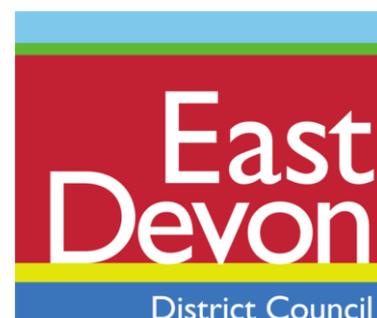
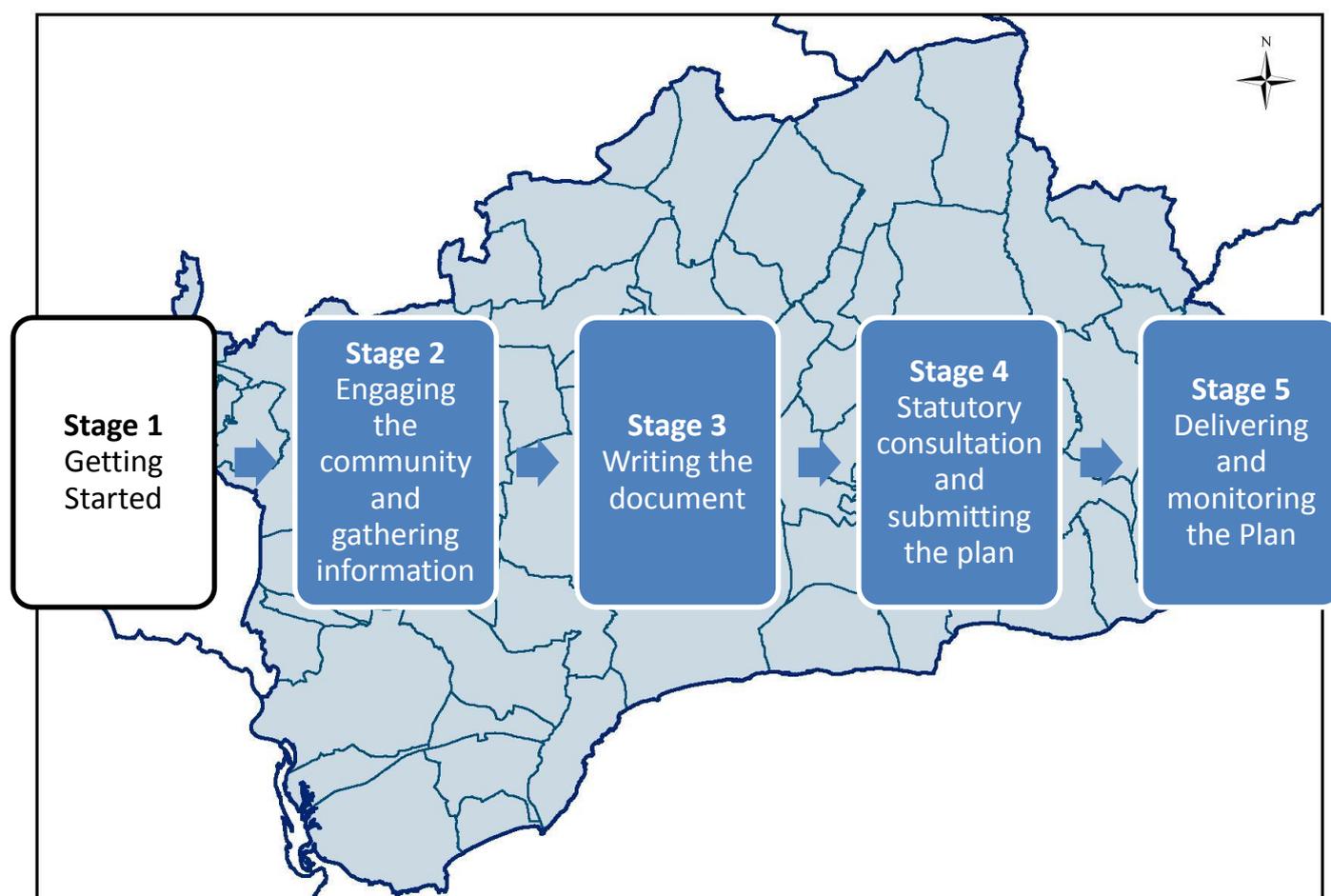


Neighbourhood Planning Guidance

Which Planning Tool is right for us?



Updated September 2019



Is a Neighbourhood Plan the right tool?

Before you commence production of a Neighbourhood Plan, you need to decide whether it is the right 'planning tool' for your community and area. They are resource intensive and, in some cases, other methods could achieve the desired outcome and influence how planning is undertaken locally. For instance, a parish plan could cover community projects such as a new open space or footpath improvements, a play area could be provided through section 106 monies and affordable housing could be negotiated through a planning application- it is not always necessary to produce a neighbourhood plan. In some cases, neighbourhood plans are commenced in response to immediate issues, for instance the submission of a planning application, but in reality they have no influence on those issues due to the timescales involved. The following table indicates some of the other tools available and how the community can influence them.

Type	Purpose	How to influence	Relevance to Neighbourhood Planning	Lead Organisation
National Planning Policy Framework (NPPF)	The NPPF aims to bring together policies from all existing national planning policy documents into one succinct document. It both guides the writing of Local Plans, and is used as a substitute Local Plan when none has been produced by a local authority. National Planning Practice Guidance (NPPG) is available online to support and expand upon NPPF	The NPPF has been adopted and is not subject to further change. If it is reviewed in the future, you can influence it by commenting on the proposed changes	Neighbourhood Plans must be in general conformity with the NPPF	Government
East Devon Local Plan (Adopted 2016)	The statutory development plan for East Devon. The Plan consists of two parts: 1. Core Strategy- this will provide strategic policies for the amount, type and location of new development in East Devon. 2. Development Management- this sets out the policies relating to detailed matters to be considered in determining planning applications.	This Plan has been adopted and is not subject to further change.	Neighbourhood Plans must be in broad conformity with the adopted Local Plan.	East Devon District Council
Development Plan Documents (DPD's) East Devon Villages Development Plan Document (adopted in 2018)	Development Plan Documents will form part of the statutory Development Plan and will be used in the determination of planning applications. The Villages DPD allocates sites for the development in villages set out in the Local Plan. It should be read in conjunction with the Local Plan to determine planning applications in rural settlements with Built up area Boundaries.	This Plan has been adopted and is not subject to further change.	It is anticipated that allocations and associated inset maps in adopted NP's will supercede those sections of the DPD. Otherwise, the NP's will be read in conjunction with the Villages DPD	East Devon District Council
Supplementary Planning Guidance (SPD's)	These provide further details on policies contained within the East Devon Local Plan and could be thematic or site specific eg. On affordable housing or a large development site.	When SPD are proposed they will appear in the East Devon Local Development Scheme. If proposed in the future, you can influence their content during periods of consultation.	NP's should take account of any SPD and should conform to it where it is strategic in nature.	East Devon District Council

Parish Plan/Village Design Statement	These are led by the local community and often reflect what they want to see protected or improved. An action plan prioritising activities is often produced. These plans don't have the same weight as a NP but could cover a broader range of issues. They can be taken into account in determining planning applications as a 'material consideration'.	The community initiate such plans and they are subject to consultation.	These will form a key source of evidence in NP making. The more recently produced, the more relevant they will be, but PP and VDS are likely to identify important local issues which may be picked up in the NP	Local community
Planning Application	To determine whether an application for development should be approved. Most approvals are subject to conditions.	By commenting during the formal consultation (consultation lasts at least 3 weeks). Parish Councils are consulted specifically and will make recommendations to be taken into account by EDDC.	As NP's progress towards adoption they carry more weight and may be cited as a 'material consideration' . Once adopted (or 'made') the NP will be used to determine applications.	Developers, agents, members of the public
Section 106 agreements	These are legal agreements made under section 106 of the Town and Country Planning Act between EDDC and a developer. These are attached to planning permissions and, now that CIL is in place, will relate to affordable housing and on-site provision eg play area, drainage, roads etc.	By commenting during the formal consultation on the planning application . Parish Councils are consulted specifically and will make recommendations to be taken into account by EDDC.	NP's cannot change existing S106 agreements but they will be taken into account in determining applications to which new s106's relate eg. laying out a new play area	Developers, East Devon District Council
Community Infrastructure Levy (CIL)	CIL is a relatively new levy which local authorities can choose to charge on developments in their area. EDDC have introduced a charging schedule to fund infrastructure in the District.	The charging schedule has been developed and consultation has finished. If further changes are proposed, you can influence the schedule by commenting on the proposed changes.	Where a NP is in place, the Parish Council will receive 25% of CIL. Parishes without a Plan, will receive 15%, capped at £100 per house	East Devon District Council
Planning Enforcement Action	Action taken by EDDC to ensure planning conditions are adhered to or that development undertaken without planning permission is brought under control.	You can report any suspected planning breaches to our enforcement team and comment on any subsequent application.	Through the NP process communities may be aware of planning breaches. Once adopted the NP will be used to determine applications.	East Devon District Council