

# Neighbourhood Plan

- Background and current status
- Significance
- Resources
- Approach and Involvement (referendum)

# Neighbourhood Development Plan - background

- **Town Council to be congratulated at starting early because it is a far bigger project than most of us realised when we started;**
- **Localism Act received Royal assent on 15<sup>th</sup> November.**
- **Draft National Planning Policy Framework** sets out policies for the preparation of Local and Neighbourhood Plans. **Now adopted and** we are working to comply, e.g. Sustainability;
- **Core Strategy** (part of SDC's "**Local Plan**" for district). Third Draft, including housing numbers, was issued January 2012 with adoption now expected in 2013;
- **Neighbourhood Development Plan** for a local area (eg: Stratford plus Old Stratford and Drayton). Produced by **local community facilitated** and **paid for by Town Council.**

# Neighbourhood Development Plan - Significance

- A neighbourhood plan must be *“in general conformity with the strategic policies in the Local Plan”*;
- *“When a neighbourhood development plan is made, the policies it contains take precedence over existing policies in the Local Plan for that neighbourhood, where they are in conflict”*;
- The neighbourhood plan will be subject to an **independent examination** then a **local referendum**;
- Once adopted it becomes *“a binding and fundamental material consideration [in planning decisions]”*.
- It is a **significant document** passing **responsibility to local community** and needs to be **taken seriously**;

# Neighbourhood Plan

- **Steering Group.** Not political and intended to be representative of the community;
- **Content Working Parties**, drawing on existing knowledge and societies (including Stratford Society, Voice, Vision), for Infrastructure, Housing, Business and Tourism, Local People (over 50) and Local People (young and families);
- **Functional Working Parties** for Consultation and Marketing, Statistics and Data Collection and Finance;
- **Specialists** including planning, sustainability and security;
- **Provisional timetable:** draft December 2012, independent examination and referendum following adoption of Core Strategy.

# Resources

- A huge number of people are working on this (about 60) and some very talented people are volunteering their time **and professional skills** for free (communications and market research);
- We are incurring costs for a Planning Consultant and for consultation (printed matter etc.). So far you have allocated us £35k. Finance group will review this on 7<sup>th</sup> December;
- Trying to keep the process reasonably condensed as cost always increases with elapsed time. However, may be out of our control...

# Timetable, Consultation and Involvement

- Three Phase consultation process
  - **Listening phase** (web-site cards etc.) **completed.**
    - Fed into “straw men” documents
    - Working party “chapters” (largely visionary) complete by May
  - **Testing and review phase;**
    - Dialogue (residents and SDC) last quarter 2012 and early 2013
    - Draft plan by end December
  - **Verification**
- Independent review and Referendum (2013)

# Major Planning Aspects requiring Policies

- Location of future housing;
- Accommodation for the elderly and affordable housing requirements;
- Rejuvenation strategy for town centre – Tourism, the shape of Industry, Retail;
- Provision of Infrastructure and how to pay for it?
- Development and maintenance of Green Corridors.