

# Neighbourhood Planning: An introduction, lessons learned and the experience so far

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# Overview

- What is a neighbourhood plan and how are they made?
- What can and can't a neighbourhood plan do?
- What has been the take up of neighbourhood planning?
- What are the common pitfalls neighbourhood planning groups face? - Lessons from the Rame peninsula
- Best practice examples and top tips for groups producing a neighbourhood plan

# Who we are....

Locality is the national network of ambitious and enterprising community-led organisations, working together to help neighbourhoods thrive.

Membership led – 600+ members

We run major national programmes which support and empower local communities

Neighbourhood Planning and Community right to build  
£24 million over 3 years.

2015 - 2018

# What is a neighbourhood plan?

- Community led plan
- Statutory document
- Guides the future development, regeneration and conservation of an area
- Vision, set of aims and a list of policies
- Forms part of the local development plan for the area
- Can't be **anti-growth**
- Must promote sustainable development

# What is the process for preparing a neighbourhood plan?

- **Stage 1: Getting established**

- Parish or set up Forum
- Neighbourhood area
- Forums designated

- **Stage 2: Preparing the plan**

- Consultation and engagement
- Evidence base
- Vision and Aims
- Policies
- Pre-submission consultation and necessary amendments are made to the plan

- **Stage 3 - Bringing the plan into force**

- Submitted to LPA
- LPA check procedure
- LPA consult on the plan
- Independent examination
- Plan proceeds to referendum
- Subject to a majority yes vote at referendum- plan is made

# What has the take up of neighbourhood planning been so far?

- 1982 Areas have been designated
- 228 made neighbourhood plans
- 10 million people in NP area
- Majority are Parishes. However Forums are increasing
- North/South divide - 75% in South
- Rural over urban but changing

# What can and can't a neighbourhood plan do?

- Land use planning policies
- Only development that requires a planning application
- Can't deal with mineral or waste, highways issues.
- Must have regard to national issues - Green belts etc.
- Must be in general conformity with the strategic policies of the development plan
- Can't - Rubbish collection, speed zones, after school clubs and services

Can have projects - kept separate, not statutory, not examined.

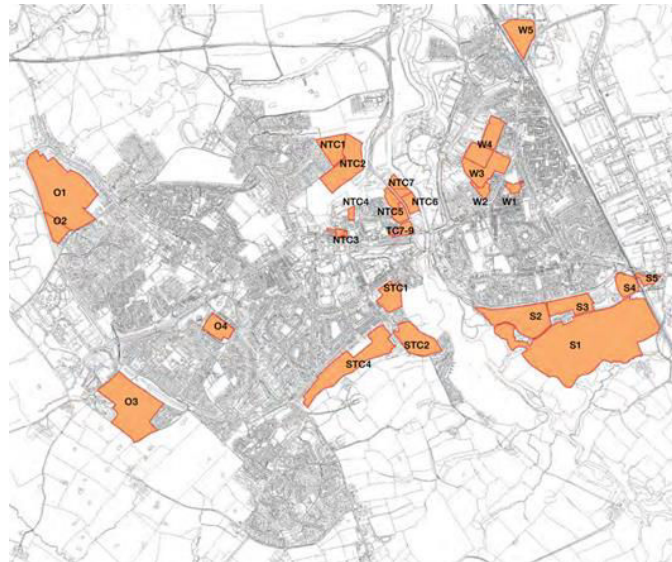


# Examples of what Neighbourhood plans are doing

- Housing
- Environment
- High street protection
- Heritage & conservation
- Sustainable transport links
- Employment space
- Allocating community facilities

# Examples of what neighbourhood plans are doing

- Housing- specifies where new housing should go; identifies the amount of housing required; outlines the type of housing needed- including affordable housing, flats/apartments, detached, semi detached etc.

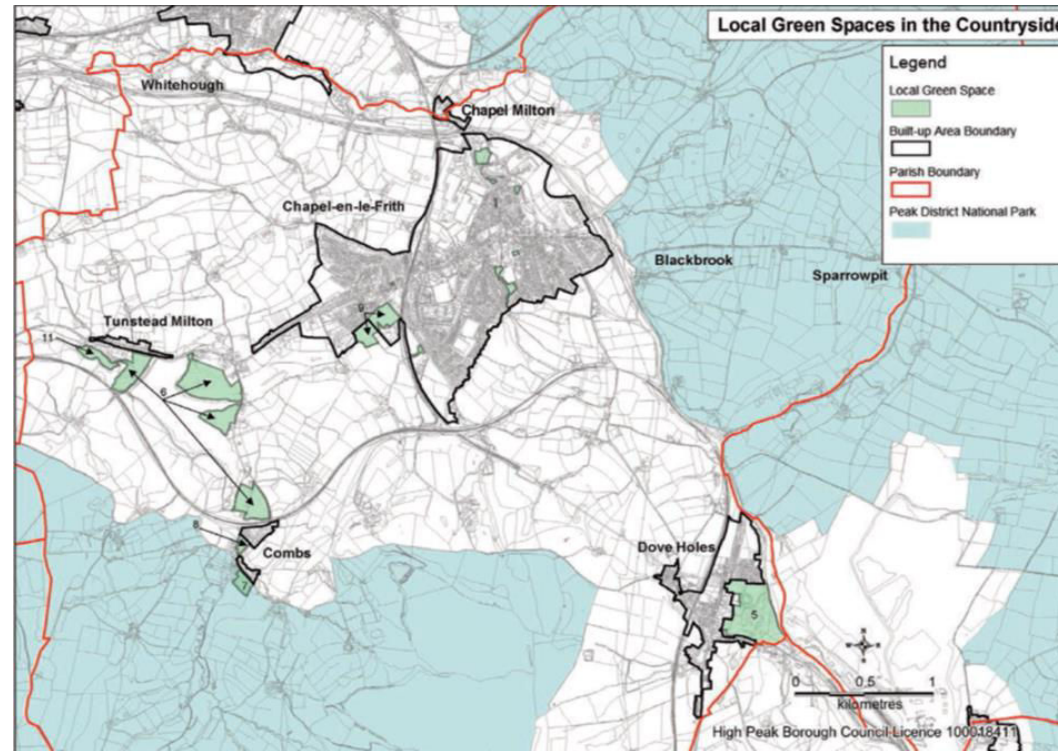


*Winsford Neighbourhood Plan*

- **The Thame Neighbourhood Plan**- allocates 770 new homes to six sites dispersed around the town, departing from the LPA's proposal to put almost all of the housing on one site on the edge of Thame.

# Examples of what neighbourhood plans are doing

- **Environment and green space-** identifies local green spaces that are important to the community and protects them from development through designation as a 'Local Green Space'



*Chapel-en-le-Frith Neighbourhood plan*

## What are the common pitfalls neighbourhood planning groups face?

### Developing a robust evidence base

- The evidence underpinning policies in a neighbourhood plan needs to be robust. Inappropriate evidence can have serious implications on plans

**The Haddenham Neighbourhood Plan-** made in September 2015. Since then Chapter 6 of the plan (which included the housing policies) has been quashed

**The Wantage Neighbourhood Plan-** Independent examiners report published June 2016. Examiner recommended that the plan does not proceed to referendum





### Millbrook Village Plan Key Summary



Where would you like to see Millbrook in 20 years time?

What is your vision for improvements in our community?

The attached sheet provides the Parish Council's vision and proposals for the next five years.

The Parish Council's aims are shown in blue on this document.

The key topics have been drawn from past consultations.

#### THIS IS YOUR OPPORTUNITY TO GIVE US YOUR POINT OF VIEW

Please read this summary and let us know what you think by sending suggestions or comments to The Clerk, The Village Hall,  
The Parade, Millbrook, PL10 1LA,

Or forward an e-mail to Karenza Heald at [K4Office@aol.com](mailto:K4Office@aol.com)

# Torpoint & Rame Peninsula Market & Coastal Towns Initiative

## Community Strategic Plan

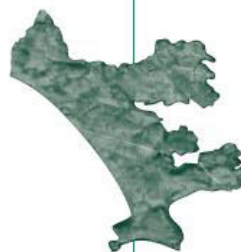
## Torpoint & Rame Peninsula Market & Coastal Towns Initiative



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Applicants with local connection up to 23/08/12  
on Housing register for social rented property:  
(As their PREFERRED FIRST CHOICE)

<b><u>Parish:</u></b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>	<b>Total:</b>
<b>Antony</b>	5	3	3	0	0	11
<b>Maker/ Rame</b>	13	8	3	2	0	26
<b>Millbrook</b>	48	43	9	3	0	103
<b>Sheviock</b>	5	3	1	1	0	10
<b>St.John</b>	6	1	1	1	0	9
<b>Total</b>	77	58	17	7	0	159



# What are the common pitfalls neighbourhood planning groups face?

## Community engagement

- **Targets just the usual suspects-** children and young people have a different perspective on the area and may come up with new ideas- they are often not involved  
**Hebden Royd neighbourhood planning group-** Held a children's workshop
- **Inappropriate/traditional engagement techniques-** having a lecture style meeting, with a speaker at the front, may be off putting for some people and they may be less likely to speak out or give their views.  
**Tulse Hill neighbourhood planning group-** have done lots of informal small scale engagement
- **Lack of a social media presence-** Twitter, Facebook and Pinterest- this might help reach new audiences



Are you interested in the future of the Rame Peninsula  
and your parish?

Do you want to help conserve and protect all that we  
value across the Rame Peninsula?

Do you want to help shape and influence development  
across the Rame Peninsula?

Do you want to help protect and enhance services  
across the Rame Peninsula?

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If so, Make with Rame Parish Council needs **your** help and  
involvement in the development of a Rame Peninsula  
Neighbourhood Plan

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What's a Neighbourhood Plan? Want to know more & how  
you can be involved?

Contact: Alex Huke ([hukea1975@gmail.com](mailto:hukea1975@gmail.com) / 822753) or  
David Mutch ([djmutch@btinternet.com](mailto:djmutch@btinternet.com) / 823243)



**Millbrook Parish Council Neighbourhood Awareness Session**  
**Millbrook Village Hall**  
**Saturday 27th October 2012 : 9.00am to 11.am**



# Onshore

creative communications

[what we do](#)

[who we are](#)

[our work](#)

[news](#)

[contact](#)

Get yourself talked about...

If you want people to love what you do, you have to tell them about it.  
This is where we come in. Brand communications, content, PR, design,  
events and all sorts of clever online stuff...

If you've got something to say, we can say it

Check out below to see some of the great stuff we do...

Design

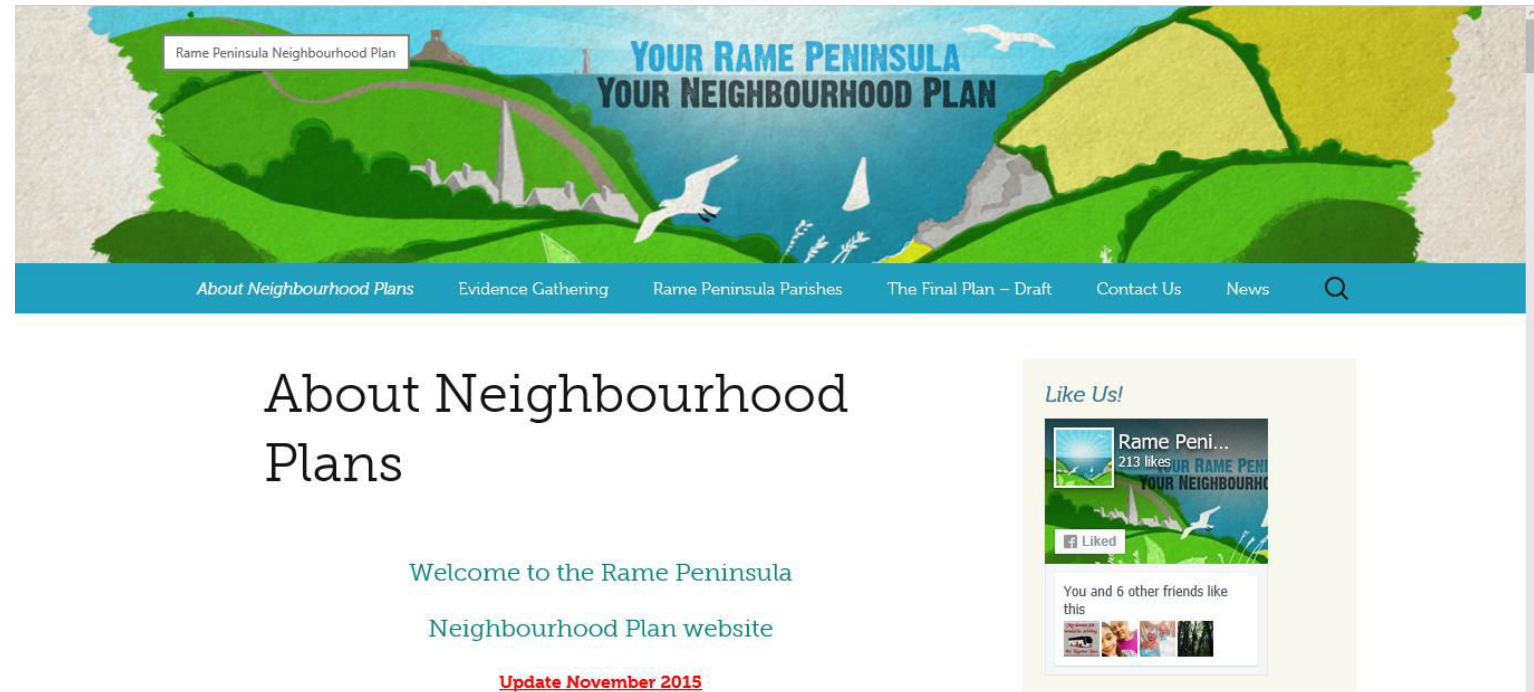
PR / Brand Communications

Talent



My Community 



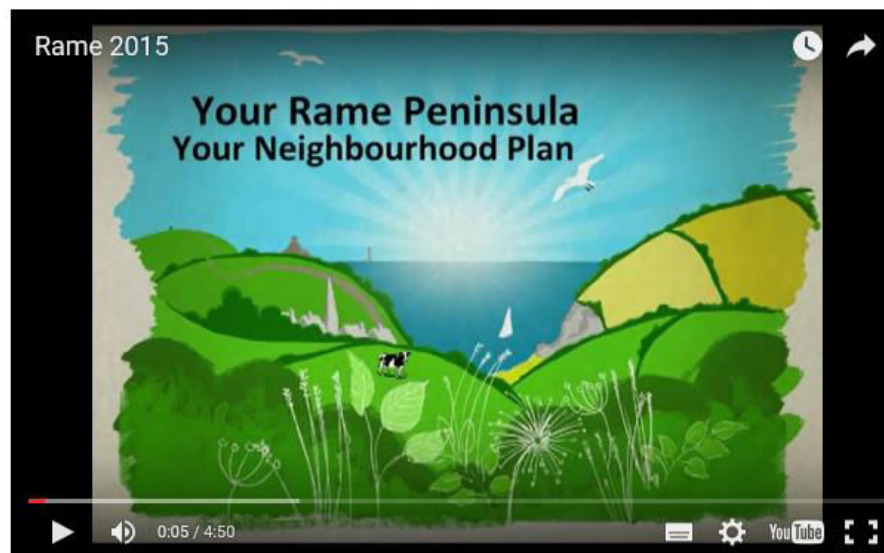


[ramepeninsulaneighbourhoodplan.com](http://ramepeninsulaneighbourhoodplan.com)




[twitter.com/RamePeninsulaNP](https://twitter.com/RamePeninsulaNP)

[www.facebook.com/RamePeninsulaNP](https://www.facebook.com/RamePeninsulaNP)







PUBLIC MEETING EVENT ON BEHALF OF THE RAME  
PENINSULA PARISH CLUSTER NEIGHBOURHOOD PLAN  
GROUP

## **YOUR RAME PENINSULA YOUR NEIGHBOURHOOD PLAN**

A PRESENTATION OF THE DRAFT  
POLICIES FOR THE RAME  
PENINSULA NEIGHBOURHOOD  
PLAN

THURSDAY 26<sup>th</sup> FEB AT  
KINGSAND COMMUNITY  
HALL STARTING AT  
6.00pm







### Peninsula Trust's consultation events;

- May 5<sup>th</sup> Black Prince, Millbrook
- May 27<sup>th</sup> DIY Youth Housing Group presentation, Millbrook
- June 14<sup>th</sup> Cream Tea, Kingsand Community Hall
- June 14<sup>th</sup> Free gig, Kingsand Community Hall
- June 21<sup>st</sup> Cream Tea, Millbrook

### Public consultation events;

- October 13<sup>th</sup> 2.30pm, Kingsand Community Hall
- October 15<sup>th</sup> 2.30pm Freathy Village Hall
- October 15<sup>th</sup> 7.00pm Freathy Village Hall
- October 16<sup>th</sup> 2.30pm Wilcove Village Hall
- October 16<sup>th</sup> 7.30pm Wilcove Village Hall
- October 20<sup>th</sup> 7.00pm Craffhole Memorial Hall
- October 23<sup>rd</sup> 2.30pm St John Village Hall
- October 23<sup>rd</sup> 7.00pm St John Village Hall
- October 27<sup>th</sup> 2.30pm Antony Village Hall
- October 27<sup>th</sup> 7.00pm Antony Village Hall
- October 28<sup>th</sup> 2.30pm No 3 West Street, Millbrook
- October 28<sup>th</sup> 7.00pm No 3 West Street, Millbrook
- October 29<sup>th</sup> 2.30pm Craffhole Memorial Hall
- October 30<sup>th</sup> 2.00pm Kingsand Community Hall



## What are the common pitfalls neighbourhood planning groups face?

### Getting the plan policies right

- **Scope of plan policies-** improving local train and bus services, introducing 20mph speed zones, restricting the routing of heavy goods vehicles through villages, improving rubbish collection services are all outside the scope of land use planning. Consider listing as projects
- **Policies need to be locally distinctive-** there is little point in repeating national or local policy



## 7.4 Community Infrastructure

### Policy 2 Justification

- 7.4.1 The Rame Peninsula has seen many years of development without any significant improvement to the local highway infrastructure. Congestion causes unreliable journey times that affect residents and more particularly businesses requiring delivery by large vehicles. This reduces the quality of life for residents and restricts economic development.



- 7.4.2 Cornwall Council is in the process of introducing a Community Infrastructure Levy (CIL). Though administered by Cornwall Council, Parishes with a NDP will benefit from the CIL, in that they will be granted 25% of the income of this for local infrastructure projects. In order to provide clarity over how this local element of the CIL should be spent the NDP process has determined priority infrastructure projects for delivery.
- 7.4.3 The Transport Feasibility Study identifies the highway issues evident in the Rame Peninsula and suggests possible solutions to these. The priority infrastructure projects have been identified as a result of this and other work (see the Traffic and Travel section of the 'Summary of Evidence' Document) and are set out in Appendix E.

### Policy 2 Intention

- 7.4.4 The intention of this Policy is to guide how the local element of the CIL is to be spent. The projects that this money should be directed to are set out in Appendix E and focus on Highway Infrastructure in order to address the issues identified in the Traffic and Travel section of the 'Summary of Evidence' Document.

### Rame NDP Policy 2: Community Infrastructure Levy (Local Element)

#### (Area Wide)

The (25%) Local Element of the Community Infrastructure Levy income must be spent on the Highway Infrastructure Schedule set out within Appendix E of this NDP.



# **Rame Peninsula Traffic Management**

Feasibility Study

EDG0205/F1

Communities  
County Hall, Truro, Cornwall, TR1 3AY

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#### **The CIL Projects:**

(based on the Cornwall Council Rame Peninsula Traffic Management Feasibility Study – see [www.rameneighbourhoodplan.com](http://www.rameneighbourhoodplan.com)).

**1. The provision of a by-pass at Antony based on option 3 of the Feasibility Study.**

Reason: This will provide access for HGV's and Coaches to the Rame Peninsula that will enhance the opportunity for further development of the economy, while at the same time improving the quality of life for residents of Craithole and Antony. Removal of heavy vehicles from narrow streets will thus improve the reliability of journey times for residents. This solution will reduce the occurrence of large vehicles from the villages of Craithole and Antony and from the narrow sections of the B3247 between Craithole and Tregantle.

**2. The introduction of a HGV/Bus and Coach circulatory system with regulatory signage based on the recommendation for the Rame Peninsula in Sections 1.1 and 6.1.1 of the Feasibility Study.**

Reason: The road through Millbrook, particularly Hounster Hill, is too narrow to allow HGV's, buses and or coaches to pass and a one way system will remove a major source of congestion thereby improving the reliability of journey times, the response times for emergency services, encourage economic development, particularly of the tourist industry and improve the quality of life for residents of Millbrook.

**3. Continue to monitor traffic conditions in Milbrook to establish the most effective traffic lights scheme for the bottom of Hounster Hill with a regulatory one way traffic system operating on the Rame Peninsula as described in Section 9.4 of the feasibility study, Objective 2 above, and then implement the recommended design.**

Reason: This improvement will manage vehicles through the narrow section of the B3247 through Millbrook and remove the unpredictable journey time to travel through the village. This will enhance the opportunity for further development of the economy in Millbrook, Cremyll (including Edgcumbe Country Park) and Cawsands/Kingsand while at the same time improving the quality of life for residents of Millbrook and the response times for emergency services.

**4. The introduction of a network of green lanes to link with footpaths across the Rame Peninsula based on the recommendation for green lanes in paragraph 6 of section 6.3 of the Feasibility Study.**

Reason: Tourism is important to the economic development of the Rame Peninsula but its road infrastructure has limited capacity. A system of green lanes would enable residents and visitors, to travel by foot or by bicycle thus enhancing the tourism industry and improving the health and well-being of residents and visitors. Reducing the reliance on motor transport will protect the environment and reduce the carbon footprint of those who live and visit the area.

# What are the common pitfalls neighbourhood planning groups face?

## Meeting the environmental requirements (part of Basic Condition F)

- A neighbourhood plan will need either: a statement of reasons as to why strategic environmental assessment (SEA) is not required (i.e. screening determination), or, where an SEA is deemed necessary, an environmental report which documents the findings of the SEA
- Groups have encountered issues with meeting this basic condition

## Loxwood Neighbourhood Plan

Successful legal challenge by Crownhall Estates

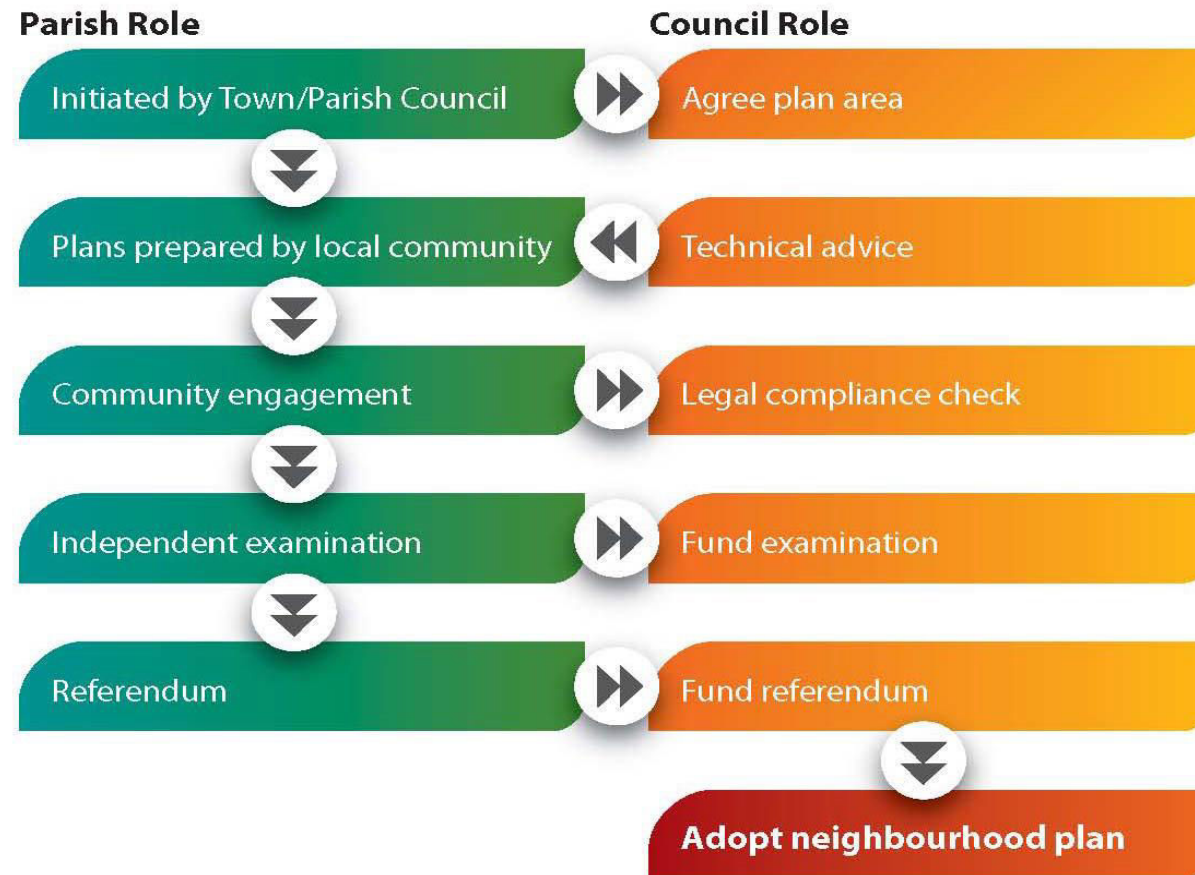
Consequences: parish council had to repeat a number of steps:

- Statutory consultation
- Independent examination



# 3 Top Tips

# 1. Early Engagement with the Local Planning Authority



## 2. Communication

### Identified Challenges:

- The Neighbourhood Plan is more likely to be 'approved' via referendum if a participatory and comprehensive consultation process is undertaken
- A detailed consultation strategy/document has to be included as part of the development of the Neighbourhood Plan
- Without adequate consultation there is a risk that the Neighbourhood Plan will not be approved by the community, as people who are not informed of what's going on are more likely to vote 'no'
- A Peninsula wide strategy for pursuing consultation is necessitated in order to avoid confusion and enable the collation of information and data at a Peninsula wide level
- Participatory consultation across the community is necessitated including young, old, businesses, landowners, visitors, residents etc

### 3. Strong Governance and Leadership

# What support is there for groups preparing neighbourhood plans?

All groups - £9k grant

Complex issues - Technical support and additional grant - £15k

Resources and toolkits

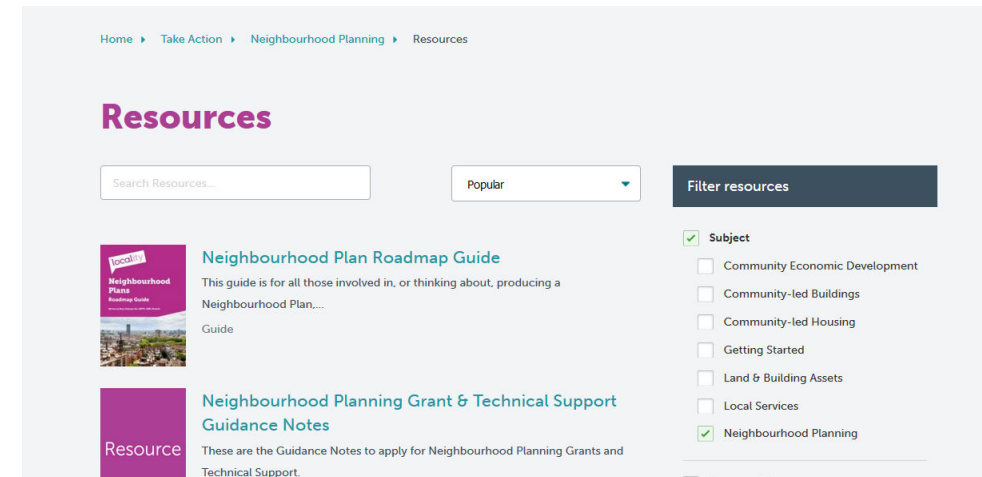
Advice line

**0300 020 1864**

The My Community Advice Line is open:

Monday – Thursday, 9.30am – 12.30pm  
(local call rate)

Champions



**Get in touch:**

[Emma.Critchley@Locality.org.uk](mailto:Emma.Critchley@Locality.org.uk)

[Francis.Shaw@Locality.org.uk](mailto:Francis.Shaw@Locality.org.uk)

[www.facebook.com/GeorgeTrubody](https://www.facebook.com/GeorgeTrubody)

# Questions?