

Parish Council seminar on Neighbourhood Development Plan Review
6 November 2019

Summary of session

Kevin Singleton – Strategic Planning Manager

Core Strategy (CS) review because:

- Commitment in CS to review in 2019 – developing timetable for CS review, more known in January
- NPPF requires 5 yrly review to see if needs updating
- NPPF requires review of housing requirement every 5 yrs – formula for housing requirement in NPPF
- Likely to need to revise CS when review
- Review in Herefordshire triggered by NPPF, lack of housing supply, other issues and new council
- When revise – follow plan-making procedures to publish, consult and be examined; may not have to revise whole plan
- Plan-making process – issues & actions, draft plan/preferred options, pre-submission plan, examination in public, adopt
- Need comprehensive evidence base (evidence only valid for 2 yrs), engagement & consultation, Habitat Regulations Assessment (HRA), sustainability review
- Plan period to 2041
- Issues for review – vision & objectives, spatial strategy, housing target now have to use national standard method in NPPF, climate change, review if existing policies are fit for purpose
- Existing CS remains as statutory development plan until new CS adopted
- Herefordshire hope to keep spatial strategy the same, even if both main transport schemes don't go ahead – Herefordshire wants to build affordable housing, which would help 5 yr land supply

Samantha Banks – Neighbourhood Planning Manager

For existing NDPs, CS revision:

- Could alter settlement hierarchy – very important point
- Parish proportional growth figures – could go up, down or remain as current
- Core policies and principles in parish policy

Be aware of:

- Changes in national policy
- CS consultations
- Timescales for revisions – advise to possibly wait for details of CS review before starting NDP review
- Lack of appetite in parishes to review/revise NDPs
- Plans now much more involved than early ones in Herefordshire
- But more scrutiny from developers, parishioners and others of NDPs and more case law about using NDPs to determine applications

Parish need to consider:

- Whether wish to review/revise NDP
- How robust NDP is – is it currently fit-for-purpose
- Timing of any NDP review – advice to wait for details of CS review before starting NDP review, if do early review may still need further review when CS completes review
- How current NDP policies conform to emerging reviewed/revise CS policies

Key issues for CS and NDP review and current issues:

- What the revisions are from CS review

- No 5yr land supply for Herefordshire, so NDPs 'out of date' if made (adopted) more than 2 yrs ago
- But any NDP over 2 yrs old still part of development plan and all policies other than housing supply current – still has significant weight
- Grants available from Localities for undertaking NDP reviews/revisions
- 1,000 applications for new housing currently stuck in planning department until Nutrient Management Plan agreed and HRA undertaken re current high phosphate levels

Key lessons for Planning and Neighbourhood Planning (NP) depts:

- Provide early support, continuous engagement with parishes, encourage external support where needed
- Discuss 'basic conditions' early
- Engage early in process with officers in other Herefordshire depts. – eg transport, ecology

Made current NDP, parishes need to:

- Ensure PC comments on planning applications, referencing policies in NDP
- Understand which NDP policies are working
- Review effectiveness of policies – any typos, should 'and' be 'or' etc
- Consider changes to spatial strategy – CS, government policy, NPPF
- Consider changes to government policy

Reviewing NDPs:

- No longer 'light touch approach', more scrutiny from 3rd parties, need site allocations to conform to NPPF
- Review options
 1. Minor – non-material, correcting errors, updating references – process is no consultation, examination or referendum; agreement with NP dept for changes, then made by HC
 2. Material modifications – don't change strategy of plan, add details to existing NDP – process is Regulation 16 consultation, examination, made within 5 weeks of Examiner's report
 3. Substantial modifications – new allocations, changes to settlement boundary (SB), new policies – process is Regulation 16 consultation, examination, referendum, made + informal consultation if new allocations/change to SB
- Examiner decides whether process 1,2 or 3, but HC and parish make recommendation

SB and site allocation:

- Para 14 of NPPF
- SB and allocation give more weight to NDP if lack of 5 yr housing supply – as current for HC
- Essence of NP
- Evidence required but controversial locally and more scrutiny from developers

Look out for:

1. Feedback form to all Clerks regarding past experiences of NP and future intentions
2. Survey to all Clerks of parish services and facilities to support settlement hierarchy review