

NEIGHBOURHOOD PLANNING

15TH FEBRUARY 2016

Tonight

1. Introduction from Susan De Luca, Clerk to the Parish Council
2. Short 2 minute film on Neighbourhood Planning
3. 20 minute presentation on Neighbourhood Planning and what it means for North Weald Bassett
4. Short 9 minute film on the practical experience and views of Neighbourhood Planning
5. Q&A

Guidance from

My Community website - The My Community website is the portal for community rights information and grant programmes funded by the Department for Communities and Local Government.

<http://mycommunity.org.uk/programme/neighborhood-planning/>

What is a Neighbourhood Plan

- ❑ A document that sets out planning policies for the neighbourhood area. Planning policies are used to help decide whether to approve planning applications.
- ❑ Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- ❑ A powerful tool to ensure the community gets the right types of development, in the right place.
- ❑ A pro-development document
- ❑ A document with real legal force, therefore there are certain formal procedures that it must go through.
- ❑ Is primarily about the **use** and **development** of **land** and **buildings**.

Where does a Neighbourhood Plan fit in

European Legislation

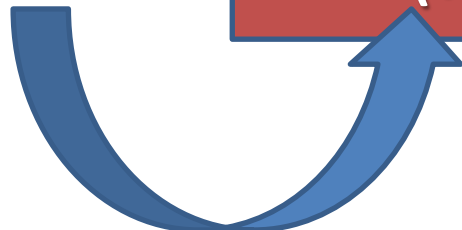
(Habitats, Environmental impacts, etc)

National Policy

(The policies for the Country as a whole, NPPF, PPG, Heritage, etc)

Local Policy

(The policies for the Epping Forest District)

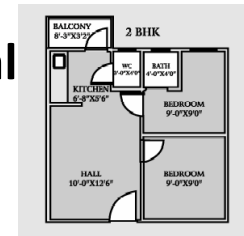


In Practice – What happens now



Wants to build 30 houses in North Weald

Gets plans drawn up, and sends them to the Local Planning Authority for approval



Planning Officer reviews the application against the adopted relevant documents (Local Plan, Design Guides, National Planning Policy, other locally adopted policies)

Permission granted / refused

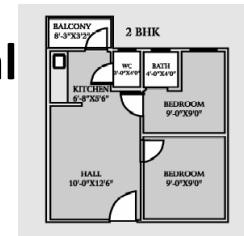


In Practice – What would happen



Wants to build 30 houses in North Weald

Gets plans drawn up, and sends them to the Local Planning Authority for approval



**NORTH WEALD BASSETT
NEIGHBOURHOOD PLAN**

Planning Officer reviews the application against the adopted relevant documents (Local Plan, Design Guides, National Planning Policy, other locally adopted policies)

Permission granted / refused



What does a Neighbourhood Plan cover

- **About the Development and Use of Land and Buildings**

- The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market), and bringing vacant or derelict housing back into use.
- Provision for businesses to set up or expand their premises.
- Transport and access (including issues around roads, cycling, walking and access for disabled people).
- The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls.
- The restriction of certain types of development and change of use, for example to avoid too much of one type of use.
- The design of buildings.
- Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.
- Protection of important buildings and historic assets such as archaeological remains.
- Promotion of renewable energy projects, such as solar energy and wind turbines.

What it **CANNOT** do.....

- Get the potholes fixed any quicker



- Ensure your bins are emptied on time and on the right date
- Stop development
- Be in conflict with the District Councils Local Plan
- Be in conflict with National Planning Policies(known as the NPPF and PPG)
- Cannot deal with non-planning matters

Deciding whether or not to do one

- If you have already been involved in public consultation when the Local Plan was being prepared, all your concerns and aspirations may already be reflected in the Local Plan. If you are happy with what the Local Plan says, then you may decide that there is no need to prepare a Neighbourhood Plan.
- If you feel that the Local Plan does not really address what you would like to happen in your community - maybe it doesn't mention your neighbourhood, or you would like more things to happen that aren't in the Local Plan, or you would like things to happen more quickly - then you should seriously consider preparing a Neighbourhood Plan.

Who would be involved

Stakeholders.....

- ❖ Residents
- ❖ Local Community Groups (WI, Scouts, etc)
- ❖ Residents Associations
- ❖ Epping Forest District Council / ECC
- ❖ Developers (interest already expressed – Part of Process)
- ❖ Anybody with a potential interest

Examples of policies

Tattenhall NP – 4th to pass Referendum

Policy 3

The following types of employment development will be supported:

- The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.
- Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
- All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

Examples of policies

Tattenhall NP – 4th to pass Referendum

Policy 5

Developments should:

- Identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.
- Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.
- Make provision for high-speed broadband to serve them

Examples of policies

Thame NP – 2nd to pass Referendum

Policy WS4: Develop the Fire Station site for a use that supports the town centre

- The Fire Station site (Figure 8.3) should be redeveloped for retail, business or community uses should it become redundant.

Policy WS5: Develop land at 10 High Street for a use that supports the town centre

- Land at 10 High Street (Figure 8.4) should be redeveloped for retail uses should it become redundant

Examples of policies

Ascot, Sunninghill and Sunningdale – 10th to pass Referendum

POLICY NP/T1 – PARKING AND ACCESS

- NP/T1.1 Development proposals must make adequate provision for parking and access for deliveries, service vehicles, tradesmen working on-site and social visitors as well as for residents or workers.
- NP/T1.2 Development proposals must, wherever possible, provide adequate parking on-site and not rely on on-street parking. Development that includes a reliance on parking on existing streets shall not be permitted where the streets are narrow, already heavily trafficked, have identified parking issues, or where such on-street parking would impact on the safety of road users or adversely impact the character of the area.

Examples of policies

Ascot, Sunninghill and Sunningdale – 10th to pass Referendum

Policy NP/SV1.3 - HGVs

- Development likely to increase the frequency of HGV or large vehicle deliveries to retail premises or businesses in or around the centre of Sunninghill will not be permitted, unless the applicant can demonstrate through an independent traffic impact assessment that mitigating measures can be put in place which will result in no severe independent or cumulative impact on traffic congestion or on the amenity of local residents.

POLICY NP/EN3 – GARDENS

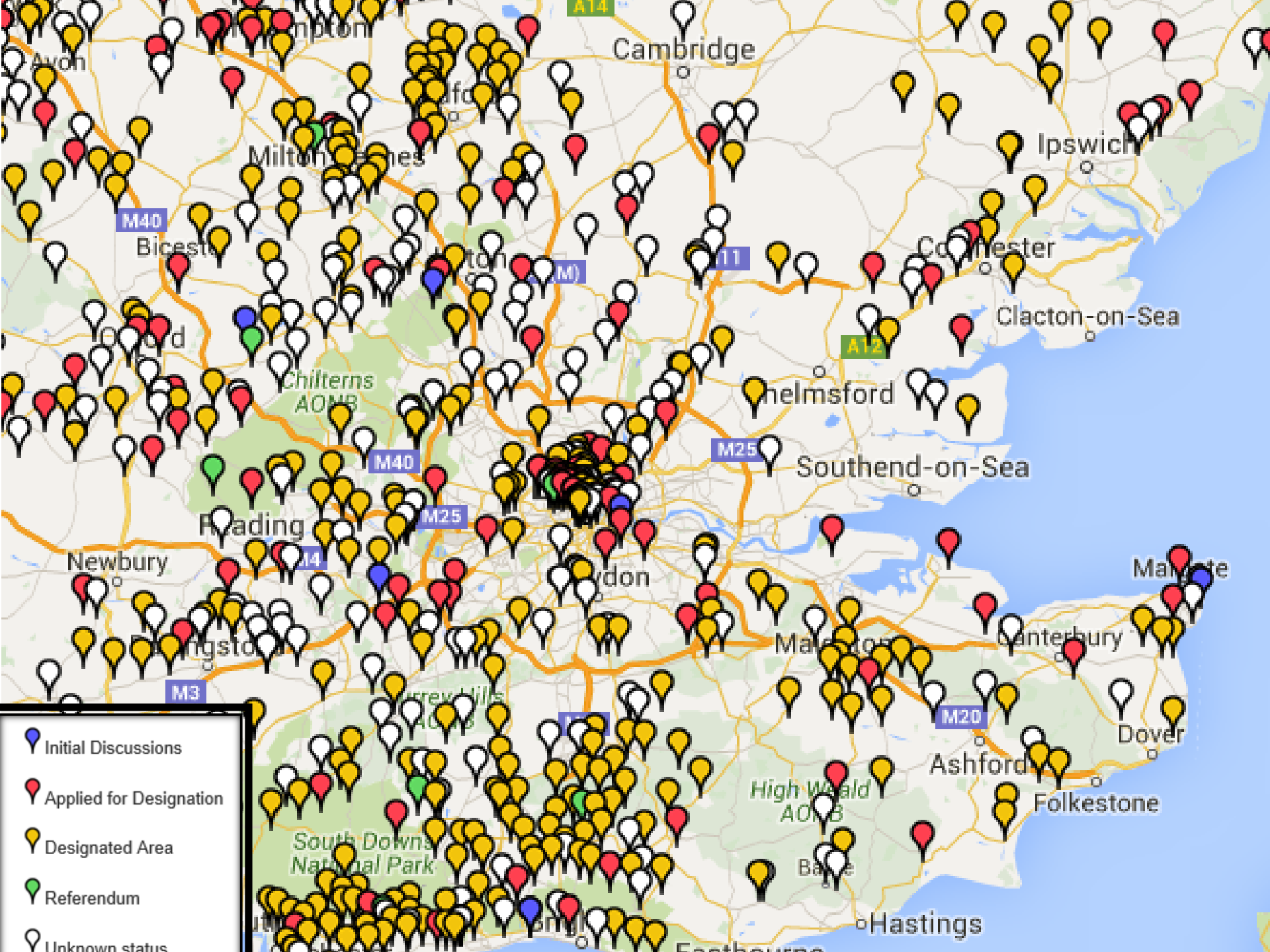
- NP/EN3 Proposals for new dwellings on private residential gardens should:
 - (a) Not result in an unacceptable reduction of the green space created by the garden itself or in combination with surrounding gardens AND
 - (b) Not result in an unacceptable impact on the landscape and environmental value of the site.

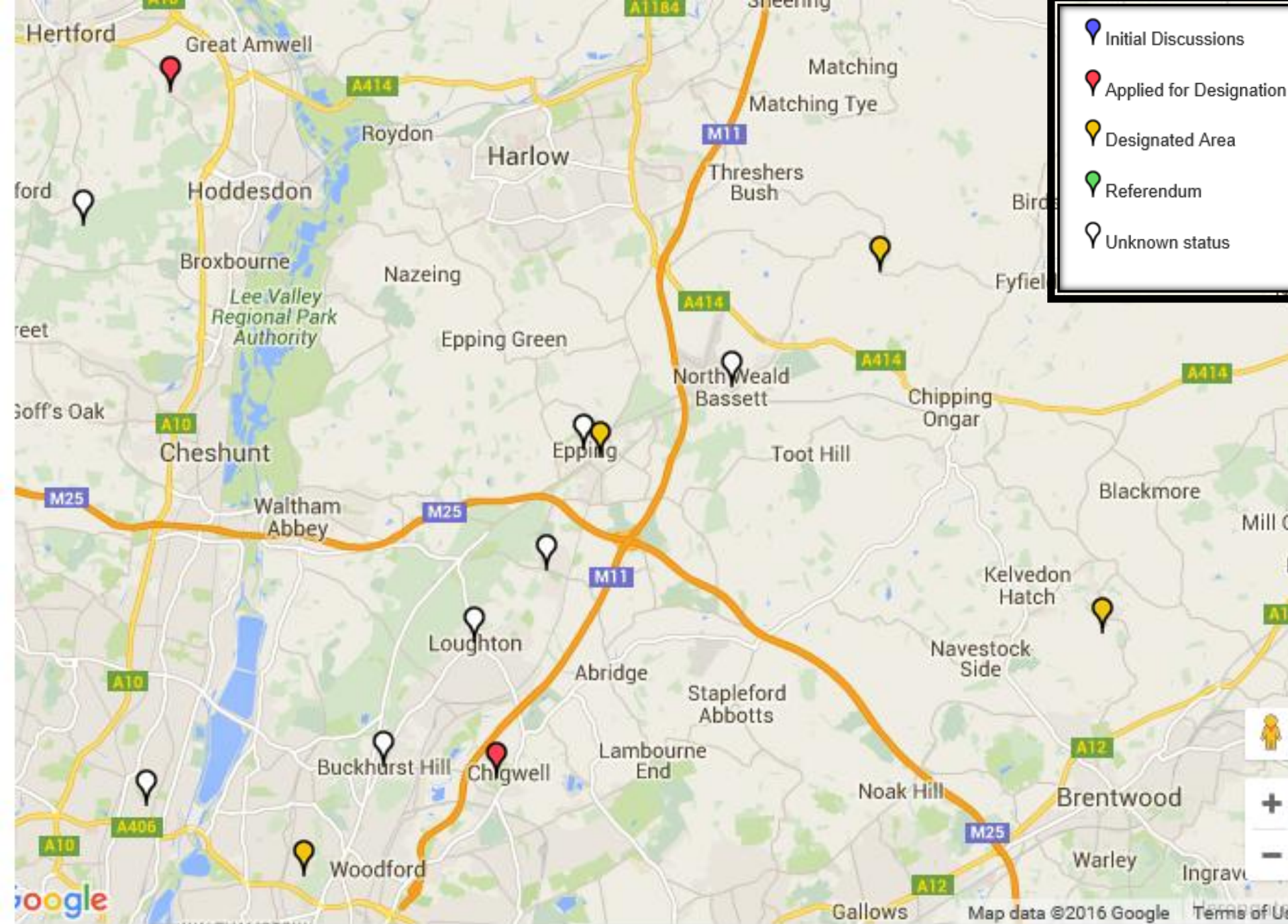
Examples of policies

Much Wenlock NP – 14th to pass Referendum

Green and open spaces: Our policies

- Policy GOS1 Built development will not be permitted on the green and open spaces as shown on the Much Wenlock Town Map.
- Policy GOS2 New development will include or contribute to the provision of recreational open space in line with standards set out by Shropshire Council.
- Policy GOS3 New housing and employment developments will be expected to establish publicly accessible links from development sites to the wider footpath network and green spaces wherever possible.





The National Picture

- Over 100 Neighbourhood Plans successfully gone through referendum
- Over 1,700 Communities in the process of completing a Neighbourhood Plan

The Process

Getting Started

- Increase Awareness
- Prepare a list of local contacts
- Get the community on board
- Establish a steering group
- Define the 'neighbourhood area' and seek approval

Harlow

EPPING FOREST DISTRICT

Designated Area

Harlow Local Plan 2011-2026

Map showing the designated area for the Harlow Local Plan 2011-2026, including Harlow town, Epping, and surrounding areas. The designated area is outlined in red.

Designated Neighbourhood Plan Area

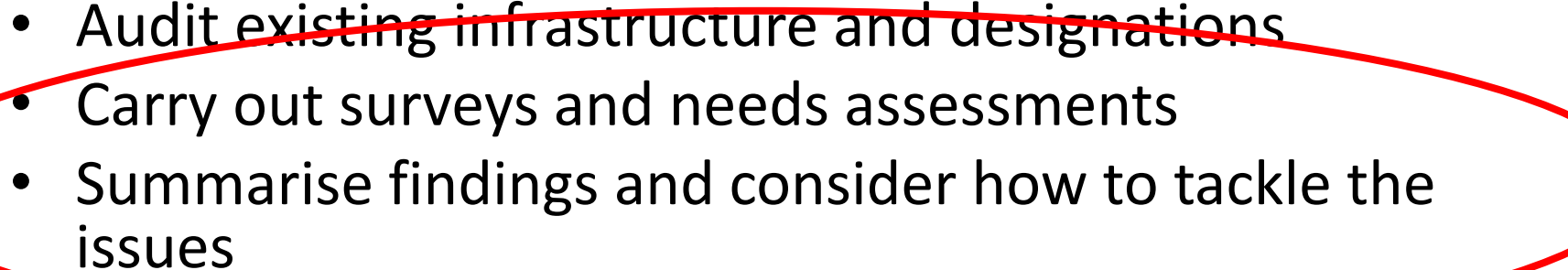
The Process

Getting Organised

- Develop a communication strategy - SCI
- Create a time plan for the process
- Determine local skills, expertise and training needs
- Prepare a budget
- Secure funding
- Keep a record of community involvement and consultation
- Review existing plans and strategies for the area
- Establish the focus of attention for evidence gathering

The Process

Preparing an Evidence Base

- Familiarise yourselves with Sustainability Appraisal (SA)
 - Familiarise yourselves with Equality Impact Assessment (EIA)
 - Create a profile of your community
 - Audit existing infrastructure and designations
 - Carry out surveys and needs assessments
 - Summarise findings and consider how to tackle the issues
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The Process

Drafting Proposals

- Draft a vision and objectives for the area
- Feedback and further community involvement
- Prepare an Sustainability Appraisal Scoping Report
- Assess impact of options
- Choose preferred options and draw up proposals
- Check for conformity with strategic policies in the development plan
- Consult on proposals

The Process

Finalising your Plan

- Fine tune your plan to minimise overall impacts
- Agree monitoring, evaluation and review
- Prepare final Neighbourhood Plan document
- Prepare final Sustainability Appraisal Report
- Prepare Environmental Impact Assessment Report
- Consult on Proposals
- Submit Proposals for Validation
- Independent Examination
- Referendum
- The plan is made

**Presentation on what developers, planners,
communities and local authorities really think
about Neighbourhood Planning – created in
2013**

Positive / Negative?

<https://www.youtube.com/watch?v=2veQavRCtgM>

Questions



Can our neighbourhood plan have non-land use policies within it.

NO

a NP can only contain policies related to the development and use of land in all or part of a designated neighbourhood area. It cannot contain non-land use policies.

A community might wish to develop a broader plan or strategy for its neighbourhood which addresses non-land use planning and land-use planning policies. This broader plan or strategy might contain:

- A shared vision
- aspirations for the neighbourhood
- strategic objectives

Policies

Projects

How much does it cost to produce a neighbourhood plan?

A plan will cost as much or as little as you want it to.

It depends on your ambitions for its scope, its evidence base, the nature of your public engagement and the standard and style of production.

The cost of the referendum and the independent examiner are met by the local planning authority.

Should the local authority help us to produce the plan?

The local planning authority has a **duty to provide support** and assistance to the qualifying body producing a neighbourhood plan or neighbourhood development order in its area

What are the basic conditions?

All neighbourhood plans and neighbourhood development orders must meet a number of basic conditions. This will be tested by the independent examination. Under the basic conditions, neighbourhood plans must:

- have appropriate regard to national policy
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies in the development plan for the local area
- be compatible with EU obligations, including human rights requirements
- Neighbourhood development orders must also have regard to preserving or enhancing listed buildings and conservation areas.