

HDC has approved the request to draw up a Neighbourhood Development Plan for Shearsby Parish. The open meeting on February 7th is (or was) for the parishioners to bring their views about future developments within the parish and to involve them in it.

NEIGHBOURHOOD 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 addressing.
- Produce a draft plan with evidence to back policies for public consultation.
- Submit final plan to HDC.
- Adjust the plan to meet the requirements for a successful result from independent examination.
- Ask 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:-
 - a) New housing

b) Employment

c) New Community facilities

d) Other developments

e) 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.