

Neighbourhood planning

Thank you for sparing your time today to come and learn about Neighbourhood Plans

Welcome?



The Parish Council has decided to prepare a neighbourhood plan for the parish and today is the first step on the road to constructing the plan

Our display will:

- explain what neighbourhood plans are
- identify what's involved in preparing them
- provide you with an opportunity to tell us what you like about the village and what you'd like to see improved
- consider whether you would like to volunteer to help us with preparing the Plan

It's your Plan

The Parish Council is responsible for preparing the Plan, but support is going to be needed from you and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years.



We need your support to prepare it

It's your Plan

Neighbourhood planning

is a new way for communities to have a say in the future of the places where they live and work.

What is it?

It can guide the development and conservation of the village.

It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

When complete, it will form part of the statutory development plan for the area, meaning the District Council and Government Planning Inspectors will have to take note of what it says when considering planning applications.

Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.



A Neighbourhood Plan can...

Decide where and what type of development should happen in the Parish.

Promote more development than is set out in the Local Plan.

Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the Parish - provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

A Neighbourhood Plan cannot...

Conflict with the strategic policies in the Local Plan.

Be used to prevent development that is included in the Local Plan.



Overview

Decide where and what type of development should happen in the Parish.

A Plan Can?

Neighbourhood Plans have to be prepared in line with Government Regulations

What's involved?

The Parish Council is responsible for the preparation of the Plan

The Parish Council will form a Working Group of volunteers to do the work

They typically take around two years to prepare

The Plan is a written document, typically of around 50 - 70 pages long covering a number of planning related topics.

It will also include maps to illustrate areas identified in the document.

It will be supported by "evidence" documents that back up the content of the Plan, such as what type of housing is needed.



Plans to build 35 new homes in Elmsett refused due to conflict with village's neighbourhood plan

Published: 11:10, 10 April 2020

Proposals for a development of up to 35 new homes in Elmsett have been thrown out, after councillors determined that they conflicted with the village's neighbourhood plan.

The district council refused permission for an outline application – submitted by Luna Land Investments last year – to deliver housing on a plot of land on the north side of The Street.

A planning statement issued on behalf of the applicant in support of the plans claimed the proposals would constitute sustainable development and provide considerable support for Babergh's own emerging local plan.

How much does it cost to do a neighbourhood plan?

Preparing the Plan shouldn't cost the Parish Council anything other than volunteer time. Government grants are available and we can also get free support to produce studies such as Design Guidance.

What help is there?

We are lucky to have secured the services of a planning consultancy, Places4People Ltd, who have considerable experience in helping groups prepare Neighbourhood Plans and are based in Suffolk.

Is it worth it?

Over 1,000 Neighbourhood Plans have been completed across England and are being used to reject development that doesn't conform with them.

It doesn't have to be complicated

Help is on hand to help produce plans that truly reflect the issues the village faces

Frequently Asked Questions

Opportunity for communities to have a say in the future of the places where they live and work.

Preparation

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing Neighbourhood Plans and so there is no short cut.

Plans are the responsibility of the Parish Council but require a small group of volunteers to manage their preparation on behalf of the Council.

Advice from specialists is also available when necessary.

HOW THE PLAN IS PREPARED

THE STAGES...

START

Parish Council decides to prepare Plan
District Council designates Neighbourhood Area (parish)
Working Group formed



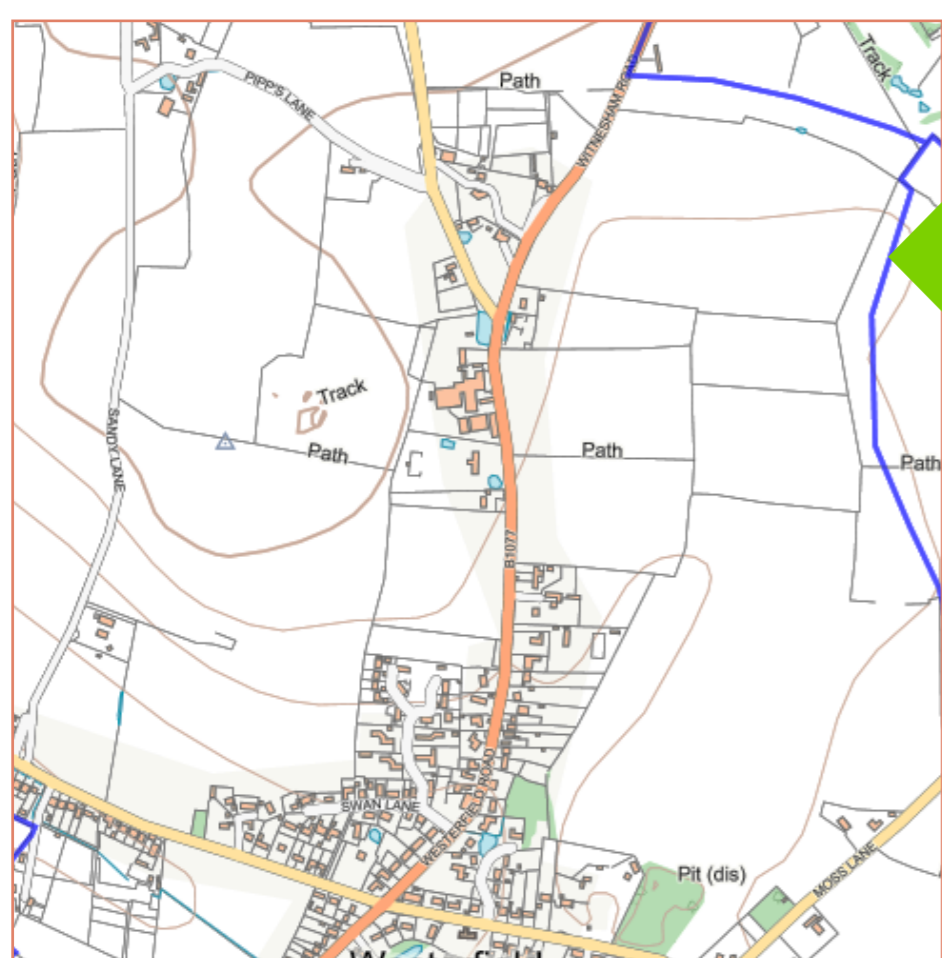
RESEARCH

Gather information, identify key issues and consider options



CONSULT

Community Consultation
Local and national organisations also have to be consulted



WRITE

The document contains planning proposals and guidance
It can also include community aspirations

EXAMINE

We have to submit the Plan to the District Council
It will then be assessed by an Independent Examiner



VOTE

If the Examiner agrees, the Plan will be subject to a Parish Referendum
A simple majority vote will decide whether the Plan can be adopted and used by the District Council for deciding planning applications



Would it need planning permission?

Primarily they cover matters for which you would need planning permission.

Content

Once complete a Neighbourhood Plan is used by the District Council when considering a planning application in the area.

A Neighbourhood Plan can cover matters of local detail, and often more relevant than a District Council's Local Plan.

For example, it might designate important green spaces or identify the type and size of house that the local population needs.



What Plans cover

There's no set prescription as to what a Plan should cover, but it must be focused on planning matters and, in some instances, the Local Plan for the area will specify a minimum housing requirement for the settlement that a Neighbourhood Plan will be asked to plan for.

Primarily they cover matters for which you would need planning permission.

Themes typically include:

- THE HISTORIC ENVIRONMENT
- THE NATURAL ENVIRONMENT
- SERVICES AND FACILITIES
- EMPLOYMENT
- HIGHWAYS AND TRAVEL
- DEVELOPMENT DESIGN



If a neighbourhood plan wants to safeguard an area from development or perhaps specify how many bedrooms new homes should have, evidence needs to be prepared to support the requirement.

Support is available with the gathering of this information.

Evidence

What the Local Plan says

West Suffolk Council are consulting on a new Local Plan

Context

The Draft Local Plan:

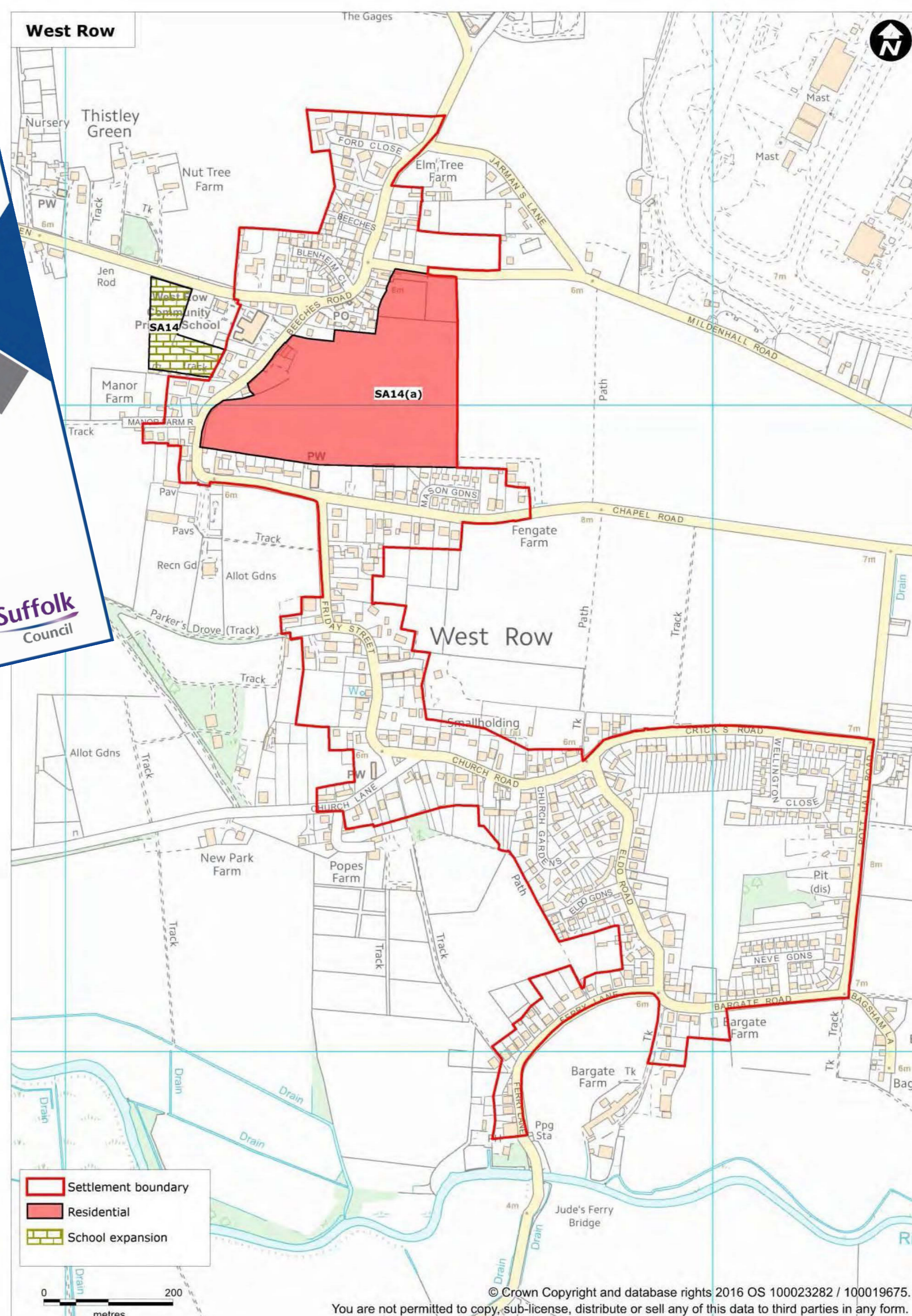
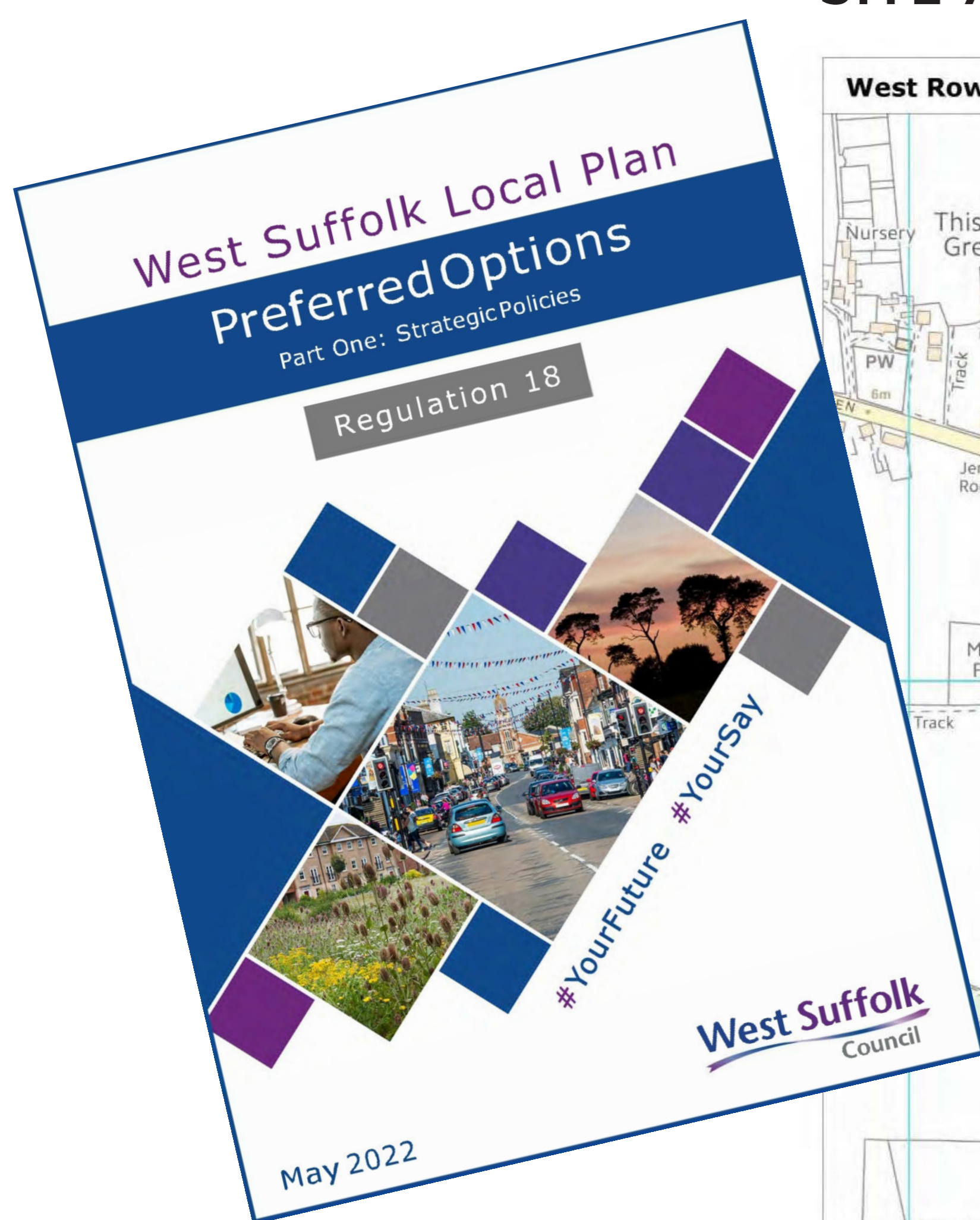
Identifies the amount of new housing needed through to 2040

Designates West Row as a “Local Service Centre” based on the level of services and facilities in the village

Is not proposing any more housing than is already planned

A site for 152 houses east of Beeches Road is already in the Local Plan adopted in 2019 the type and size of house that the local population needs.

SITE ALLOCATIONS LOCAL PLAN



Likes

USE POST-IT NOTES
TO WRITE COMMENTS
AND COLOURED
GREEN DOTS IF
YOU AGREE ●
OR RED DOTS IF
YOU DISAGREE ●
WITH COMMENTS
ALREADY THERE

Help us to start thinking what the Neighbourhood Plan should cover.

As a resident of **West Row**, there will be things about the village that you cherish, things you don't like and things you'd like to see improved.

On this board, please take a moment to think about what things you **like** about the village

Dislike

USE POST-IT NOTES
TO WRITE COMMENTS
AND COLOURED
GREEN DOTS IF
YOU AGREE ●
OR RED DOTS IF
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ALREADY THERE

On this board, please take a moment to think about what things that you **dislike** about the village.

Improve

USE POST-IT NOTES
TO WRITE COMMENTS
AND COLOURED
GREEN DOTS IF
YOU AGREE ●
OR RED DOTS IF
YOU DISAGREE ●
WITH COMMENTS
ALREADY THERE

On this board, please take a moment to think about what things that you'd like to see **improved** about the village.

Our Neighbourhood Plan

We now need to start work on the Plan.

What next?



While rants are welcome we've actually secured Grant!

We now need to form a Working Group of volunteers to work with the Parish Council and our consultants to prepare the Plan.

We have secured support to prepare a Housing Needs Assessment and Design Guidance is to be prepared for the village as part of the Government's support programme.

Our next task will be to carry out a Household Survey to gather information and opinion from residents.

We will then start to identify what the Plan will cover and our consultants will guide us in the preparation of the Draft Plan part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

Can you help?

Would you be able to help us prepare the Plan?

Could you spare, on average, one evening a month for the next year or so to sit on the Working Group?

Alternatively, could you assist with other tasks, such as the distribution and collection of questionnaires?



Volunteers needed

Preparation of the Plan is reliant on volunteers

Can you help?