

Biddulph Neighbourhood Planning Working Group Meeting Thursday 28 September 2017

Attendees

Councillor Dave Hawley	Biddulph Town Council- Chair
Councillor Jim Davies	Biddulph Town Council
Councillor Liz Nicosia	Biddulph Town Council
Councillor Hilda Sheldon	Biddulph Town Council
Sue Fletcher	Poolfold Residents
Sarah Haydon	Biddulph Town Council
Bill Hockey	Resident
Andrea Millington	Resident
Chris Perkin	Resident
Angela Turner	Resident
Hal Wilson	Resident
Paul Kasperowicz	Resident
Barry Milner	Resident

1. Apologies

Councillor Chris Wood	Biddulph Town Council
Councillor Graeme Court	Biddulph Town Council - Vice Chair
Councillor Ken Harper	Biddulph Town Council
Councillor Oliver McGuinness	Biddulph Town Council
Bob Hart	Biddulph North Community Association
Alistair McLoughlin-Goldstraw	Resident
Philippa Walley	Resident

2. Introduction

Councillor Hawley welcomed the attendees and Hannah Barter from Urban Vision. The purpose of this session was to provide an overview of the Neighbourhood Planning process and to establish where this group was in the process. Hannah would give a presentation and answer any questions the group had.

3. Presentation from Hannah Barter- Urban Vision

Hannah explained that this was the first time there had been 'bottom up' planning. Communities are encouraged to be involved in planning policies and the hope is that planning applications would no longer be considered in silos. Neighbourhood Planning should give developers confidence and a clear steer.

Part of the Neighbourhood Plan could include a 'Wider Issues' section (non-planning section), which would contain other aspirations that the group may have. This could include highways ideas, for example, so that planners know these would be treated favourably.

Neighbourhood Plans are another layer of the planning process; they are a statutory planning tool. Development control officers will have to apply the policies contained in Neighbourhood Plans.

Ultimately the Neighbourhood Plan is about land use. They have to be sustainable and there is an assumption that growth is positive. We can define what makes us sustainable, and what our growth strategies should be.

Writing a Neighbourhood Plan is like a maths exam, you must show the working out and the answer.

Biddulph is now at the mid-stage – solution finding and options. The late stage is when we have a draft plan and this is tested. The Neighbourhood Plan must evidence issues and trends.

The template for the document should be:

- Introduction - purpose, status, monitoring, review time period.
- Area- general characteristics and issues, population profile, deficiencies – set scene, photos, diagrams, etc. The tone should be light and the reader needs to understand Biddulph.
- Vision/aims- developed along the way.
- Summary of process – evidence base, community engagement.
- Development management – planning policies and site allocations.

Hannah encouraged the group to look at good and bad examples over the next few months. Good Neighbourhood Plans are light, colour coded, etc.

The Town Council will be using this document all the time when it is completed and quoting policies back to the District Council.

The Neighbourhood Plan doesn't have to have the same template style as the Local Plan or use the same headings.

Regulation 14 is the pre-submission consultation. It is a 6 week consultation period. SMDC will provide a list of statutory consultees. We must demonstrate how the document has been made available and provide forms for comments

When responses are collated they should include the comment, whether there has been a change to the document and a statement about where it is or why there is no change.

Then the plan is submitted. This must include the basic conditions statement including the responses from regulation 14 consultation.

In their responses, people have to provide a name and postcode. They must prove there has been a material consideration. There will be lots of positive comments too.

When the Plan is submitted it must contain:

- Area
- Plan proposal
- Consultation statement
- Basic conditions
- SEA – SMDC advise if trigger SEA (locality support)

We can appoint the Independent Examiner and SMDC will pay expenses from this point onwards. Choose one that understands the town and the context. This process may take 3-4 weeks.

Hannah warned the group to save some money to advertise the referendum.

Basic Conditions must demonstrate:

- Regard has been given to national policy
- The Plan contributes to the achievement of sustainable development
- It is critical that the Plan looks at current and emerging policy and demonstrates conformity with strategic policies.
- EU obligations/human rights have not been adversely affected.

The Examiners report will contain recommendations.

1. Proceed to referendum
2. Modify before referendum (this is likely because there is no adopted Local Plan yet)
3. Don't proceed to referendum
4. Referendum to include people beyond the boundary.

If we do not agree with the Examiner, we can withdraw the plan and go back to pre-regulation 14 and consult again.

There must be 28 days' notice of a referendum. More than 50% of those that vote must say 'yes'.

Hannah stated that it is up to this group to identify critical areas, but not up to us to design solutions. New development must demonstrate that these issues are mitigated.

The Plan highlights the issues and these can be prioritised with 'must' or 'should' in terms of how developers respond to them.

Evidence from other sources can be used as part of this process, e.g. consultation feedback from the Local Plan can be included.

There was discussion about sewerage issues and how these could be managed within the Plan.

4. Date of next meeting

5 October, 6.30 pm - Working Group meeting, focussing on finalising the questionnaire.

The meeting closed at 8.40pm

Signed Date