



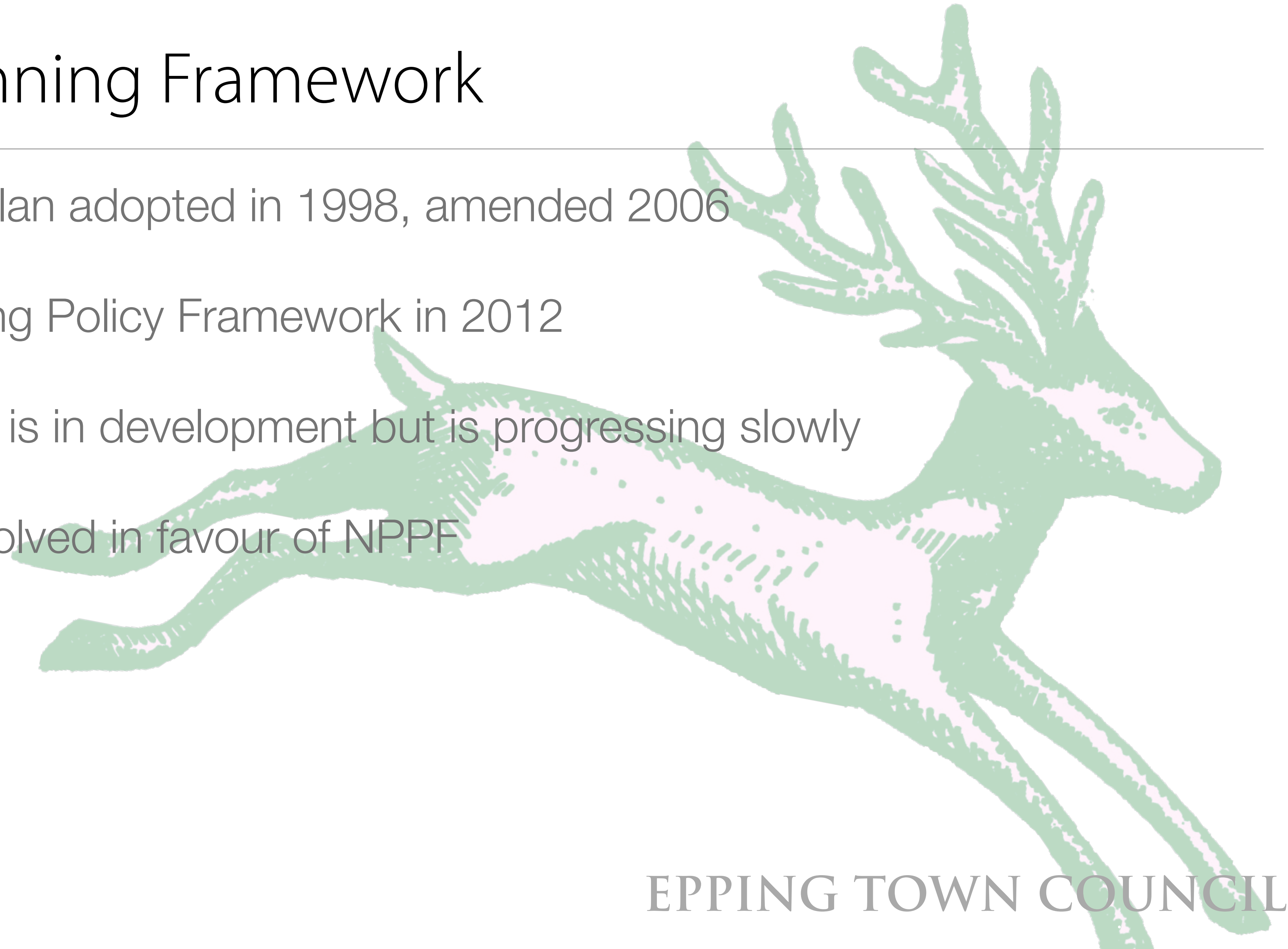
Neighbourhood Planning

EPPING TOWN COUNCIL



Existing Planning Framework

- Current Local Plan adopted in 1998, amended 2006
- National Planning Policy Framework in 2012
- New Local plan is in development but is progressing slowly
- Any conflict resolved in favour of NPPF



The new Local Plan

- NPPF states that Local Plans are required to:
- be based on the objectively assessed needs of the local area
- set out opportunities for development and clear policies on what will or won't be permitted and where
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the National Planning Policy Framework
- reflect a collective vision for the sustainable development of the area

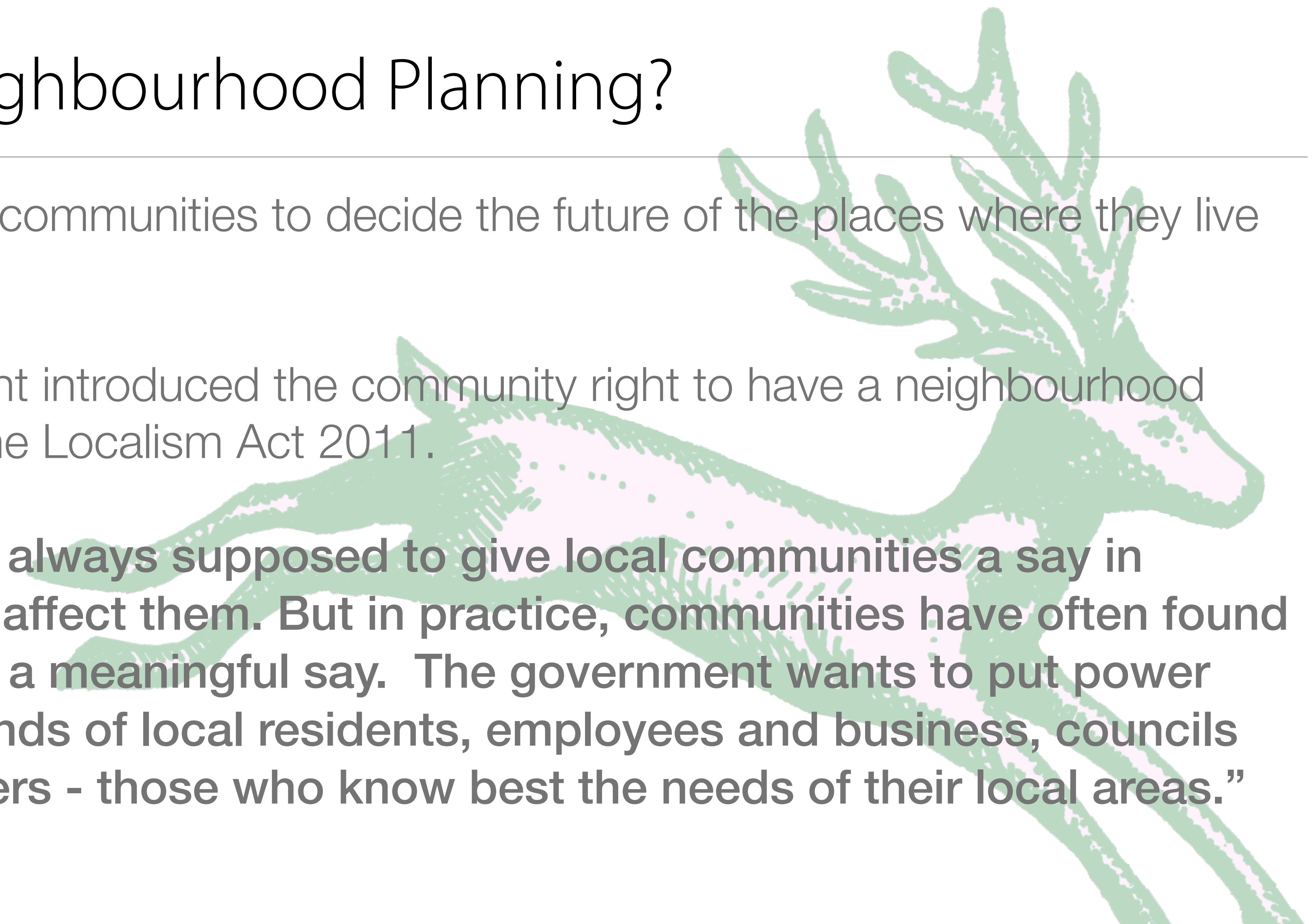
The new Local Plan

- cover an appropriate time scale (preferably 15 years) and be kept up to date
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations
- allocate sites to encourage development and the flexible use of land, identifying new land where necessary
- contain a clear strategy for enhancing the natural, built and historic environment and supporting Nature Improvement Areas where they have been identified

What is Neighbourhood Planning?

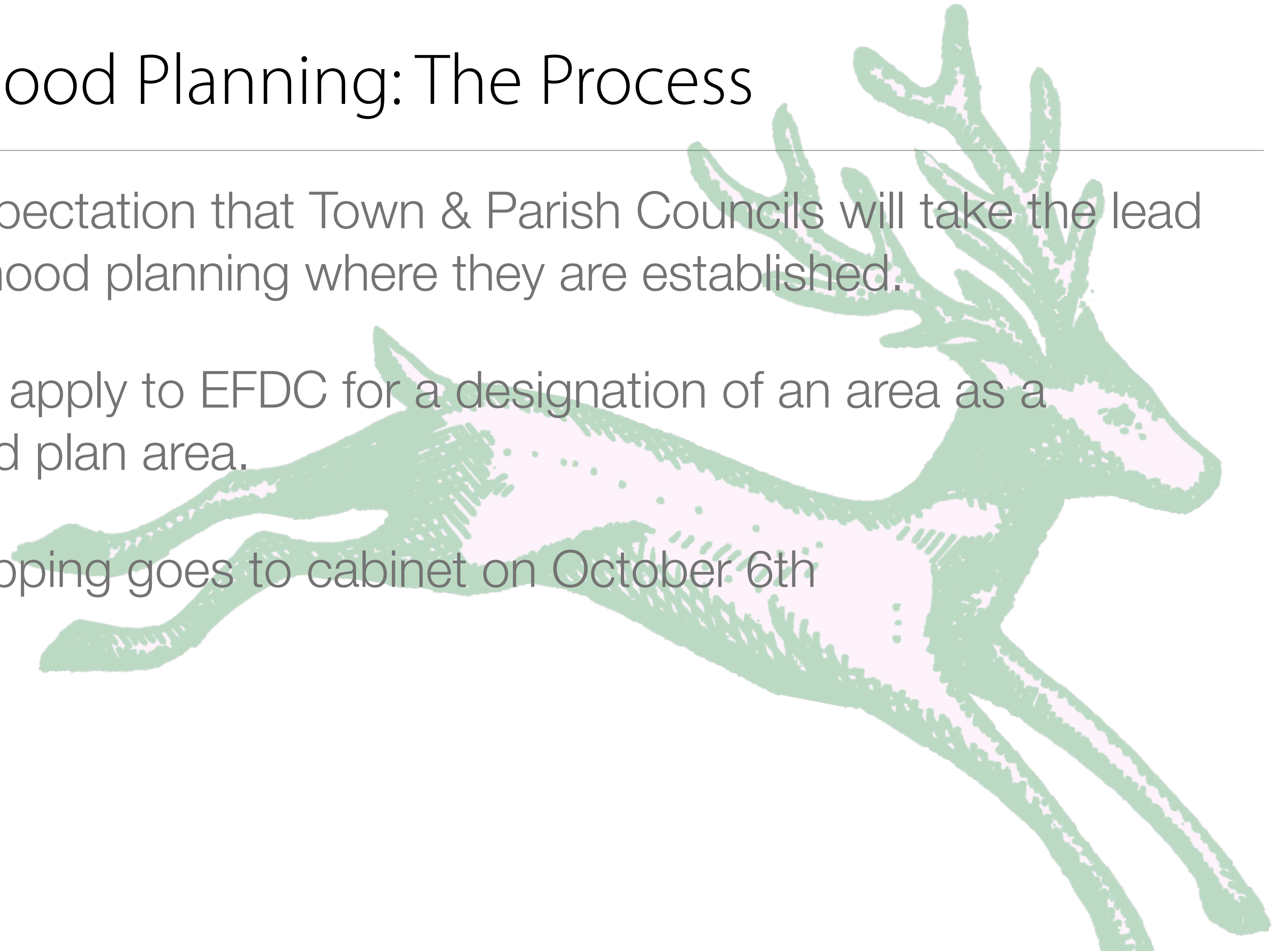
- A new way for communities to decide the future of the places where they live and work.
- The government introduced the community right to have a neighbourhood plan through the Localism Act 2011.

“Planning was always supposed to give local communities a say in decisions that affect them. But in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and business, councils and civic leaders - those who know best the needs of their local areas.”



Neighbourhood Planning: The Process

- There is an expectation that Town & Parish Councils will take the lead on neighbourhood planning where they are established.
- First step is to apply to EFDC for a designation of an area as a neighbourhood plan area.
- Decision on Epping goes to cabinet on October 6th



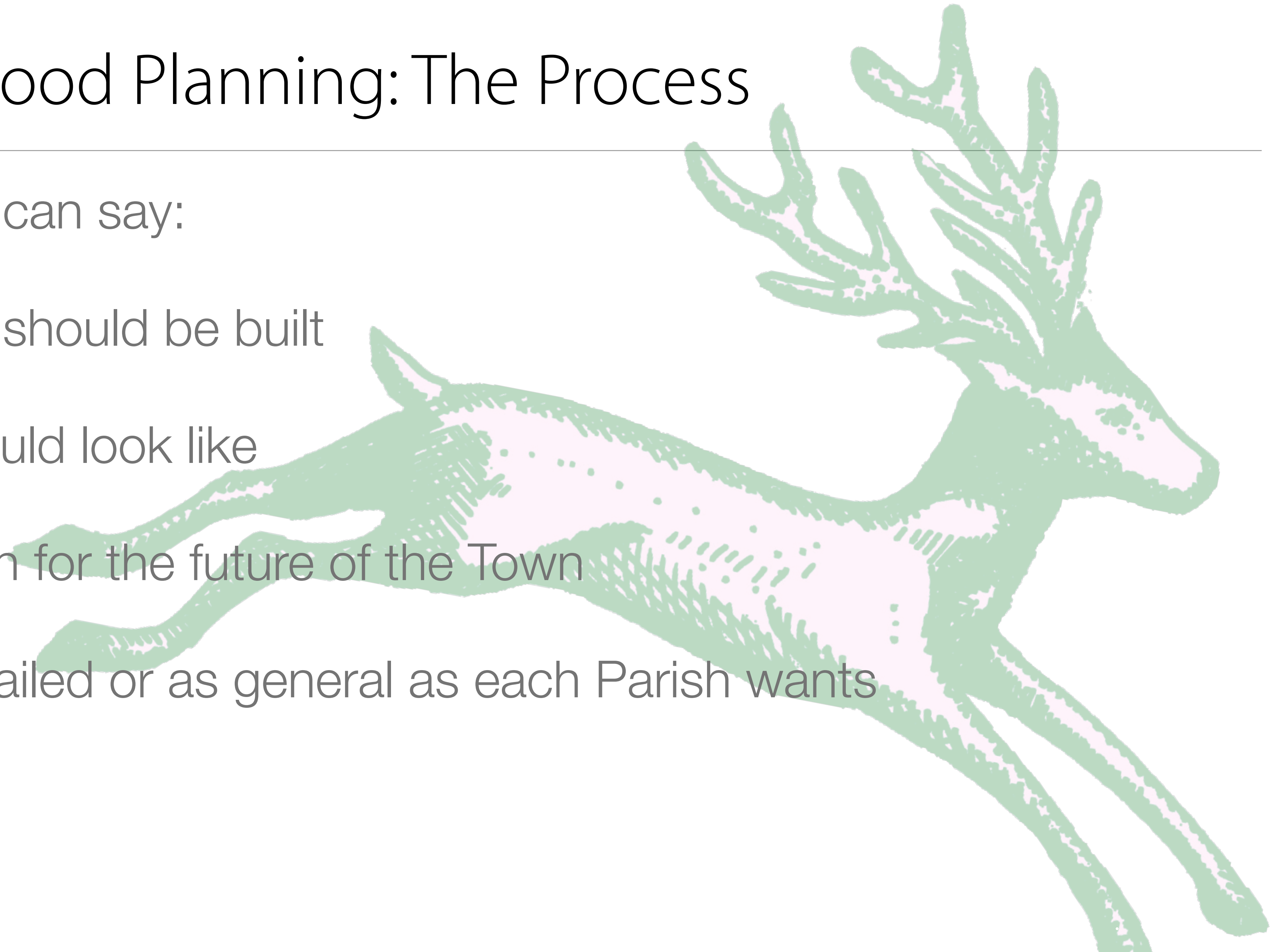
Neighbourhood Planning: The Process

- Step 2 - Preparing the Plan
- Specific criteria:
 - in line with Local and National policies and other laws
 - Neighbourhood plan cannot be used to block growth targets set by EFDC, however CAN influence type, design, location and mix of new development.
 - Must contribute to “achieving sustainable development”



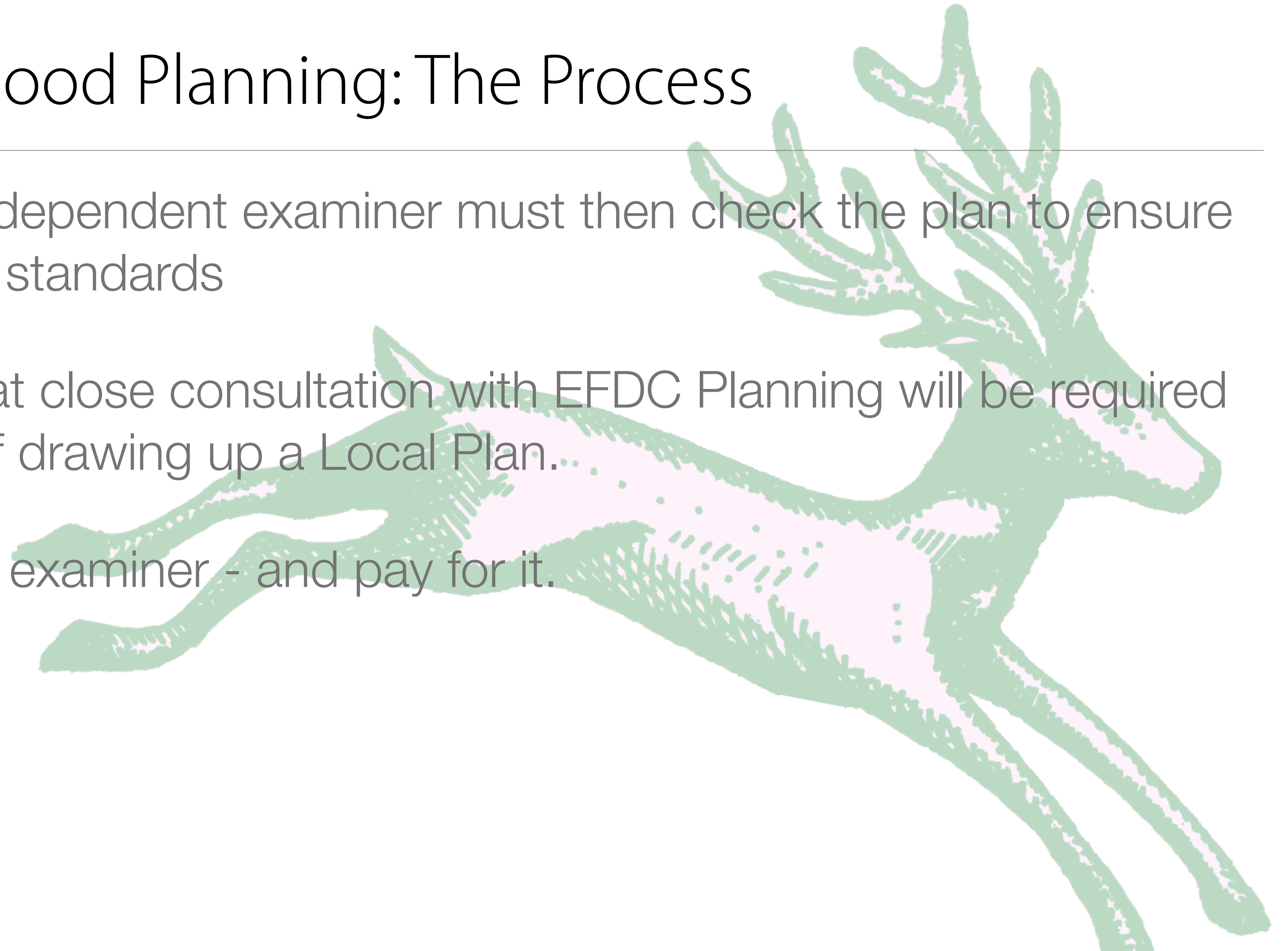
Neighbourhood Planning: The Process

- What the plan can say:
- Where homes should be built
- What they should look like
- Set out a vision for the future of the Town
- Can be as detailed or as general as each Parish wants



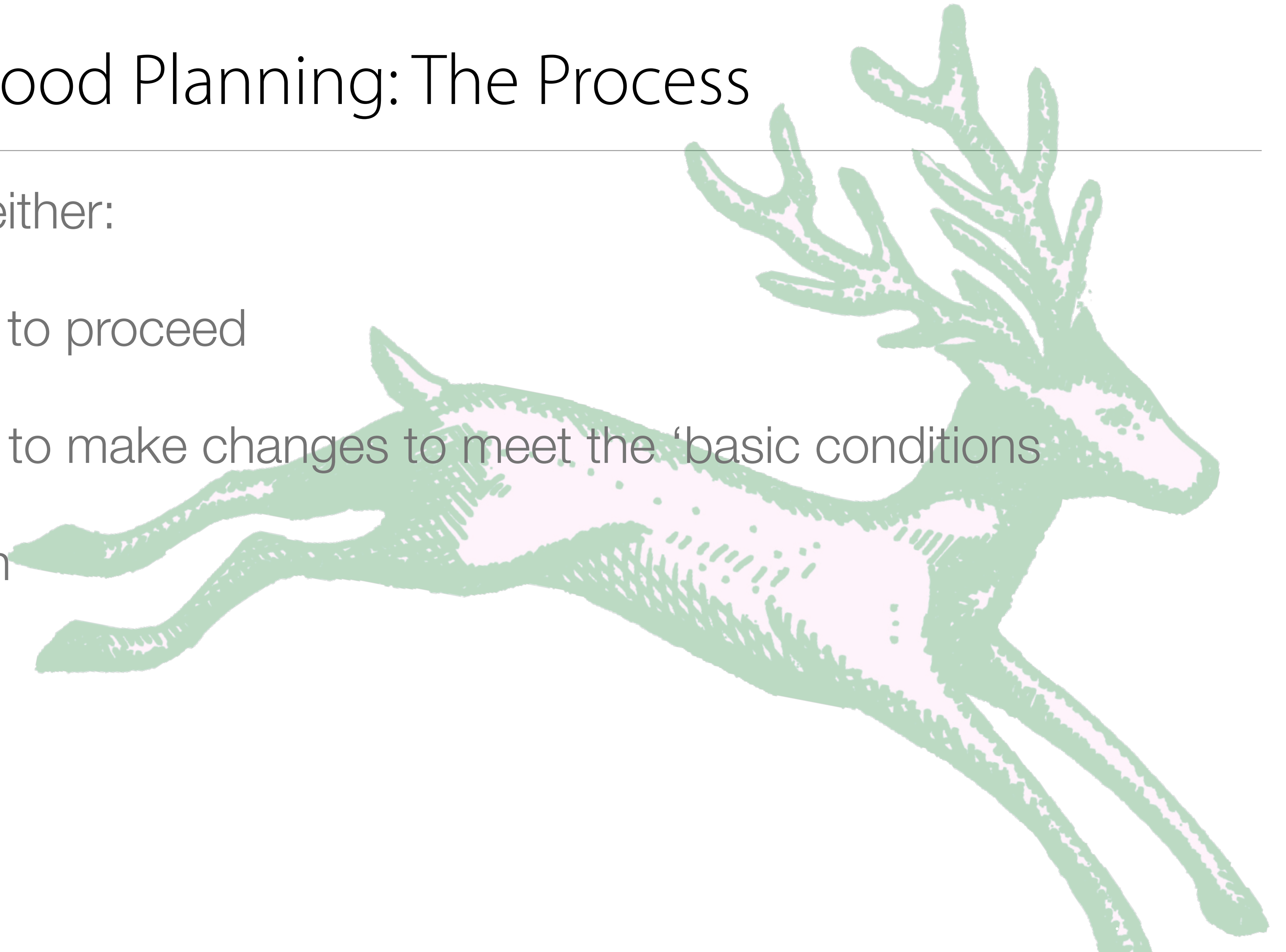
Neighbourhood Planning: The Process

- Step 3 - An independent examiner must then check the plan to ensure it meets basic standards
- It is implicit that close consultation with EFDC Planning will be required at all stages of drawing up a Local Plan...
- EFDC appoint examiner - and pay for it.



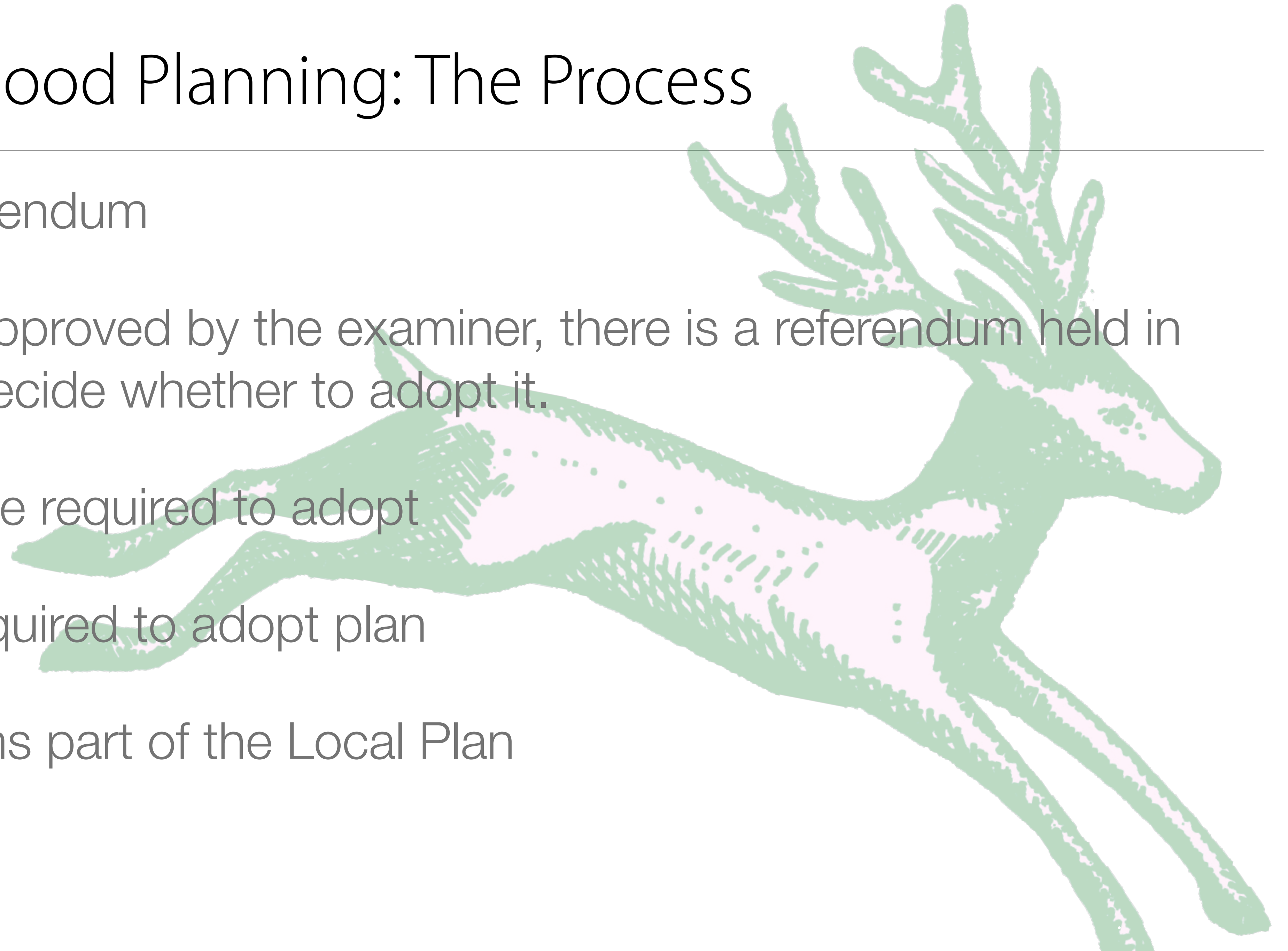
Neighbourhood Planning: The Process

- Examiner will either:
- Allow the Plan to proceed
- Require EFDC to make changes to meet the 'basic conditions
- Reject the plan



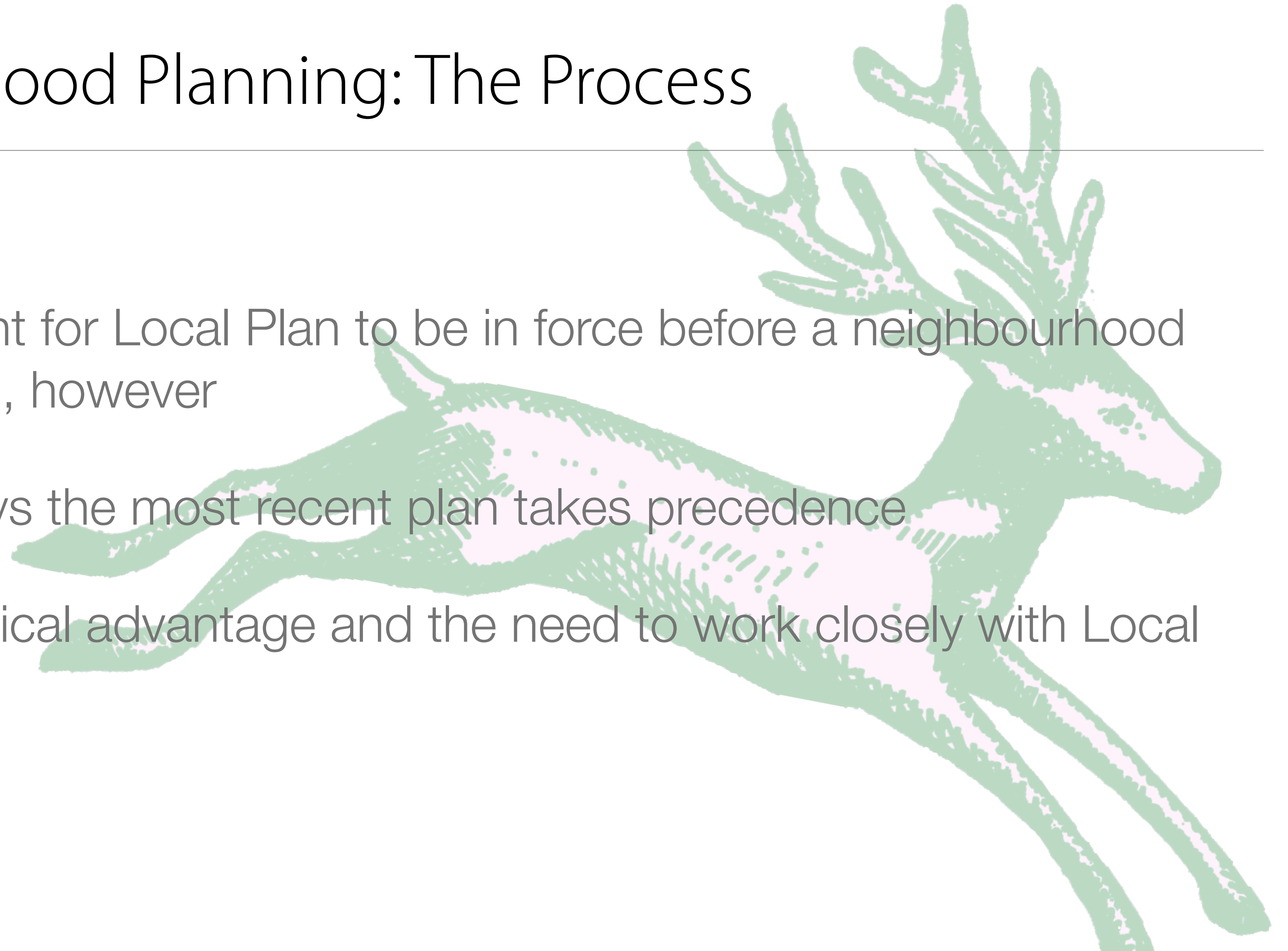
Neighbourhood Planning: The Process

- Step 4 - Referendum
- If the plan is approved by the examiner, there is a referendum held in the Town to decide whether to adopt it.
- 50% +1 of vote required to adopt
- EFDC then required to adopt plan
- Plan then forms part of the Local Plan



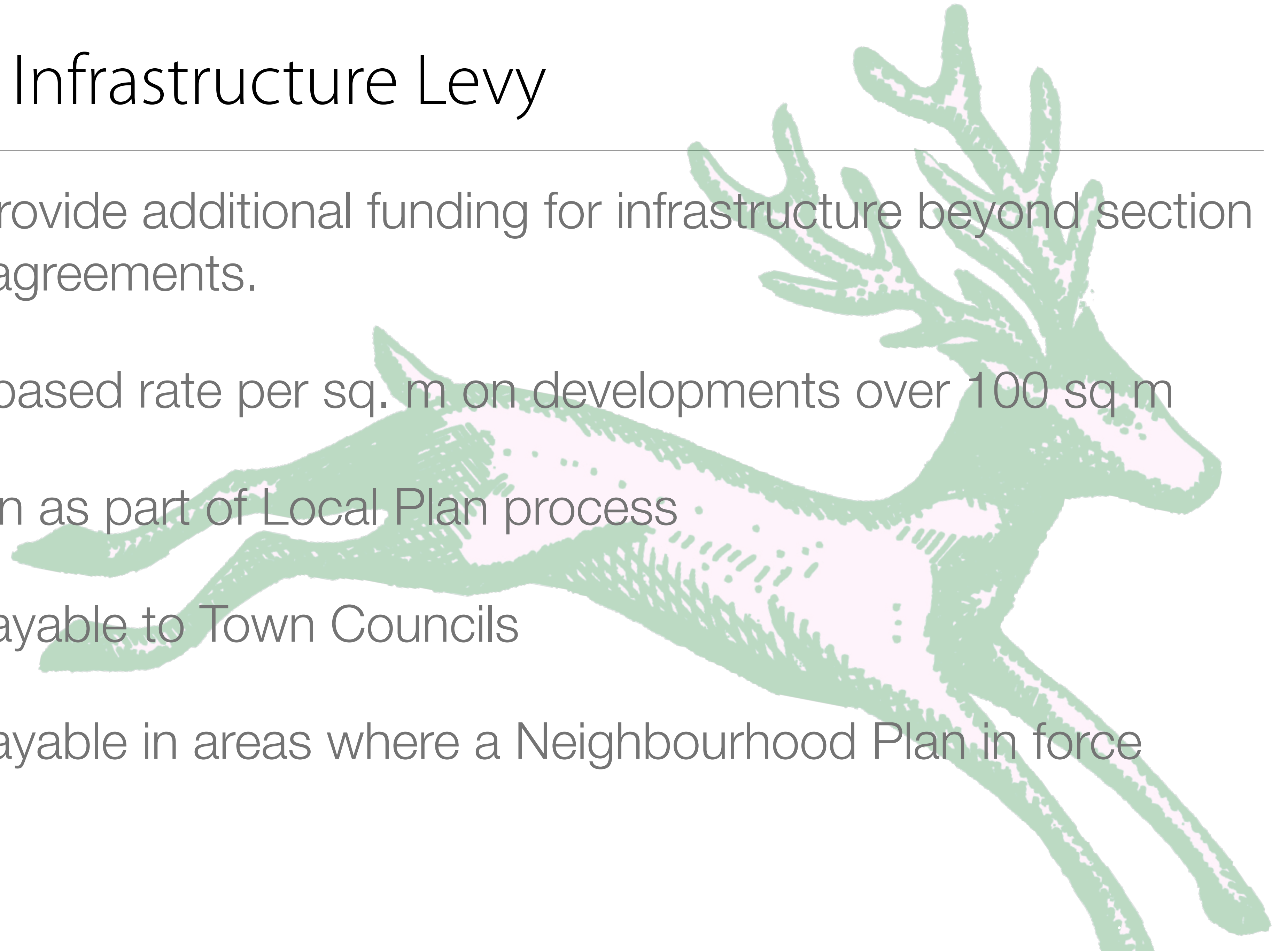
Neighbourhood Planning: The Process

- Timing
- No requirement for Local Plan to be in force before a neighbourhood plan drawn up, however
- Legislation says the most recent plan takes precedence
- Balancing tactical advantage and the need to work closely with Local Plan



Community Infrastructure Levy

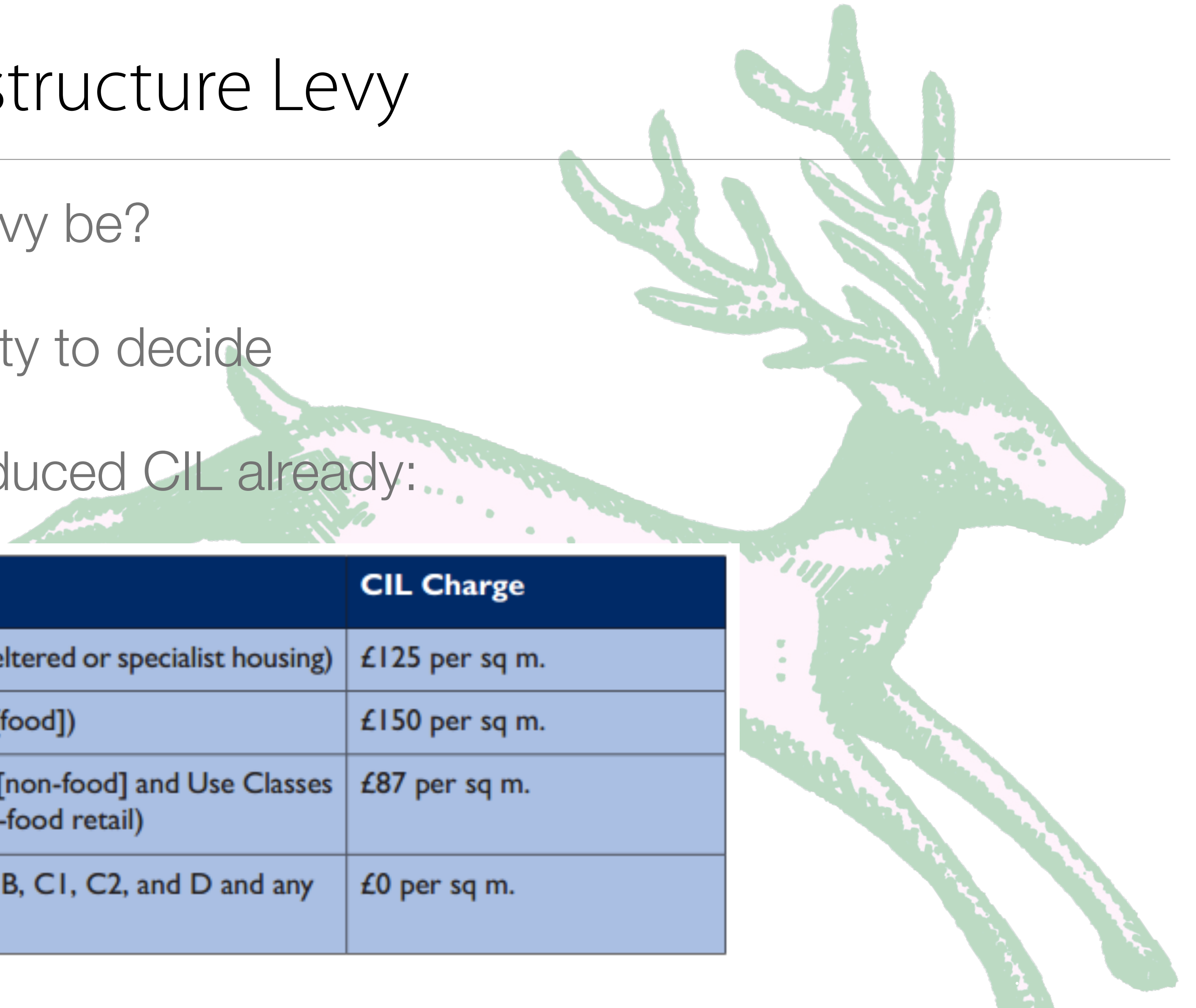
- Designed to provide additional funding for infrastructure beyond section 106 planning agreements.
- Levy payable based rate per sq. m on developments over 100 sq m
- Implementation as part of Local Plan process
- 15% of levy payable to Town Councils
- 25% of levy payable in areas where a Neighbourhood Plan in force



Community Infrastructure Levy

- How much will the Levy be?
- Down to each authority to decide
- Chelmsford has introduced CIL already:

Type of Development ⁽¹⁾	CIL Charge
Residential (Use Class C3 including sheltered or specialist housing)	£125 per sq m.
Retail – Convenience (Use Class A1 [food])	£150 per sq m.
Retail – All other retail (Use Class A1 [non-food] and Use Classes A2-A5 and sui generis uses akin to non-food retail)	£87 per sq m.
All other uses (including Use Classes B, C1, C2, and D and any other sui generis uses)	£0 per sq m.





Neighbourhood Planning

EPPING TOWN COUNCIL

Questions

