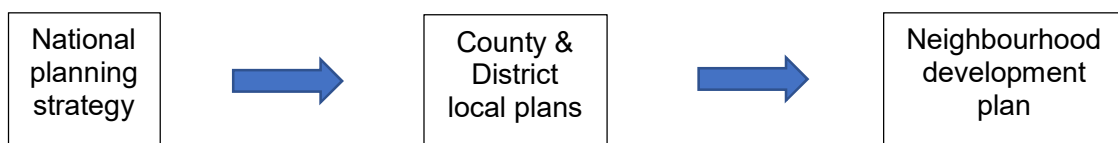


Neighbourhood Development Plan (NDP) Overview

What is an NDP

An NDP is used to guide local planning issues. For example the plan should be able to say which important green spaces will be protected, or could identify sites that are appropriate for new local shops or a small affordable housing development. NDPs could also guide design standards in their area, to make sure that new development is of a high quality.

Where an NDP fits



As part of an overall county and district planning development strategy, a NDP can set out policies and plans for an immediate area. Subject to conforming to national policies as well as local plan policies for the area, the NDP will be adopted by the district planning department as a formal part of their local development plan. This means that planning decisions have to be made in accordance with the neighbourhood plan.

What it cannot do

Because NDPs are included in the development plan they should only cover land use planning issues, and not broader local concerns, for example crime, health or highways, that Parish councils might address.

The neighbourhood plan cannot cover strategic issues, for example mining or major development, and will also superseded by 'material considerations' decided upon by the District and County planners.

Material considerations that take precedence over an NDP include homes and jobs needed in the area, the provision of retail, leisure and other commercial development, the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, and the provision of health, security, community and cultural infrastructure and other local facilities

What a NDP might include

- The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market), and bringing vacant or derelict housing back into use.

- Provision for businesses to set up or expand their premises.
- Transport and access (including issues around roads, cycling, walking and access for disabled people).
- The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls.
- The restriction of certain types of development and change of use, for example to avoid too much of one type of use.
- The design of buildings.
- Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.
- Protection of important buildings and historic assets such as archaeological remains.
- Promotion of renewable energy projects, such as solar energy and wind turbines.

Is a NDP needed?

If it is felt that the (MSDC) Local Plan does not really address what the community wants to happen in it's area - maybe it doesn't mention the neighbourhood, or residents would like more things to happen that aren't in the Local Plan - then preparing a Neighbourhood Plan should be considered.

Benefits of an NDP

NDP's can influence planning decisions and enable communities to play a greater role in shaping the areas in which they live and work, and in supporting new development proposals.

With a NDP in place, the parish council will receive 25% of planning levy charged on new developments in their Neighbourhood Plan area (CIL) instead of the allocated 15% without a plan in place. This money can be used to fund a wide range of infrastructure projects including new or safer road schemes, schools, health and social care facilities, park improvements, green spaces and leisure facilities.

Financial benefits of NDP

Average CIL incomes	Average CIL charge	15% / 25% PC payment
1 x average Size 3 bed dwelling in low zone	£4,500.00	Up to £675.00 / £1125.00
30 x average size 3 bed dwellings in low zone	£135,000.00	Up to £20,250.00 / £33,750.00
100sqm extension to A1 convenience retail shop	£10,000.00	Up to £1,500.00 / £2,500.00

Costs

Investigations as to the costs to create and adopt an NDP vary greatly, anywhere from £10,000 to £100,000, however, the true cost will depend on (and mitigated by) the amount of work undertaken by volunteers.

Grants are also available to cover certain costs. At the time of writing up to £10,000 may be available to support the project through to conclusion.

Timescales

NDP's have been adopted within 18 months of inception, however, NDP's have been known to take 5 years before an NDP is adopted by the local planning department.

NDP Team

Typically an NDP team is populated by volunteers from the locality who have a variety of skills, knowledge and most importantly time to see the project through to completion.

Process

Step 1 - Build a team; engage your community; prepare and plan the project.

Step 2: Identifying the issues to address in your Neighbourhood Plan.

Step 3: Develop a vision and objectives

Step 4: What different types of development or ways of using land would benefit your community?

Step 5: Preparing your draft Neighbourhood Plan.

Step 6: Consultation with the public and submission to local authority.

Step 7: Independent examination by accredited examiner.

Step 8: Referendum (organised by local authority) and adoption.

Note: Your finished plan must be accepted by a majority vote in your area before it can be adopted.

Next steps

Any individual interested in supporting a Stonham Aspal NDP should, in the first instance, contact the Stonham Aspal parish council at sapc.clerk@yahoo.co.uk to register their interest.