

Neighbourhood Plan Continuity Committee

Date:	8 November 2016
Title:	Neighbourhood Plan and Five Year Land Supply
Contact Officer:	Graeme Markland, Neighbourhood Plan Continuity Officer

Purpose of this Report

1. To receive an update on current discussions and information on the protection given by a Neighbourhood Plan when there is a lack of five year land supply at Planning Authority level.

Update

2. Discussions with SODC Officers.

Given concerns raised by Henley Town Council, and recent experiences in Thame (in particular Elm Tree Farm) correspondence has passed between the Town Council and SODC (6a and 6b as included in drop box), stressing the importance of NPPF paragraph 198, (“Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”) even in the light of five year land supply issues.

6a is notification of Great Horwood decision (which stresses Paragraph 198 importance) to SODC.

6b is response from SODC – but refers to a different Henley case to the one we were referring to, and the supporting guidance to Councillors mainly relates to emerging or quashed Neighbourhood Plans, not adopted ones. Where it does refer to an adopted plan, the appeal was refused.

The Neighbourhood Plan Continuity Officer is working on a response (or a meeting) to clarify the position to SODC Officers.

3. Information from SODC Members.

Separately, the Leader of SODC has circulated the Great Horwood decision as an example of where adopted Neighbourhood Plans do carry weight.

Separately, the Leader of SODC has circulated an even more recent decision by Sajid Javid at Bartestree, where an emerging Neighbourhood Plan, but very near Referendum has won over a five year land supply issue in Herefordshire.

Separately, Cllr Ian White, in his SODC report as circulated by Cllr Nigel Champken-Woods reported how adopted Neighbourhood Plans provide protection where there is no five year land supply.

The response to be sent to SODC Officers (or a meeting) outlined above will also attempt to close the gap between Member and Officer understanding at SODC.

4. Windfalls.

It is accepted that a certain background level of windfall development is always expected and that a proportion of that would be appropriate, sustainable development. We are seeking to ensure that the Neighbourhood Plan as a whole is used by SODC when deciding planning applications.

5. Discussions with DCLG.

The opportunity was taken by Henley and Thame Town Councils at a recent OALC Larger Local Councils meeting (12/10/16) to stress the threats to an adopted Neighbourhood Plan of:

- a) the Local Plan changing above them
- b) a lack of 5 year land supply
- c) Planning Authorities not giving adopted Neighbourhood Plans enough weight in their deliberations

The DCLG Officer present offered to facilitate a delegation from Henley and Thame to explain their concerns to DCLG in London, and a date is awaited.

Action Required:

- 6. To note the report.