

RURAL FORUM 25TH JUNE

Planning update by Simon Hurrell, Head of Planning and Development, Royal Borough of Windsor and Maidenhead

POLICY	CURRENT POSITION	RBWM CONTACT
<p>NATIONAL PLANNING POLICY FRAMEWORK (NPPF)</p>	<p>Published 27th March 2012, following extensive consultations. Sets out the government's policies for:</p> <ul style="list-style-type: none"> • Sustainable development • Economy • Transport • Housing • Community • Green Belt • Environment • Minerals <p>Has taken effect. Presumption in favour of sustainable development. All planning policy guidance and statements revoked. Where local plans are out of date (as in RBWM, except Maidenhead Town Centre) plans must be approved without delay unless adverse impacts outweigh benefits, or where specific policies in NPPF e.g. Green Belt, would restrict development.</p> <p>Relevant policies include:</p> <ul style="list-style-type: none"> • Support sustainable economic growth • Identify 5 year supply of deliverable sites (plus buffer of 5% or 20%) • Identify 10 year supply of developable sites • Green Belt boundaries can be reviewed to take account of sustainable patterns of development • Extensions to buildings in Green Belt is appropriate unless results in 	<p>Simon Hurrell Tel 01628 68 5712 Simon.hurrell@rbwm.gov.uk</p> <p>Ian Bellinger Tel 1628 79 6634 ian.bellinger@rbwm.gov.uk</p>

	<p>disproportionate addition over and above the original</p> <ul style="list-style-type: none"> Sequential approach to flood risk 	
<p>BOROUGH LOCAL PLAN</p>	<p>Recent consultation on key issues. Market and affordable housing needs should be objectively assessed and met on basis of housing market area. Green Belt boundaries must reflect long term needs.</p> <p>Plans for period up to 2026. Will allocate sites for development. Current local plan and minerals and waste plans predate 2004 and carry less weight.</p> <p>Feedback from consultation was reported to RBWM Cabinet in April. Nest report to Cabinet 26th July. Second consultation, which will include major site development proposals, in late summer. Submission draft in December/January. Adoption next summer.</p>	<p>Ian Bellinger Tel 1628 79 6634 ian.bellinger@rbwm.gov.uk</p>
<p>NEIGHBOURHOOD PLAN</p>	<p>7 neighbourhood planning groups now covering the Royal Borough, but some groups now splitting. At various stages of preparation. Neighbourhood plan has to be approved by local community at referendum. To be adopted by RBWM (which arranges for independent examination and referendum). Level of detail set locally.</p>	<p>Ian Bellinger and Phillip Gill ian.bellinger@rbwm.gov.uk Tel 01628 79 6634</p> <p>Phillip.gill@rbwm.gov.uk Tel 01628 79 6636</p>
<p>PLANNING DECISION-MAKING</p>	<p>Due weight can only be given to pre-2004 policies where they accord with NPPF. Otherwise NPPF has precedence. Post 2004 policies (Maidenhead Area Action Plan only) continue to be given due weight for 12 months</p> <p>RBWM are organising development control teams on basis of neighbourhood planning areas</p>	<p>Suki Coe Tel 01628 79 6042 Suki.coe@rbwm.gov.uk</p>
<p>LOCALISM ACT AND RELATED CHANGES</p>	<p>Localism Act gained Royal Assent 15th November 2011. Shifts power to individuals, neighbourhoods and local councils.</p>	<p>Simon Hurrell</p>

	<ul style="list-style-type: none"> • Confirmation of Community Infrastructure Levy (CIL) • Neighbourhood Development Orders • Community Right to Bid and to Build • Developer consultation • Enforcement changes 	
<p>RBWM DELEGATIONS</p>	<ul style="list-style-type: none"> • Planning Decision-Making to Parish Councils <i>Designed to improve accountability and local visibility</i> <i>Most (85%) decisions can be delegated</i> <i>Administration and report writing by RBWM as present</i> <i>Looking for 2/3 parishes to work with RBWM</i> <i>Current development control panels will continue</i> • S106 Decisions <i>Designed also to improve accountability</i> <i>Eton Town Council is trialing the idea</i> <i>Looking for 2/3 parishes to work with RBWM (a first)</i> 	<p>Suki Coe</p> <p>Hilary Oliver hilary.oliver@rbwm.gov.uk Tel 01628 79 6363</p>

EXTRACT FROM NATIONAL PLANNING POLICY FRAMEWORK

Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and

enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.