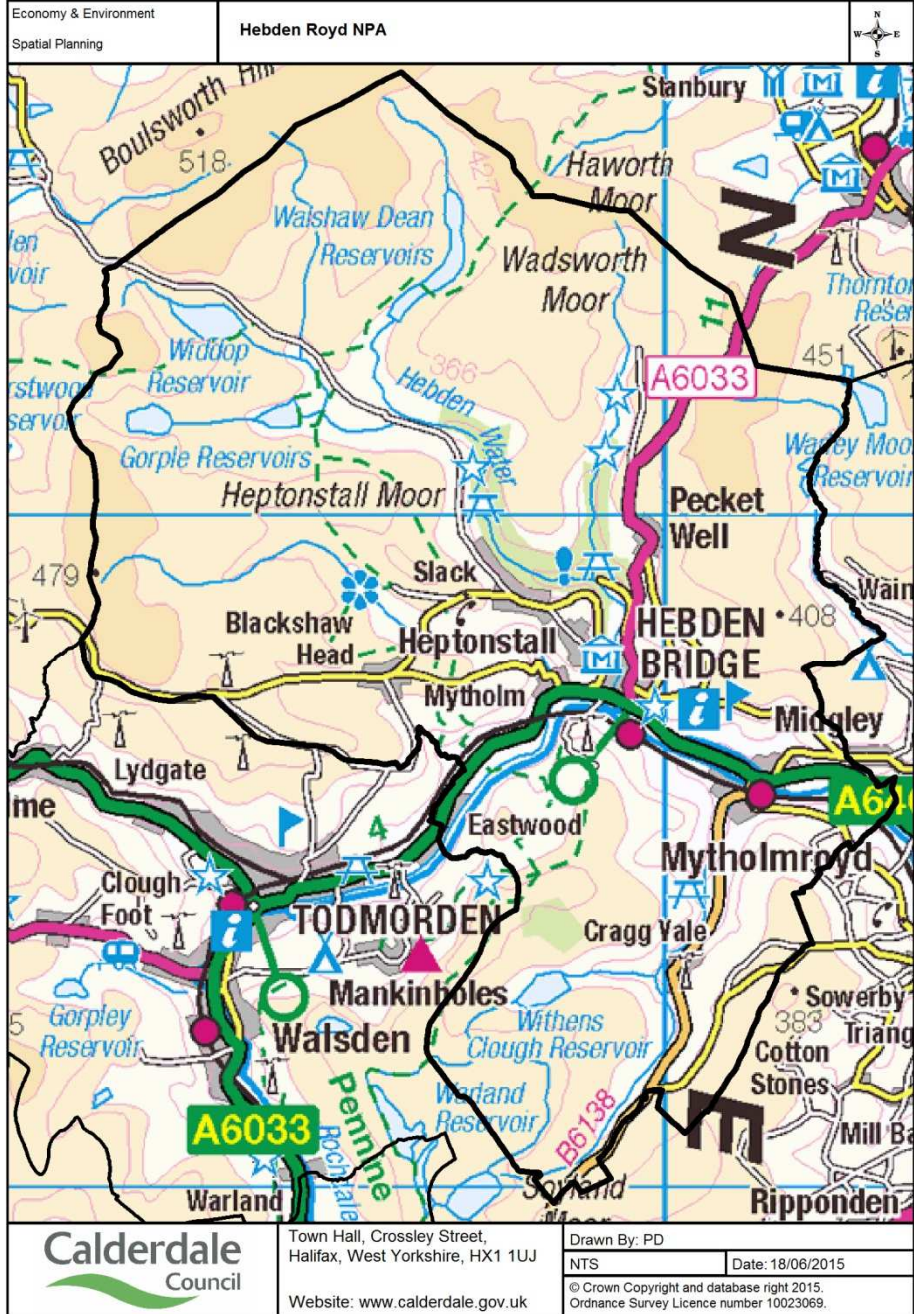


A Neighbourhood Plan for Hebden Royd & the Hill Top Parishes





Why have a Neighbourhood Plan?

- Legally binding
- Reflect local needs
- Preserve local distinctiveness
- Facilitate desired development
- Community Infrastructure Levy 15% → 25%

Powers of a Neighbourhood Plan

- Whatever you like?!
- But...
 - Must be generally in line with local and national planning policy
 - Must be lawful (including compliance with European law)
 - Must not prevent development being viable
 - Must not adversely affect the environment
 - Cannot propose less development than the Local Plan

Local Plan

- Green Belt Review
 - ‘soft’ boundaries
- Land Allocations
 - Small sites (<0.1 hectares)
 - Area of search?
 - Minimum development figures
- Call for sites
- Local Green Space

Timescales

- Consultation 1 – now
 - Gathering of issues as identified by community
- Autumn 2015
 - How to tackle key issues identified
 - Character Appraisals
- Spring 2016 – drafting policies
- Autumn 2016 – finalising policies
- 2017 – examination process
- Referendum early 2018
- Note that progress may be affected by outcome of Local Plan examination (due 2017)

Content of the Neighbourhood Plan

- Keep it simple: a few key policies
- Development will happen: More about positively influencing to get the right sort of developments than just saying 'no'.

Neighbourhood Development Orders

- Site specific proposals for specific developments
- Must be submitted by Parish Council
- Only 1 pot of funding
- Impact on wider Neighbourhood Plan area?

Consultation & Information

- www.HebdenHillTopPlan.co.uk
 - Information about Neighbourhood Planning
 - Online questionnaires
 - Details of any events we are attending

Any Questions?
&
Workshop

Workshop 1

- What makes here special?
- What are the challenges for land use, not just now, but for next 20-30 years?

Workshop 2

- What are the negative impacts of ‘bad’ development?
- What comes from ‘good’ development?
 - Outcomes and impact, not design features!

Workshop 3

You are a developer:

- What can you do that might get your application looked upon favourably?
- What is going to be a barrier to you developing the site?

Workshop 3 - outcomes

You are a developer:

- What can you do that might get your application looked upon favourably?
 - **Could these be policies in a Neighbourhood Plan?**
- What is going to be a barrier to you developing the site?
 - **Could Neighbourhood Plan policies alleviate any of them to help development happen?**

Thank you

Please complete a questionnaire!

www.HebdenHillTopPlan.co.uk

