

LICHFIELDS



Neighbourhood Planning

Meeting Housing Need. The Yapton and Bartestree decisions

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Agenda

- The SofS decisions
 - Yapton
 - Bartestree
- Are Neighbourhood Plans delivering?
- Local Plans - Setting the agenda?
- Government Reforms
- Conclusions

The SofS Decisions

Yapton and Barestree

The two decisions

Yapton

- 100 dwellings
- No 5YHLS. Inspector recommended approval.
- SofS overturned
- Focus on para 185 of NPPF on role of Neighbourhood Plans
 - Sufficient to mean conflict with N'hood Plan attracts "*very substantial negative weight*"

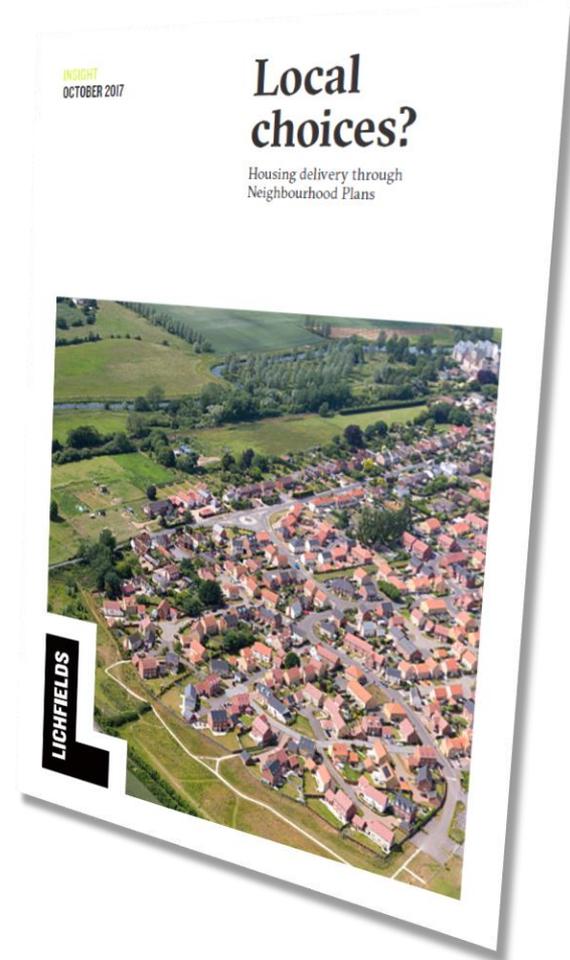
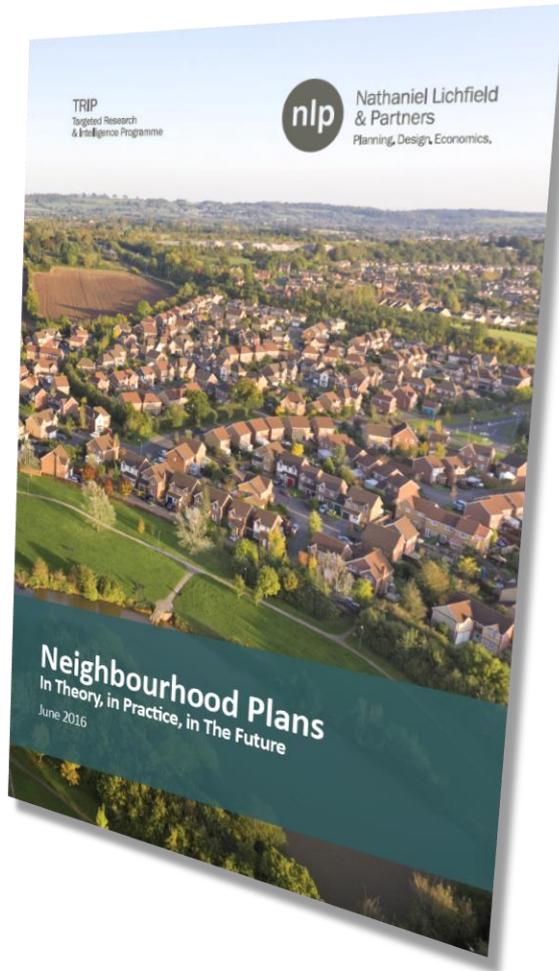
Bartestree

- Up to 100 dwellings
- 3.63 year land supply
- Significant weight attached emerging N'hood Plan
- Attracted weight to adverse effects on character, appearance and to valued landscape

Are Neighbourhood Plans Delivering?

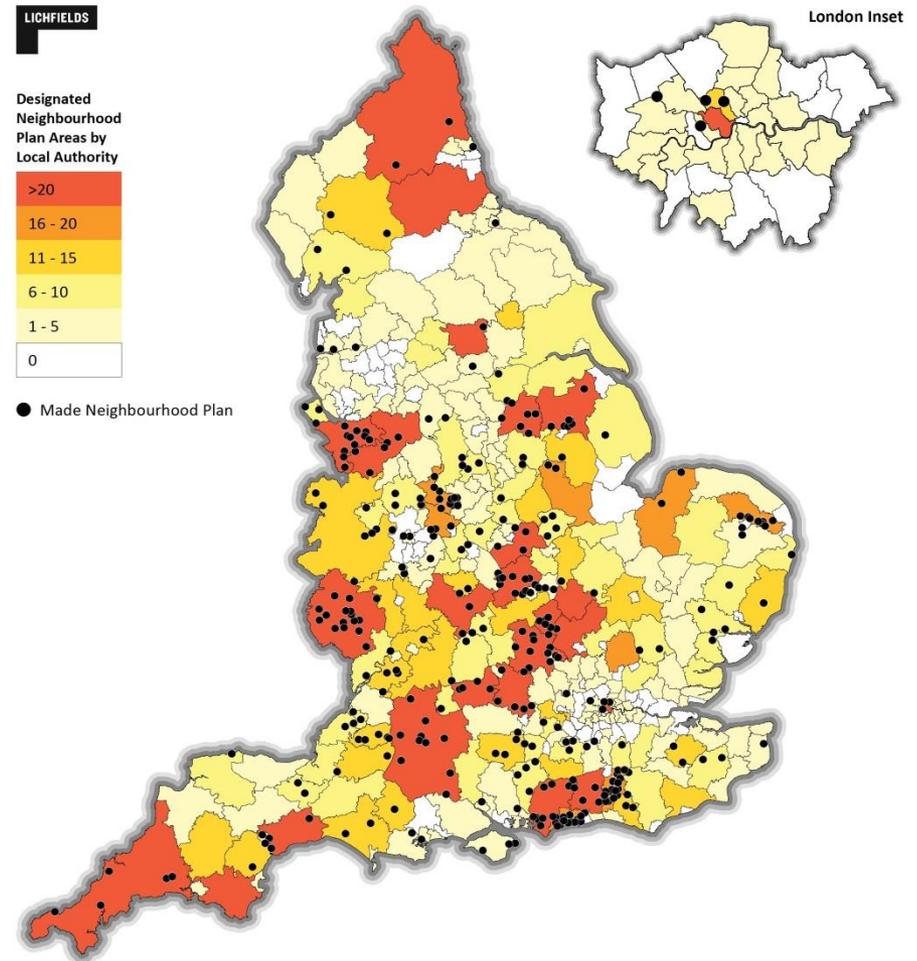
Local Choices

Lichfields' bespoke insight

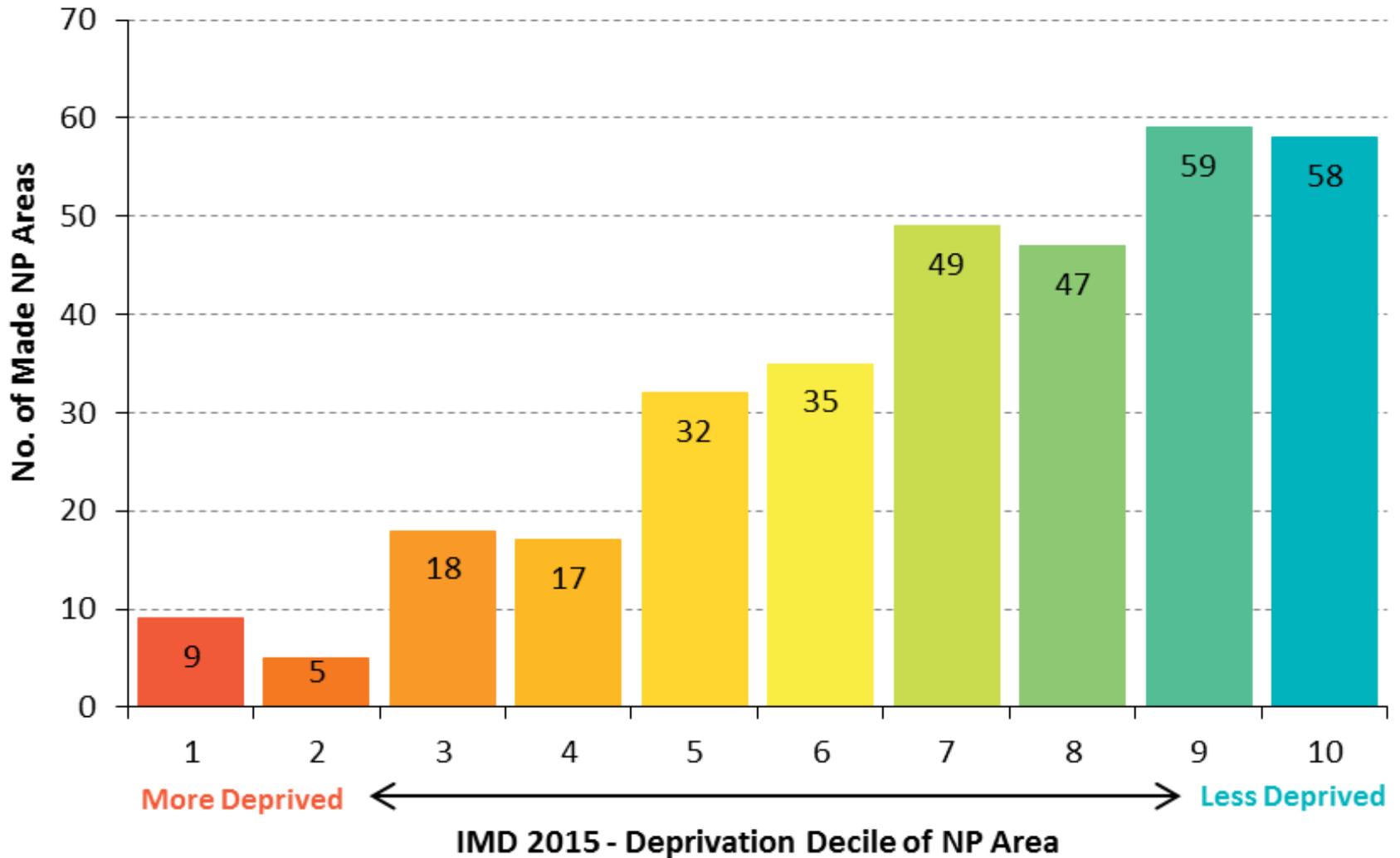


Coverage of Neighbourhood Plans

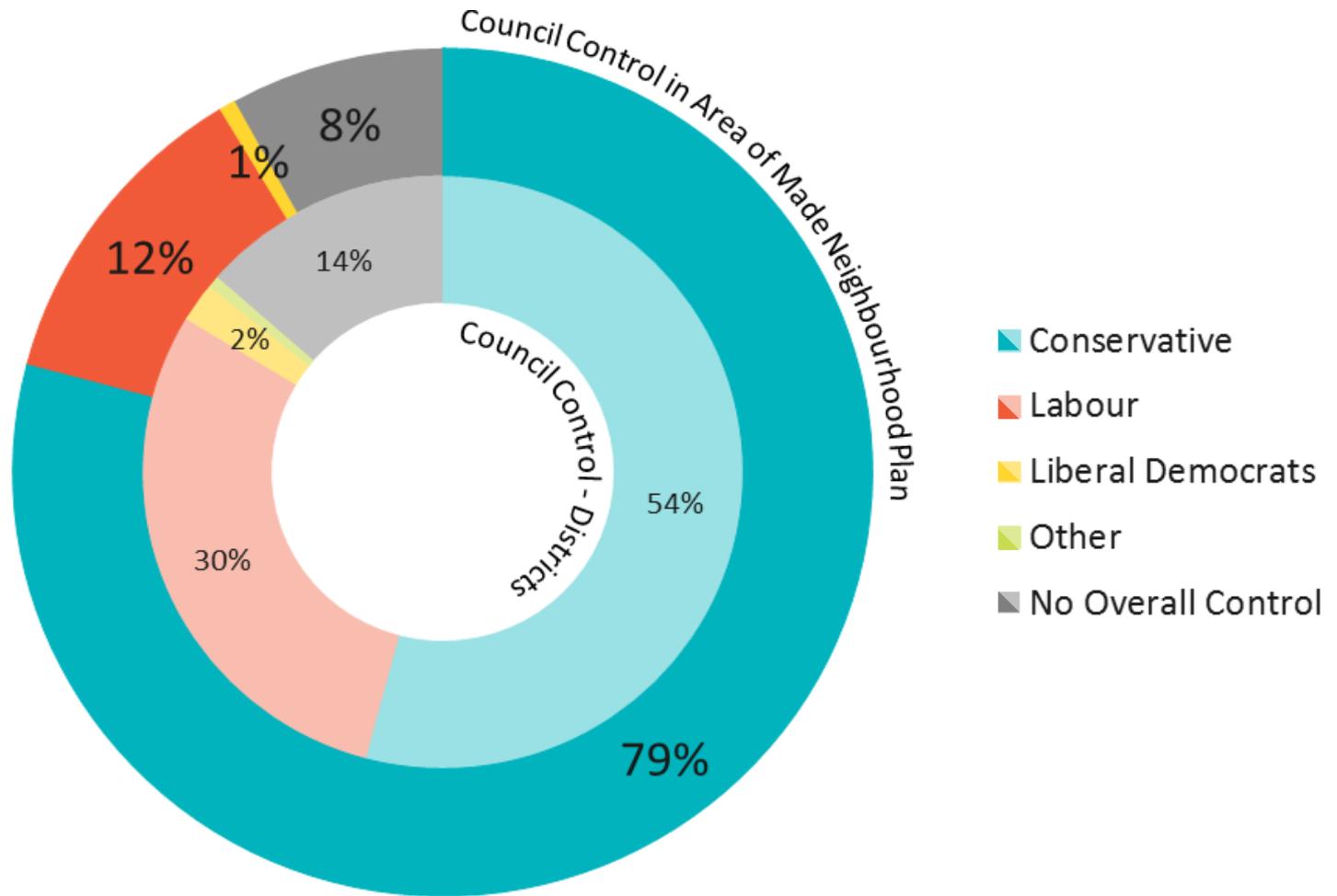
- Genie out the bottle
- Over 2,100 Neighbourhood Plan areas designated
- c.330 Neighbourhood Plans now made
 - Designations outpacing made Plans
- 109 LPA's in England contain at least 1 made Neighbourhood Plan; that's 1 in 3



Where are they?



Where are they?



Are they delivering?



- DCLG suggests they are

New neighbourhood planning powers are boosting plans for housebuilding by more than 10%

Brandon Lewis, Minister of State, 2 November 2015

BUT

- At end of 2016, current SoS had dismissed more homes in NP areas than allowed (broadly opposite what was happening in non-NP areas)

2,530 homes allowed



Greg Clark

956 homes dismissed

2,045 homes allowed



Sajid Javid

3,824 homes dismissed

Are they delivering?

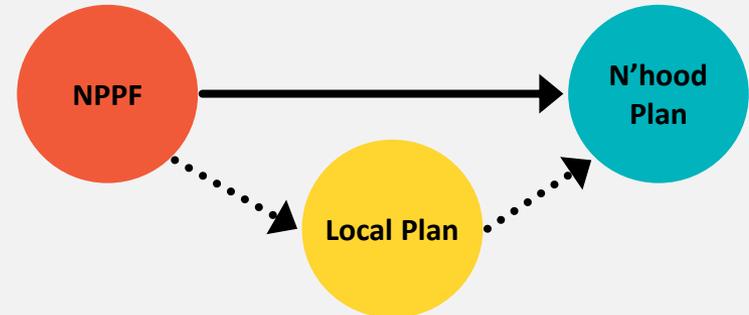
Emerging Lichfields research on the 330 made Plans. Preliminary findings:

- Content and structure of NPs varies hugely:
 - No one size to fit all
 - Responses to local agendas or circumstances
- **c.55%** of NP's have come forward ahead of a Local Plan
 - Strategic vacuum (& reversed chain of conformity)

'Policy compliant' model



'By-pass' model



'Inverted' model



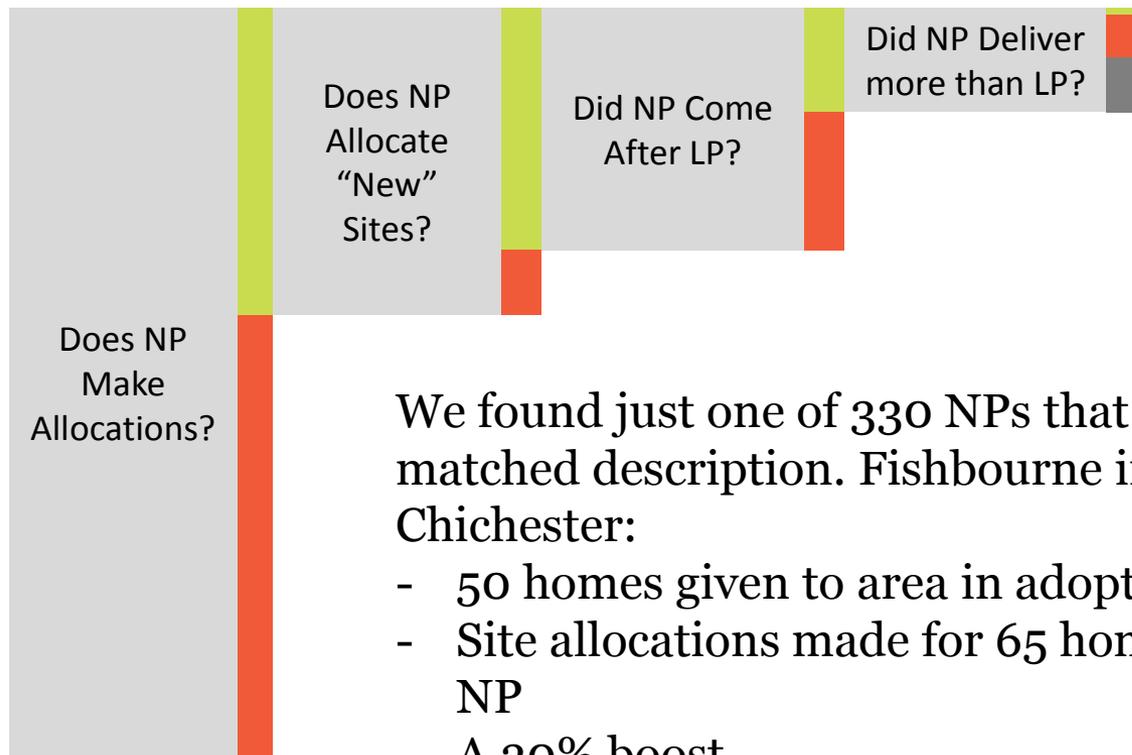
Are they delivering?

Neighbourhood Planning for housing and CLG's 10% figure:

- Only **c.40%** of NP's contain a housing figure, requirement or target
- And only **c.40%** of NP's actually make site allocations for new housing (most overlap, but some are one or the other)
- But of those that do allocate sites, only **c.1/2** of units being allocated are "new" – many already have a permission or existing allocation
- Where does that leave DCLG's 10%?

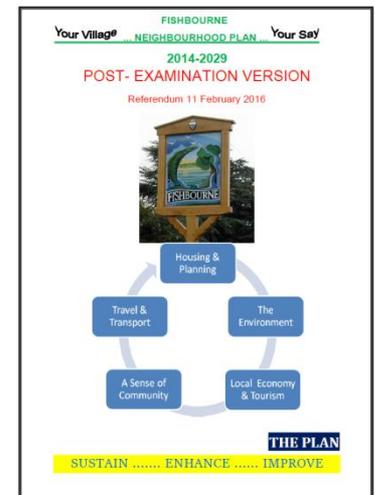
Are they delivering?

- The small print on the 10% boost – it only references made NP's that make allocations and follow a Local Plan that has number for area...



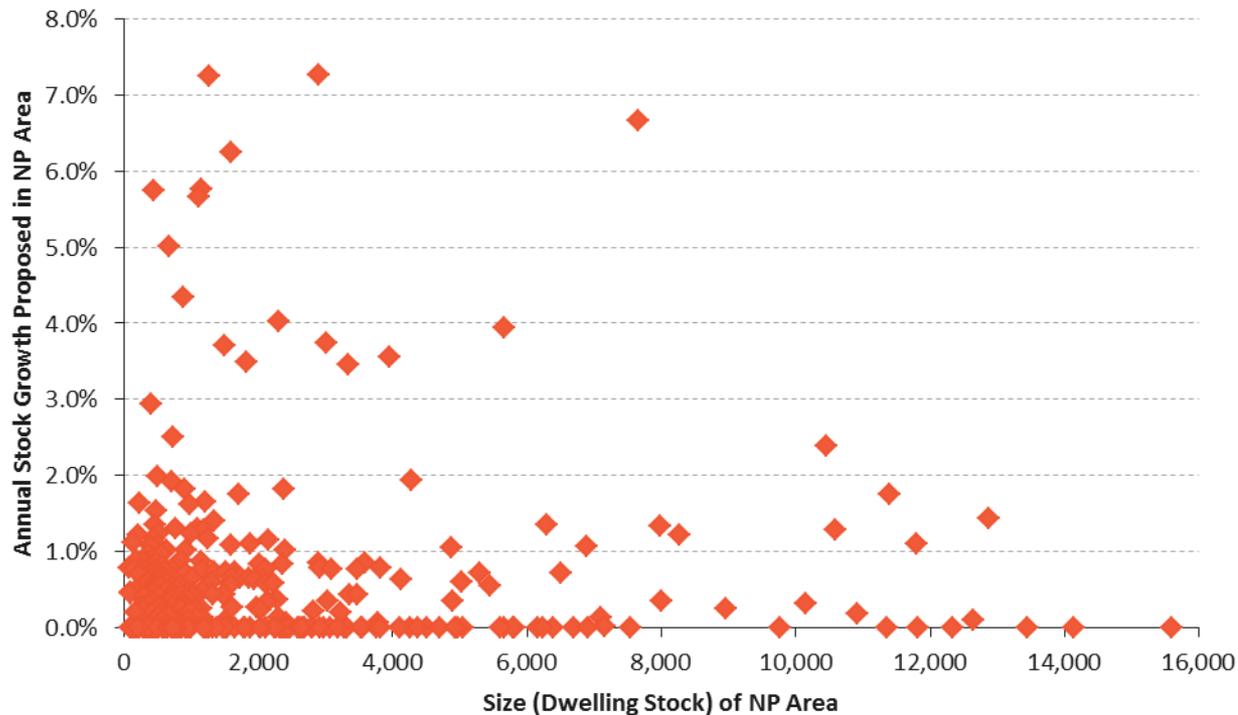
We found just one of 330 NPs that matched description. Fishbourne in Chichester:

- 50 homes given to area in adopted LP
- Site allocations made for 65 homes in NP
- A 30% boost



Are they delivering?

- In total NPs plan for less growth (**0.8% p.a.**) than rate of housing stock growth needed to meet housing need (1.1% p.a. nationally)
 - Those that do allocate sites provide for average of 1.4% p.a.



Are they delivering?

- Our alternative analysis looking at all Neighbourhood Plans suggests:
 - In total across the 330 made NPs, 15 plan for truly 'more' or 'additional' homes (i.e. not already committed and delivering more than in corresponding LP)
 - Totalling c.1,400 dwellings
 - That is equivalent to **1.6%** of all dwelling numbers NPs identify or
 - An average boost of **2.8%** above adopted LP targets where they exist as a guide for NPs

~~+10%~~ → +c.2%



Department for
Communities and
Local Government

LICHFIELDS

Will they deliver in future?

- Repeating average performance of the 330 made NP's across the remaining 1,770 Neighbourhood Plans in the pipeline would suggest:
 - A collective need of c.610,000 new homes in those areas based on Governments proposed standardised OAN methodology (1.1% p.a. stock growth over 15 yrs)
 - Neighbourhood Plans in place for just c.535,000 new homes – a notional shortfall of 75,000 new homes.
- Infers a continuation of current trends with Local Plans picking up the slack by making top-down strategic allocations in NP areas?

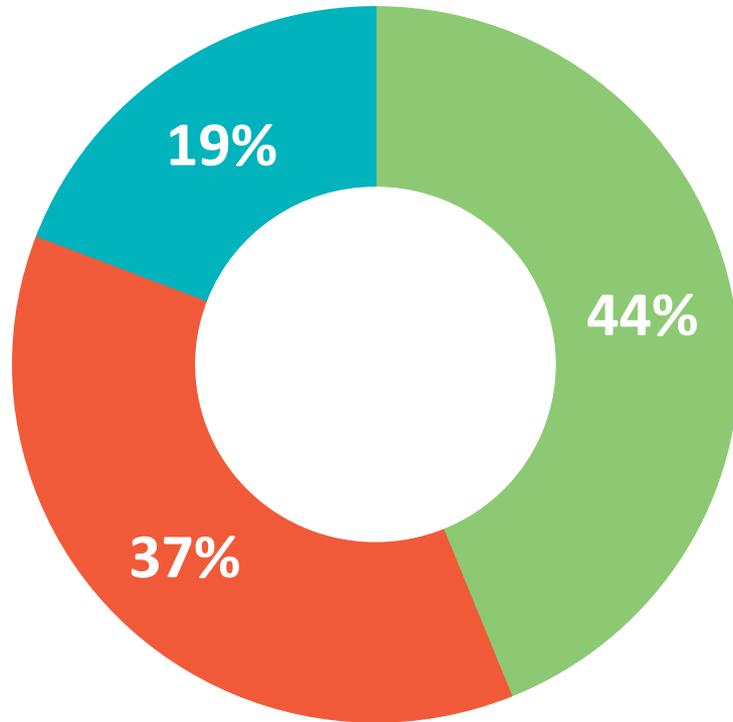
Are they delivering?

- Boost to planned housebuilding? → negligible at best
- Community buy-in to planning process and opportunity to make local choices about how their neighbourhood changes? → yes
 - The vast majority (60%) of NPs aren't about how much housing – contain no housing figures and no allocations
 - They instead cover wide and diverse range of issues
- Key is positive Local Plans

Local Plans

Setting the agenda?

Slow Progress in plan making

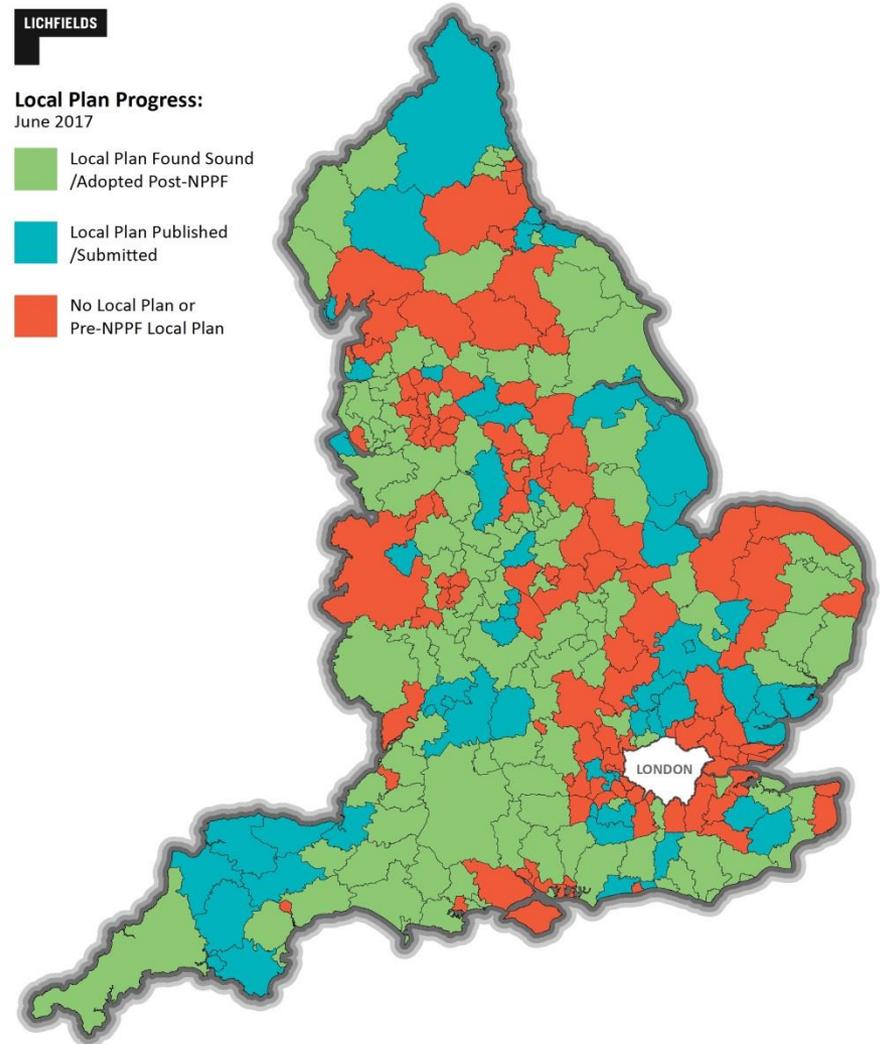


Data based on PINS
Core Strategies / Strategic-level Plans
Correct at August 2017
Figures exclude London



Local Plan Progress:
June 2017

- Local Plan Found Sound /Adopted Post-NPPF
- Local Plan Published /Submitted
- No Local Plan or Pre-NPPF Local Plan



Why is it taking so long?

Housing Numbers

- Onus on LPAs to define their own need
- “Black art” = disagreement over estimates
- Capacity, SA, other evidence

Duty to Co-operate

- Need to co-operate with neighbours
- Plans ‘fail at the first hurdle’ – e.g. St Albans, Castle Point, Mid Sussex (v1), Aylesbury Vale (v1),

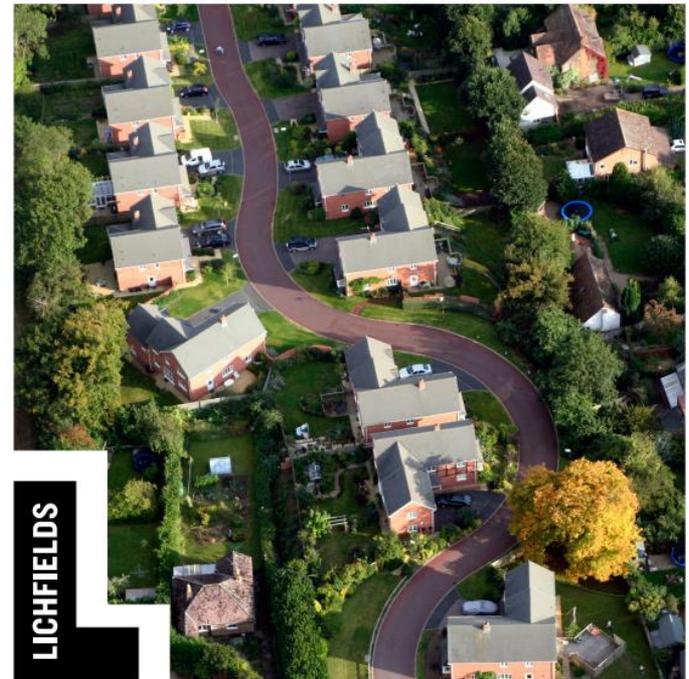
Constraints protect against para 14

- Green Belt = little prospect of PfSD applying as unmet housing need “unlikely” to constitute Very Special Circumstances

INSIGHT
APRIL 2017

Planned and deliver

Local Plan-making under the NPPF:
A five-year progress report



Government Reforms

Setting the agenda?

Local Plans Expert Group

- Faster and Simpler Local Plans
- Engaging communities
- Meeting Needs

LOCAL PLANS

**Report to the
Communities Secretary
and to the Minister of
Housing and Planning**

MARCH 2016



Local PlansExpert Group

- Need to overcome hiatus and uncertainty since 2015

Emerging Solutions for Local Plans

- Standardise the need assessment
- Duty to co-operate / Statements of Common Ground (more later)
- Statutory requirement to prepare a Local Plan and keep it up to date (Neighbourhood Plans Act 2017)
- Powers for setting standards (data requirements) and intervention (joint plans, County Councils etc)



Current and future reforms on NPs

- Neighbourhood Planning is here to stay; and with increased importance
- Written Ministerial Statement (Dec 2016) – Policies not out-of-date in NP areas for NPPF para 49 purposes where all of the following apply:
 - WMS or NP is less than two years old
 - NP allocated sites for housing
 - a 3-year supply of deliverable sites demonstrable
- Neighbourhood Planning Act 2017 - NP's now get full effect immediately following successful referendum; carry weight post-examination.
- Future?
 - 'Planning for the right homes in the right places: consultation': how NP groups can have greater certainty on the level of housing need for which they should plan

Making it work

- Local Plans
 - Establish the chain of conformity
 - Without which, politics tricky
 - Manage expectations
 - Set a clear number
 - Absent a Plan, rely on formula-based approach
- Resources to secure plan delivery
 - Boost conversion rate
 - Local Authority commitment (SCI)
 - Better developer engagement
 - Money, expertise, know-how and link growth to securing infrastructure

Conclusions

The take-away

Conclusions

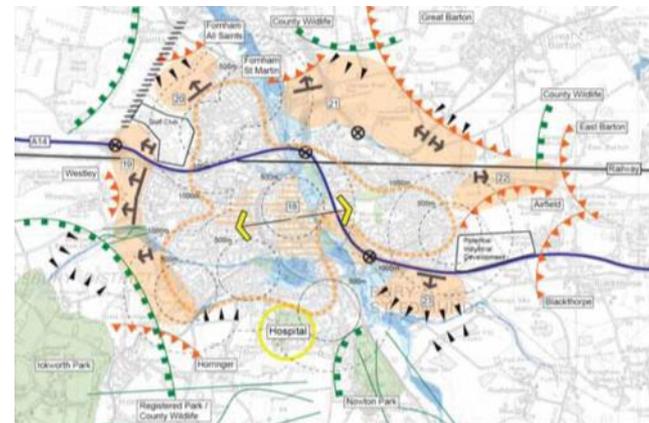
- Neighbourhood Plans are not going away
 - When they're clearly coming forward, work with them
- Communities have appetite but still struggling to deliver
- Some N'Hood Plans do propose housing, but not universal
- Relatively few make new allocations
- Overall levels of housing growth lower than average necessary to meet national needs
- Local Plans are key: setting the agenda
- Formula-based approach to setting numbers

Pre-Submission Sustainability Appraisal (Focused Assessments) (November 2015)

In November 2015, the Council published its focused amendments to the Pre-Submission Draft District Plan, which included an increase in the housing requirement to 850 dwellings per annum on the basis of the findings of the November 2015 HEDNA. The HEDNA concluded that the Council's OAN (803dpa) was the new tipping point for development, some 150dpa greater than the June 2015 iteration and exactly in line with the new housing requirement. The full summary table for the outputs of these scenarios can be found in Appendix 1. Table 3.2 below shows the outputs for Scenarios C and D only to allow comparison of the Councils concluded 'tipping point' with the June 2015 SA.

Table 3.2 Summary of SA Outputs - Housing Options C (800 dpa) and D (850 dpa) - November 2015 SA

	C 800 dpa	D 850 dpa
1 - Decent and Affordable Home	++	++
2 - Access to Health	++	++
3 - Opportunities for Education	++	++
4 - Access to Retail and Community Facilities	++	++
5 - Cohesive, Safe Crime Resistant Communities	++	++
6 - Flood Risk	0	-?
7 - Efficient Land Use	0	-?
8 - Conserve and Enhance Biodiversity	++	++
9 - Protect and Enhance Countryside	++	++
10 - Reduce Road Congestion	0	-?
11 - Maintain and Improve Air Quality	0	-?
12 - Reduce Waste Generation	0	-?
13 - Increase Green Space	0	-?
14 - Increase Water Quality	0	-?
15 - Increase Energy Efficiency	0	-?



More information?



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