

Neighbourhood Planning

Malvern Wells Parish Council

28th September 2016

Neighbourhood Planning

Neighbourhood planning enables communities to shape development in a local area in 3 ways:

1. Neighbourhood Plans can:

- choose where new homes, shops and offices should be built, and
- have a say on what those new buildings should look like

Once “made”, Neighbourhood Plan becomes part of the development plan

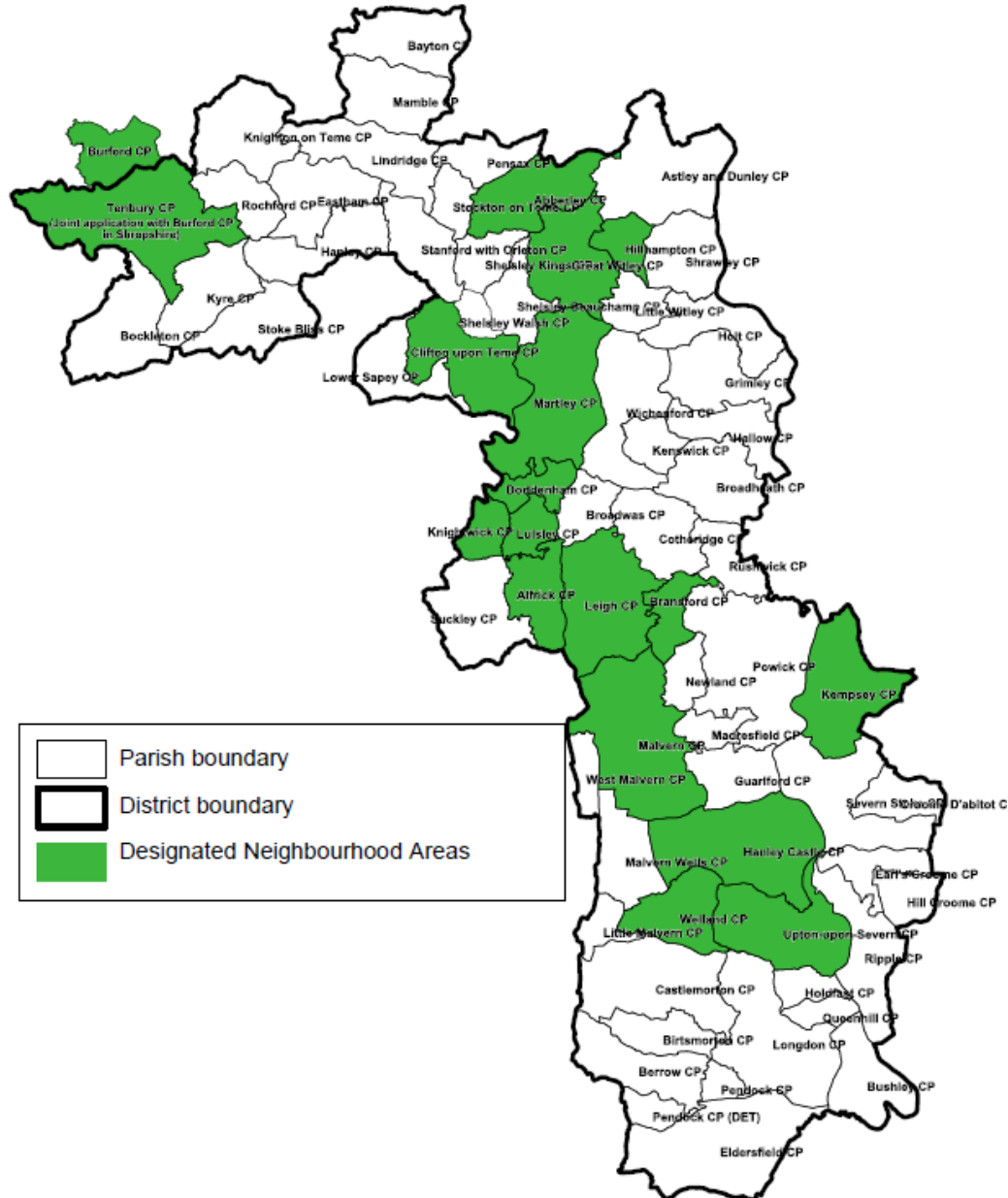
2. Neighbourhood Development Orders (NDO) can give permission for development that complies with the Order – means planning permission is not required

3. Community Right to Build Orders (CRBO) give permission for small-scale, site-specific developments by a community group

Where parish or town councils exists, these are the only bodies that can prepare a Neighbourhood Plan, NDO or CRBO

Neighbourhood planning is not a legal requirement – is a right which communities can choose to use

Designated Neighbourhood Areas Malvern Hills District – September 2016



What can a Neighbourhood Plan do?

Examples of what a Neighbourhood Plan can do include:

- **Identify sites for development, including affordable housing**
- **Identify sites for community use such as health, recreation, leisure facilities, allotments, play areas etc**
- **Design Guidance for the parish**
- **Designate Local Green Spaces**
- **Protect buildings of local historic importance**
- **Protect sites of biodiversity interest**
- **Communications infrastructure – broadband and telecommunications**

Local people decide what the communities priorities should be

Neighbourhood Plans - Scope

Neighbourhood Plans must:

- Have regard to national policies, particularly NPPF
- Have regard to preserving listed buildings
- Have regard to preserving / enhancing conservation areas
- Contribute to sustainable development
- In general conformity with the strategic policies of the Local Plan
- Not promote less development than set out in the Local Plan
- Be compatible with EU obligations
- Cannot cover “excluded development” – inc nationally significant infrastructure projects or County matters (waste development and minerals)

Benefits of a Neighbourhood Plan

- **Community-led** – and therefore represents community need
- **More Influence** - Neighbourhood Plan would carry more weight than a Parish Plan as a consideration in planning decisions
- **Site Allocations** - allows community to develop criteria and choose which sites are allocated for what kind of development
- **Funding for local community** – Parish / Town Council receive 25% of revenues from the Community Infrastructure Levy (where it exists) arising from development, compared to 15% without Neighbourhood Plan

Time and Cost of Producing A Neighbourhood Plan

Time and costs will vary considerably depending on what is being proposed

- Government have indicated that they see process taking approx 1 year. Emerging experience suggests that 15 months to 2 years may not be unrealistic
- £9,000 DCLG grant for communities preparing Neighbourhood Plan
- Some costs (Examination + Referendum) paid for by District Council

Key Stages in Developing a Neighbourhood Plan

	Stage	By Whom
1	Designating the neighbourhood area	Parish / Town Council submit application MHDC consult min 4 weeks
2	Preparing the draft neighbourhood plan or Order <ul style="list-style-type: none"> - gather information and evidence - engage and consult with those living / working in the area - talk to landowners - identify and assess options - prepare proposals document 	Parish / Town Council prepare draft Plan
3	Pre-submission publicity & consultation	Parish / Town Council consult min 6 weeks
4	Submission of draft neighbourhood plan to the District Council	MHDC consult min 6 weeks
5	Independent Examination	MHDC arrange
6	Referendum	MHDC arrange
7	Making the neighbourhood plan or Order (bringing it into force – ie adoption)	MHDC adopt Plan

Malvern Hills District Council Support

- Officer support for neighbourhood planning
- Workshops to support Parish / Town Councils
- Guide to developing a neighbourhood plan
- Advice and guidance on:
 - General conformity with NPPF and the Local Plan
 - Technical aspects of producing a Plan (eg undertaking environmental assessments, drafting policies, community engagement etc)

**Whilst MHDC can provide advice, it cannot write the
Neighbourhood Plan**

Malvern Hills District Council

Responsibilities

- Consult on the neighbourhood area application
- Consult on the submitted plan proposals
- Appoint and pay for independent examiner
- Arrange and pay for the referendum
- Adopt the Neighbourhood Plan - if supported by the referendum

Getting Started

- Draft a Vision and Objectives
- Get the Community On Board – public meeting / explain intentions / identify issues / identify volunteers
- Apply to be designated as a Neighbourhood Area
- Establish A Steering Group – parish councillors / residents / reps from community organisations / business owners / landowners
- Prepare a Timetable for Developing the Plan
- Start to Gather Information – profile of the area / identify assets and designations / review existing plans / stakeholder discussions

Useful Links

- MHDC Neighbourhood Planning -
<http://www.malvern hills.gov.uk/neighbourhood-planning>
- MHDC Guide to Developing A Neighbourhood Plan –
<http://www.malvern hills.gov.uk/documents/10558/125552/Guide+To+Developin+g+A+Neighbourhood+Plan+--+March+2013.pdf/dc99c175-5ed1-4e5b-89c9-bcf09ba9d004>
- DCLG Notes on Neighbourhood Planning -
<https://www.gov.uk/search?q=neighbourhood+planning&tab=government-results>
- DCLG Neighbourhood Planning Regulations =
http://www.legislation.gov.uk/uk si/2012/637/pdfs/uk si_20120637_en.pdf
- Locality Neighbourhood Planning Roadmap Guide =
<http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

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