



KDBH Neighbourhood Forum

Representations on Solihull Council's Submission Draft Local Plan: Draft Local Plan Introduction - Status of Neighbourhood Plans

1 Summary

The Introduction needs to be modified to indicate that, following adoption of the Local Plan, neighbourhood plans will still be part of the development plan. In addition, neighbourhood plan policies that provide a more appropriate local expression should be identified in the related settlement chapter / allocation policy.

2 Representations

Para 20 of the Introduction to the Draft Local Plan states:

“There are now three neighbourhood development plans that have been ‘made’, and they formed part of the development plan for the Borough before this plan was adopted.”

This sentence indicates that the neighbourhood plans are no longer part of the development plan. This is wrong in law. Where there is conflict, policies in the neighbourhood plan will be superseded by policies in the Local Plan that are adopted subsequently.¹ However, the neighbourhood plan still forms part of the development plan. The sentence needs to be modified accordingly. **See Mod 1.**

Para 21 of the Introduction states:

“The Council places great importance on neighbourhood plans and recognises the substantial efforts that communities have made in bringing forward plans. In the context that this plan provides a number of policies that include Borough wide standards or expectations, there may be occasions when existing neighbourhood plans (particularly if they are up to date and reflect current evidence) provide a more appropriate local expression of a standard or expectation that should be taken into account and given due weight.”

This paragraph is not clear and unambiguous.² A decision maker will not know which policies provide a more appropriate local expression. To avoid doubt in decision making, relevant policies will need to be identified in the settlement chapters / allocation policies and this point recognised in Para 21. **See Mod 2.**

The Knowle, Dorridge and Bentley Heath Neighbourhood Forum places great importance on understanding which of its policies will continue to provide “a more appropriate local expression”. Specific representations on the relationship between the Local Plan and the recently adopted KDBH Neighbourhood Plan are submitted in respect of Policies P4A on affordable housing; Policy P4C on market housing mix; and in the relevant settlement chapter, particularly in relation to densities and community policies.

¹ NPPF Para 30

² NPPF Para 16 d)



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3 Modifications

Amend Para 20 as follows:

- 20 There are now three neighbourhood development plans that have been 'made' and are part of the development plan for the Borough, ~~and they formed part of the development plan for the Borough before this plan was adopted~~. Others that come forward will need to reflect the strategic policies of this plan. **(Mod 1)**

Amend Para 21 as follows:

- 21 The Council places great importance on neighbourhood plans and recognises the substantial efforts that communities have made in bringing forward plans. In the context that this plan provides a number of policies that include Borough wide standards or expectations, there may be occasions when existing neighbourhood plans (particularly if they are up to date and reflect current evidence) provide a more appropriate local expression of a standard or expectation that should be taken into account and given due weight. These policies are identified in the related settlement chapter or allocation policy. **(Mod 2)**