

## NEIGHBOURHOOD PLANNING

Instead of local people being told what will be done to their neighbourhood the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Localism Act of 2011 introduces a new right for communities to draw up a Neighbourhood Plan. This will enable communities, both residents, employees and business, to come together through a local parish council and say where they think new houses, businesses and shops etc. should go and what they should look like. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan is in line with national planning policy, with strategic vision for the wider area as set by the local authority and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of the voters then the local authority will bring it into force and it becomes enshrined in law.

Under the Community Right To Build the act gives communities the power to deliver the development that their local community want. They may, for example want to build affordable housing for rent which, provided they meet certain criteria and can demonstrate local support through a referendum, will be able to go ahead without requiring traditional planning permission. The benefits from the scheme, such as profits made from letting the homes, will remain within the community and be managed for the benefit of the community.

Other aspects of the act include: Requirement by developers to Consult Communities Before Submitting Certain Planning Applications, Strengthening of Enforcement Rules and Reform of the Way Local Plans are Made.

**It should be noted that submission of a Neighbourhood Plan which simply states that no further development is required or desired would not be accepted and would not be enshrined in law leaving the community without a voice when planning applications are made by developers from within or from outside the neighbourhood.**

The term neighbourhood is taken to mean the Parish of Shearsby rather than merely the Village of Shearsby as defined by its conservation area and immediate surroundings.

Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new houses or businesses making it easier and quicker for development to go ahead.

### **Housing within or close to the conservation area**

Few sites suitable for new housing are available within the conservation area. Approximately 10 new houses or bungalows have been built over the past 30 years many with 4 or more bedrooms resulting in a significant shortage of affordable housing and of smaller properties suitable for older residents ( we now have 30 or more residents over the age of 70) who may want to stay in the village but whose properties are now too large for their needs.

### **Types of housing**

The emphasis should be on small bungalows (no more than 2 bedrooms) meeting very high

insulation standards and designed to be easily equipped with solar panels to keep running costs low as well as hard standing for parking. It may be possible to make plots available for a number of affordable houses which again should be well designed for low running costs and could include plots for self build houses. Identikit estates of tacky tacky houses built to minimum standards must be avoided at all costs. Making plots available for self build properties would enable young people to acquire affordable properties meeting their personal rather than the developer's requirements.

The option of building affordable homes for rent under the above mentioned Community Right to Build provision of the 2011 Act may be worth considering.

#### **Possible sites**

All developments will be small scale with minimal impact on existing properties and with ready access to existing roads.

Suggested sites for consideration include:-

(i) Land to the North of and along Welford Road.

(ii) Land partially within or abutting the conservation area e.g. North East of Church Lane, South of Welford Road, or to the West of Mill Lane.

#### **Land deemed unsuitable for housing development:**

(i) Pastures abutting the conservation area enclosed in the quadrant stretching from the northerly junction of the old road with the A5199 to Bath Lane with possible exception of a strip running parallel with Mill Lane.

(ii) New properties in gardens unless these have direct access to existing roads or involve conversion of redundant buildings. Any such development must meet the same criteria for type and affordability as outlined under the heading Types of Housing above.

#### **Business Accommodation**

Businesses based in private properties should be encouraged provided they do not inconvenience neighbours due to noise, pollution or parking problems. Assistance should be provided by making the Village Hall available for meetings and by vigorously lobbying for improved broad band and mobile phone facilities. Other business enterprises particularly those associated with farming or horticulture should also be encouraged especially if they create jobs.

#### **Housing in the wider parish**

Two areas are deemed suitable for small scale housing development:-

(i) A mixed small scale development of additional housing and small business units along Saddington Rd would, if carefully designed and executed, permit people to live in a pleasant environment without having to commute to their place of work.

(ii) Establishment of a small development of affordable housing in the extreme northeast of the parish would encourage young families to the parish because of the closeness to Fleckney with good transport and shopping facilities.

#### **Business Accommodation in the wider Parish.**

Besides the business development along Saddington Road the area around the Bath Hotel could benefit from further development particularly in connection with the tourism and hospitality industries.

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#### Intro for the eventual questionnaire

In addition to the information gathered in our earlier questionnaire as well as the earlier working parties your PC has formulated another questionnaire specifically focused on possible future development of our parish. The results of this as well as the earlier surveys will help us to draw up our Neighbourhood Plan which would greatly strengthen our hand in controlling future development of our Parish.

Please complete the attached short questionnaire and return it to..... by not later than.....

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The term neighbourhood is taken to mean the Parish of Snettisham rather than merely the Village of Snettisham as defined by its conservation area and immediate surroundings.

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#### Housing within or close to the conservation area

Few sites suitable for new housing are available within the conservation area. Approximately 10 new houses of 1-2 bedrooms have been built over the past 20 years many with 4 or more bedrooms resulting in a significant shortage of affordable housing and of smaller properties suitable for older residents (we now have 30 or more residents over the age of 70) who may want to stay in the village but whose properties are now too large for their needs.

#### Types of housing

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