Neighbourhood Development Plan for Ickford Parish Council – October 2015

**Key Points**

- Neighbourhood Development Plans (NDPs) are a new tier of planning documents introduced by the Localism Act in 2011. They help communities have a greater say in shaping future development.
- Once a NDP is brought into force, it forms a statutory planning document for the parish and is used to assess planning applications along with the Vale of Aylesbury Plan.
- A NDP must also go through an examination, if found sound, a NDP must then go through a referendum, where 50% or more of the votes must be in favour for the NDP in order for it to be brought into force.
- A NDP cannot be used to prevent development that is included in the AVDC Local Plan.
- A NDP typically proposes planning for the next 20 years and can take 2 to 3 years to complete.

**Recommendations for Parish Council consideration and decision.**

1. To agree to undertake an Ickford Parish Council Neighbourhood Development Plan covering the next 20 years.

2. The scope of the NDP to be:
   - The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market).
   - Transport and access (including issues around roads, cycling, walking and access for disabled people).
   - The development of the school, village hall, health facilities, community and youth centres.
   - The restriction of certain types of development and change of use, for example to avoid too much of one type of housing.
   - The protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.

3. To establish a NDP working group including Councillors and residents. The working group to report progress to the Council on a monthly basis.

4. To appoint Councillors the NDP working group

Appendices: Extract from documents provided by (A) Aylesbury Vale District Council and (B) Campaign for Rural England (in association with the National Association of Councils)
A: What planning document is right for your community - AVDC?

Neighbourhood Development Plans (NDPs) are a new tier of planning documents introduced by the Localism Act in 2011. They help communities have a greater say in shaping future development. NDPs are primarily aimed at areas where there is likely to be significant future growth, therefore usually aimed at larger settlements. These documents are optional and if you choose not to do a NDP, this does not mean you will be more vulnerable to future development.

The advantages of a NDP compared to a CLP (Community Led Plans) or VDS (Village Design Statements) is you can allocate sites where you would like to see future development e.g. for housing, employment or community facilities.

In general a NDPs allow for more detailed, neighbourhood specific planning policies, which build upon the detail identified in the district wide planning policy document, the Vale of Aylesbury Plan. NDPs cannot be used as a tool for hindering development and they cannot plan for less development than is set out in the Vale of Aylesbury Plan.

Once a NDP is brought into force, it forms a statutory planning document for the parish and is used to assess planning applications along with the Vale of Aylesbury Plan. Because it is a statutory document, a NDP has to conform with the Vale of Aylesbury Plan and national policy.

A NDP must also go through an examination, which requires technical evidence to inform the policy decisions. If found sound a NDP must then go through a referendum, where 50% or more of the votes must be in favour for the NDP in order for it to be brought into force. This evidence is similar to that which must be produced for the Vale of Aylesbury Plan, but on a much smaller scale for the neighbourhood level. As such there are likely to be costs associated with developing a NDP.

The following organisations have been given funding from government to help with producing NDPs: Community Impact Bucks: www.communityimpactbucks.org.uk (specific to Buckinghamshire) The Prince’s Foundation: www.princes-foundation.org Locality: www.locality.org.uk Planning Aid: www.rtpi.org.uk/planningaid Campaign to Protect Rural England: www.cpre.org.uk Planning Advisory Service: www.pas.gov.uk Please also see our NDP guidance for more information.

B: How to shape where you live: a guide to neighbourhood planning

Campaign to Protect Rural England (How_to_shape_where_you_live.pdf)

A Neighbourhood Plan can...(Page 12)

• Decide where and what type of development should happen in the neighbourhood.
• Promote more development than is set out in the Local Plan.
• Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the neighbourhood – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

A Neighbourhood Plan cannot...

• Conflict with the strategic policies in the Local Plan prepared by the local planning authority.
• Be used to prevent development that is included in the Local Plan.
• Be prepared by a body other than a parish or town council or a neighbourhood forum.

Typical things that a Neighbourhood Plan might include (Page13)

• The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market), and bringing vacant or derelict housing back into use.
• Provision for businesses to set up or expand their premises.
• Transport and access (including issues around roads, cycling, walking and access for disabled people).
• The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls.
• The restriction of certain types of development and change of use, for example to avoid too much of one type of use.
• The design of buildings.
• Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.
• Protection of important buildings and historic assets such as archaeological remains.
• Promotion of renewable energy projects, such as solar energy and wind turbines.
Eight steps to prepare a Neighbourhood Plan

1. Getting started
2. Identifying the issues
3. Develop a vision and objectives
4. Generate options
5. Draft your Neighbourhood Plan
6. Consultation and submission
7. Independent examination
8. Referendum and adoption

Links with Sustainability Appraisal

- Identify the key economic, social and environmental issues
- Identify key National Planning Policy Framework and Local Plan policy objectives
- Develop the sustainability framework (objectives and criteria)
- Appraise the options using the sustainability framework
- Appraise the draft policies using the sustainability framework
- Prepare the Sustainability Appraisal report
**Involving your wider community (Page 23)**

People do not generally like having things imposed on them. So a Neighbourhood Plan must be a genuine community document. If you involve the wider community, including those who work in the area as well as residents, the greater the chances that your Neighbourhood Plan will gain support.

You will need to decide when and how to involve the wider community in your Neighbourhood Plan process. This may include organisations or individuals with a particular interest – businesses, community organisations and landowners. There are many ways of making people aware that you intend to prepare a Neighbourhood Plan, and involving them along the way, such as:

- meetings and events;
- leaflets and posters;
- workshops and questionnaires;
- website, email groups and social media (e.g. Facebook);
- notices in parish magazines or local newsletters; and
- the local press and radio stations.

**Top tip**

It is essential that the content of your Neighbourhood Plan represents the views of the wider community, not just those of the project group. In developing your plan there should be a two-way flow of information, backwards and forwards between the leading group and the wider community.

Don’t forget that other organisations and the wider public are not just there to hear your ideas. There is usually a wealth of information and knowledge bound up in local communities that needs to be tapped into to inform your Neighbourhood Plan. The process for preparing a Neighbourhood Plan needs to be well thought out.

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**Prepare a programme for your Neighbourhood Plan**

One of the first tasks will be to prepare a programme of work to prepare the Neighbourhood Plan. This is likely to include:

- The tasks that need to be undertaken at each stage.
- What resources will be needed to undertake the tasks (people, venues, materials, funding, etc.).
- How much time each stage will take.

It would be useful to get advice on this from your local planning authority.

**Top tip**

Do not underestimate how much time it will take to organise public consultation events and material and to analyse the responses received. In developing your programme of work ensure adequate time is allowed for this.