

Using Neighbourhood Planning to Support Housing Needs

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Strategy and Delivery Team

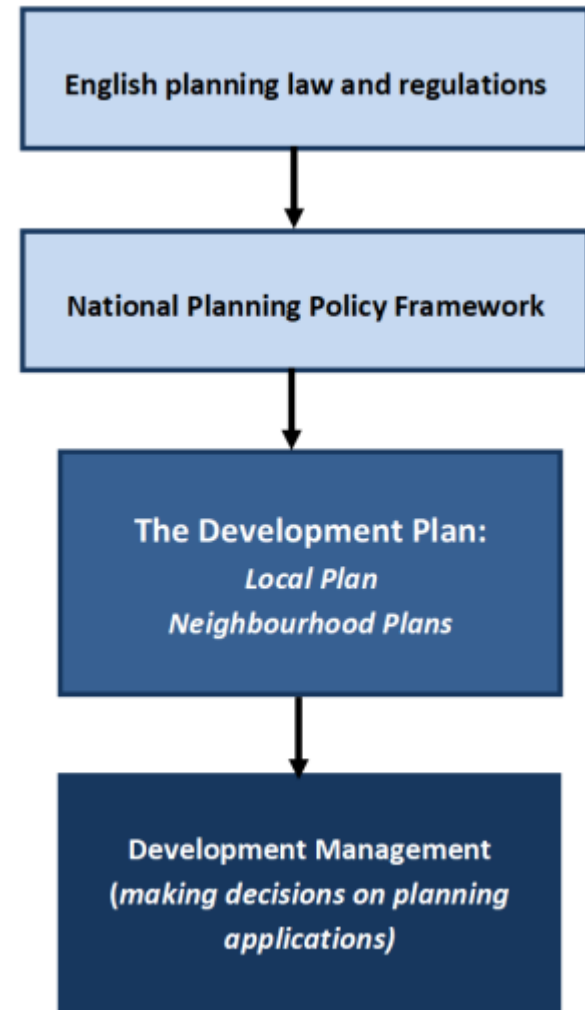


- Planning context (County Durham Plan)
- What is a neighbourhood plan
- What can be achieved through a neighbourhood plan
- Examples
- The process and how to initiate one
- Resources



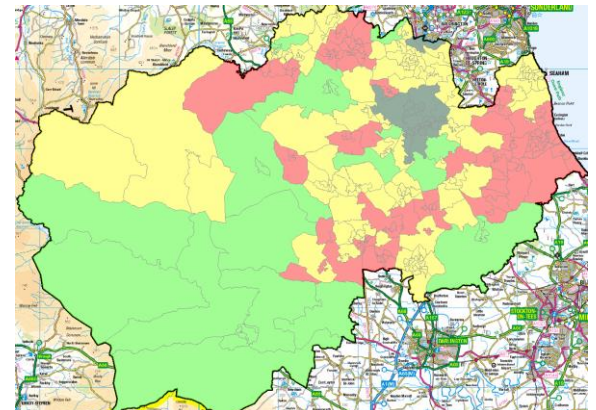
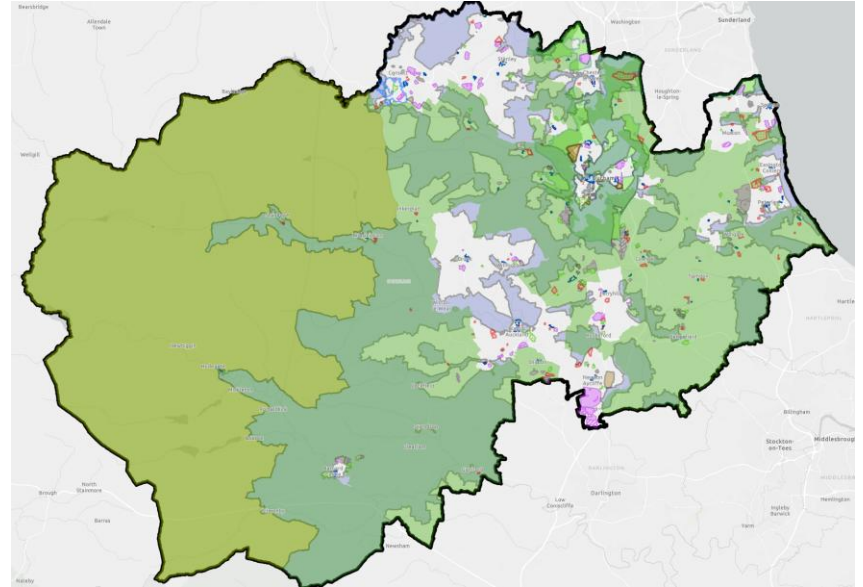
The Planning System

- Durham County Council is the Local Planning Authority (**LPA**)
- The **LPA** handles all Planning Applications and these are considered against the **Development Plan** and relevant material considerations including **National Planning Policy**
- The **Development Plan** is comprised of the **County Durham Plan, Minerals and Waste DPD and Neighbourhood Plans** – in combination they set policies to guide the type and location of future development



County Durham Plan

- Adopted October 2020
- Sets down policies and sites for development and protection (whole county)
- Housing figures (c.1300 pa)
- Affordable requirements and viability areas

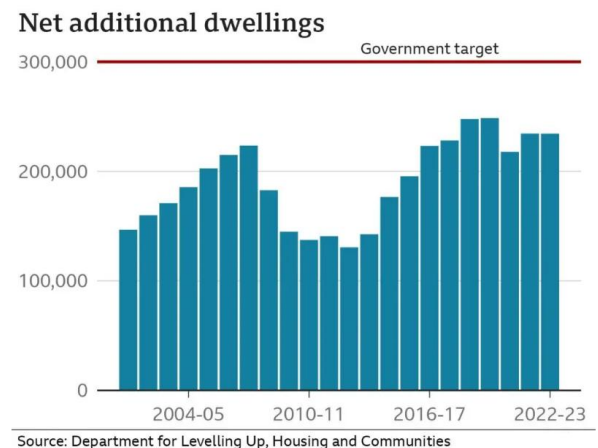


County Durham Plan

‘Sustainable Communities’ strategy which directs growth to key, sustainable locations across the County

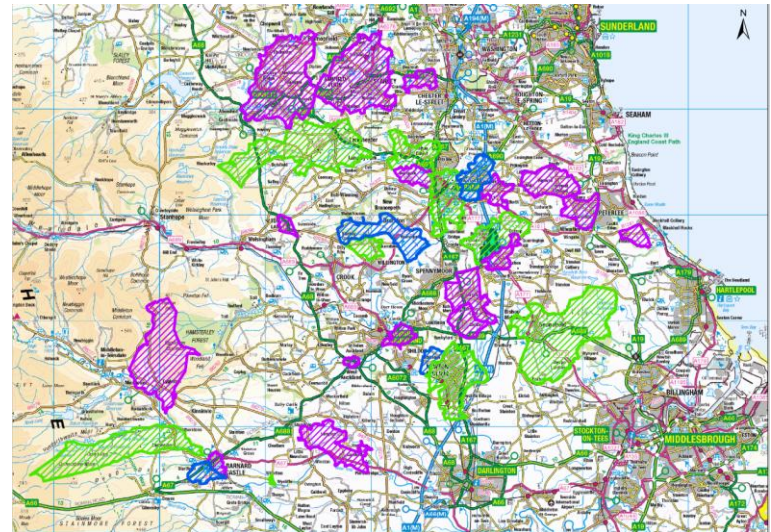
- Policy 6
 - Within settlements or ‘well related’
- Policy 10
 - Countryside development
- Policy 11
 - Rural Exceptions (housing and employment)

REVIEW

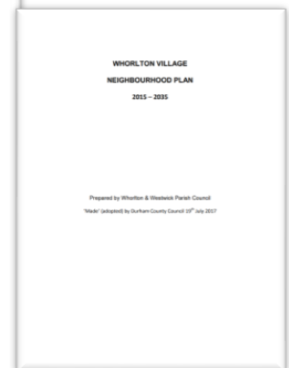
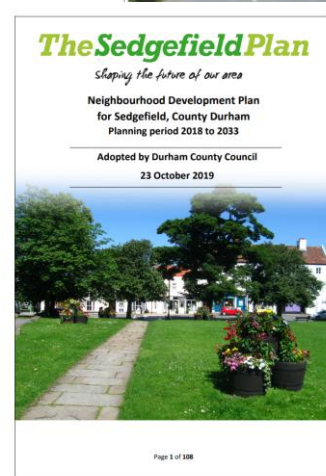
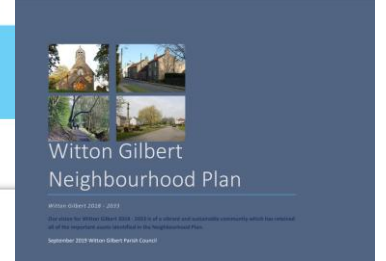
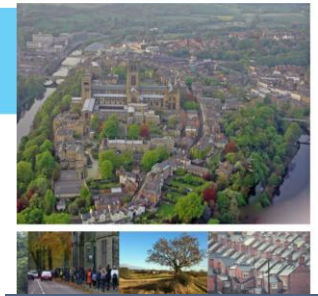
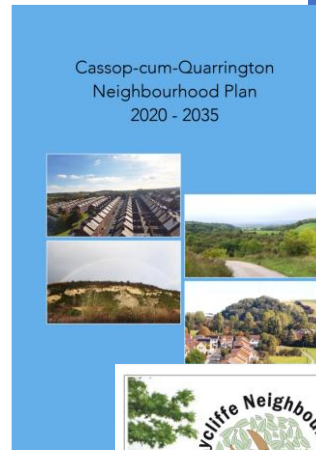
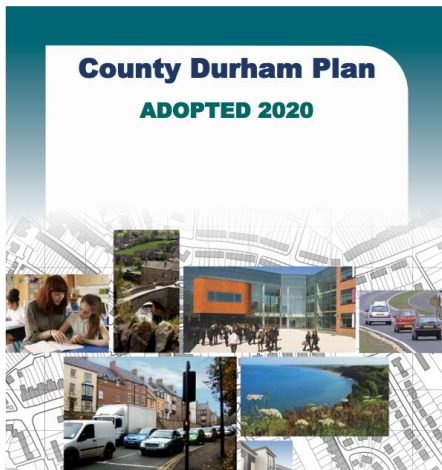


What is a neighbourhood plan...

- 'Local'
- Coverage
- Deal with planning matters
 - Social, environmental and/or economic considerations

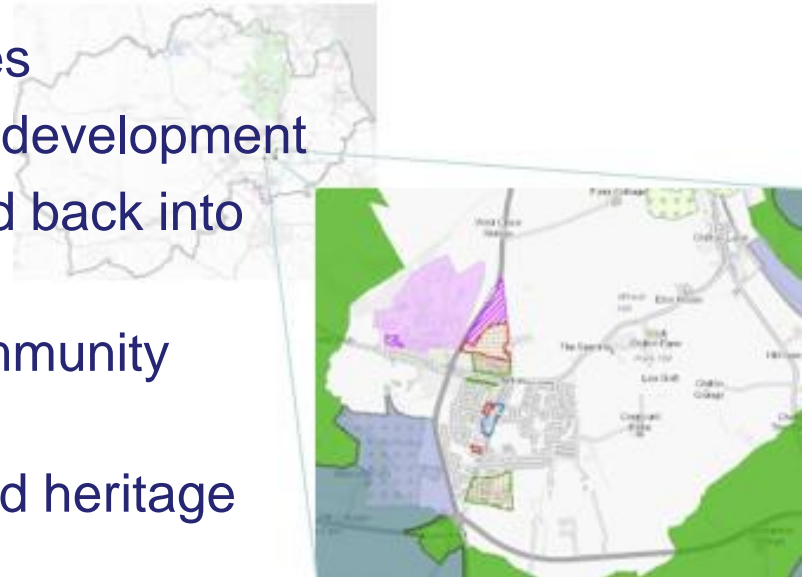


What is a neighbourhood plan...



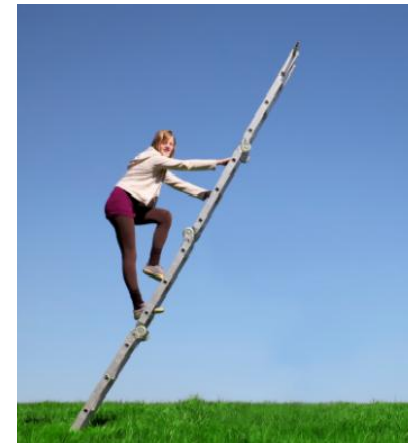
What can they do....

- Guide the location, scale and type of new development
- Promote housing development
- Protect important local green spaces
- Influence the 'look' (design) of new development
- Seek to bring vacant or derelict land back into use
- Seek to protect and/or propose community facilities
- Identify important local buildings and heritage assets
- Promote small scale renewable energy projects
- Supplement CDP policies with further locally specific detail



...and some of the limitations

- Time and resource - commitment
- Coordination and consensus
- Need to be in general conformity with local and national planning policies and other planning law
- Review - context shifts
- Positive documents
- They can't influence nationally significant infrastructure projects or minerals planning



Examples

ONP H2 - Large Scale Housing Development Requirements

Large scale proposals for 30 dwellings within the settlement boundary will be supported where:

1. Proposals are in keeping with the rural character and linear form of the settlement area.
2. Housing development including external structures and walls should respond positively to local character and materials.
3. Houses are grouped around small landscaped green areas to create a low density feel and provide community space.
4. Landscaping using sympathetic planting of native trees, fruit trees, and shrubs is used to ensure that housing development is in keeping with surrounding rural areas marked in light green on the ONP proposals map (Figure 4) and maintains wildlife corridors.
5. Any development proposals which are implemented in phases must make adequate provision to provide small landscaped green open spaces and sympathetic planting of shrubs and trees throughout all phases.
6. All housing development will be required to provide affordable housing in accordance with development plan policy.

ONP H1 –Small Scale Housing Development

Infilling and small-scale (less than 30 dwellings) residential development within the settlement boundary will be supported where it:

1. is of high quality design;
2. respects local character, including the linear form of the settlement and its rural character and setting;
3. respects residential amenity
4. is not in an area of flood risk

New homes should be energy efficient and the incorporation of renewable energy measures, including solar panels will be supported, as will the development of homes with zero carbon emissions.



ONP H3- Community led housing provision for older or disabled people

The development of level access community-led housing designed to meet the social housing needs of older and/or disabled people will be supported.

Examples

POLICY CNP1: THE SETTLEMENT BOUNDARY OF COTHERSTONE

The settlement boundary as shown in Policies Map 1 defines the extent of the built-up area of Cotherstone. Development proposals within the settlement boundary will be supported where they accord with the policies of the Development Plan*.

Land outside the settlement boundary will be treated as open countryside and development proposals will not be supported unless they are specifically allowed for in the NPPF and they accord with the policies of the Development Plan*.

* The term 'Development Plan' encompasses the Neighbourhood Plan and the County Durham Plan.

POLICY CNP4: LOCAL GREEN SPACES

The sites listed below and Identified in Policies Map 4 (1 to 10) are designated as areas of Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

LGS1: The Close Allotments

LGS2: The Close

LGS3: The Play Park

LGS4: The Cemetery

LGS5: Moor Road Green

LGS6: School Grounds

LGS7: East Green

LGS8: Klondyke Allotments

LGS9: West Green

LGS10: The Hagg



Two of Cothelstone's valued Local Green Spaces:

Above - The Play Park (LGS3)

Right - The Hagg (LGS10)

Examples

POLICY 4: Development of land to the south of Front Street, Witton Gilbert (site H2)

Residential development on land to the south of Front Street will be supported where it:

- a) takes account of the Design Brief set out in Appendix A;**
- b) conserves and enhances the special character of the Historic Zone;**
- c) where applicable ensure suitable safe access points to allow for connections to be made within the site, including for motorists, pedestrians and cyclists and also ensure the retention and, where possible, enhancement of the public footpaths;**
- d) where applicable incorporate noise attenuation measures including the retention of landscaping along the southern boundary;**
- e) retain both the visual setting of the site and its biodiversity; and**
- f) do not prejudice other parts of the H2 site coming forward for development by way of cutting off access points.**

Key steps in the process

Step 1: Designating the Neighbourhood Area

Step 2: Preparing the draft Plan

Step 3: Pre-submission publicity & consultation

Step 4: Submission to the Local Planning Authority

Step 5: Independent Examination

Step 6: Referendum

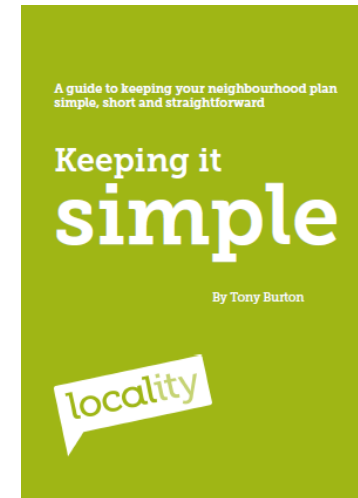
Step 7: Local Planning Authority “makes” the Plan



How DCC can help....

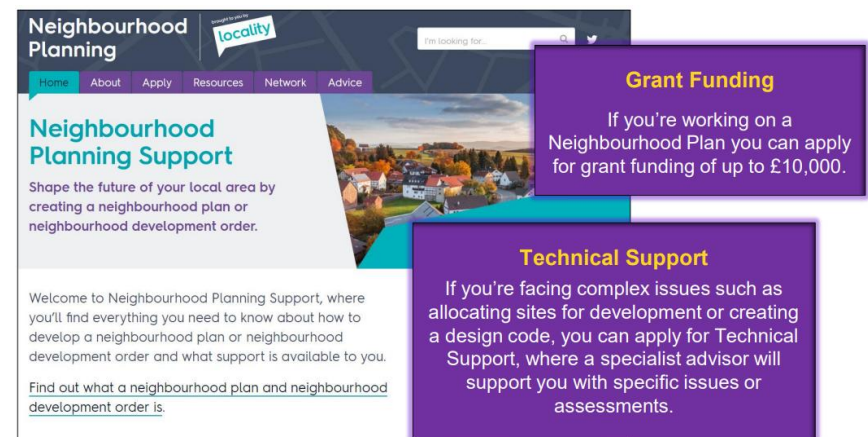
Professional support and capacity building:

- Dedicated contact officer - technical guidance
- Meetings at relevant points
- Telephone and email support
- SEA Screening opinion support
- Health checks along the way



Resources:

- Funding available
- Arranging and paying for examination and referendum
- Sharing LPA evidence base + best practice and lessons learned by others



The screenshot shows the 'Neighbourhood Planning Support' website. The header includes 'Neighbourhood Planning' and a 'locality' logo. A navigation bar has links for Home, About, Apply, Resources, Network, and Advice. The main content area is titled 'Neighbourhood Planning Support' and describes the purpose of the site. Two callout boxes are overlaid on the right side of the page:

- Grant Funding**
If you're working on a Neighbourhood Plan you can apply for grant funding of up to £10,000.
- Technical Support**
If you're facing complex issues such as allocating sites for development or creating a design code, you can apply for Technical Support, where a specialist advisor will support you with specific issues or assessments.

Contact

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