

Adrian

## SHEARSBY PARISH COUNCIL

SAVE THIS DATE!

# SATURDAY 7<sup>TH</sup> FEBRUARY

## 10.00 - 12.00

COME AND HAVE A

FREE

SAUSAGE, BACON AND/OR EGG BUTTIE

(veggie option available)

AND A CUPPA WITH US.

We need your views on the future of Shearsby.

We have been busy for nearly 2 years and want to share the results  
and involve you in the Shearsby Development Plan.

## DEVELOPMENT PLAN

This is concerned with aspects of building and land use that would normally be dealt with by HDC planning committee.

Production of the plan involves the following steps:-

- It must have demonstrable community support and a clear community-led VISION for the area. VISION from questionnaire **FIRM FOUNDATIONS AND FUTURE FOCUS – “We want to stay the same but find a way to move forward”** Community support from **buttie morning**.
- The vision is then translated into specific OBJECTIVES.
- The objectives are then expressed as Planning Policies.
- These are then VALIDATED with an evidence base that includes the results of community engagement.

Why do Development planning policies matter?

- Planning policies in your Development Plan carry significant legal weight when decisions on planning applications are made.
- Planning decisions are required by planning law to be plan led.
- Planning law requires that applications for planning permission must be determined “in accordance with the DEVELOPMENT PLAN and The Local Plan”
- Development Plan policies also take precedence over non strategic policies in the Local Plan where they are more up to date.

Every Plan has to pass through the following procedures:-

Agree with HDC the area of the plan

Ask the parishioners what issues they would like you to address

Produce a draft plan with evidence to back your policies for public consultation

Submit final plan to HDC

Adjust your plan to meet the requirements for a successful result from independent examination

Get the parishioners to vote in a referendum

### SCOPE

- The plan can only deal with issues relating to development and the use of land
- Types of new housing development
- Design of new developments including style and quality of new builds
- Can designate areas of land as Local Green Spaces
- Can allocate sites for:-

New housing

Employment

New Community facilities

Other developments

In all the above it must be shown that there is a need and demand.

#### LIMITATIONS

- All aspects must be community- not council- led
- Must conform to Local Plan
- Plan cannot change size of a conservation area
- Plan cannot deal with traffic issues

#### Additional information

- **THE RIGHT TO BID.** Under the localism act communities may bid for land or buildings which they consider to be of benefit to the community when such are offered for sale. Council has 6 months to raise the funds.
- **THE RIGHT TO BUILD.** Communities have the right to build (or convert?) houses or other facilities deemed of benefit to the community. Again conditions apply.

**DO NOTHING. HDC WILL CONTINUE TO CONTROL PLANNING MATTERS.**