

Planning Aid Workshop

15 Feb 2014

Turning Evidence into Planning Policy

Recap on basic requirements of an NDP, accompanying documents:

- Basic conditions statement
- Consultation statement
- Sustainability Appraisal/Strategic Environmental Assessment
- (Habitats Regulation Assessment)

Recommended NDPs for good examples of issues:

Consultation	Thame, Tattenhall, Sunninghill and Sunningdale
Conservation area and design policies	Norland
Second homes	Lynton and Lynmouth
Non-land use issues to progress outside NDP	Exeter St James
S106 and CIL	Cringleford
Broadband policy	Slougham
SEA, SA and equality assessment	Woodcote
Community Land Trust	Kirdford
Under appeal	Tattenhall

Recommendations for best practice:

- Look at examiners reports from existing NDPs
- Set a timeframe, i.e. 2030
- List open spaces in the same way as the NPPF
- Use Building for Life criteria
- Use the website to show evidence gathering etc and refer to in final documentation
- Build in a review schedule to the NDP
- Get a Development Manager to look at the draft policies
- Start consulting statutory bodies
- Cross-reference objectives with policies, i.e.

	Objective 1	Objective 2	Objective 3
Policy 1			
Policy 2			
Policy 3			

Recommended process for identifying policies:

OBJECTIVE....

POLICIES....

REASONS FOR POLICIES, i.e. EVIDENCE (consultation, existing evidence gathering)

STRATEGIC EXISTING POLICIES (Penwith saved policies, Cornwall Local Plan, NPPF)....

SUSTAINABILITY APPRAISAL/SEA/HRA IMPLICATIONS....

(see checklists provided on the website under 'Evidence and Policy')

E.g.

OBJECTIVE To guide the siting and size of future developments in St Ives parish

POLICY The development of the remaining 373 dwellings identified in the Cornwall Local Plan to be allocated to the preferred sites shown in Map X.

EVIDENCE Consultation – round 2 asked people to comment on preferred sites and received ...% positive response;

Preferred sites fit within Town Framework allocations;

Strong opposition in recent years to large scale development sites...

STRATEGIC EXISTING POLICIES

Town Framework site allocations

Cornwall Local Plan housing allocation numbers

Penwith policies on site size???

SA/SEA/HRA IMPLICATIONS

Depends in sites and potential environmental/habitat impact (to be considered when allocating sites).

E.g.

OBJECTIVE To contribute to the economic well-being of the area by facilitating provision for diversity of employment

POLICY The sites on Map Z are allocated for light industrial expansion (see Appendix Z for definition of 'light industry')

EVIDENCE Survey and consultation responses - ... people referred to lack of employment opportunities, low wages, seasonal hours etc.

Regional and national reports show St Ives as.....

STRATEGIC EXISTING POLICIES

Saved Penwith policies

Cornwall Local Plan

NPPF (any reference to economic development??)

