

# Neighbourhood and Community Planning

**About NPs, approach and options**

**Prepared by:**



**Lead partner of 'Planning Your Neighbourhood'**

# Introduction

- What is a Neighbourhood Plan?
- How do you produce a Neighbourhood Plan?
- What can, cant and must it achieve?
- SoL's reasons for planning

# What is a Neighbourhood Plan?

- A community-led plan that will comprise part of the statutory development plan for your area upon adoption
- A plan that deals with real 'planning' issues (use / re-use of land and / or buildings)
- A plan that must be prepared in accordance with all relevant national and local plan policy that is adopted at the point of the NP's examination
- A plan that is only adopted once it receives support of at least 50% of all voters at a local referendum

# How do you produce a Neighbourhood Plan?

- The Plan must be led by the Parish Council (defined as a 'qualifying body' under the Localism Act)
- The Plan should ideally be developed as a result of significant consultation
- The Plan must adhere to the legal steps / procedures set out in the NP (General) Regulations 2012
- The Plan must pass a technical check (examination) and a community check (referendum) before it can be adopted
- A Neighbourhood Plan requires commitment – it may take around 2 years to produce it properly

# What can SoL's Neighbourhood Plan achieve?

- Growth planned and managed by a set of community-led policies
- Identification of the proportion of the rural housing figure SoL should accommodate, set against local need
- Influence on the scale and form of development in a Neighbourhood Area
- Targeted development to meet other local demands (community facilities etc)
- Additional protection for important local features such as the strategic gap
- A means of identifying the most appropriate use of any financial planning gain (from S106 and CIL)

# What cant SoL's Neighbourhood Plan achieve?

- Protection of areas where development is proposed
- Additional strategic allocations, such as the increase of the strategic gap
- Development that impacts adversely on historic or environmental designations elsewhere
- Unjustified policies that restrict the ability of the Local Plan to deliver growth in the rural area
- 'Excluded development', including significant waste, energy, transport or other infrastructure projects
- Traditional 'Parish Plan' matters, including street-lighting, dog fouling, maintenance of open space, supply of faster broadband

# What must SoL's Neighbourhood Plan achieve?

- Policies that deliver the parish's justified share of the rural area's development targets
- A set of policies that contribute to and promote the achievement of sustainable development
- A set of policies that take account of all existing constraints and management plans

# SoL's reasons for planning

- BDBC have dictated that growth must happen in the rural area – let's take control and say how much and what type of growth is right for SoL – it may even be more than planned to meet our needs. Otherwise BDBC will make these choices for us;
- BDBC are preparing a new type of charge for developers called the Community Infrastructure Levy. If we get a plan in place, 25% of all CIL collected in our parish will go to the parish. This may be as much as £3,000 per market dwelling;
- Neighbourhood Plans can achieve a lot more – they are legal plans that allow communities to influence the way planning decisions are made in their area. Some things we have to accept – other things we can fight to influence!



# Questions

Any questions?