

Neighbourhood Planning Newsletter 2019



Welcome to the latest issue of the
EDDC Neighbourhood Planning Newsletter

This edition covers the Neighbourhood Planning Seminar, due to take place on 10 October, an update on our made neighbourhood plans and some guidance on how to include heritage and local needs housing in your plan.

We hope the newsletter provides some useful content, if you have any questions or requests for guidance on any neighbourhood planning topics please do get in touch with Claire Rodway or a member of the Planning Policy Team.

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Introduction from Cllr Bruce de Saram, Lead Member for Neighbourhood Planning

“Welcome to this Autumn Newsletter and I know that many of you reading it will be enthusiastic NP supporters. Your community will be either in the process of making your NP or have made one and wonder how it effective it can be.

Well the good news is that our EDDC Seminar will aim to give you the guidance and support you need, covering topics such as heritage and local needs housing, all of which are relevant to your NP. Looking forward to seeing you there.”

Cllr Bruce de Saram, Lead Councillor for Neighbourhood Planning

A Brief History of Neighbourhood Planning

The Localism Act of 2011 introduced a new category of development plan that allows communities to create locally informed neighbourhood plans to help determine planning applications in their area.

Planning policies in the council's Local Plan further reinforce the rights of communities to produce neighbourhood specific plans whilst remaining in general

conformity with the council's strategic approach.

Neighbourhood plans legitimise local development plans through improved socially democratic governance, with policy formation steered by the people that live and work in East Devon.

East Devon District Council is delighted to support our local communities in the development of neighbourhood plans. We are committed to engaging and empowering our local communities to take control of the future of their neighbourhoods.

Date for the Diary – 10th Oct

BOOK YOUR PLACE

**Neighbourhood Planning Seminar-
10.00am, 10 October 2019,
Blackdown House, Honiton.**

We would like to invite Parish Clerks, Councillors and, where established, Steering Group members responsible for producing Neighbourhood Plans to the above event.

A provisional agenda is as follows:

-) *Welcome* by Bruce de Saram (Lead Member for Neighbourhood Planning)

-) *Brief update on the Local Plan* - Planning Policy Manager, Matt Dickins

-) Implementation of Neighbourhood Plans and how they can be used to respond to planning applications - Development Manager, Chris Rose
-) *Heritage Matters* - Planning Officer, Jacqui Best
-) *Beer Community Land Trust (CLT)* - District Councillor Geoff Pook



CLT Development, Beer

There will also be an opportunity for networking over a light lunch. The event is anticipated to finish at around 1.30pm.

Places are limited so please email planningpolicy@eastdevon.gov.uk to book your place.

We look forward to seeing you on the 10th.

Neighbourhood Planning Progress

East Devon continues to maintain its place at the vanguard of neighbourhood planning with a further four made neighbourhood plans in the last year taking our total to sixteen.

Neighbourhood plans are now being used to determine planning applications in the parishes of:

Beer
Bishops Clyst
Budleigh Salterton
Chardstock
Clyst St George
Dunkeswell
East Budleigh and Bicton
Exmouth
Feniton
Lypstone
Ottery St Mary & West Hill
Payhembury
Rockbeare
Stockland
Uplyme
Yarcombe

Congratulations to all of those neighbourhood plan steering groups and parish councils whose plans now hold full legal weight in decision making.

The **Sid Valley Neighbourhood Plan Referendum** took place on **19 September, 2019**. The plan was approved by the local community and, once the plan is formally made, over 50% of East Devon's population will be covered by locally informed neighbourhood plans. Congratulations to the Sid Valley Neighbourhood Plan Steering Group and all those volunteers across the district whose commitment and professionalism has contributed to this significant milestone.

Planning for Heritage

Our heritage assets contribute real value to our environment, an irreplaceable resource that provide significant social, economic and environmental benefits for East Devon.

The District contains rich historic environments and an abundance of heritage assets which have helped to shape its distinctive character and identity. It is important that we set out a positive strategy for their conservation and enjoyment for this and future generations.



Gittisham village: example of workers cottages and map showing extent of the Conservation Area (yellow) and Listed Buildings (pink).

We have recently produced a Heritage Strategy (2019 – 2031) for the East Devon District. This presents a summary of our heritage, its significance, its management and its benefits, with an action plan for the delivery of our recommendations. [The document can be viewed, or printed here.](#)

Neighbourhood plans play a crucial role in identifying locally significant heritage and establishing policy to protect and enhance these valued assets.

[Neighbourhood Planning for the Environment](#) is a useful guide prepared by the Environment Agency, the Forestry

Commission, Historic England and Natural England. The guide covers how to identify and assess your historic environment and how neighbourhood plans can make the most of heritage assets (pp12-17).



Farway: Bronze Age barrow

Come along to our Neighbourhood Planning Seminar on the 10 October to learn more about how you can incorporate heritage into your plan.

Planning for Community-led Housing

Local needs housing is a key priority for many neighbourhood planning groups, with community-led initiatives providing an alternative model to private development.

Once a local housing need has been identified through a [Housing Needs Assessment](#), neighbourhood plans can establish policy support for community-led housing delivery. In addition, plans can incorporate Neighbourhood Development Orders and Community Right to Build Orders that grant planning permission for particular types of development in a particular area.

For more information, Locality (neighbourhoodplanning.org/) provide a great deal of useful information on [neighbourhood planning](#) as well as detailed guides on [community-led housing](#), [neighbourhood development orders](#) and [community right to build orders](#).

Community Land Trusts (CLT) are another means by which the local community can take control of development to meet local needs. CLTs are not dependent on the presence of a neighbourhood plan. However, plans can establish the local housing need evidence, allocate sites and introduce policy that facilitates the delivery of local needs housing through a CLT.

Cllr Geoff Pook will be presenting a session on the success of the CLT in Beer at our Neighbourhood Planning Seminar in October. Book your place to learn more.

More information on CLTs is also available at <http://www.communitylandtrusts.org.uk/>.

Neighbourhood Planning Officer Update

After two years in the role, Phil Twamley will be leaving East Devon District Council to join Dartmoor National Park Authority.

East Devon will be recruiting a replacement for the post and will update all groups in due course. In the interim period, please direct all neighbourhood

planning enquiries to planningpolicy@eastdevon.gov.uk.

Should you wish to contact the Lead Member for Neighbourhood Planning, Cllr de Saram's details are as follows:

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

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