

Neighbourhood Planning

Newsletter 2018



Welcome to the latest issue of the EDDC Neighbourhood Planning Newsletter.

We have plenty to cover including the appointment of a new Neighbourhood Planning Lead Member, the continued progress of neighbourhood plans in East Devon, and a summary of the recent release of the revised National Planning Policy Framework (NPPF).

This issue also includes a focus on the natural environment and highlights some areas to consider as your plan progresses.

We hope the newsletter provides some useful information, please send any comments or requests to your Neighbourhood Planning Officer, Phil Twamley.

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“Neighbourhood planning is the essential building block of Local Plan making – it establishes the localised information which legitimises the entire Local Planning process from the ground up.

At East Devon we are in the vanguard of Local Planning Authorities countrywide and it pleases me immensely that we have such a great team in Mark Williamson, Bruce de Saram at Member level and Robert Murray, Claire Rodway and Phil Twamley leading the charge of Officers to ensure the prominent position we enjoy today.

I recall an LGA Board meeting not so long ago when my fellow Board Members were staggered at the sheer number of plans we had progressed to “made” status and I think it is indicative of why East Devon is such a great place to live and work. Heartiest congratulations to all who have taken part!”

Cllr Paul Diviani, Portfolio Holder for Strategic Development

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Member Update

Previous Lead Member for Neighbourhood Planning, Cllr Mark Williamson, has changed roles to Lead Member for the National Planning Policy Framework (NPPF). Sincere thanks to Cllr Williamson for his valued support of neighbourhood planning since 2015. Cllr Williamson's expertise and commitment served to raise the profile of neighbourhood planning in East Devon, as proven by the high number of made and active neighbourhood plans in the district.

We welcome Cllr Bruce de Saram to the role of Lead Member for Neighbourhood Planning and look forward to the continued growth of neighbourhood planning across the district. Cllr de Saram will act as a vital link between the public, district council and officers, providing advice and support to the public and members.

Cllr de Saram's details are as follows:

bruce.desaram@eastdevon.gov.uk
01395 274 516

Neighbourhood Planning Progress

East Devon now has twelve made neighbourhood plans representing the parishes of:

- Lympstone
- Bishops Clyst
- Stockland
- East Budleigh & Bicton
- Chardstock
- Yarcombe
- Budleigh Salterton
- Dunkeswell
- Uplyme
- Feniton
- Ottery St Mary & West Hill
- Rockbeare

The policies contained within these plans represent local community aspirations and help to decide the planning applications in the neighbourhood areas as part of the development plan for East Devon.

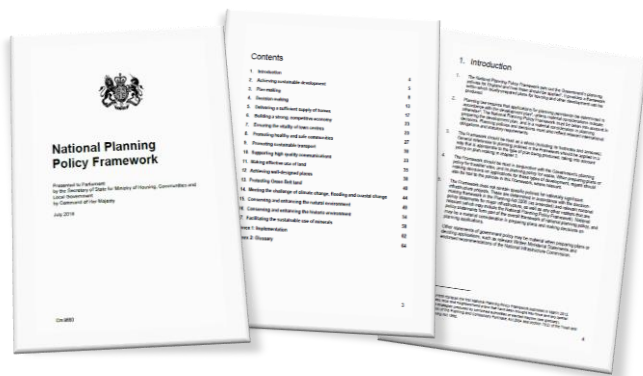
Congratulations to all of those Neighbourhood Plan Steering Groups whose plans now hold full legal weight in decision making.



We have a further 28 designated neighbourhood plan areas with many plans

at advanced stages of production. Many thanks to those volunteers, including residents and local councillors, whose commitment and professionalism continues to place East Devon at the forefront of neighbourhood planning.

Revised National Planning Policy Framework 2018



On the 24 July 2018 the Government published the [revised National Planning Policy Framework \(NPPF\)](#). The revisions do not represent any major shift in approach however some key observations relating to neighbourhood plans are included below.

The revised NPPF, in section 2, reiterates and stresses that the presumption in favour of sustainable development remains at the core of planning with three overarching objectives (previously expressed as roles) – economic, social and environmental. Section 2 further reinforces the importance of Neighbourhood Plans and highlights that they should support the delivery of strategic policies. In an East Devon context strategic policies will, in due course, include policies in the Greater Exeter Strategic Plan (GESP), the adopted East Devon Local Plan and

strategic policies that may be set out in any future local plan.

The presumption in favour of sustainable development can be significant in cases where a council has a less than five year housing land supply. In cases where housing land supply falls below five years, planning permissions may be granted even if contrary to adopted council local plan policies, as council policies may be deemed to be out-of-date.

However paragraph 14 of the revised NPPF sets out specific tests that afford qualified weight to neighbourhood plans that lower the land supply requirements to three years, amongst other considerations, in neighbourhood plan areas before policies are deemed out-of-date. One of the tests for this ruling to apply is that the neighbourhood plan must contain policies and allocations to meet any identified housing requirement for the plan area.

Good design is highlighted in paragraph 124 as a 'key aspect of sustainable development'. Neighbourhood plans are seen as having a key role to play and the use of visual tools, such as design guides and codes, are promoted alongside early and ongoing consultation with local communities.

Section 14 of the revised NPPF commences by identifying the need for transition to a low carbon future taking full account of flood risk and coastal change with relevant provision for mitigation and adaptation. At paragraph 152 the NPPF places weight on neighbourhood plans, in renewables planning, by setting out that:

“152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”

In relation to the submission of neighbourhood plans, under regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the revised NPPF advises that:

“214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.”



All neighbourhood plans submitted after 25 January 2019 will need to be in conformity with the 2018 revisions. In practice this means that all paragraph references and any quotations will need to be taken from the NPPF 2018 for submissions after this date.

Planning for the Natural Environment

Neighbourhood planning consultations have revealed that communities across East Devon strongly support the protection and enhancement of East Devon’s outstanding natural environment.

Paragraph 174 of the revised NPPF steers the formation of plans in relation to habitats and biodiversity:

“174. To protect and enhance biodiversity and geodiversity, plans should:

a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Biological diversity, or ‘biodiversity’, encompasses the variety and variability of life on earth. Development and our demand on the earth’s natural resources requires careful management to avoid damage to our ecosystem and the sensitive biodiversity balance.

How can your neighbourhood plan help? Patrick Geddes' early theories in town planning embraced the concept of 'think global, act local'. Neighbourhood planning embodies that concept through local voices, policies, and actions that serve to protect our shared environment and vital natural resources.

So where do you start? Gather evidence through identification of your local biodiversity and habitats. The [Devon Biodiversity Record Centre \(DBRC\)](#) can provide comprehensive information and a neighbourhood plan resource map (charge of £64.50 + VAT) showing wildlife sites and species information.

Another good resource for mapping is [DEFRA's Magic Map website](#) where you can select biodiversity as a mapping layer to reveal local information.

EDDC can also provide guidance and mapping on request for certain designated areas, please do get in contact for further support.



For the most recent advice on establishing local tree strategies and policies through neighbourhood planning see:

Woodland Trust's manual for planners: <http://www.woodlandtrust.org.uk/publications/2017/09/planning-for-ancient-woodland/>

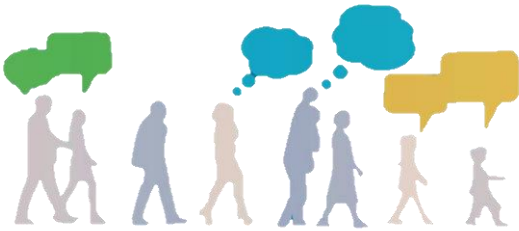
Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/>



Other useful sources of information include:

- [East Devon AONB](#)
- [Blackdown Hills AONB](#)
- [Devon Wildlife Trust](#)
- [East Devon Catchment Partnership](#)
- [Locality / CSE Environment Guide](#)

The next stage would be to add local insight and evidence to fill gaps in the official designations. Consider the improvements or links that could be established at the local level to enhance green networks and opportunities for biodiversity.



EDDC will be holding a neighbourhood planning event at our new Honiton office in 2019. If anyone would like to put forward requests for training requirements or useful topics please let us know.

We hope you have found this newsletter useful, please get in touch if you have any questions.

Phil Twamley

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