

SUPPORTING COMMUNITIES AND NEIGHBOURHOODS IN PLANNING

FORTUNE GREEN AND WEST HAMPSTEAD
NEIGHBOURHOOD DEVELOPMENT FORUM

NEIGHBOURHOOD PLAN STRUCTURE AND
PROCESS

PROGRESS WORKSHOP

13 MARCH 2013

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PRINCE'S FOUNDATION

FOR BUILDING COMMUNITY



Supporting Communities and Neighbourhoods in Planning programme 2011-13

Prince's Foundation is one of four providers of support to communities wishing to develop a neighbourhood plan for their area.

This work is funded by the Department for Communities and Local Government (DCLG).



PRINCE'S FOUNDATION

FOR BUILDING COMMUNITY



Our role

- Independent facilitation
- Technical advice
- Hands-on support

Our team

- Biljana Savic
- Andrew Close
- Vincent Goodstadt

AGENDA FOR TONIGHT

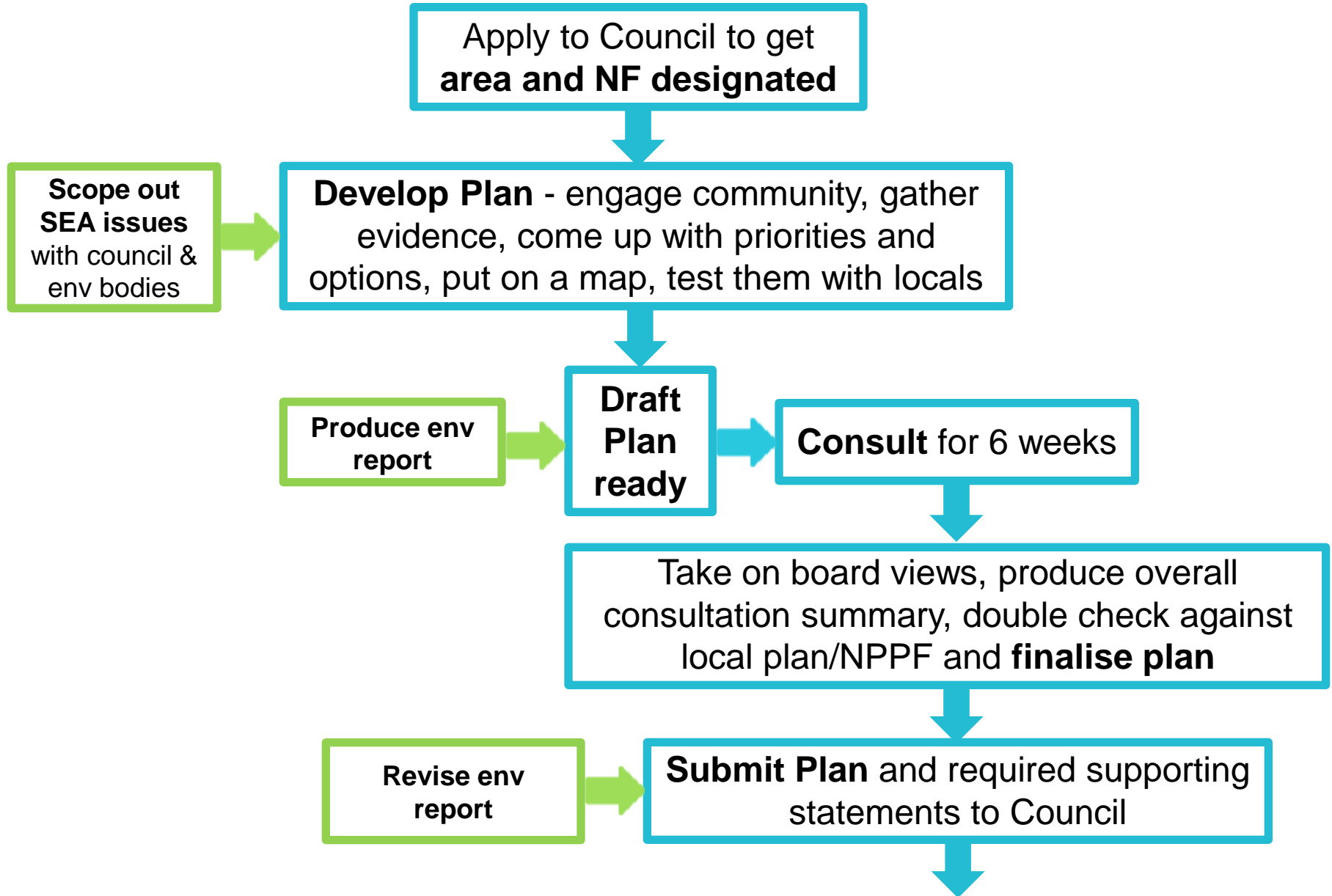
ID	Time	Item
1	19:00	Welcome and introduction <ul style="list-style-type: none">• Plan objectives• Work to date• Summary of current draft NDP content
2	19:10	Neighbourhood plan structure and process <ul style="list-style-type: none">• Standard structure• Examples from elsewhere• What else needs to happen before a draft plan is submitted to the Council
3	19:20	Analysis of NF early draft against suggested standard structure (inc overlaps with existing policies and gaps)
4	19:40	Feedback from LB Camden planning team on early draft
5	19:50	Q&A
6	20:10	Group work – actions needed to finalise draft Three groups, each facilitated by PFBC <ul style="list-style-type: none">• Engagement• Vision, objectives, general policies• Site specific policies
8	20:40	Feedback and discussion
9	20:55	Next steps & Close

Neighbourhood Plan - basic conditions (to be considered by Examiner)

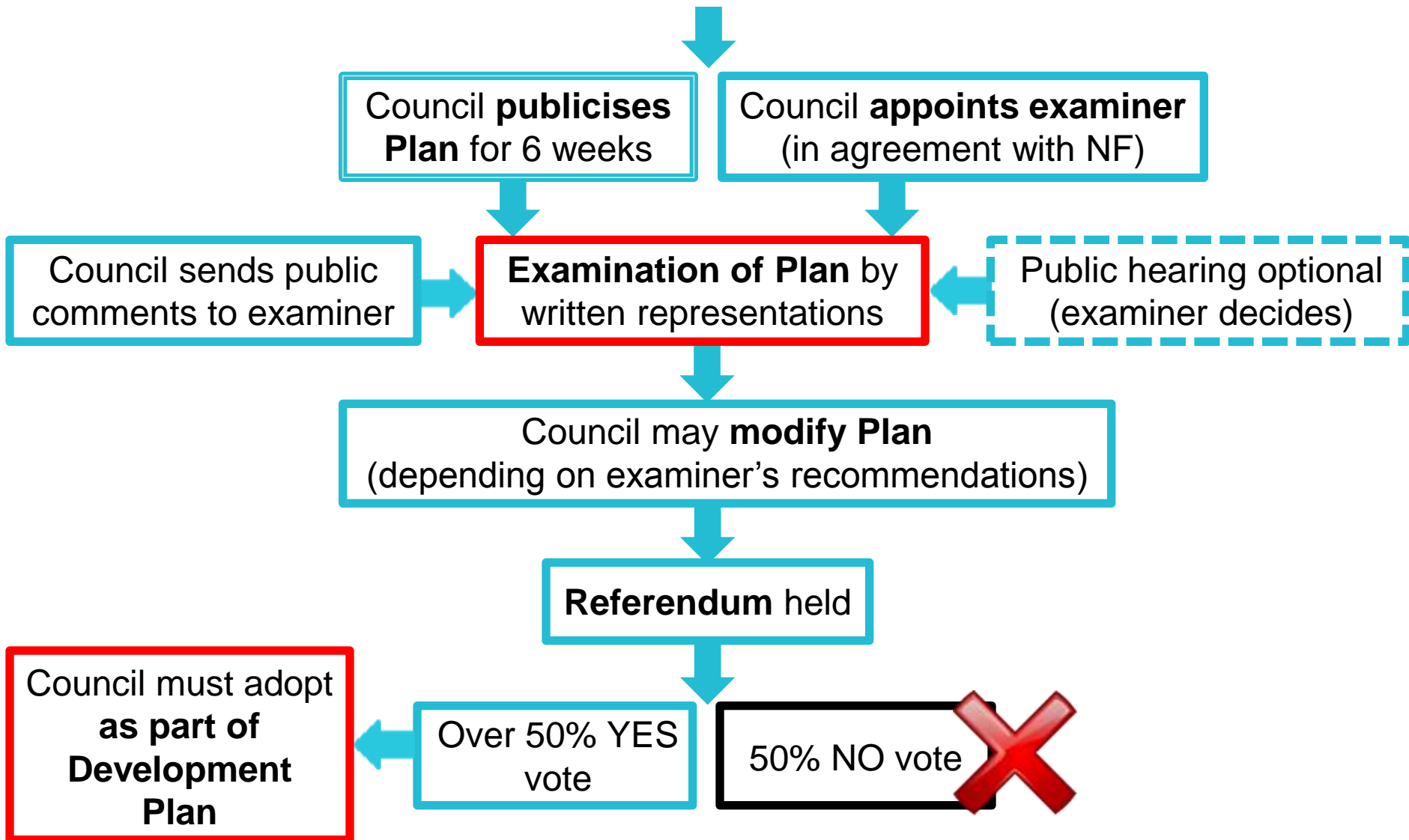
- have regard to national policies and guidance issued by the Secretary of State
- contribute to the achievement of sustainable development
- in general conformity with the strategic policies contained in the development plan for the area (adopted by Camden Council)
- be compatible with human rights requirements
- be compatible with EU obligations, e.g. is a Strategic Environmental Assessment (SEA) required?



Process – stages led by neighbourhood body



Process – stages led by local authority



Draft Neighbourhood Plan structure

1. Intro

- How does this Plan fit into the planning system
- Structure of the Plan
- Next steps

2. A portrait of West Hampstead (incl maps , photos)

(summary of facts + issues coming out of consultation)

3. Vision statement and key objectives (under themes?)

4. Summary of technical background and issues (incl map)

5. The vision incl key diagram

6. Achieving objectives

6.1 NDP policies (under themes?)

Policy map

General & site specific policies (objectives+policies)

6.2 Community actions and projects (under themes?)

7. Delivery (or a separate Delivery Plan?)

Appendix A - Core Strategy / Local Plan Policies Table

Supplementary documents / statements

- Area map
- Consultation statement
- Statement of compliance
- Summary of evidence
- Strategic Environmental Assessment report (if required)

Glossary

Examples – Thame Neighbourhood Plan

Objective 8C: Protect and support existing employment

Employment is important to securing a sound economic future for Thame. Existing employment sites will be protected and supported by the Neighbourhood Plan.

8C-P1: Retain existing employment land in employment use

Existing employment sites outside the town centre boundary must remain in employment use (B1, B2 or B8).

B.11 Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.

8C-P2: Support improvements to existing employment areas

Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:

- there would be no adverse impacts on the amenities of surrounding uses
- the improvements maintain or enhance pedestrian and cycle access
- the improvements maintain or enhance access to bus stops
- the improvements enhance the safety and security of users of the employment area and neighbouring users.



Objective 8D: Make sure the Cattle Market site supports Thame town centre

The Cattle Market is the most important site within Thame itself. Mixed-use development of this site has the potential to support the town centre by providing: car parking, places for people to live and work close to the town centre, new retail, and a community facility.

8D-P1: Redevelop the Cattle Market site for mixed-use

Proposals for mixed-use development at the Cattle Market, (as defined in Figure B.7 below) will be permitted provided that the principal use on the site is for retail. The development of the site may include:

- up to 3,000 sq m of retail in the following classes: A1 (excluding food supermarkets); A2 financial and professional services; and A3 restaurants and cafes
- residential uses including dwellings at upper floor levels. Residential may only form a minor element of any mixed-use scheme as the main role of this site is to support the town centre
- office uses (Classes B1a or A2), including office uses at upper floor levels
- residential and non-residential institutions (Classes C2 and D1) and community facilities (Class D2)
- public car parking spaces
- improved pedestrian links along North Street to the High Street.

B.12 If the existing sports facility is to be relocated, proposals for the redevelopment of the Cattle Market site must demonstrate where in the town the facility is to be reprovided and how this is to be achieved.

B.13 The South Oxfordshire Core Strategy indicates that there is a need for an additional 5,700 sq m of retail floorspace in Thame and that only 800sq m of this needs to be convenience floorspace (ie food stores). The Cattle Market is one of a few sites that can provide significant retail floorspace and we want to ensure that when the site is redeveloped it contributes positively to the vitality of the town centre. Racquets Fitness Centre provides a valuable local sporting facility and we want to ensure appropriate comparable facilities continue to be available in the town.

Fig B.7 Plan defining the Cattle Market site

8D-P2: Ensure that redevelopment of the Cattle Market site incorporates key principles to relate it positively to the wider town

Any proposals for redevelopment of the Cattle Market site must ensure that:

- new development must create a positive building frontage onto North Street that respects the character and scale of the surrounding area, including the Conservation Area
- the development must be designed to respond to views northwards along North Street, so creating a visual link between it and the High Street
- new development must be located to define and overlook the pedestrian link next to Barley Hill Primary School
- pedestrian routes through the Cattle Market site must be designed to provide a direct and attractive

link to the existing pedestrian routes next to Barley Hill Primary School

- the existing residential dwellings overlooking the northern boundary of the site must be positively integrated into the proposals
- public car parking, including long-term parking, must be provided on site, and must be overlooked by active building frontages
- a 'civic' open space is encouraged within the development, overlooked by active building frontages.

B.14 Figure B.8 sets out the key principles for the redevelopment of the Cattle Market Site that must be followed in any redevelopment of the site. These principles were discussed with local people at a consultation event in November 2011.

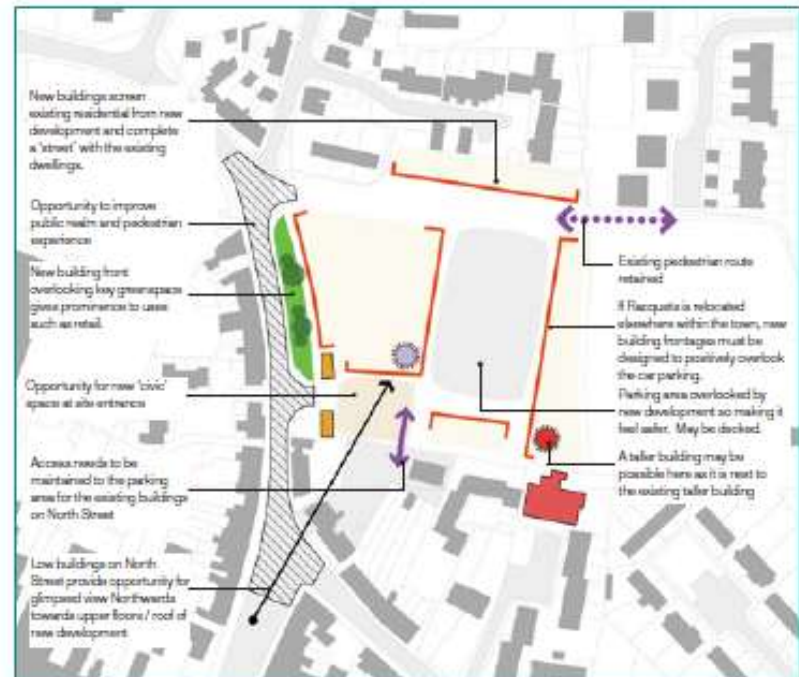


Fig B.8 Plan setting out principles for redevelopment of the Cattle Market site

Examples – St James Exeter Neighbourhood Plan

Policies

6.2 Policies for St James

Planning decisions are guided by policies which are referred to when planning applications are made to Exeter City Council. The Localism Act allows communities to develop their own policies, provided that they are based on sound evidence, community input and proper principles of planning. Policies have been developed which seek to influence planning and development outcomes in order that they help to achieve the vision for St James. The policies are compliant with UK Government Policies set out in the National Planning Policy Framework (NPPF) and strategic policies set out in the Exeter City Council Core Strategy and the emerging Site Allocations and Development Management Document.

In line with the principles of sustainable development, which require that planning addresses environmental, social and economic issues, the main policy areas are specified under each of the following seven headings:

- Environment
- Design
- Community
- Economy
- Sustainable Development
- Heritage
- Transport

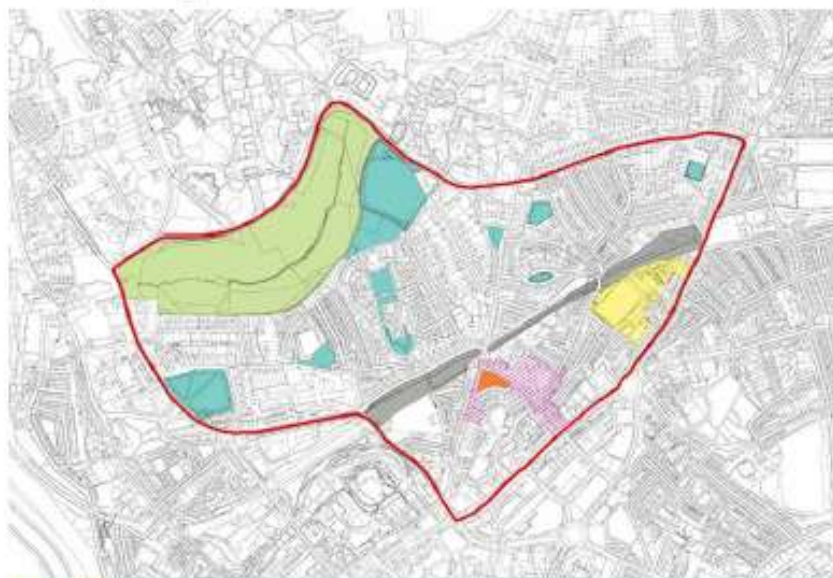


Figure 6: Policy Map

	Policy EN1		Policy C4
	Policy EN2		Policy N3
	Railway Corridor/Policy EN6		
	Policy SD1		

recognised by residents who wish to support and promote appropriate new development so that this area becomes a focus for the community and develops as a local hub. A new designation, 'St James Local Community Hub', has been defined in the Neighbourhood Plan.

St James Local Community Hub refers to the cluster of shops, services, organisations and businesses around Well Street, York Road, Queens Crescent and Longbrook Street shown by Figure 6.



Figure 6: St James Local Community Hub

C4: St James Local Community Hub

Development within the St James Local Community Hub that enhances the character, viability or vitality of the area will be supported. Appropriate and well located community, local retail/food and drink development will be permitted provided that:

- a) the development responds well to its local context, reinforces local distinctiveness and does not detract from the special community character of the Local Community Hub;
- b) the proposed use is not already oversupplied in the area, and will result in the excessive concentration of uses, such as takeaway restaurants;
- c) residential amenity of nearby properties is protected;
- d) proposals do not adversely impact upon road safety.

Existing ECC policy should be utilised to determine the oversupply or excessive concentration of a particular use within the St James Local Community Hub.

Allotments

St James has limited allotment provision. However, that which does exist on the railway embankment near St James Park station is highly valued by the community. A community garden / allotment can also be found at St Sidwell's Community Centre and this has potential to be a more valued community resource. It is the intention of the community to continue to work with Network Rail and St Sidwell's Community Centre to secure and improve the use of community allotments in St James.

C5: Allotments

Proposals that result in harm to or loss of allotments in St James will not normally be permitted unless:

- a) replacement provision is made, of at least equivalent quality, where it will be located at reasonable convenience for the existing plot holders; or
- b) or where clear and significant social, economic and environmental community benefits can be derived from the proposal.



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