Local Government

Neighbourhood Planning

Update
February 2015



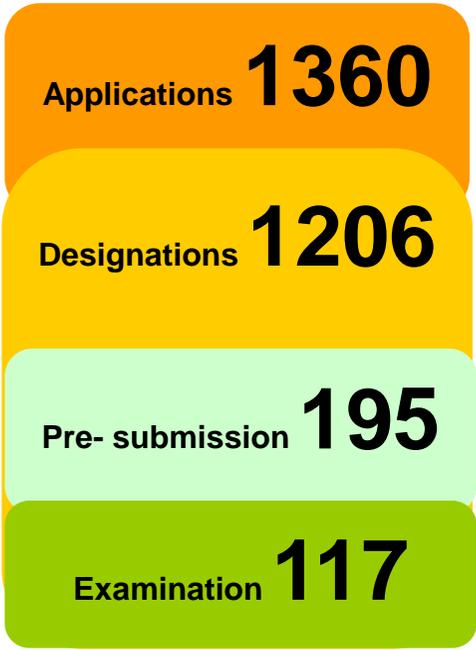
A growing movement



This data was informally gathered from internet monitoring and is being constantly updated



Department for
Communities and
Local Government



REFERENDUMS **49** Average Yes 87% Average Turnout 33%

62%

of Local Authorities contain designated neighbourhood planning areas

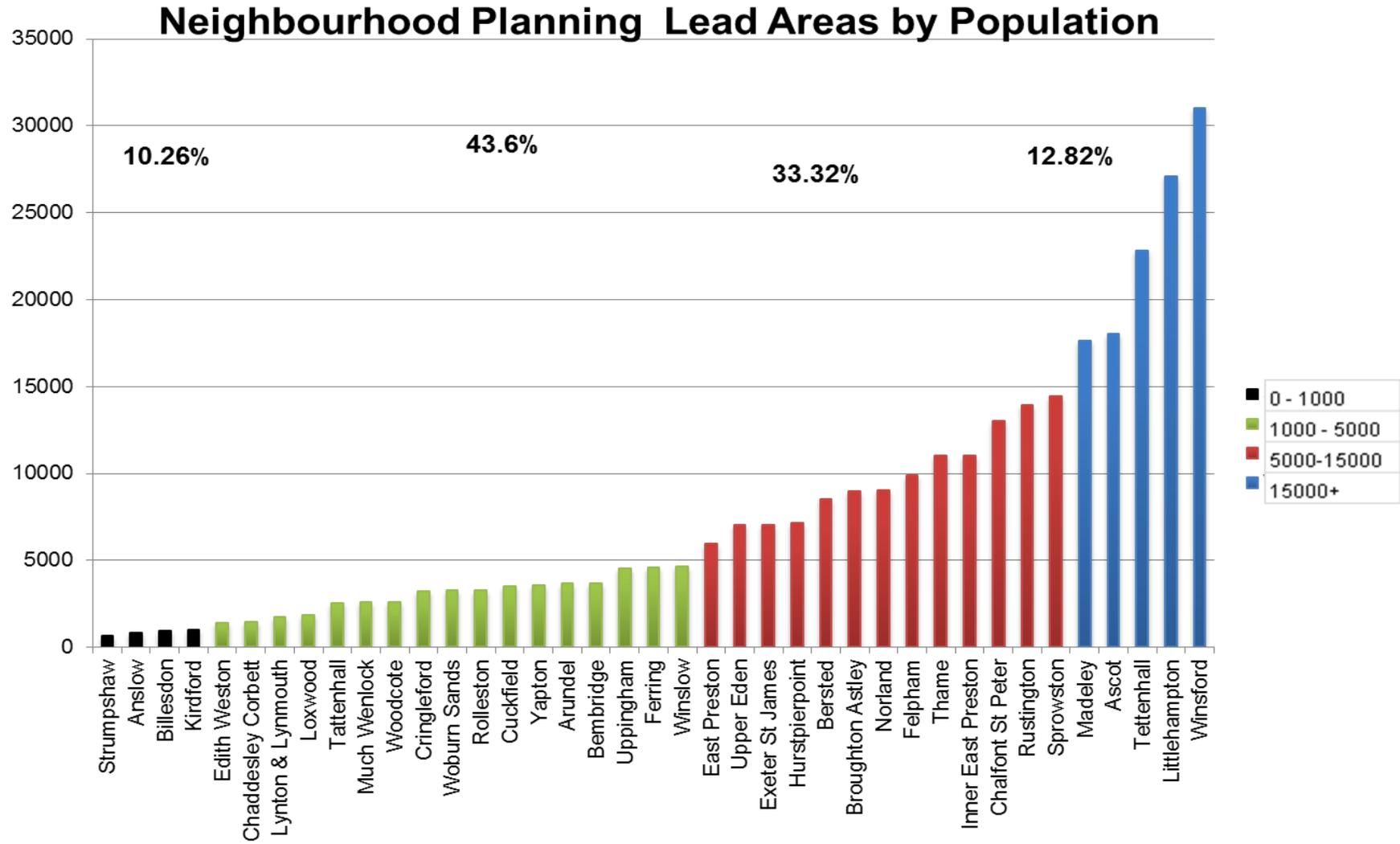
There are 336 local planning authorities (not including county councils)

Neighbourhood Planning

From the Ground Up



All shapes and sizes





Technical consultation on planning

- Statutory time limit within which a local planning authority must make a decision on whether to designate a neighbourhood area
- Removing the current statutory requirement for a minimum of six weeks of consultation and publicity by those preparing a neighbourhood plan or Order
- Requiring those preparing a neighbourhood plan to consult certain landowners.
- Introducing a new statutory requirement (basic condition) to test the extent of the consultation undertaken during the preparation of a neighbourhood plan or Order (including a community right to build order).
- clarify the information that should be submitted with a neighbourhood plan in order that its compatibility with obligations under the Strategic Environmental Assessment Directive



Regulatory reform

Prescribe the time period within which a local planning authority must make a decision on an application for a neighbourhood area to be designated.

- 20 weeks in a case where the area to which the application relates falls within the areas of two or more local planning authorities
- 8 weeks in other cases, where the relevant body is a parish council and the area to which the application relates is the whole of the area of the parish council
- 13 weeks in all other cases

In all cases the time period runs from the date immediately following that on which the application is first publicised by the local planning authority

Department for
Communities and
Local Government

Neighbourhood planning
Government response to consultation

STATUTORY INSTRUMENTS

2015 No. 20

TOWN AND COUNTRY PLANNING, ENGLAND

The Neighbourhood Planning (General) (Amendment) Regulations 2015

Made	- - -	12th January 2015
Laid before Parliament	- - -	14th January 2015
Coming into force	- - -	9th February 2015

The Secretary of State for Communities and Local Government, in exercise of the powers conferred by sections 61G, 61I and 335(2A) of, and paragraph 1 of Schedule 4B to, the Town and Country Planning Act 1990(a), and sections 38A and 122 of the Planning and Compulsory Purchase Act 2004(b), makes the following Regulations:

Depart

Citation, commencement, application and interpretation

1.—(1) These Regulations may be cited as the Neighbourhood Planning (General) (Amendment) Regulations 2015 and come into force on 9th February 2015 (“the commencement date”).

(2) The amendments made by regulations 2(2) and (3) do not apply in relation to an area application first publicised by the local planning authority under regulation 6 of the Neighbourhood Planning (General) Regulations 2012(c) (“the 2012 Regulations”) before the commencement date.

(3) The amendments made by regulation 2(4) do not apply in relation to a plan proposal submitted to the local planning authority before the commencement date.

(4) In this regulation “area application” and “plan proposal” have the same meaning as in regulation 3 of the 2012 Regulations.

Amendment of the 2012 Regulations

2.—(1) The 2012 Regulations are amended as follows.

(2) In regulation 6 for paragraph (c) substitute—

“(c) the date by which those representations must be received, being—

(i) in the case of an application to which paragraph (2)(b) of regulation 6A applies, not less than four weeks from the date on which the area application is first publicised;

(i) in all other cases, not less than six weeks from the date on which the area application is first publicised.”

(a) 1990 c.8. Sections 61I to 61G, 61I and 61M, and Schedule 4B were inserted by section 116 of, and Schedules 9 and 10 to, the Localism Act 2011 (c.26). See section 206(1) for definition of “newspaper”.

(b) 2004 c.5. Section 38A was inserted by section 116 of, and paragraph 7 of Schedule 9 to, the Localism Act 2011 (c.26).

(c) S.I. 2012/67.



Regulatory reform

One of the following documents must be included with a neighbourhood plan proposal when it is submitted to the local planning authority:

- a statement of reasons for a determination under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that the proposal is unlikely to have significant environmental effects
- an environmental report in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004

Neighbourhood planning

Government response to consultation

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(b) 2004 c.5. Section 38A was inserted by section 116 of, and paragraph 7 of Schedule 9 to, the Localism Act 2011 (c.26).

(c) S.I. 2012/17.



Resources

31 October Ministers announced

- Additional £1 million for grants during this financial year
- £100,000 to enable groups to organise workshops on neighbourhood planning in their local area
- £12 million funding for 2015/16 for local authority new burdens
- £22.5 million support package over 2015 to 2018

A new way for communities to have a say in the future of the places where they live and work. If you want the capacity to produce a plan with real legal weight that directs development in your local area, then book your place today!

Neighbourhood Planning Event

Exploring the environmental, social and economic benefits of creating a Neighbourhood Plan
Tuesday 3 March 2015 – 10am to 4.30pm. The Falcon Hotel, Uppingham, Rutland LE15 0PY
To facilitate maximum participation, delegate numbers will be limited to 30. Lunch will be provided.



The parish of Uppingham, a government Private Partner with a referendum approved Neighbourhood Plan (www.uppinghamneighbourhoodplan.info), has been invited by DCLG/Localities to host this important event to encourage more communities to create a Neighbourhood Plan for their area.

The event is intended to bring together parishes not yet convinced about the merits of creating a Plan, community groups and principal authorities willing to support their parish in preparing a Plan and developers/landowners and businesses interested in a Plan being prepared for their area.

The event will be participative with the opportunity to hear from a range of contributors currently involved in Neighbourhood Planning. Audio/Video conferencing will be utilized to exchange views and information with leading practitioners around the UK.

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- How a NPlan can be done at very little cost
- How to gain the interest of developers
- How NPlans help avoid too many developer applications
- How a very small parish can benefit
- What professional help is available for free
- The benefits for local landowners and/or businesses

Nominations to attend this event will be accepted from local government officers and councillors interested in attending in advance of formal approval (where required) being given by their council.

For more information contact:
secretary@uppingham1st.co.uk or telephone
01572 466660.

Programme

10.00am	Welcome and introductions Robert Wills - Chair of Uppingham 1st and a local land owner/employer The Day's Objectives
10.15am	10.15am Ron Simpson - Neighbourhood Planning Champion
10.30am	The opportunities localities presents for parish and un-parished communities Jake Atkinson, Chief Officer, Let; and Rutland Association of Local Councils Representatives
11.15am	11.15am The environmental, social and economic benefits of N Planning Cliff David Ainslie (Uppingham Town Meet) and Ron Simpson
12.30pm	The Planning Overview, Challenges and Lessons Learnt David Troy, Planning Policy and Housing Manager, Rutland County Council Lunch and Networking
1.30pm	1.30pm Involving your community in making a Plan Shen Guim, Advisor - Design Council Getting your local land owners and developers involved Dan Holmes, Director of Deals Planning, representing Gloor Homes
2.45pm	2.45pm The Audio/Video conference links to some successful N Plan groups around UK Lessons learned, summary and close
4.00pm	4.00pm

UPPINGHAM 1ST Community Partnership
locality
Rutland County Council



Department for
Communities and
Local Government

Neighbourhood planning support contract

£22.5 million support package over 2015 to 2018

50 % increase on current support programme

Grants of up to £8,000

Priority groups

- ✓ grants of up to £14,000
- ✓ access to direct technical support



How much are communities spending?

- In the coastal village of Lympstone: £6,389
- In the large Leicestershire village of Broughton Astley: £14,312
- In the central Exeter ward of St James: £10,450
- In Heathfield Park, inner city Wolverhampton: £19,500
- In the small Norfolk village of Strumpshaw: £4,220

**And don't forget
Notes on Neighbourhood Planning
#neighbourhoodplanning**



Next Neighbourhood Planning Networking Event will
be held on **Tuesday 30th June 2015**

Please contact Nik Green, Communities and Places
Officer to book a place. Nik.Green@leics.gov.uk

Notes from today's meeting will be available at:
www.leics.gov.uk/neighbourhoodplanning