

5 Top Tips from Development Management

1. Add value.

NP provide an opportunity to offer more local context and policies appropriate to your local area as opposed to the district/borough wide development plan.

- Add detail to policies on design- review the local character, if you want new development to be in keeping or to reflect this local character include the details in your policy
- Consider whether your design policies are for new build dwellings only or whether you want to include household developments, changes of uses which can be just as prominent.
- Local Listing/evidence base- if you decide to allocate local heritage assets (or similar) provide an evidence base and explain why the designations have come about
- Bear in mind any supporting text is not a policy

2. Make sure the NP contains policies/allocations to meet its housing requirement.

- This will put your local area in a better position generally.
- Importantly in situations where the tilted balance applies (paragraph 11 NPPF) paragraph 14 of the NPPF also applies:

14. In situations where the presumption (at paragraph 11(d)) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply 9 :

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

3. Have good quality images and diagrams.

- Make sure any maps you use are good quality and an appropriate scale
- These maps must be readable at both large and small scales
- Consider that the reader/user may not have local knowledge
- If copying from other documents make sure the information is complete (ie do not cut off parts of map/wording etc)
- Make sure all images are consistent in detail and content

4. Continue to comment on applications after your NP is adopted.

- Just because a NP has been adopted doesn't mean you can stop commenting on planning applications, or that comments from parishes are no longer needed.
- It is beneficial to the decision-makers to point out policies or parts of the NP plan the LPA should be taking into account.

5. Test, test and test again.

This is the most important top tip we would give. Testing your policies properly will highlight any potential issues before the plan is adopted giving you the best chance that the policies you have written will be interpreted and used as you intended.

- Road test your policies on previous and current applications
- Find developments you don't feel are appropriate but have been approved and test whether your NP would steer developments as you would wish.
- Engage with your LPA especially the Development Management team. Ask them to review your NP and provide feedback.
- LPAs and Development Management Officers - make sure you look at any emerging NPs and comment on them this will avoid conflict or confusion in the future.