

# **The Keelby Neighbourhood Plan: Empowering Our Community**

## **(Based on information kindly provided by Community Lincs)**

### **Introduction**

Neighbourhood Plans were introduced by the Government under the Localism Act of 2011 and are a new way of enabling communities to influence the planning of the area in which they live and work. Unlike Parish Plans, Neighbourhood Plans are principally about land use and development management and have full planning status.

Neighbourhood Plans present a real opportunity for communities to engage with the issue of development in their locality and allow residents to have an input into the future of their surroundings. They place a clear emphasis on providing communities with the means to determine the extent and nature of development requirements in their settlement both now and in the future and to have a say on the style and format that any development should take. Neighbourhood Plans can deal with a wide range of issues (such as housing, employment, heritage and transport) or may focus on one or two issues that are of particular importance in a local area. A Neighbourhood Plan will be subject to examination and a referendum and thereafter will form part of the Local Development Plan. This, for us, is the Central Lincolnshire Local Plan.

### **What Might Be Included?**

- The development of housing and bringing derelict housing back into use.
- Provision for businesses to expand.
- The development of schools, leisure facilities and community centres.
- The design of buildings.
- Protection and creation of open spaces.

### **Justification**

Neighbourhood Plans enable communities to take the lead in producing part of the Statutory Development Plan for the area. These Neighbourhood Plans, if approved, must then be used to determine planning applications in the neighbourhood area. It can represent a serious commitment and any group of people considering preparing a Neighbourhood Plan will need to carefully weigh the opportunities against the time and cost implications and come to a balanced view.

### **Frequently Asked Questions:**

#### **What area does a Neighbourhood Development Plan cover?**

A Neighbourhood Plan would normally cover a whole parish (the neighbourhood area) but it could cover a smaller area if justified. One of the first actions needed is for the Parish or Town Council to formally apply to the District Council to designate a Neighbourhood Area. The District Council will publicise the application and agree to designate the area unless it has valid planning reasons to identify a revised area.

#### **What will a Neighbourhood Development Plan look like?**

It is up to each community to decide what is included in a Neighbourhood Plan and how much detail they wish to go into. Policies included in Neighbourhood Plans need to be related to the use of land in the area or to spatial matters. It is likely that wider issues will arise during community engagement in the course of the Plan making process.

#### **Can it stop development from happening in our area?**

No, the Government has made clear that Neighbourhood Plans are not tools to stop development. They are intended to be enabling documents so they cannot, for instance, promote a lower rate of

development in an area than may have already been agreed. They must also be consistent with National and Local Planning Policies.

### **How long will it take to prepare a Neighbourhood Plan?**

It will be up to individual areas to decide the pace at which they wish to progress their plans. However it is anticipated that on average the process is likely to take around two years.

### **What will it cost to develop a Neighbourhood Plan?**

This will depend on the size, scope and complexity of the Plan being prepared. The Parish or Town Council will be responsible for all costs associated with preparing the draft Neighbourhood Plan. This will include the collection of any new evidence or information to support the Plan, consultation with the local community and making available copies of the draft Plan. Total spend can be less than £5000.00 or up to £20,000.00. Parish Councils can apply for up to £9,000.00 from the government to develop their Plan. Once the Plan is sent to the District Council it becomes responsible for organising and funding subsequent stages including the examination and referendum.

### **If we have a Neighbourhood Plan does this mean that we don't have to use the local authority's existing planning policies?**

No. However, when made, Neighbourhood Plans will be statutory planning documents. They will form part of the Local Development Plan and therefore will have significant weight in planning decisions.

### **Which will carry more planning weight, the Keelby Neighbourhood Plan or the Central Lincolnshire Local Plan?**

The weight (importance) that is attached to a particular policy can only be decided when considering a specific proposal. Generally Neighbourhood Plans and the District's Development Plan should complement each other.

### **Who will decide planning applications?**

This will remain with West Lindsey District Council as the Local Planning Authority.

### **Are there any other benefits accruing to the community from the production of a Neighbourhood Plan?**

Yes. Community Infrastructure Levy (CIL) was introduced in the Central Lincolnshire planning area on Monday, 22<sup>nd</sup> January 2018. Those parishes that do not have an adopted Neighbourhood Plan will in future receive 15% of CIL receipts arising from qualifying development in their area subject to a financial cap (as set out in the Community Infrastructure Levy Regulations 2010) whereas those that have one will receive 25% of CIL receipts without any limit.