

lovetemouth

Neighbourhood Plan Frequently Asked Questions

1 What is a neighbourhood plan?

The neighbourhood plan is a new type of plan introduced by the Localism Act 2011.

A neighbourhood plan is a planning document which focuses on detailed local planning issues in the Town. It contains planning policies, which focus on land-use and development, which when adopted or “made” by the District Council, have legal (statutory) weight in the planning system.

It is “the community’s plan” and provides local people with the opportunity (if they wish) to introduce local planning policies which add local specificity to those set out in national and local authority-wide planning documents. The neighbourhood plan is not allowed to conflict with national policies set by the Government or conflict with the “strategic” policies in the District Council’s Local Plan.

A neighbourhood plan has to be developed with the community. Consultation with people who live and work in the town is therefore critical the content and success of the plan. The plan has to be shared for consultation with various “statutory consultees”, is subject to an independent professional examination and at the end of the process the electorate in the town have their opportunity to accept the plan or not in a local referendum.

At the end of the process, a neighbourhood plan’s policies have to be taken into account by the District Council, alongside its Local Plan policies, national planning policies and other material considerations, when it determines planning applications.

2 What is the difference between a Parish / Town Plan and neighbourhood plan?

A Parish / Town Plan will typically deal with issues which are outside of the remit of the planning system although it can also set out actions relating to land-use. However, a Parish / Town Plan has no statutory weight in the planning system and local authorities can choose to adopt it as policy or not. Often, Parish / Town Plans remain simply advisory. As set out above, by comparison, the neighbourhood plan deals with planning issues only and has statutory weight in the planning system when adopted or “made” at the end of the process. When “made”, it therefore must be taken into account by the local authority as planning policy alongside its own Local Plan and national planning policies.

3 What is the difference between a neighbourhood plan and the District Council's Local Plan?

The Local Plan is produced by Teignbridge District Council and sets out strategic policies and development management policies (used predominantly for specific types of planning application) which cover the whole of the District. While some will apply in Teignmouth, not all will be locally specific to the town and that is where a neighbourhood plan comes in, providing local detailed policies applicable to development proposals in Teignmouth. Also see "What is a neighbourhood plan?".

4 Why are we having a neighbourhood plan?

There are clear advantages to having a neighbourhood plan in place.

Without one, the local authority has only to refer to Local Plan policies (which provide District-wide or "strategic" policy) and national planning policies alongside other material considerations and comments received to determine planning applications. While the Town Council may have comments to make on planning applications, these will not always carry significant weight against other comments and policies. The absence of a neighbourhood plan will mean that local planning issues and concerns are not able to be reflected as strongly as if a neighbourhood plan exists.

A neighbourhood plan provides a statement of intent as well as planning policies and helps to ensure that when development proposals are submitted, that the proposer of development knows what the community expects of development.

In short, having a neighbourhood plan which reflects the views of the local community puts the town in a stronger position to have its views taken into account when planning applications are considered by the local authority.

There are also financial advantages of having a neighbourhood plan. We can access greater funding from the District Council's Community Infrastructure Levy or CIL (a tariff or charge on new development). These funds can help to provide a wide range of planning and infrastructure related items, which may have been identified during consultation on our plan or which are important with regard to the community's needs or delivery of identified projects in the neighbourhood plan. Without a neighbourhood plan, the Town Council is entitled to 15% of CIL funds from any development in the town council area. With a neighbourhood plan in place, this rises to 25%. Other Parishes and Towns across the country have also found that having a neighbourhood plan can act as a lever in accessing other grants and funding as their plans have set out a community' aspiration which is grounded in evidence.

It is for all these reasons that we are producing a neighbourhood plan.

5 What area is the neighbourhood plan covering?

The Plan Area is the Teignmouth parish area – see map on page 3

Teignmouth Neighbourhood Plan Area



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6 What issues can a neighbourhood plan deal with?

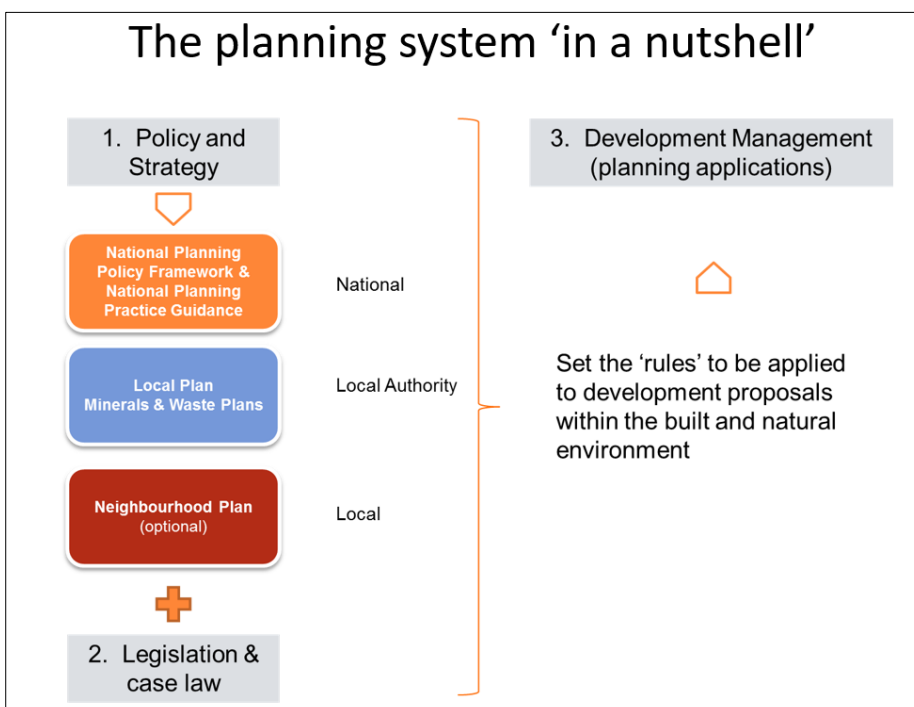
The neighbourhood plan can only deal with land-use planning issues (and not issues which are dealt with outside of the planning system) and its policies have to either propose changes to use of land or be reactive to help determine the appropriateness or not of development proposals. A neighbourhood plan does not provide a ticket or pass to do anything we want. There are many planning rules and regulations within which its policies must sit and with which it must align for it to be found acceptable in the planning system.

In addition, our neighbourhood plan is not a blueprint for all change that may or may not happen in the Parish in the next 10 years or so. For example, we simply cannot predict everything that might need to change or be developed in the coming years. With the planning system being largely “pro-growth”, neither can we simply say “no” to any change at all. Therefore, a neighbourhood plan will need to set out a balance of positive planning policies which seek to protect what we value the most while seeking to ensure that any development that does happen takes place in a way which respects the characteristics of our built and natural environments and grounded aspirations of the community.

Examples of things that a neighbourhood plan cannot deal with: graffiti, litter, broadband speed, traffic speed, waste and minerals planning matters.

A neighbourhood plan does not have to deal with a list of prescribed issues. Government guidance suggests that neighbourhood plans are the best place to deal with some planning issues but there is no requirement for the plan to deal with certain things. For example, some neighbourhood plans already made (adopted) include allocations for housing development, while others do not.

7 So where does a neighbourhood plan “sit” in the planning system?



8 How long will it take to produce the plan?

The amount of work is dependent on the content and scope of the plan. It is estimated that the development and production of the Teignmouth Neighbourhood Plan will take about two years. Preparing a Neighbourhood Plan does take a considerable amount of time, effort and commitment hence the timescale being long.

9 How much is it costing and who's paying for it?

Teignmouth Town Council has made a commitment to fund the cost of employing a Neighbourhood Plan Consultant to help, support, guide Teignmouth Town Council plus support administrative costs as the plan progresses for example; printing, officer time, meeting rooms, venue hire for consultations, marketing and promotional material.

Grant funding is also available of which Teignmouth Town Council has already had some success in drawing down monies towards the cost of the consultant fees.

Teignbridge District Council will pay for the independent examination of the plan and the referendum. Teignbridge District Council also provide officer support.

10 Who has decided to produce a neighbourhood plan?

In 2017, Teignmouth Town Council re-affirmed its commitment to developing a Neighbourhood Plan, a consultant employed, and Neighbourhood Plan Steering Group (NHPSG) formed whose role is to ensure that all stages of the plan development are scrutinised, challenged, monitored and reviewed. The NHPSG works alongside the Consultant and other Council officers progressing the agreed project plan.

11 Why have you decided to produce a neighbourhood plan?

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see – investing in Teignmouth's future.

12 What are the key benefits?

An adopted Neighbourhood Plan can: -

- protect areas from types of change (such as too much of one type of business)
- include policies to influence new building design, or alterations to existing buildings.
- protect or propose the creation of open spaces (Green Spaces, Nature reserves / wildlife corridors, allotments, sports pitches, play areas, parks and gardens, and important historic assets)

- enables the local community to retain more of the money collected from development, to spend on local projects.
- gives us, the residents the of Teignmouth more say and control over our community
- enables us to ensure we protect the things we value the most
- enables to manage change effectively and ensure they benefit our community.
- allows us to encourage developers build what we believe our community needs and wants. (such greater numbers of affordable houses, developments more suited to elderly residents)
- can say where and what type of development should happen (new housing, or for businesses)

12 How can I get involved?

Please contact the Town Clerk at:

Web contact: -https://www.teignmouth-devon.gov.uk/Contact_3246.aspx

E-mail: - NHP@teignmouth-devon.gov.uk

Phone: - 01626 775030.

Pop into the Council offices and ask to speak to the Town Clerk.

13 How can I comment?

Web contact: -https://www.teignmouth-devon.gov.uk/Contact_3246.aspx

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Phone: - 01626 775030.

Pop into the Council offices and ask to speak to the Town Clerk.

14 What's next after this consultation?

After this consultation, comments made at our events and online will be examined alongside the results of the community questionnaire. Together they will guide the steering group to draft a Vision statement for the Plan and some aims and objectives. We will share feedback from the consultation and the draft Vision, aims and objectives of the Plan with the community prior to developing planning policies and an initial draft Neighbourhood Plan document which we hope to share with the community in Spring 2019.

During the rest of 2019 we intend to agree a final Plan document with the community, consult with statutory consultees and submit a final version of the Plan to Teignbridge District Council for Examination."

15 Where can I see further detail about neighbourhood planning and the process it must go through?

For further details on the Teignmouth neighbourhood plan, please visit our website at: -

www.teignmouth-devon.gov.uk/Neighbourhood_Plan_18991.aspx

You can see further details of the neighbourhood plan process in the Government's planning practice guidance document, available online, here: -

<https://www.gov.uk/guidance/neighbourhood-planning--2> and on the following website <http://locality.org.uk/projects/building-community/>.

16 Who can I contact if I have any questions?

If you have any questions, you can contact the following members of the Neighbourhood Plan Steering Group: -

Cllr June Green

Chairman of the Neighbourhood Plan Steering Group

Town Councillor West Ward

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Cllr Sylvia Russell

Town/District Councillor East Ward, Devon County Councillor

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E-mail sylviarussell@teignmouth-devon.gov.uk

Cllr Jacqui Orme

Town/District Council Central Ward

Communications Lead Neighbourhood Plan Steering Group

E-mail jacquiorme@teignmouth-devon.gov.uk

Mr Edward Chorlton OBE

Chairman Teignmouth Town Centre Management Partnership

Tel No 01626 775935

Mr Roger Smith

Trustee Pavilions Teignmouth, TAAG, Teignmouth Players

Tel No 07725 006 003

Mr Jamie Evans

Teign Heritage Centre Trustee (Teignmouth and Shaldon Museum)

Project Planning Neighbourhood Plan Steering Group

Tel No: 07815 772519

Mr Keith Underhill

Chairman Teignmouth Traders Association

Tel No 07415389175

Ms Tracey Higgs

Teignmouth Town Clerk

Tel No 01626 775030/0770221432

E-mail traceyhiggs@teignmouth-devon.gov.uk

17 Further FAQs and answers

<https://www.local.gov.uk/neighbourhood-planning-frequently-asked-questions>