

# Meeting Summary –

## NALC Session with TCPA, CPRE & SLCC

The meeting brought together representatives from the **TCPA**, **CPRE**, and **SLCC** to discuss the role of parish councils and communities in shaping sustainable, locally appropriate development.

**Hugh Ellis (TCPA)** highlighted the value of **Neighbourhood Plans** as a key tool for communities to influence development. He emphasised their ability to map **flood risk** and **climate-sensitive areas**, define **better and more affordable design standards**, and ensure that planning decisions genuinely reflect **local needs** rather than developer interests.

**Paul Milner and Roger Matlock (CPRE)** provided a list of key **planning considerations**: prioritising **affordability**, **brownfield regeneration**, **green belt protection**, **landscape preservation** (especially from large-scale renewable farms), and **support for nature recovery**. They warned that the **housing need figures** currently driving large-scale development are based on **flawed data** influenced by lobbying from major housebuilders, lacking safeguards for **local democracy**, **quality**, or **affordability**. CPRE has created an **8-step guide** for councillors to improve or challenge inappropriate developments.

**Andrew Towlerton (SLCC)** reminded attendees that **Parish Councils hold statutory powers**, including the ability to **compulsorily purchase land** and **undertake development themselves**. He noted that two-thirds of the country lacks parish representation—highlighting the importance of using that voice. Although local councils can no longer challenge imposed housing targets, they can still **push for quality, sustainability, and affordability**. His practical steps included:

1. Read the **National Planning Policy Framework (NPPF)**,
  2. Create a **Local Plan**, and
  3. Develop a clear **Community Vision** for the area.
  4. Keep updated – things are changing
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# Actionable Checklist for Parish Planning Applications

## Strategic Preparation

- Review or create a **Neighbourhood Plan** to reflect local priorities and risks.
- Develop a **Land Use Framework** with local farmers and landowners.
- Read and reference the **NPPF** when considering applications.
- Establish a **Community Vision** to guide all planning responses.

## When Reviewing Planning Applications

- Check for **affordability** – does it meet *local* needs?
- Prioritise **brownfield development** before greenfield.
- Protect **green belt** and valued landscapes.
- Assess for **climate resilience** (flood risk, energy efficiency, sustainability).
- Ensure **good design** – low car reliance, sympathetic to local character, high EPC ratings.
- Challenge **poor or insensitive designs** with constructive alternatives.
- Consider **transport pressures**, especially limited rural networks.
- Evaluate **light and noise pollution** (use CPRE tranquillity maps where possible).
- Support **community-led** or **mixed-tenure** housing schemes.
- Advocate for **community ownership** of renewable projects (e.g. solar farms).

## Community Empowerment

- Engage residents in the **Neighbourhood Plan** process.
- Publicise the parish's **planning stance and priorities**.
- Collaborate with CPRE and other bodies for guidance and advocacy.
- Explore options for **parish-led development** or **land acquisition** if appropriate.