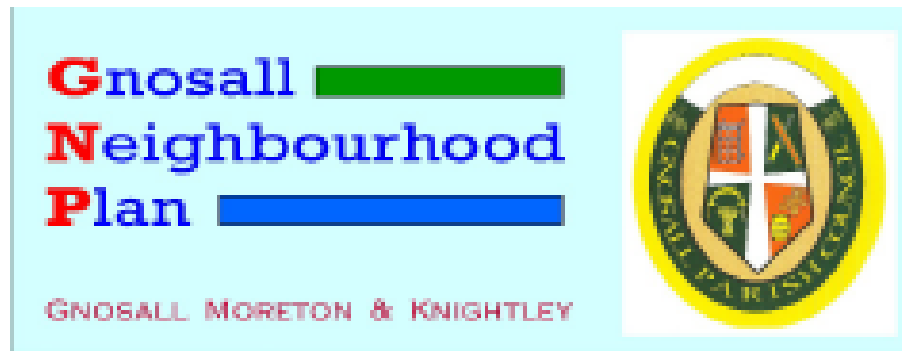


# NEIGHBOURHOOD PLAN UPDATE MAY 2015

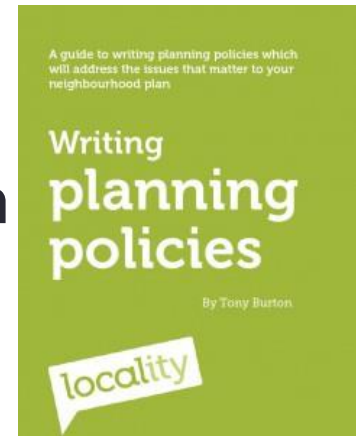
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6<sup>TH</sup> May 2015

# Background

- Completely new feature of Planning system
- 2011 Localism Act + 2012 NP Regulations
- Govt guidance produced “on the job”
- Parish Council is the “Qualifying Body”
- Stafford Borough Council is still the “Local Planning Authority” (Local Plan and planning applications)
- Neighbourhood Plan sits alongside the Local Plan – extra layer of local (Gnosall) policies
- NP also triggers additional local funds when development happens (25% of CIL receipts go to GPC instead of 15%)



# General considerations

- NPs can't be anti development but can help shape it
- Must be in line with National and Local Plan policy
- Must follow prescribed legal process (NP Regs)
- Typically take 2-3 years – not many complete so far
- Typically cost £20-30K, some a lot more
- Lot of work, heavily reliant on volunteers and good will
- Teething problems around the country, legal challenges, process queries
- 1,200 NPs being done (Govt wants 10,000!), 110 published so far, 29 got to Referendum stage, 19 in force

# The NP Working Group

- Project-specific, technical working group
- Made up of Parish Councillors and volunteer local residents, 50/50 (not a Parish Council committee)
- Formed Sept 2013
- Terms of Reference: 10 Members max (9 currently) plus Parish Clerk and Planning Consultant
- Met regularly to progress the Plan
- Meeting minutes and progress on GPC website
- Accountability: output subject to public consultation and final referendum
- *Also supported by residents/GRID members on consultation logistics – community effort*

# Initial stages Sept 2013-Oct 2014

- GPC applied for NP Area designation July 2013
- Approved by SBC Sept 2013 and NPWG formed
- Major local questionnaire survey Jan 2014
- Data input and results analysis
- Consultancy support sourced March, appointed April 2014
- Webpage set up on GPC website
- Survey Feedback Report July 2014
- Grant funding obtained July 2014
- “Invitation to Submit Sites” exercise Sept-Nov 2014 (not just housing)
- Public consultation and update event Oct 2014

*“Did you hear the one about the  
Neighbourhood Plan.....”*



# Original programme @ Oct 2014:

Draft Policy Options document (non statutory) - Oct-Nov



Invitation to Submit Sites – Sept-Nov



Consideration of responses – Nov-Jan



Draft Plan writing Dec – Feb '15



Draft Plan publication Feb '15



6 weeks statutory consultation – Feb-March '15



Response analysis, Plan modifications, Supporting documents – April-June '15



Submission to SBC July '15

# Accelerated programme

(possible due to good level of consensus):

*DROPPED: Draft Policy Options document – Oct-Nov*



Invitation to Submit Sites – Sept-Nov



Full Draft Plan publication 10 December 2014



Pre-submission 6 weeks public consultation 10.12.14 to 22.01.15



Draft Plan update and supporting reports 22.01.15-09.02.15



Submission of Plan to SBC 9<sup>th</sup> February 2015 (5 months early)





# Gnosall Parish Council

(Including the wards of Moreton and Knightley)

Our Mission. 'To improve the quality of life for those who live and work in the Parish of Gnosall and those who visit it.'

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Search Site:

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WEBSITE MAP / INDEX

FORUM

BACK

## NEIGHBOURHOOD PLAN

At a Parish Council meeting held on Monday 9th February, Councillors approved Gnosall's Neighbourhood Plan and authorised its submission to Stafford Borough Council in accordance with the *Town & Country Planning Neighbourhood Planning (General) Regulation A 2012 - Submission of Plan Under Regulation 15*.

Search Site:

Below are the documents that were submitted -

[The Final Neighbourhood Plan](#)

[Appendix 1 Submitted Sites Assessment](#)

[Appendix 2 Evidence Base](#)

[Basic Conditions Statement](#)

[Screening Assessment of the Gnosall Draft Neighbourhood Plan - Strategic Environmental Assessment and Habitats Regulations Assessment](#)

[Consultation Report - including Appendix 1 - 6](#)

[Appendix 1 Community Survey Questionnaire](#)

Click to change the colour of the website.

(You will need to accept Cookies, if clicked)



# The resulting Plan?

- Overwhelming public support for doing a Plan and high level of consensus on main issues. Without that it couldn't have happened.
- High level of satisfaction with Parish and Gnosall as it is
- Strong view that Gnosall has already accommodated significant large scale (“strategic”) housebuilding in recent years, sufficient to meet PFSB policy requirements (nominal Gnosall housing “allocation”)
- Strong preference for future housing to be small scale, infill development, within the extended (updated) “Settlement Boundary”
- Also wanted open/green spaces protected where possible
- Also wanted any financial benefits from new development to generate maximum benefit for Gnosall.
- First Neighbourhood Plan to be submitted in Stafford Borough



# Gnosall Neighbourhood Plan



Submission to  
Stafford Borough Council  
February 2015

**Gnosall**  
**Neighbourhood**  
**Plan**

GNOSALL MORETON & KNIGHTLEY



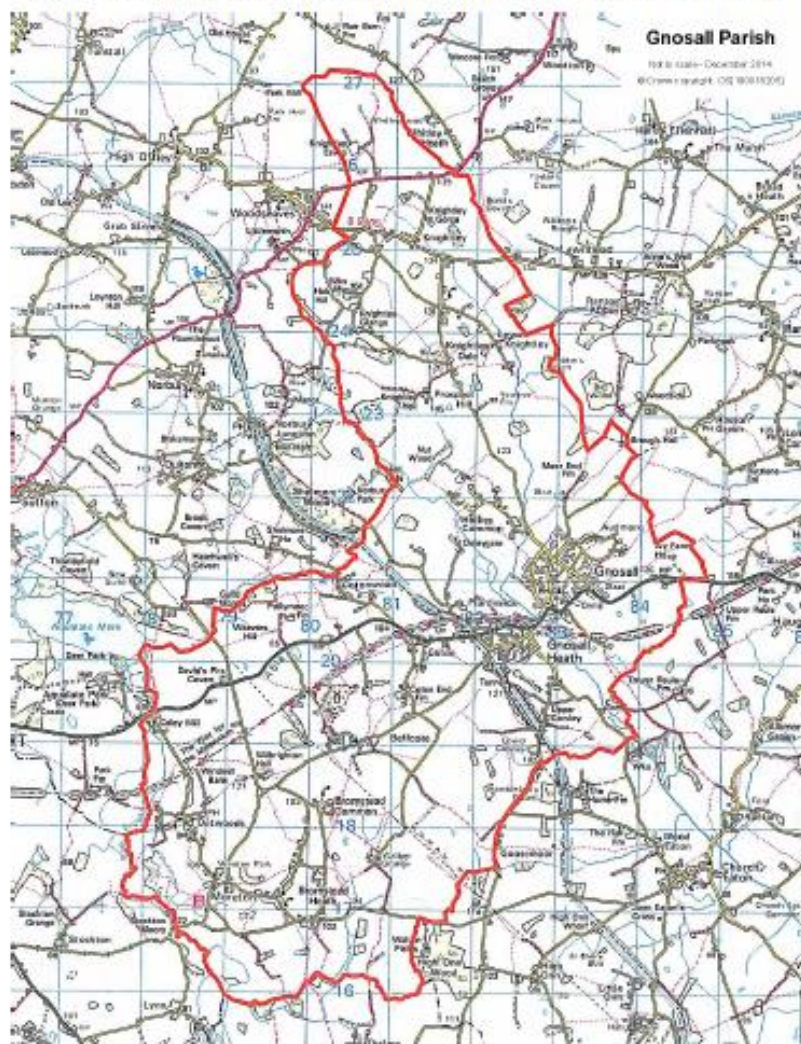
Gnosall Parish Council

# Plan content

- Vision
- Key Objectives
- Suite of Plans
- 14 specific policies
  - *Home working*
  - *Rural diversification*
  - *Housing Provision*
  - *Housing conversions*
  - *Infill development support*
  - *Support for good design*
  - *Settlement boundary*
  - *Recreation provision and protection*
  - *Rights of way protection*
  - *Open countryside*
  - *Local Green Spaces*
  - *Pre-application discussions*
  - *Consultation on Planning Obligations*
  - *Local Priorities for infrastructure*

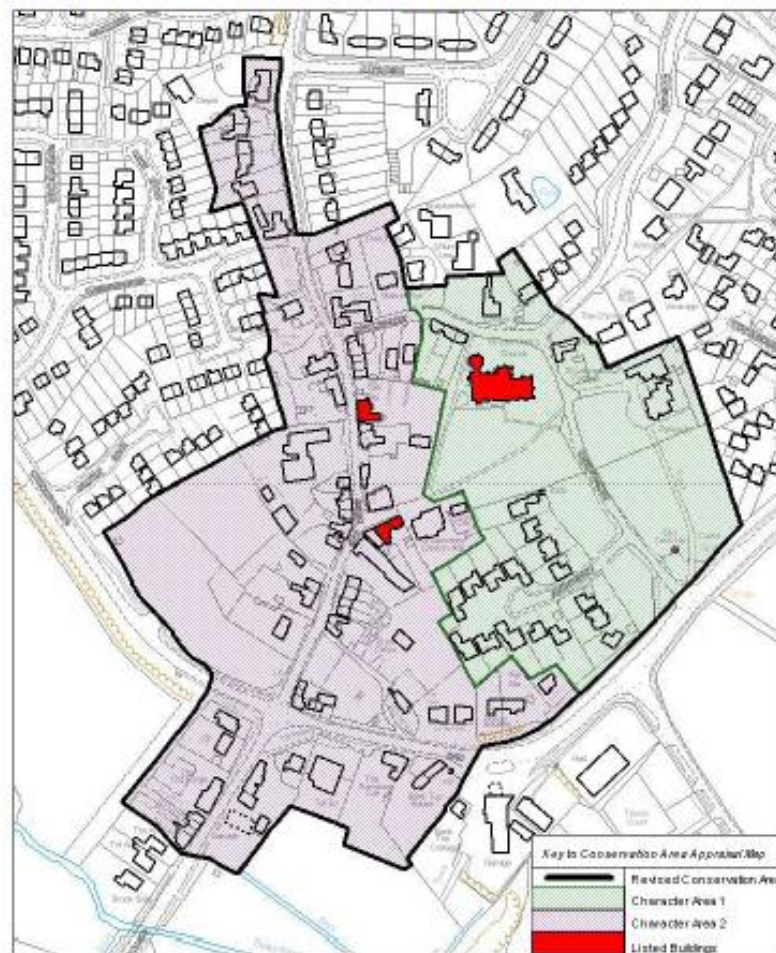


**Map 1: Gnosall Parish Neighbourhood Plan – Parish Boundary**



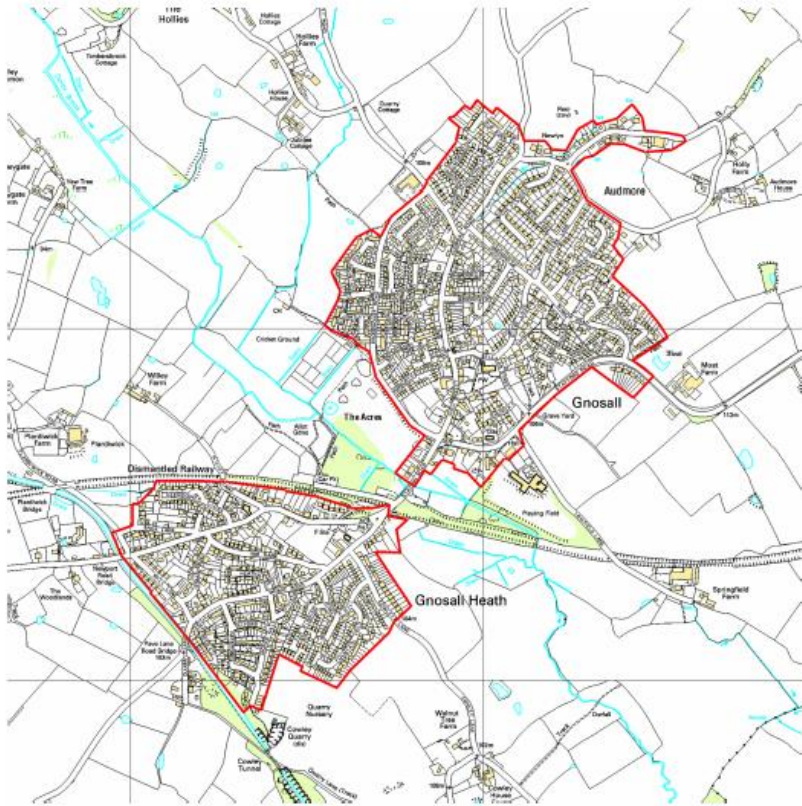
**Map 5: Gnosall Conservation Area  
Character Appraisal Map**

Source: Stafford Borough Council (Gnosall-CAA-2013) - Designated 25 November 2013





**Map 3: Previous Residential Development Boundary**  
(Stafford Borough Council Local Plan 2001)



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**Map 6: Settlement Boundary**



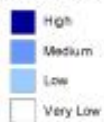
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### Map 7: Gnosall Surface Water Flood Risk

Source: SBC Strategic Flood Risk Assessment 2014



Gnosall & Gnosall Heath - Risk of Flooding From Surface Water



### Map 10: Local Green Space (Protected)



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# Outcome of post submission consultation

- ✓ SBC consider it accords with Local Plan
- 65 representations submitted to SBC
- All supportive bar 2
- Excellent support from local residents
- 2 objections: Richborough/Pegasus and SCC/First City
  - SCC want land for 75 houses included as “reserve site” (ie half the former appeal site),
  - Richborough still argue for “The Loop” (still in appeal period)
- Some detailed comments from Natural England
- EA now happy (had objected to potential housing site in floodplain in Draft Plan)



How much has it cost?



# Next steps: SBC take over (7-8 months?)

SBC Plan check Feb 2015

Post submission public consultation to 08.04.15

Review of candidate Examiners and appointment on 28.04.15 (Nigel McGurk)

Examination starts 2<sup>nd</sup> week May?

Local Hearing?

SBC arrange Referendum (28 days notice)

Result – needs >50% in favour (of those who vote)

Plan adopted (“Made”) – late summer 2015?

# Thoughts so far?

- Great team and community effort
- Shows the strength of working together as a community – cohesion rather than division
- First NP submitted in the Borough, fast track but still robust
- Has helped put local planning debates into a context
- Has already started influencing planning decisions
- Joint working with SBC has ensured good alignment between NP and PFSB - essential
- Cost effective! (may even generate CIL income....)

So now its.....over to you Mr McGurk!



Thanks to all involved and thanks  
for listening – questions?