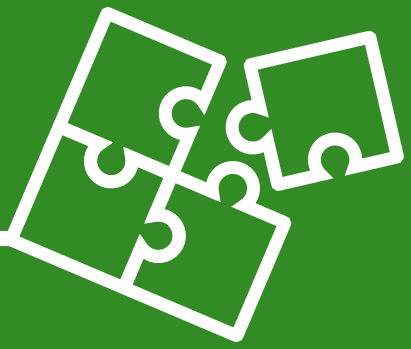
town planning

The Basics



DEVELOPMENT PLANS



INTRODUCTION

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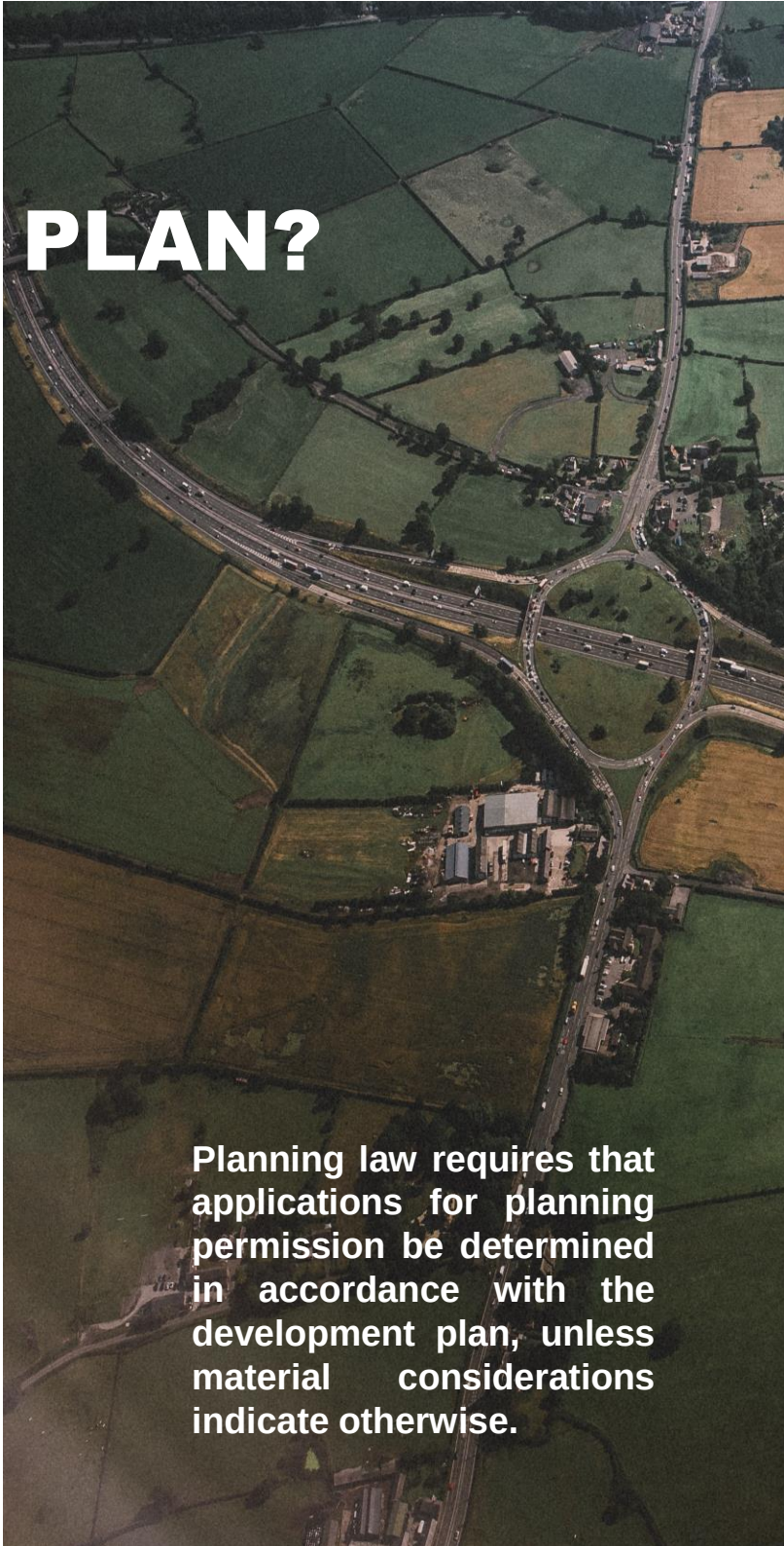
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A local plan should detail everything planned for the area that will be carried out within the plan's time period (minimum of 15 years).

This can involve designating land and objectively assessing where to locate different types of development. It could also include identified needs for diverse housing including gypsy and traveller sites.

The plan provides guidance on where and what should be developed within different areas..

A local plan should also ensure policies are sufficiently flexible enough to adapt to a changing environment and also provide a framework for any development not anticipated.



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Neighbourhood plans are more localised than local plans, these are community led by a parish council or neighbourhood forum for a designated neighbourhood area. They must meet certain 'basic conditions' and other requirements and be independently examined before they go through a referendum process in advance of being adopted.



EVIDENCE NEEDED FOR A LOCAL PLAN

A local plan must be based on up to date evidence which support the policies and guidance proposed in the plan. Therefore appropriate and proportionate evidence is required to show that the needs are real.

Plans significantly affect how an area can develop, any proposed allocation or policy to shape an area should be based on objectively assessed needs.

A local plan will be examined by an independent Planning Inspector acting on behalf of the Secretary of State. The local plan will be critically analysed, it will be checked for any holes in terms of its soundness for instance a lack of evidence to support a proposal.

A local planning authority will therefore need to ensure there is up to date and robust evidence to prove the points the plan makes.

Local Plans must be reviewed at least every 5 years from the date of adoption to ensure they take into account changes in circumstances.

Some of the common documents produced in the evidence base include:

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Local planning authorities must publicise and keep up-to-date their timetable for producing their local plan. This information is contained within a Local Development Scheme, which local planning authorities should publish on their website and must keep up-to-date.

LOCAL PLAN PROCESS

EVIDENCE GATHERING

- Formulate initial aims and objectives;
- Commence evidence gathering process;
- Identify environmental, economic and social objections to inform the Sustainability Appraisal (SA).

CONSULTATION & IDENTIFCATION OF KEY ISSUES

- Engage with the local community, business and other interested parties, including statutory consultees on the scope of key issues;
- Take into account any representations received;
- Ensure compliance with Statement of Community Involvement (SCI);
- Continue gathering evidence.
- Test emerging options through an SA.

PUBLICATION & SUBMISSION

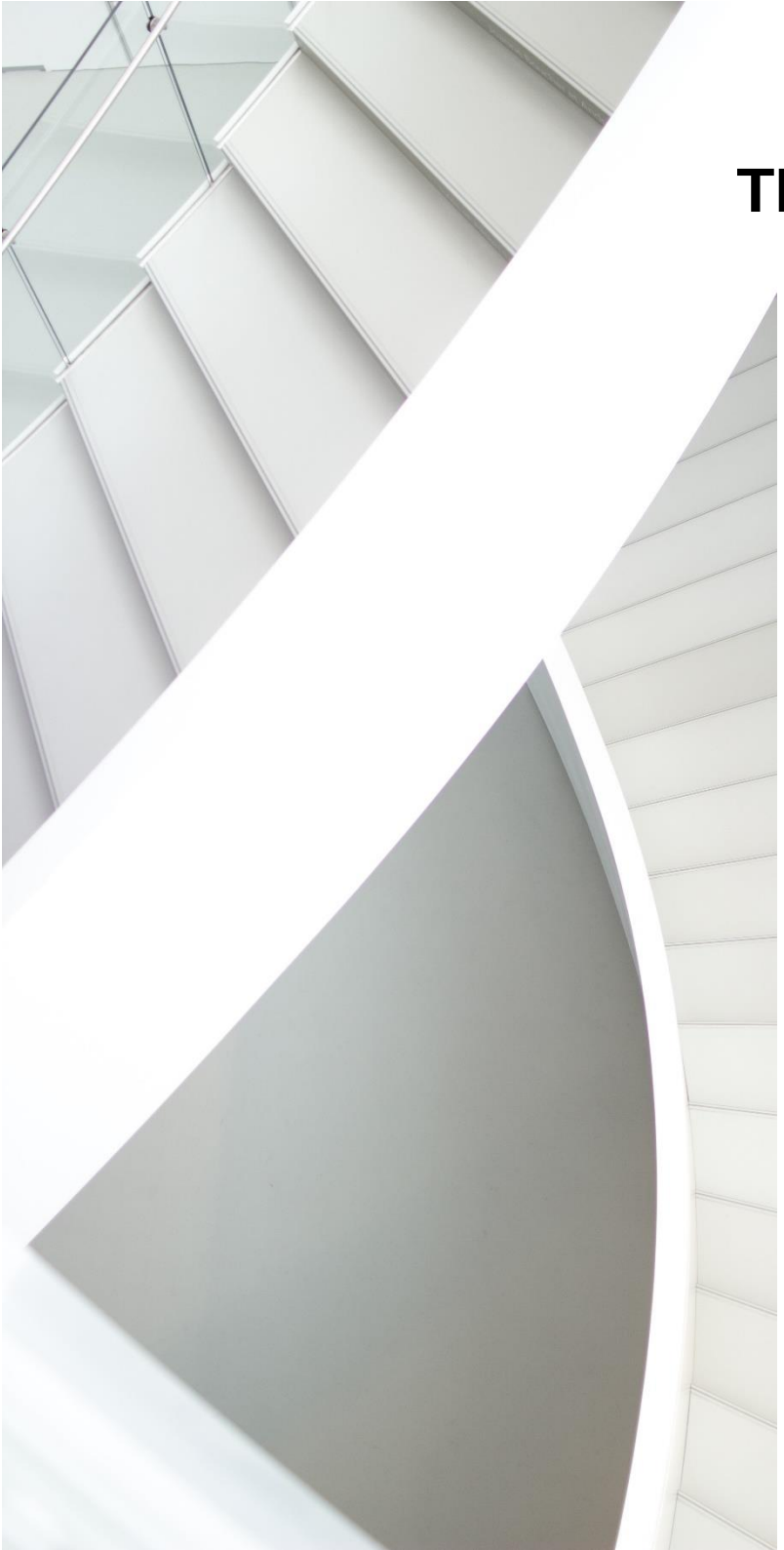
- Publish the draft plan for a minimum of 6 weeks inviting further representation;
- Submit plan for examination, along with SA, evidence base and statement of representations received.

EXAMINATION OF PLAN

- Independent Inspector assesses plan to determine it has been prepared in accordance with legal and procedural requirements and whether the plan is sound.
- Local planning authorities can request that the Inspector recommends main modifications to make the plan sound or comply with other requirements;
- Inspector will issue a report at the end of the examination, exceptionally the Inspector could recommend a plan is withdrawn if it is likely to be found unsound. Consultation on modification takes place.

ADOPTION

- Draft plan formally adopted by the local planning authority, if main modification are proposed by the Inspector these must also be adopted.
- Monitoring the implementation of the plan is required in the form of an Authorities Monitoring Report;
- Review local plan at least every 5 years.



TESTS OF SOUNDNESS

Local Plans are examined to assess whether they have been prepared in line with the duty to cooperate, other legal requirements and whether it is sound. The National Planning Policy Framework (NPPF) identifies that plans are found sound if they are:

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

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Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework.



EXAMINATION IN PUBLIC (EIP)

The local planning authority will submit its published local plan and all supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State. A suitably qualified Planning Inspector is appointed to examine the plan.

An EIP is an open and transparent process, held in public, anyone can attend to watch the proceedings, however if you intend to participate you must have been involved in the local plan consultation process and invited by the Planning Inspector to make representation in person.

The local planning authority should already have an independent Programme Officer in place. They will have the responsibility of managing the examination of a local plan in accordance with legislation and code of practice on inquiries.

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Post-hearing the local authority will work with the Inspector on drafting the proposed main modifications and will then be required to undertake sustainability appraisal (SA)(as necessary) and public consultation (minimum 6 weeks) on these proposed main modifications.

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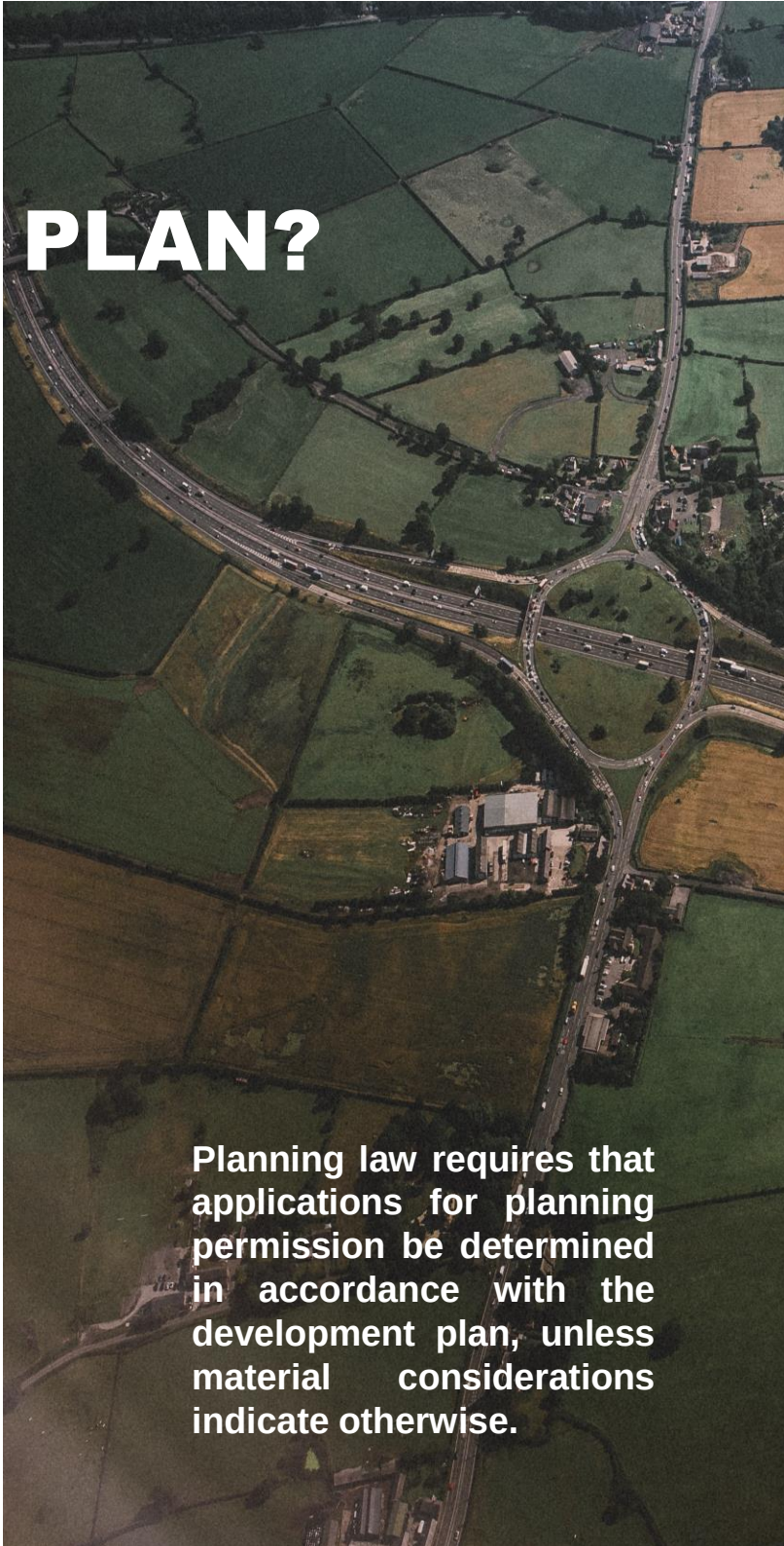
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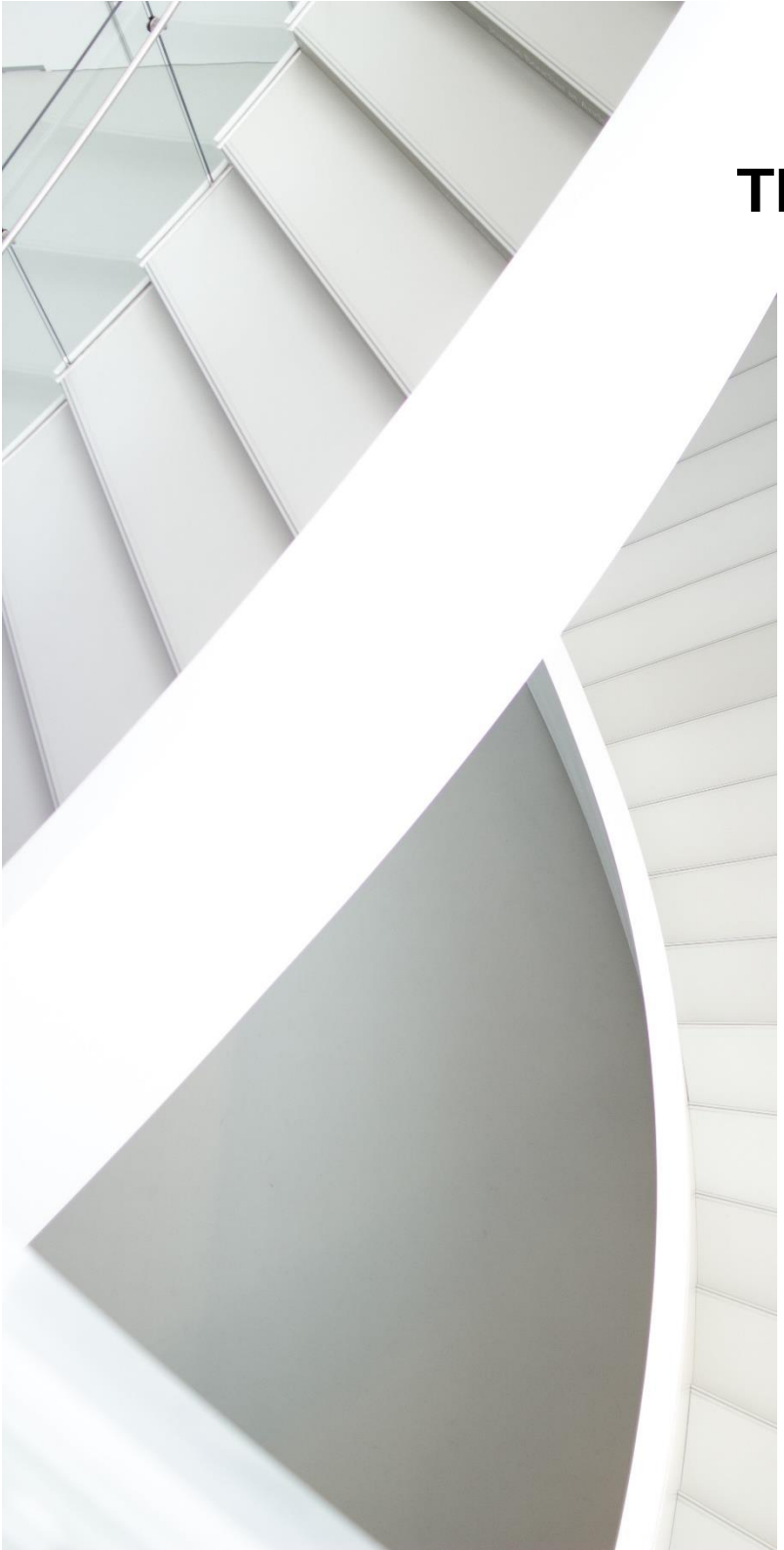
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