



Rutland  
County Council

# Neighbourhood Planning in Whissendine





## What we hope to cover!

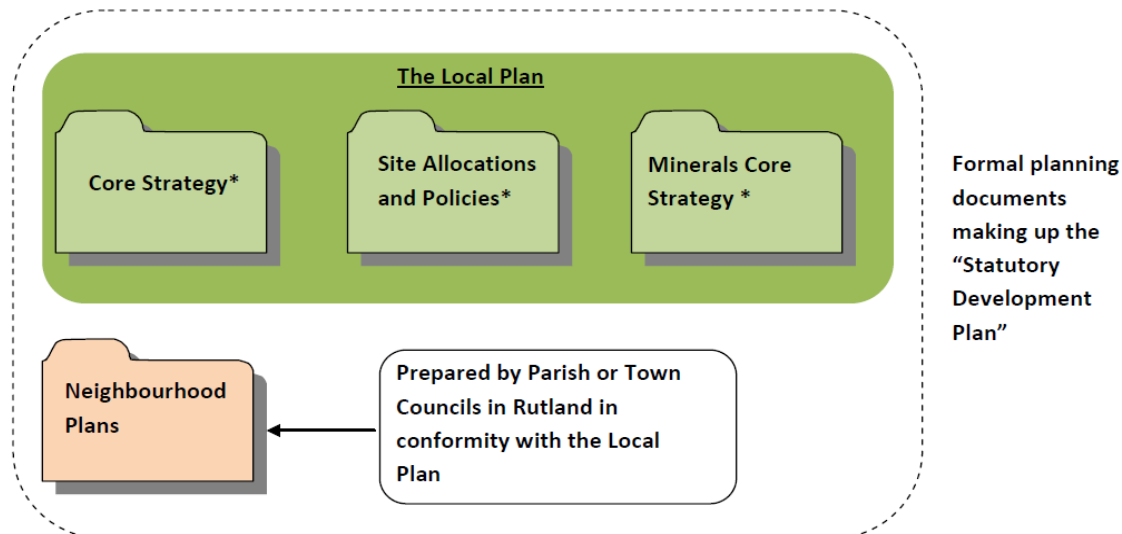
- What are Neighbourhood Plans
- Neighbourhood Plans in Rutland
- What they can be used for
- The Neighbourhood Plan process
- County Council's role: Duty to support
- Challenges
- Lessons Learnt
- Any questions?



## Neighbourhood Plans

- Tier of planning introduced through Localism Act
- Prepared by Parish Council or Neighbourhood Forum
- Optional **not** mandatory to produce one
- Statutory status – Part of the development plan for Rutland

Figure 1. The Planning Policy Framework





## Rutland Neighbourhood Plan Area Designations

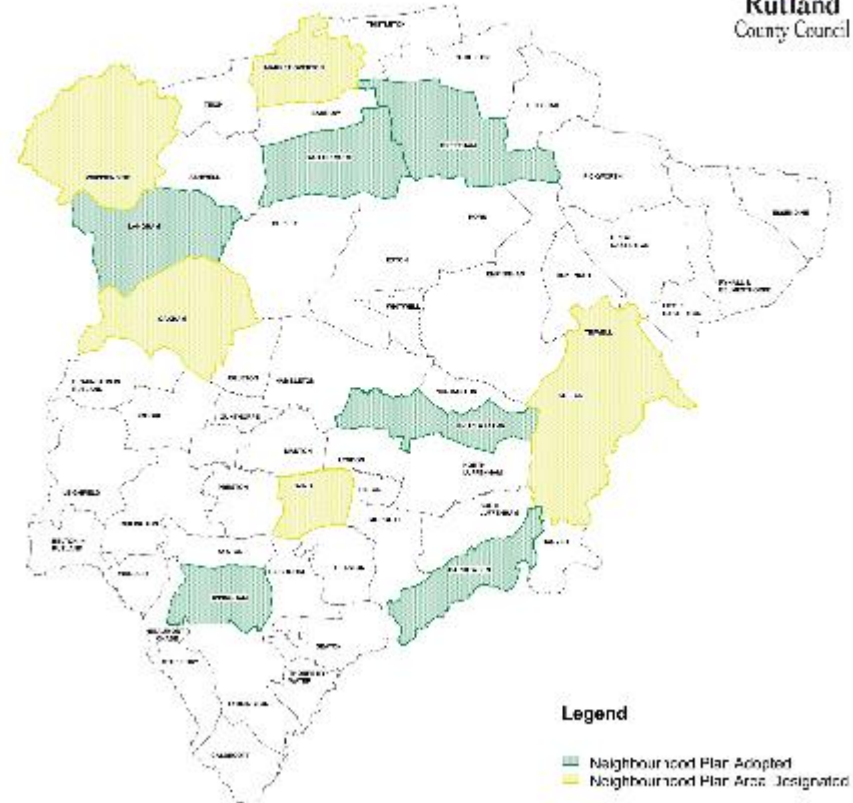
### 'Made' Neighbourhood Plans

- Barrowden & Wakerley: Nov 2019
- Cottesmore: Dec 2016
- Edith Weston: June 2014
- Greetham: Sept 2017
- Langham: April 2017
- Uppingham: Jan 2016

### Area Designations

Ketton & Tinwell, Market Overton, North Luffenham, Oakham & Barleythorpe, Whissendine, Wing

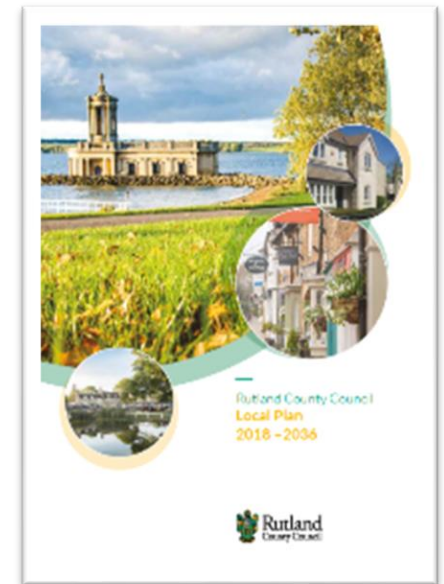
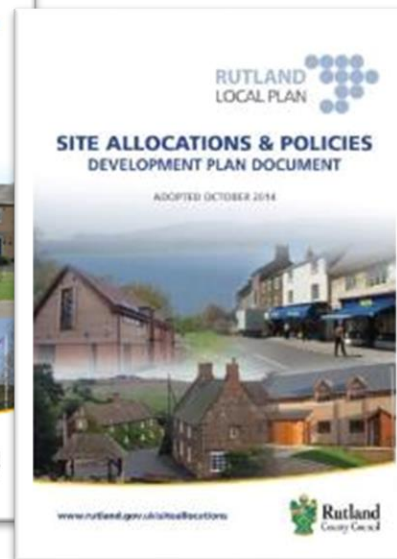
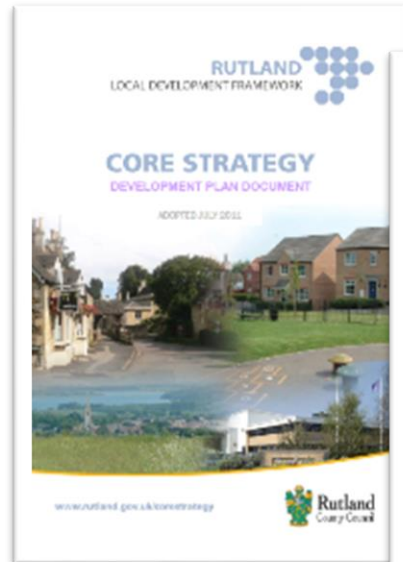
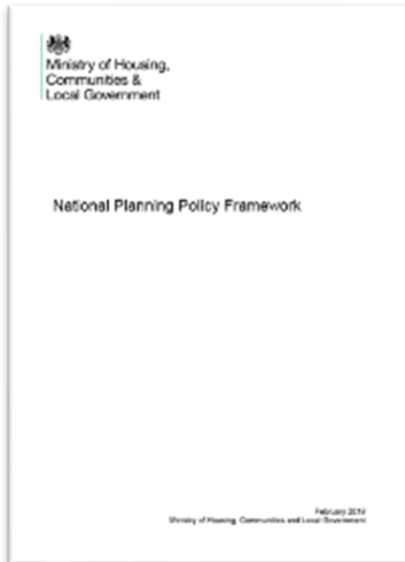
Rutland Neighbourhood Plans Status





## Legal and Statutory requirements

- **Must** comply with:
- European Directives/legislation
- National Legislation (Planning & Other)
- National & Local Planning Policy





## Not A NIMBY Charter....



*“One of the principal objectives of neighbourhood planning is to increase the rate of growth of housing and economic development in England”*

(Neighbourhood Planning Impact Assessment, CLG 2011)





## Why communities want one

- Statutory plan – planning applications by law should be determined in accordance with the development plan unless material considerations indicate otherwise
- Set the ground rules for development in the area and promote growth
- Set local more detailed planning policies ie. design, landscape, local character
- Higher rate of Community Infrastructure Levy!



Photo: Peter Murray PH IMAGES (C) 2007



## Community Engagement

- Key throughout all stages – opportunity to increase public participation in an area
- Bringing community groups together
- Avoid a sense of ‘being done to’
- Requires a dedicated volunteer group







# Community Engagement

Must engage with the community and other stakeholders:

- residents
- businesses
- interest groups
- public agencies





## Neighbourhood plans - process

- Led by Parish Council or designated neighbourhood forum
- **Key stages:**
  1. Area Designation
  2. Publication of draft plan & consultation
  3. Submission to Rutland County Council
  4. Statutory consultation
  5. Examination
  6. Referendum
  7. Adoption



*If there is a parish or town council, they take the lead*

*If no parish or town council, a neighbourhood forum is designated*

A community applies for a neighbourhood area to be designated

Work up details of plan with the community: start with vision and objectives, build up evidence base, prepare planning policies

Prepare draft plan and undertake consultation on this

Revise plan and submit to the local authority

Independent Examination

Local authority checks proposals

Community referendum

Make a plan or order

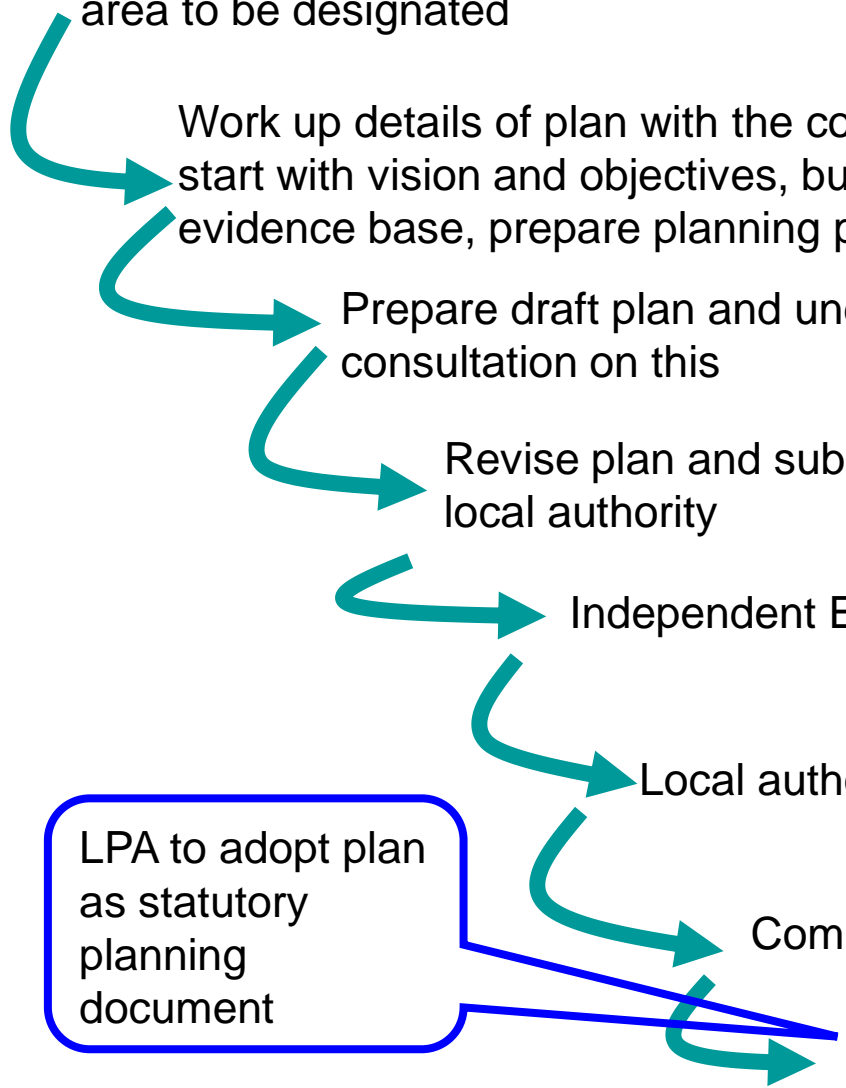
The local authority can advise

LPA to advise on conformity with Local Plan

LPA to arrange

LPA to adopt plan as statutory planning document

LPA to arrange. A simple majority is required





## What Should be Submitted

- Map of the Neighbourhood Plan Area
- Draft plan, Basic Conditions Statement and Consultation Statement
- Evidence!
- SEA (if required... screening opinion if not – we will help here)





# The basic conditions

A Neighbourhood Plan must:

- have appropriate regard to national policy
- generally conform to the strategic elements of the local plan
- be compatible with EU obligations
- and be compatible with human rights obligations



## External examination

What are examiners looking at?

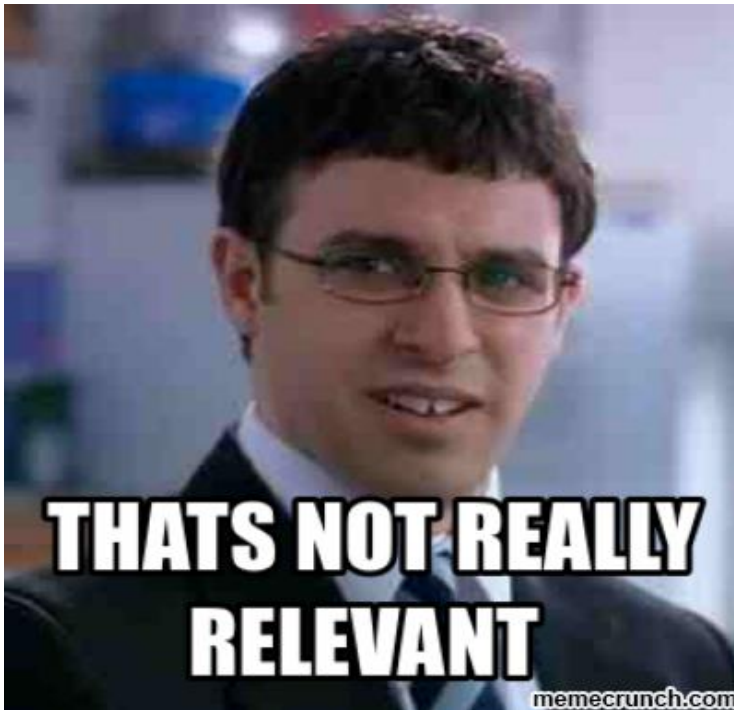


- Compliance with the Basic conditions
- Land use planning policies
- Broad engagement and consultation
- Evidence
- Referendum Area





## Examiners will not look at...



- Non land use planning policies
- Compliance with emerging policy
- Representations that do not deal with the basic conditions



## Examiner's Recommendation



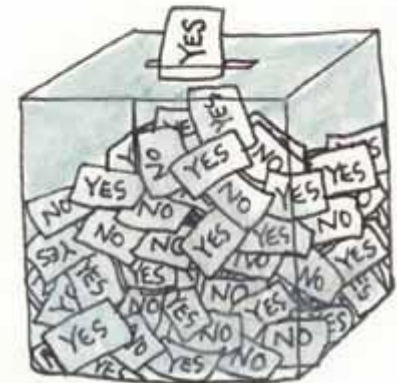
**RECOMMENDED**

- Pass, pass with modifications or Fail!
- Appropriateness of the referendum area
- Not binding!
- Group and LPA need to agree any modifications



## Referendum

- The community has the final say
- Requires the Plan to be supported by over 50 per cent of voters
- The Plan is then 'made'





## How does the neighbourhood planning process differ from the preparation of a local plan?

- Neighbourhood led, very local with community engagement
- Proportional, light-touch but robust
- More flexible
- Builds on existing evidence & deals with gaps
- Supporting strategic growth: takes lead from the local plan strategic policy context and interprets locally
- More about partnership working with local authority



## Support groups

- **Locality** – access to funding, online resources and other networking tools, practical workshops and seminars, and tailored advice through a telephone advice line. [www.locality.org.uk](http://www.locality.org.uk)
- **Royal Town Planning Institute** (Planning Aid) - support and training to local communities on planning strategy, policy and decision-making [www.rtpi.org.uk/planningaid](http://www.rtpi.org.uk/planningaid)
- **The National Association of Local Councils in partnership with the Campaign to Protect Rural England** – basic planning info via a website, phone line and publications. Local events for the public and parish councils [www.cpre.org.uk](http://www.cpre.org.uk)
- **The Prince's Foundation** - community engagement and finding local solutions to issues. [www.princes-foundation.org](http://www.princes-foundation.org)



## County Council's role: Duty to Support

- LPA is legally required to provide advice
- Assist with and advise on:
  - ✓ Legal procedures/requirements
  - ✓ Provision of background data/evidence
  - ✓ Information on Local Plan documents and policies
  - ✓ If think will not pass examination
- Statutory duties:
  - ✓ Consultation
  - ✓ Appointing the Examiner
  - ✓ Arranging the Referendum





## What do Groups Need from Us?

- Advice on what a land use planning policy is (and is not!)
- Evidence to support policy direction such as on:
  - Environmental issues
  - Designations
  - Housing stock
  - Land uses
  - Highways
- Input from Development Control colleagues
- SEA screening



## Challenges

- Setting vision and objectives
- Managing expectations
- Sustaining enthusiasm and volunteer support
- Understanding the need for evidence
- Understanding what is a land use policy and how best to word these
- SEA and HRA requirements



## Lessons Learnt

- Meet early on with Parish Councils before they make a decision over neighbourhood plans
- Ensuring groups are aware of key policies in the Local Plan
- Providing consistency and clarity throughout the process
- Need to liaise with early with colleagues for their comments on emerging policy.
- Encourage accessing funding and technical advice through Locality and seeking technical support in preparing policies



## Will be most effective where...

- There is a well advanced Local Plan
- An organised community group is in place or comes together
- There are recognised issues to be addressed
- A need to plan for or shape proposed development
- Good relationship between County Council (officers and councillors) and Parish Council/Neighbourhood Plan Group (collaborative democracy)
- There is some form of resourcing with funding and technical support ...and especially a happy band of volunteers!



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any questions?

