

The Planning Provisions of the Localism Act
Report by Planning Policy Officer

Summary: This report advises the Committee of the key planning provisions of the new Localism Act and their relevance to the Broads.

Recommendations:

- (i) That the Committee notes the contents of the report and in particular the potential for resource demands and costs relating to neighbourhood planning.
- (ii) That the Committee agrees:
 - (a) to update the Local Development Scheme when the new arrangements come into force and resources and other priorities allow; and
 - (b) continues to prepare a Local Development Framework Monitoring Report on an annual basis.

1 Introduction

- 1.1 The Localism Act received royal assent in December 2011. The Committee will be aware that the Government has made 'localism' a key plank of its approach to local government and to planning. The Planning Committee received a report in February 2011 which outlined the key proposals in the Localism Bill submitted to Parliament. While the fundamentals remain in place there have been some changes during the course of the Bill through Parliament. Some of the provisions of the Act have important implications for the Authority's planning service, though some aspects remain unclear.
- 1.2 Most aspects of the Act have yet to come into force. There is some uncertainty of the timetable for this to take place, but some indications that the Government is hoping to bring much of it into effect from early April 2012. Detailed regulations will be required to flesh out many of the provisions of the Act. The Government has undertaken consultation on draft regulations relating to the planning aspects, and their final form is awaited with interest.
- 1.3 Planning is only one aspect of the Localism Act, but this report is generally limited to those aspects with an immediate relevance to planning in the Broads. The Localism Act is complex, providing in some regards very detailed arrangements or very particular wordings/definitions, and it makes piecemeal amendments to numerous existing planning (and other) Acts. The

following is therefore very much in outline, and as the new provisions appear at first sight.

2 General Provisions

- 2.1 Non-Planning Provisions - The Act includes wide ranging provisions regarding local government and its financing. While it is not generally intended to deal with these here, the following are worthy of note in relation to planning. The Act provides a major extension of local authorities' general power of competence, but this does not apply to the Broads Authority. Government power to transfer certain types of 'local public functions' from a public body (including the Broads Authority) to local bodies including councils and Local Economic Partnerships (but excluding the Broads Authority) is provided, but this excludes regulatory and legislative type functions, and therefore the Authority's planning functions.
- 2.2 Pre-Determination - The Act does provide for important changes to previous rules regarding 'pre-determination' for members of the Authority in its planning functions. Once this part of the Act comes into force, an indication, by a member, of a view he or she takes (or would or might take) in relation to a matter of decision could not invalidate a decision made by the Authority. This change is accompanied by significant changes to the approach to standards of governance, which are the subject of a separate report by the Head of Governance.

3 Strategic Planning

- 3.1 Regional Spatial Strategies - The Secretary of State is given the power to revoke regional spatial strategies, including the East of England Plan. (Note that the East of England Plan remains part of the development plan for the Broads for the time being, and until this long-standing Government aspiration takes place.) Revocation will remove policies which promote and protect the value and qualities of the Broads. This could potentially weaken the hand of the Authority to an extent. It is considered that the policies of the Local Development Framework, together with specifically constructed arguments, should be generally adequate within the Broads. Concern, however, remains in relation to the potential for positive and negative impacts from other area's development plans, and this is discussed later.
- 3.2 Duty to Co-operate – This part of the Act has immediate effect, and gives the Authority, and other local and county planning authorities, a mutual obligation to co-operate, and to have regard to one another's activities, on matters which affect more than one planning authority area (including marine planning). This is in place of the earlier arrangements for statutory strategic planning (regional spatial strategies and planning bodies; and previously county structure plans; etc). The Authority already endeavours to cooperate and is actively involved in various arrangements to coordinate planning across authority boundaries. Whether a planning authority has complied with this duty must be considered by the inspector in the examination of development

plan documents. There is widespread concern as to the adequacy of these arrangements, and this issue will be returned to below.

- 3.3 Nationally Significant Infrastructure – The Act abolishes the (not long established) Infrastructure Planning Commission which currently decides such matters, and transfers its powers to the Secretary of State. In practice many of the Commission's resources will transfer to the Planning Inspectorate, who will once again advise ministers' decisions on nationally significant infrastructure. A number of detailed provisions make changes in the mechanisms for national policy statements, development consent, consultation with local authorities, etc.

4 Local Development Frameworks and Plans

- 4.1 Revocation of 'Old Style' Policies – The Act gives the Secretary of State the power to, in effect, revoke any remaining 'saved' policies from 'old style' local plans and structure plans. For the Broads these include the last remaining policies of the 1997 Broads Local Plan. These are currently due to be replaced upon adoption of the Site Specific Policies DPD (anticipated July 2013). If these revocation powers are used in advance of this the Authority would be left with no policies relating to specific sites or areas, and no development boundaries, in the interim. It would have to rely entirely on the more general policies of the Core Strategy and Development Management Policies DPDs, and future National Planning Policies Framework.
- 4.2 Local Development Schemes – The previous requirements regarding the preparation of a local development scheme (LDS), and notably the requirement to submit this to the Secretary of State, are scrapped (although the Secretary of State has reserve powers of direction). This is a welcome move which will ease the tension between the local development scheme's previously two conflicting roles as a means of providing the public with up-to-date information and a fixed plan against which the Authority's performance is measured by Government. The Authority is now required to keep up to date and publicly available its LDS, and to provide up-to-date information showing the degree of the Authority's compliance with this scheme. It is recommended that the Authority's current LDS (now almost two years old) is updated in the near future to reflect future plans and the completion of the Development Management Policies DPD.
- 4.3 (Annual) Monitoring Reports – The Act removes the requirement to submit an annual monitoring report to the Secretary of State. Instead, planning authorities are required to produce monitoring reports for whatever periods of no more than 12 months it sees fit, in the interests of transparency, and to make these available to the public. It is recommended, in the light of the nature of planning in the Broads and the limited pace of development taking place, that a 12 monthly report provides adequate transparency, and that the Authority should continue to produce its LDF monitoring report annually for the time being.

- 4.4 Examination and Adoption of Development Plan Documents (DPDs) – The detailed requirements for these are amended to permit a planning authority to withdraw a DPD after submission for examination; require the inspector to determine whether the duty to cooperate has been met; allow the inspector to recommend amendments only if the planning authority has requested this; and allow a planning authority to make non-material amendments to a sound DPD before adoption (in addition to any modifications required by the inspector). It also appears to permit an Authority not to adopt a DPD found sound by the inspector.
- 4.5 Community Infrastructure Levy –The purpose of such a levy is changed from ‘providing infrastructure to support development’, to simply ‘supporting development’, and the monies raised may be spent on a wider range of aspects of supporting development. It is now explicitly stated that the levy can be spent on revenue related aspects of infrastructure (including maintenance) as well as capital projects. The levy must not make development of an area unviable.
- 4.6 The Act provides the Secretary of State with the power to make regulations requiring the transfer of levy monies to other bodies or persons. The Government has stated that it wishes to ensure local communities receive benefit from development in their areas, though the Act itself does not restrict or require transfers in this way. It permits levy monies to be spent outside the area, and relaxes requirements making inspector’s recommended modifications compulsory, allowing alternative modifications if these remedy any shortcomings that the inspector has identified. Note that the Broads has no current plans for a Community Infrastructure Levy.

5 Neighbourhood Planning

- 5.1 This is potentially a very significant change for planning in the Broads and elsewhere. The provisions for this are somewhat complex and not yet entirely clear, especially in advance of the publication of the related regulations and expected guidance. The Act provides for a new ‘neighbourhood’ layer of planning instruments. Note that these generally can only guide or promote, not resist, development in a neighbourhood. There are three types of neighbourhood planning instrument.
- 5.2 Neighbourhood Development Orders - These are community promoted grants of planning permission. In areas where there is a parish council, that council is the body entitled to initiate these. These orders will specify an area and grant planning permission for a specified development or class of development. The planning permission may be unconditional or subject to conditions. Potential conditions include that the development is approved by the local planning authority (in the Broads, the Broads Authority) or by the parish council, and the imposition of time limits. The orders must pass an independent examination (though seemingly a less detailed one than local development plan documents, etc.) and a local referendum before coming into force.

- 5.3 Community Right to Build Order – This is a variation on the Neighbourhood Development Order, with similar procedures, but may be initiated by a community organisation other than the parish council, even in areas with a parish council. In this case the community organisation must be expressly established to further the social, economic and environmental well-being of individuals living, or wanting to live, in the area, and must have more than half its members living in the area.
- 5.4 Neighbourhood Development Plans – These are plans initiated by the parish council (unless there is not one, in which case other bodies may apply to do so) for the whole or part of their area. These plans set out policies in relation to development and the use of land. Once they come into force they form part of the development plan for the area.
- 5.5 The Role of the Local Planning Authority – In each of the above cases the Broads Authority has a number of important roles, including designating neighbourhood areas; approving a body as the neighbourhood forum (where there is no parish council); determining whether proposed orders and plans meet certain essential requirements; organising independent examination; and formally making the orders or plans.
- 5.6 The Authority also has a duty to advise or assist parish councils (or other qualifying body) to facilitate making neighbourhood orders or plans. This duty does not extend to providing financial assistance, but it is expected that a local planning authority will be able to make such assistance available if it wishes.
- 5.7 Regulations may make provision for local planning authorities to charge to meet expenses incurred in connection with their neighbourhood planning functions, and for the payment by the local planning authority for the examiner, etc. These regulations must provide that charges are payable by development granted planning permission in a neighbourhood development order, but may require the local planning authority to publish a charging document relating to development in their area before it may levy such charges.
- 5.8 Neighbourhood Planning Procedures – The first stage of the process is for a parish council (or, in certain circumstances, another local body) to propose to the Broads Authority a ‘neighbourhood area’ which should be the subject of a neighbourhood plan or order, (or community right to build order). The Broads Authority must usually designate an area, but may alter the boundaries from those proposed. The area may be a whole or part of a parish. A neighbourhood may extend across parish boundaries (if parish councils agree) or across local planning authority boundaries (arrangements for this yet to be clarified). The authority must consider whether it should be designated a business area, and may do so if it is predominantly business in nature.

- 5.9 Once designated it is up to the parish council (or other body) to take the lead, in preparing a draft plan or draft order for that designated neighbourhood area.
- 5.10 The parish council (or approved other body) submits a draft order or plan to the Broads Authority (regulations may also require consultation and copies to be sent to various bodies), who must decide whether various requirements have been met, and if so organise independent examination.
- 5.11 The examiner must be someone appropriately qualified and experienced, and independent of the parish council and the local planning authority. The role of the examiner is to ensure that the draft order meets the basic requirements, including general conformity with the strategic policies of the development plan for the area, contributes to sustainable development, and is compatible with EU obligations, etc. The examiner must have regard to national planning policy and, where relevant, listed buildings and conservation areas, etc. The examination will usually be conducted in writing, but a public hearing may be held. If the examiner concludes that the draft order may proceed (with or without modifications) it is then put to a referendum.
- 5.12 The referendum will cover, as a minimum, the area to which the order relates, but the local planning authority may extend this area if it sees fit. The referendum is carried out by the district council, not the Broads Authority. Eligible voters are people with an address in that area and who are entitled to vote in local council elections. If over 50% of voters in the referendum support the order or plan, then the local planning authority must normally adopt it.
- 5.13 Slightly more complicated arrangements come into play if the area is designated a business area (see above). In such cases a second referendum, of non-domestic ratepayers (and potentially others prescribed by regulations) is also held. If both referenda support the plan or order then the planning authority must normally adopt it. If only one supports it, the authority must decide whether or not to adopt it.

6 Planning Applications and Enforcement

- 6.1 Financial Considerations – The Broads Authority, in determining planning applications, must have regard to ‘any local financial considerations, so far as material to the application’ (along with the development plan and any other material considerations, as at present) once these provisions come into force.
- 6.2 Pre-application Consultation – These measures will require an applicant for planning permission specified in a development order to themselves undertake public consultation in advance of submission of the application, to have regard to the responses to the consultation as to whether the application should be amended or proceeded with, and to provide details of the all of these. It is anticipated that these measures will apply to larger scale applications.

- 6.3 Retrospective Planning Permission and Enforcement – The Act provides the Broads Authority with the power to decline a retrospective planning application once an enforcement notice has been issued in respect of directly related development on the same site, and removes the ability to appeal against an enforcement notice on the grounds that planning permission should be granted for a directly related development if a planning application was made prior to an enforcement notice. This reduces the opportunities available to ‘play the system’ in respect of unauthorised development, while retaining the right to have the matter considered by the local planning authority and the right of appeal to an independent inspector.
- 6.4 Concealment of Breaches of Planning Control – These measures provide a mechanism for local planning authorities to take action against unauthorised development where the normal time limit for enforcement has passed but the breach of planning control has been deliberately concealed by any person. The local planning authority would have to apply for a ‘planning enforcement order’ from the magistrates’ court, and, if granted, this would provide the authority with a year within which to take enforcement action.
- 6.5 Assurance regarding risk of enforcement prosecution – The local planning authority may, in future, provide an assurance to someone it serves with an enforcement notice that the authority does not consider that they are at risk of prosecution. This is intended to avoid unnecessary alarm in cases where the authority is obliged to serve the notice on a number of persons, but where some of those persons are not considered by the authority to be culpable for the breach. The assurance may be withdrawn if the circumstances, as they appear to the authority, change.
- 6.6 Unauthorised Advertisements and Defacement of Premises – The Authority is provided with a number of new or more streamlined procedures for remedying unauthorised display structures; persistent problems with unauthorised advertisements; or defacement of premises or street furniture by signs (words, pictures or other representations) that do not fall within the definition of advertisements.

7 Observations and Implications

- 7.1 The Localism Act makes a wide range of changes to the planning system. Some of these are fairly minor adjustments; some are relatively routine reversals of the previous government’s arrangements (albeit with important implications); while the neighbourhood planning elements are a potentially far reaching change to the way that development plans are made, used and perceived.
- 7.2 The changes to provisions for planning applications, enforcement, and the local development framework are generally welcomed, as simplifying and facilitating existing arrangements.
- 7.3 It is hoped that the Secretary of State does not use his new power to delete the remaining policies of the Local Plan, as this could lead to a degree of

uncertainty, and additional work in dealing with planning applications, until the Site Specific Policies DPD, which will replace them, is adopted.

- 7.4 The revocation of the East of England Plan is unlikely to have any immediate effects on the Broads, but it remains to be seen how effective and efficient the 'duty to cooperate' will be as a replacement for a statutory strategic plan (at whatever level) in the longer term. (The adequacy of this provision is of great concern to the Royal Town Planning Institute and other bodies.) The onus may effectively be on the Broads Authority to ensure that any other authorities' development plans have adequate regard to the Broads and its statutory purposes. Without this, neighbouring planning authorities will have only to show to an inspector they have 'co-operated', in place of the previous obligations for local planning authorities to demonstrate that their proposed local development plans are in general conformity with a strategic plan which explicitly includes protection and promotion of the Broads.
- 7.5 Neighbourhood planning has the potential to provide a means by which local communities can have greater influence on what happens in their areas. A particular issue for the Broads and national parks is how this greater local community control is reconciled with the national interest in these same areas.
- 7.6 Expectations for neighbourhood planning are high in some quarters, but it is likely to be a resource hungry and demanding process which would stretch the capacity of some parish councils and other community organisations, not just in terms of resources but also dealing with complex procedures and new challenges in addressing competing perspectives on issues. They will need to formulate policies or proposals which can win the backing of a locality's voting population, and convince an inspector they accord with the strategic policies for the area and have sufficient regard for national policy.
- 7.7 It is not yet very clear how neighbourhood planning will work in practice, or to what extent the Government's stated ambitions for it will be realised. Much remains uncertain, especially in advance of the publication of the necessary regulations and the intended Government guidance. Appendix 1 sets out the Government's view of how neighbourhood planning should work (note this document was drafted before the Act was finalised), but this is perhaps rather idealised.
- 7.8 The legislative arrangements, procedures and terminology for neighbourhood planning are surprisingly complex and confusing. While local planning authorities will have a duty to advise and assist, this will have to be done with already constrained resources. Parish councils and others are usually keen to influence planning in their areas, but often find engagement with the legalistic and procedural constraints of planning off-putting. (For instance, very few parish councils submitted suggestions for site or area specific policies for their parishes in last year's consultation.)
- 7.9 There is widespread concern nationally about the adequacy of staff and financial resources within local planning authorities, especially in these straitened times, to be able to support neighbourhood planning and meet their

statutory duty in regard to this. There is a risk that neighbourhood plans will tend to be delayed because of the competing pressures and fixed timetables (e.g. public examinations, statutory consultation periods, etc.) of plan making at the local level (i.e. national parks and districts).

- 7.10 The resource and financial implications for the Broads Authority remain very unclear. These will depend in part on the number of parish councils (or others) pursuing neighbourhood plans or orders. If a large proportion of the 91 Broads parishes were to undertake these for those parts of their areas within the Broads executive area this would probably be unmanageable for the Broads Authority with present planning staff resources. (There is only one person employed to undertake all planning policy work, probably the smallest policy 'team' in the country, with the exceptions of Northumberland National Park and the Isles of Scilly). However, it is considered more likely that a combination of parishes not wishing to use these powers, a concentration on the more populous and less constrained areas parts of parishes outside the Broads executive areas, and parishes waiting to see how the front runners get on, will limit the number of Broads neighbourhood plans and orders coming forward at any one time in the immediate future.
- 7.11 Potentially, neighbourhood planning offers a valuable opportunity for forging closer links and better understanding between the Broads Authority and some of its local communities. However, this is unlikely to be achieved if parishes become frustrated with the level at which the Authority is able to engage. There may well be a need to manage expectations as to what resources and support can be provided by the authority, as well as what neighbourhood planning can and can't achieve.
- 7.12 At present three Broads parishes, Thorpe St. Andrew, Strumpshaw and Salhouse, have gained neighbourhood planning 'front runner' status and (via Broadland District Council) Government funding to support this. It is understood that all three of these parishes are still at a formative stage in their endeavours in this regard.
- 7.13 A particular issue for the Broads and national parks is how neighbourhood planning, intended to ensure that local communities can have more control over their areas, is reconciled with the national interest in these same areas.

8 Conclusions

- 8.1 The Localism Act makes far reaching changes to the development planning system. Some of these changes provide welcome simplification or additional powers within existing procedures. Others, and in particular the demise of statutory strategic planning, give rise to concern, while the introduction of a new neighbourhood planning regime offers some potential for positive benefits, but also considerable uncertainty, especially in relation to the and potentially very significant resource implications.

9 Financial Implications

- 9.1 The provisions of the Act, especially in relation to neighbourhood planning, may well lead to increased demands from parish councils or other neighbourhood planning groups leading to staffing, procedural costs, and, potentially, discretionary contributions to those groups' work.

Background papers: Localism Act, 2011
An introduction to neighbourhood planning – DCLG, October 2011
<http://www.communities.gov.uk/publications/planningandbuilding/introductionneighbourplanning>

A Plain English Guide to the Localism Act -update - DCLG, Nov 2011
(<http://www.communities.gov.uk/documents/localgovernment/pdf/1896534.pdf>)

Neighbourhood planning a guide for ward councillors – Planning Advisory Service/Local Government Group, May 2011

Author: John Clements
Date of report: 16 January 2012

Appendices: APPENDIX 1: An introduction to neighbourhood planning – DCLG, October 2011



An introduction to neighbourhood planning

What is it?

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work.

They will be able to:

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like
- grant planning permission for the new buildings they want to see go ahead.

The Government wants to introduce the right to do neighbourhood planning through the Localism Bill. The Localism Bill is being debated by Parliament at the moment.

Why does it matter?

The planning system helps decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

In theory, planning has always supposed to give local communities a say in decisions that affect them. But in practice, communities have often found it hard to have a meaningful say. The Government wants to put power back in the hands of local residents, business, councils and civic leaders.

Neighbourhood planning is optional, not compulsory. No-one has to do it if they don't want to. But we think that lots of people will want to take the opportunity to influence the future of the place where they live or work.

How will it work?

There will be five key stages to neighbourhood planning.

Stage 1: Defining the neighbourhood

First, local people will need to decide how they want to work together.

In areas with a parish or town council, the parish or town council will take the lead on neighbourhood planning. They have long experience of working with and representing local communities.

In areas without a parish or town council, local people will need to decide which organisation should lead on coordinating the local debate. In some places, existing community groups may want to put themselves forward. In other places, local people might want to form a new group. In both cases, the group must meet some basic standards. It must, for example, have at least 21 members, and it must be open to new members.

Town and parish councils and community groups will then need to apply to the local planning authority (usually the borough or district council).

It's the local planning authority's job to keep an overview of all the different requests to do neighbourhood planning in their area.

They will check that the suggested boundaries for different neighbourhoods make sense and fit together. The local planning authority will say "no" if, for example, two proposed neighbourhood areas overlap.

They will also check that community groups who want to take the lead on neighbourhood planning meet the right standards. The planning authority will say "no" if, for example, the organisation is too small or not representative enough of the local community.

If the local planning authority decides that the community group meets the right standards, the group will be able to call itself a 'neighbourhood forum'. (This is simply the technical term for groups which have been granted the legal power to do neighbourhood planning.)

The town or parish council or neighbourhood forum can then get going and start planning for their neighbourhood.

Stage 2: Preparing the plan

Next, local people will begin collecting their ideas together and drawing up their plans.

- With **a neighbourhood plan**, communities will be able to establish general planning policies for the development and use of land in a neighbourhood. They will be able to say, for example, where new homes and offices should be built, and what they should look like. The neighbourhood plan will set a vision for the future. It can be detailed, or general, depending on what local people want

- With a **neighbourhood development order**, the community can grant planning permission for new buildings they want to see go ahead. Neighbourhood development orders will allow new homes and offices to be built without the developers having to apply for separate planning permission.

Local people can choose to draw up **either** a plan, **or** a development order, or **both**. It is entirely up to them. Both must follow some ground rules:

- They must generally be in line with local and national planning policies
- They must be in line with other laws
- If the local planning authority says that an area needs to grow, then communities cannot use neighbourhood planning to block the building of new homes and businesses. They can, however, use neighbourhood planning to influence the type, design, location and mix of new development.

Stage 3: Independent check

Once a neighbourhood plan or order has been prepared, an independent examiner will check that it meets the right basic standards.

If the plan or order doesn't meet the right standards, the examiner will recommend changes. The planning authority will then need to consider the examiner's views and decide whether to make those changes.

If the examiner recommends significant changes, then the parish, town council or neighbourhood forum may decide to consult the local community again before proceeding.

Stage 4: Community referendum

The local council will organise a referendum on any plan or order that meets the basic standards. This ensures that the community has the final say on whether a neighbourhood plan or order comes into force.

People living in the neighbourhood who are registered to vote in local elections will be entitled to vote in the referendum.

In some special cases - where, for example, the proposals put forward in a plan for one neighbourhood have significant implications for other people nearby - people from other neighbourhoods may be allowed to vote too.

If more than 50 per cent of people voting in the referendum support the plan or order, then the local planning authority must bring it into force.

Stage 5: Legal force

Once a neighbourhood plan is in force, it carries real legal weight. Decision-makers will be obliged, by law, to take what it says into account when they consider proposals for development in the neighbourhood.

A neighbourhood order will grant planning permission for development that complies with the order. Where people have made clear that they want development of a particular type, it will be easier for that development to go ahead.

What happens next?

The formal legal right to do neighbourhood planning will only be available after the Localism Bill is approved by Parliament. We hope that the Bill will be approved later in 2011, and the formal right to do neighbourhood planning will follow later in 2012.

In some places, though, community groups, developers and councils are already thinking about how neighbourhood planning might work in their area. Check your council's website, read your local newspaper, or talk to a local community group to find out what's happening in your area.

Funding and support

There will be several sources of advice and support for communities who are interested in doing neighbourhood planning:

- The **local planning authority** will be obliged by law to help people draw up their neighbourhood plans
- **Developers, parish and town councils, landowners and local businesses** may all be interested in sponsoring and taking a leading role in neighbourhood planning. In fact, in some places, local businesses are already starting a debate with local residents and councils
- **The Government** has committed to providing £50m until March 2015 to support local councils in making neighbourhood planning a success
- **The Government** have already provided £3m to four community support organisations, who already support communities in planning for their neighbourhood. Their details are below:

The Prince's Foundation for the Built Environment

Contact name: Sebastian Knox

Tel: 020 7613 8587

Email: sebastian.knox@princes-foundation.org

Website: <http://www.princes-foundation.org/our-work/supporting-communities-and-neighbourhoods-planning>

CPRE in partnership with NALC

Contact name: Nigel Pedlingham

Tel: 020 7981 2832

Email: Nigelp@cpre.org.uk

Website: <http://www.planninghelp.org.uk/>;
www.cpre.org.uk; www.nalc.gov.uk

Locality

The Building Community Consortium

Contact name: David Chapman

Tel: 0845 458 8336

Email:

neighbourhoodplanning@locality.org.uk

Website: www.buildingcommunity.org.uk

RTPI

Planning Aid

Contact name: John Rider-Dobson

Tel: 0203 206 1880

Email: info@planningaid.rtpi.org.uk

Website: <http://www.rtpi.org.uk/planningaid/>