

Neighbourhood Planning

Neighbourhood Planning

Neighbourhood planning enables communities to shape the development and growth of 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

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

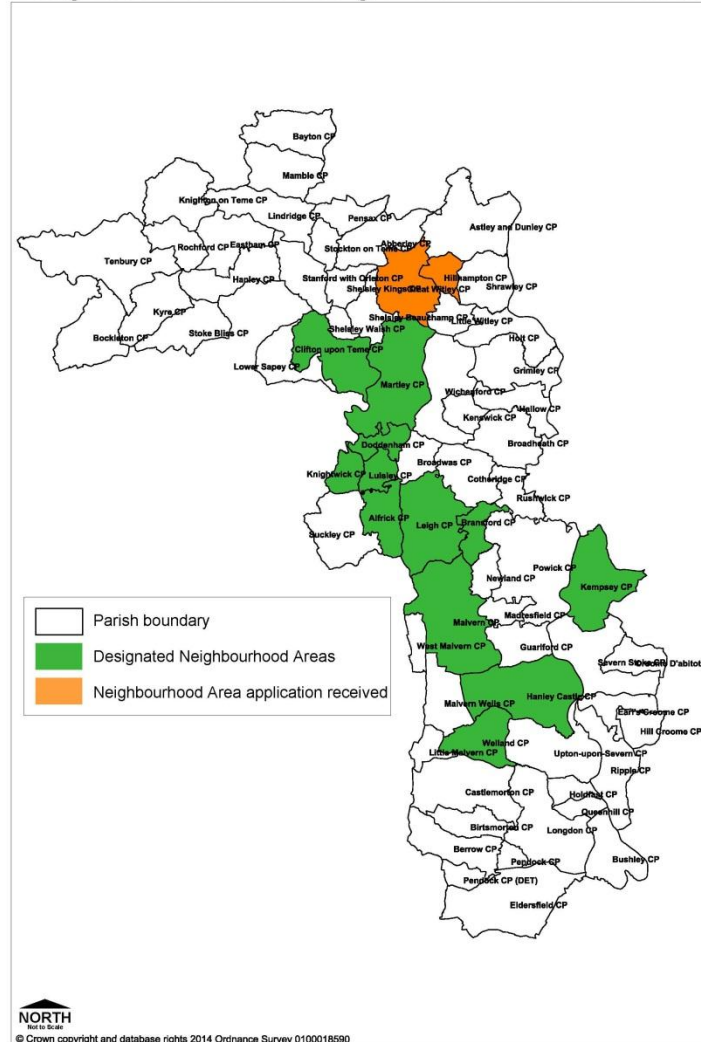
3. Community Right to Build Orders (CRBO) give permission for small-scale, site-specific developments by a community group

Where parish or town councils exist, 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 – October 2014

Neighbourhood Planning in Malvern Hills District



What can a Neighbourhood Plan do?

Examples of what a Neighbourhood Plan can do include:

- identify sites for housing, including affordable housing – providing not undermine strategic policies in the Local Plan
- provision for businesses to set up or expand in the parish
- identify sites for community use such as schools, village halls, health centre, leisure facilities
- design guidance for the parish
- protection and creation of open space, green amenity areas, nature reserves, allotments, play areas
- protection of important local buildings and other historical assets
- promote renewable energy schemes and projects ...

Local people to decide what the communities priorities should be

What can a Neighbourhood Plan not do?

Neighbourhood Plans must:

- Have regard to national policies
- 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** - providing it does not undermine strategic policies in Local Plan, allows community to develop criteria and choose which sites are allocated for what kind of development
- **Funding for local community** – Town Council receive 25% of revenues from the Community Infrastructure Levy (where it exists) arising from development, compared to 15% without Neighbourhood Plan

Key Stages in Developing a Neighbourhood Plan

- **Define and agree boundaries of neighbourhood area with Malvern Hills District Council** (MHDC to consult - minimum 6 weeks)
- **Prepare draft Neighbourhood Plan including**
 - gather information and evidence
 - engage and consult with those living / working in the area
 - talk to landowners
 - identify and assess options
 - determine whether EU Directives apply
 - prepare proposals document
- **Pre-submission publicity and consultation** (Town Council to consult - minimum 6 weeks)
- **Submit Plan Proposal to District Council** (MHDC to consult - minimum 6 weeks)
- **Independent Examination** (MHDC to arrange)
- **Referendum** (MHDC to arrange) and **Adoption** (MHDC adopt 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
- £7,000 DCLG grant for communities preparing Neighbourhood Plan
- Some costs (Examination + Referendum) paid for by District Council

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:
 - Technical aspects of producing a Plan (eg drafting policies, undertaking environmental assessments etc)
 - Community engagement
 - General conformity with NPPF and the Local 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

Contact

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