

Neighbourhood Plans

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Local Trust | **Big Local**



What is a Neighbourhood Plan?

- A Neighbourhood Plan is a document created by local people that sets out planning policy for where you live.
- It helps you protect the things you care about in your community, such as important local green spaces, as well as make improvements to the local area.
- For example, it can show where buildings can and can't be built, what they should look like, and what they can be used for.
- It can also help to encourage the kind of development that you would like to see more of.

Why a neighbourhood plan might help?

- A neighbourhood plan carries the same legal weight as plans drawn up by your local council.
- This means it gives you and your community a powerful voice that must be listened to when decisions are made about development in your area.
- For example, your local council must follow what's in your neighbourhood plan when making decisions about planning applications ...
- And developers or landowners must follow it if they want to get planning permission.

Key steps:

1. Get agreement from residents to develop a Neighbourhood Plan.
2. Set up a group linked to the parish council to take this forward.
3. Register your neighbourhood plan area (generally the civic parish).
4. Apply for funding (up to £9000 is available from the government).
5. Engage and consult with residents on what to include in the Neighbourhood Plan – generally through a survey and workshops.
6. Write and then consult on a draft Neighbourhood Plan.
7. Have the Plan ‘examined’ by an independent expert to ensure it complies with legislation.
8. Hold a referendum at which every resident (18 and over) gets a vote on whether they agree the plan.
9. The plan is ‘made’ and becomes part of the overall development plan for Tunbridge Wells District.

Strengths

- Get control
- Statutory recognition
- Guides decisions
- Local people more insight
- Anticipate future threats
- Mandate
- Meeting community needs
- Influence on local plan
- Use of local knowledge
- Interim plan in process still has influence
- Increases clout

Weaknesses

- Not everyone happy
- Not total control
- No veto
- Process driven and time consuming
- Miss people out
- Energy sapping – fatigue
- Planning authority disinterest
- Requires reviews

Opportunities

- Can unite community
- Can get developments you want
- Engage people
- Use existing people
- Preserve and enhance
- Using CIL: Community Investment Levy
- Can act as lever to attract funds
- Structure for dealing with difficult issues
- Affordable housing

Threats

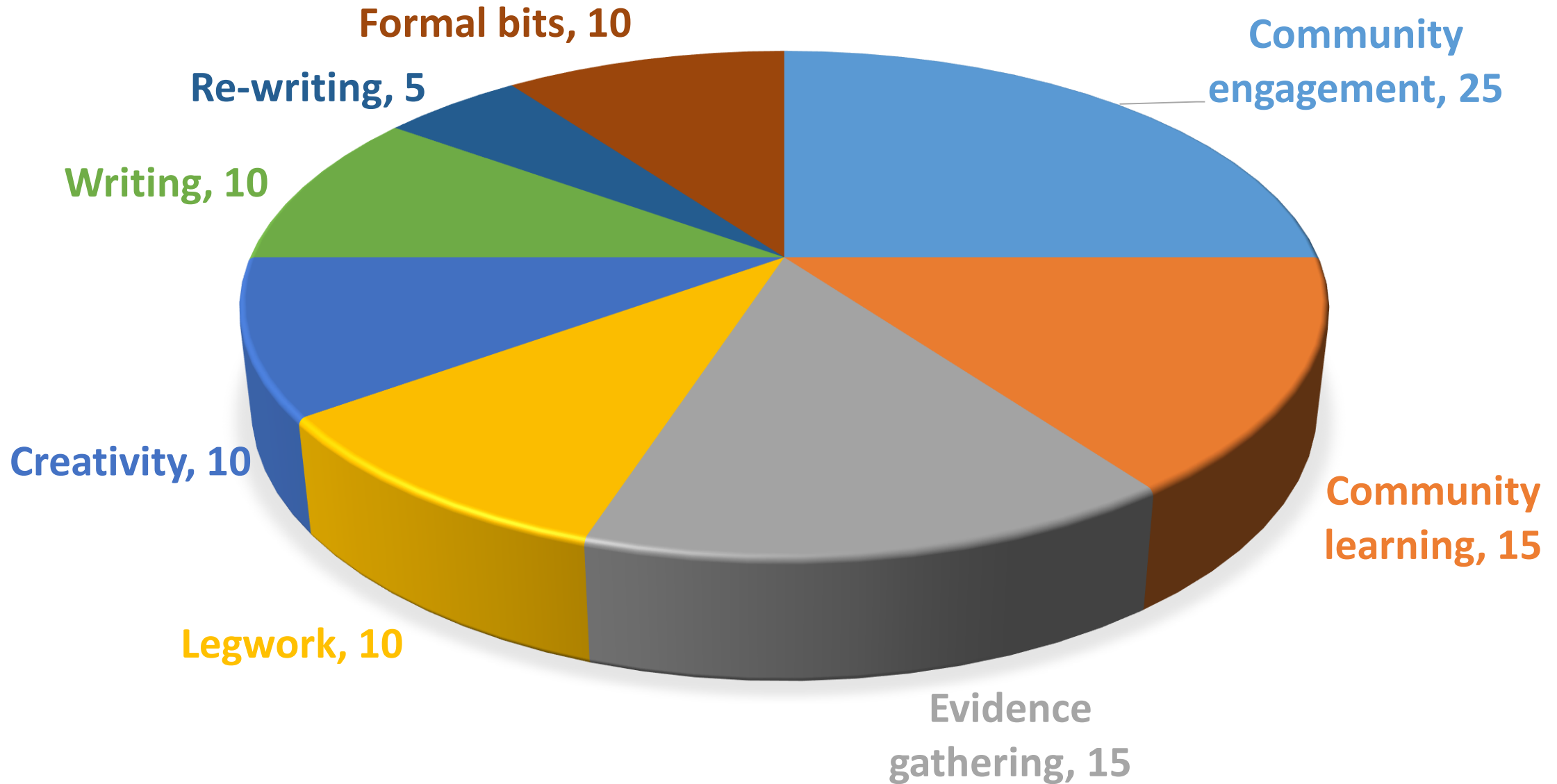
- Get developers' attention
- Divide community
- People disappear and get burnt out
- Feel incompetent
- Government change and change in planning law
- Permitted development (assumed approval)
- Lack of co-operation from planning authority

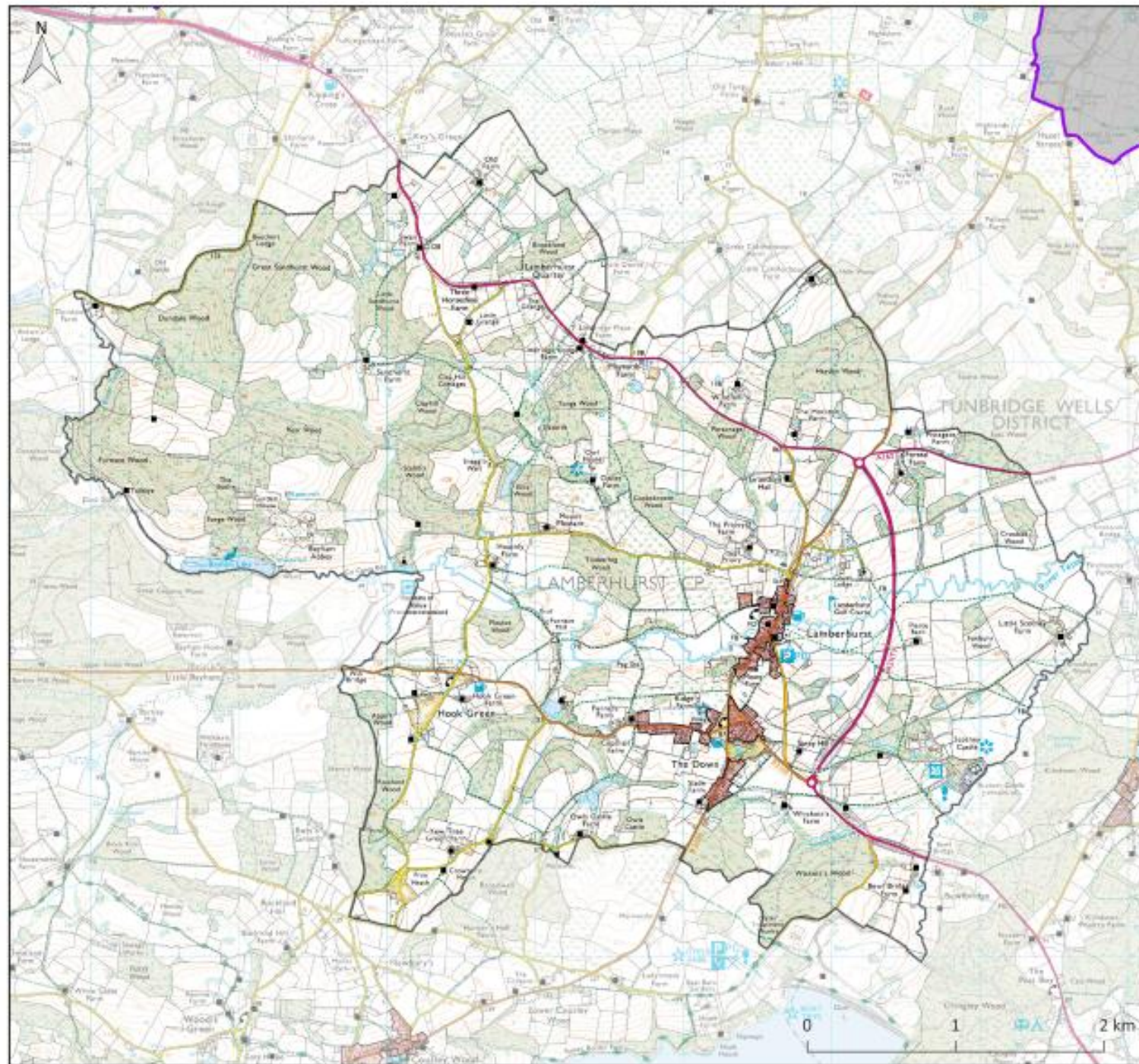
What have Wye established through their NDP:

The examination has reinforced the Vision and Principles stated in the plan. Important aspects of the examination report are as follows....

1. The acceptance that the **concentric village** (5 min walk concept) is valid in planning terms.
2. The recognition that the **village envelope** is worthwhile and acceptable.
3. A statement that the Telereal Trillium concept of the **extension of envelope around WYE3 is invalid.**
4. Emphasis on the **protection of the AONB.**
5. Support for **mixed development** in Wye and the need for a masterplan for WYE3 that must consider **Environmental Impact Assessment.**
6. Recognition that the **level crossing already causes serious traffic delays** and that additional development would add to this.
7. Strong support for the **creation of new businesses.**
8. Introduction of a clear **housing policy limiting new dwellings to approx. 150 in total** (including WYE1, WYE2, WYE3, windfall and change of use).
9. Confirmation that **Section 106 and CIL** should support projects outlined in the plan.

The ingredients





High Weald AONB Landscape Character: Historic settlement Lamberhurst Parish

Key

- Historic farmsteads (S2)
- Historic settlement extent c.1860 (S2)
(NB: This data is not available for every parish)
- Area of parish outside the High Weald AONB for which data is not displayed or not available
(NB: only applicable where parishes straddle the AONB boundary)
- High Weald AONB boundary

Summary Character Description:
The High Weald AONB is characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.

- Management Plan Objectives**
- S1 Objective: *To reconnect settlements, residents and their supporting economic activity with the surrounding countryside.*
 - S2 Objective: *To protect the historic pattern of settlement.*
 - S3 Objective: *To enhance the architectural quality of the High Weald.*

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

Researched and produced by the
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Population and household make up

	Parish	%	District	%	Kent CC	%
Total population	1,706		115,049		1,463,740	
Aged 0 to 15 years	381	22.3	23,566	20.5	283,554	19.4
Aged 16 to 24 years	136	8.0	11,168	9.7	164,730	11.3
Total household spaces	702		49,085		634,800	
Owner occupied households	434	65.1	30,999	65.7	407,570	67.3
Shared ownership	2	0.3	376	0.8	5,776	1.0
Rented households	218	32.7	15,143	32.1	184,309	30.4
Rented from a local authority	5	32.7	566	32.1	35,294	30.4
Rented from a housing association	80	2.3	6,582	3.7	48,833	19.1
Privately rented	117	53.7	7,412	48.9	91,250	49.5
One person household: Aged 65 +	66	9.9	5,818	12.3	79,310	13.1

Health and care

	Parish	%	District	%	Kent CC	%
Day-to-day activities limited a lot	82	4.8	6,972	6.1	116,407	8.0
Day-to-day activities limited a little	121	7.1	9,399	8.2	140,631	9.6
Bad health	27	1.6	3,550	3.1	58,536	4.0
Very bad health	17	1.0	899	0.8	16,669	1.1
People providing unpaid care	150	8.8	10,539	9.2	151,777	10.4

Transport and travel

	Parish	%	District	%	Kent CC	%
Households without a car/van	61	9.1	8,239	17.5	121,094	20.0
Households with 1 car/van	198	29.7	20,323	43.1	258,442	42.7
Work mainly at or from home	108	9.0	4,851	5.9	41,072	3.9
Train	108	9.0	8,425	10.3	63,247	6.0
Driving a car or van	526	44.0	30,254	36.9	419,206	39.7
On foot	55	4.6	8,449	10.3	77,057	7.3

Employment/economy

	Parish	%	District	%	Kent CC	%
In Employment	830	69.4	55,524	67.7	663,483	62.9
Part-time	148	12.4	11,265	13.7	149,177	14.1
Full-time	450	37.6	33,121	40.4	399,625	37.9
Self-Employed	232	19.4	11,138	13.6	114,681	10.9
Unemployed	32	2.7	2,421	3.0	41,541	3.9
Retired	161	13.5	10,378	12.6	159,127	15.1

Guidance

- Locality guides to neighbourhood planning and **funding**
<http://locality.org.uk/projects/building-community/>
- Neighbourhood Planning in a Nutshell (**a quick guide**)
<http://www.neighbourhoodplanning.org/>
- Forum for Neighbourhood Planning (Planning Aid & RTPI) **templates**
<http://www.ourneighbourhoodplanning.org.uk/resources/documents>
- High Weald AONB guidance <http://www.highweald.org/look-after/planning/neighbourhood-plans.html>
- Here's one we did earlier <http://www.ashford.gov.uk/wye-and-hinxhill-neighbourhood-plan>