

Cabinet Report



Report of Head of Planning

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To: CABINET

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Drayton Neighbourhood Development Plan

Recommendation

Cabinet is recommended to designate the parish of Drayton (Appendix 1) as a neighbourhood plan area under Section 61G of the Town and Country Planning Act 1990.

Purpose of Report

1. This report seeks Cabinet approval for the designation of Drayton Parish as a neighbourhood area for the purpose of the production of a neighbourhood plan within the remit of the Localism Act 2011.

Strategic Objectives

2. This will contribute towards the following strategic objectives in the corporate plan
 - a strong local economy
 - positive and constructive work with community groups
 - housing for people who need it
 - communities involved in decisions about development and other things affecting their local area.
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Background

3. Neighbourhood planning is part of the Government's initiative to empower local communities to take forward planning proposals at a local level. This is outlined in Section 116 of the Localism Act.
4. The Localism Act states that neighbourhood plans must be in 'general conformity with the strategic policies in the local development plan'. In our case this will be the existing Local Plan 2011 should the Neighbourhood Development Plan come forward before the adoption of the Local Plan 2029 Part 1: Strategic Sites and Policies. If this is the case it will also be important to ensure that the neighbourhood plan is in general conformity with the emerging Local Plan 2029 Part 1 to avoid it becoming out of date following the adoption of the updated local plan.
5. Neighbourhood plans will form part of the main policy documents for designated areas in addition to the local plan and may allocate sites for development and set local policies.
6. Section 61H of the Town and Country Planning Act as amended requires that we consider whether the neighbourhood area should be designated as a business area, this is defined as an area where the area is primarily or wholly business in nature. This is not the case for the proposed Drayton neighbourhood area although business uses do exist within it.

Neighbourhood areas and relevant bodies

7. The Neighbourhood Planning Regulations came into force on 6 April 2012. These regulations indicate that applications for neighbourhood areas should be published and that the application should specify how the organisation submitting it is a relevant body for the neighbourhood area.
8. Drayton Parish Council has defined its neighbourhood area as the whole of the Drayton Parish administrative area (Appendix 1).
9. The regulations require councils to publicise any applications received for the designation of a neighbourhood area. Paragraph 6 of the Neighbourhood Planning (General) Regulations 2012 sets out these requirements, which have been followed. In terms of publicity we placed advertisements in newspapers, published articles in local newsletters, put information on the council website and parish notice boards and wrote to all stakeholders on Drayton Parish Council's consultee list and those relevant to Drayton on our own consultation database, including the neighbouring parishes.
10. We had a total of six responses to the consultation. No objections or significant issues were raised. The key statutory bodies requested that they were consulted as part of the plan preparation process. A summary of the comments is included at Appendix 2.

Options

11. There are no reasonable alternative options for consideration in this case.
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Financial Implications

12. There will be financial implications in funding further public notices, the examination and referendum for each of the Neighbourhood Development Plans, and in staff time.

13. Initial investigation of potential main external costs gives the following estimates

- Examination - The 'Localism Bill: neighbourhood plans and community right to build Impact assessment' (DCLG, January 2011) estimated the examination costs for a neighbourhood plan at between £5,000 and £8,000.
- Referendum – CLG have indicated that referendums will cost £1.80 per head of population¹. However, the Vale Elections Team has estimated the cost of conducting a referendum would be more in the region of £1 per head. Based on these assumptions the cost for Drayton would be between £2,200 and £4,000.
- Publication expenses – There are three formal stages of preparing a neighbourhood plan where the local authority should publicise material relating to the plan. These are the inception (initial plan proposal); the submission (plan proposal for examination); and adoption (the decision notice and final plan). All three stages are estimated to cost in total £3,000.
- Any neighbourhood plans adopted after the Local Plan 2029 Part 1 is published would necessitate an update to the Local Plan Adopted Policies Map, including printing and re-distributing hard copies (estimated cost £5,000).

Legal Implications

14. There are no legal implications of significance

Risks

15. No significant risks to report, not already addressed in the main body of the report.

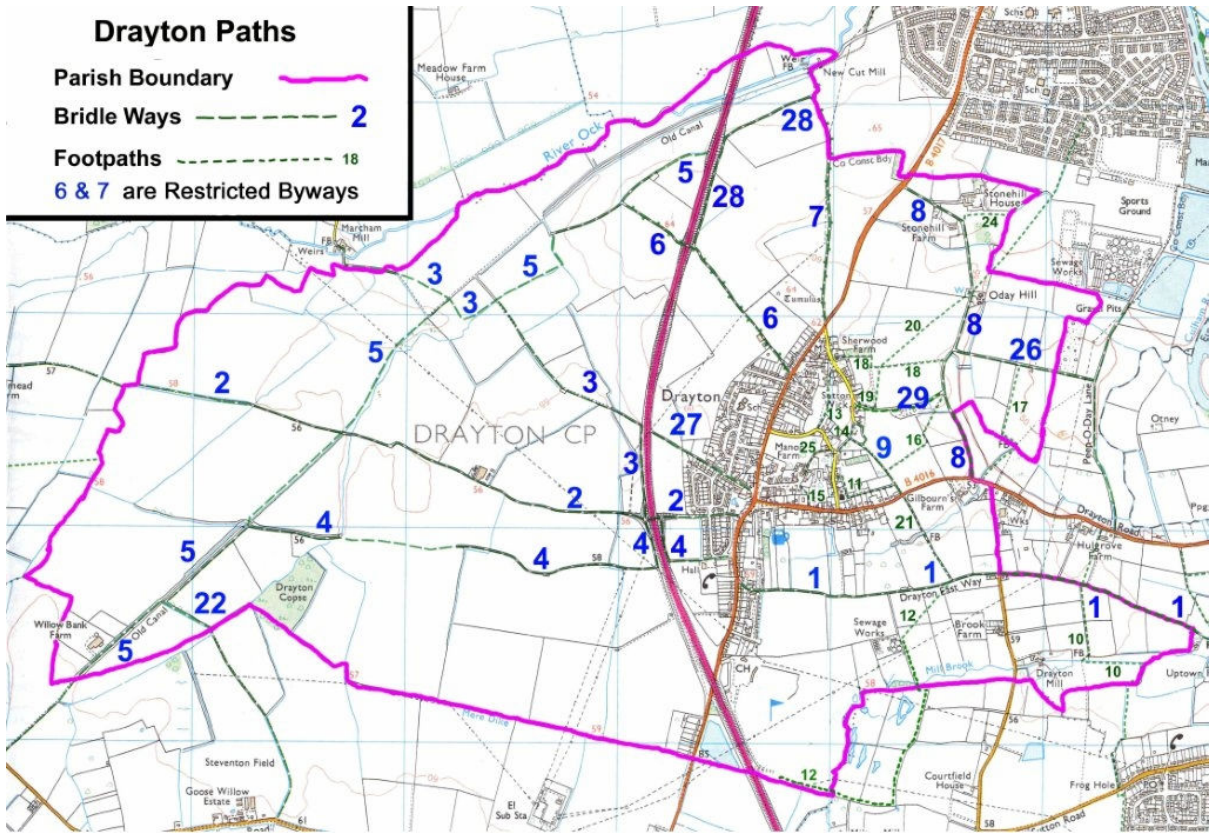
Conclusion

16. I recommend that the neighbourhood area identified at Appendix 1 is agreed.

- Appendix 1: Map of Drayton parish
- Appendix 2: Summary of consultation responses

¹ Communities and Local Government (2012). Localism Act: Neighbourhood Planning and Community Right to Build: Impact Assessment.

Appendix 1 – Map of Drayton parish



Appendix 2: Summary of consultation responses

Organisation	Summary of response
Highways Agency	No comment
The Coal Authority	No comment to the designation of the area. Future development proposals will not need to consider unstable land arising from former coal mining.
Network Rail	No comment
English Heritage	No objections but would like to continue to be involved to offer advice and guidance where relevant.
Environment Agency	No objections but would like to continue to be involved at an early stage in the plan preparation process.
Natural England	Acknowledgement.
