A Neighbourhood Plan for Woldingham

Presentation to the Annual Parish Meeting

28th May 2013
Plan! Plan! Not more plans!
The new powers

The Localism Act, which received Royal Assent on November 15 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans.
Possible plan areas (1)

• Housing – suitable housing and accommodation for all residents. Improving housing balance to meet changing accommodation needs? (older residents, single people, young families)

• Employment – helping the local economy (needs of local business and of people working in the village). Improving communication networks for business use.
Possible plan areas (2)

• Leisure and Community – enhancing community facilities: ‘meeting places’, updating, coordination and enhancement of facilities for societies, uniformed organisations, sporting clubs, etc.; venues for visiting specialist services.

• Police, Education, Healthcare – safeguarding persons and property, improving access for local children to the primary school; improving convenience of access to health and social care.
Possible plan areas (3)

- Transport – safety on village roads, adequate car parking at the Station, road maintenance and improvement.
- Character of Woldingham: promoting the special character of Woldingham by improving local influence on planning decisions? (PD relaxation, DMPDPD). The Plan has a high status. Preserving heritage assets, Green Belt, rural environment, wooded hillsides, etc.
But would a Plan really help?

• Spelling out a vision for the village
• Improving consensus on our priorities
• Taking control of certain aspects of planning within the Tandridge local planning framework
• Seeking to influence decisions made on our behalf (use of resources, etc)
What’s been happening so far?

- **Late 2011**: decision to explore a possible Neighbourhood Plan (frontrunners already started). Meetings with Tandridge officers.
- **2012**: new PC endorsed the investigation. Contact with Frontrunner schemes and Tandridge. Timetable attempted.
- **2013**: neighbourhood area established. Weekly meetings to progress ideas. Successful bid for support (and funding?).
What steps remain?

• Lay out a ‘community engagement strategy’
• Compile the evidence base (by survey, etc)
• Write the draft Plan
• Run a consultation on the Draft plan
• Arrange assessment of the Plan (Tandridge)
• Hold referendum (Tandridge)
• Operate the Plan
How long will it take?

- June-July: survey
- August - October: draft Plan
- November - December: run statutory six week consultation on Plan and revise as necessary
- Early January: submit Plan for examination
- January-March: Tandridge arranges independent examination; Plan revised as necessary
- 2nd May: Plan goes to a Referendum (to coincide with Tandridge local elections)
What help do we need?

• Participation by individuals with relevant skills: project management, IT, public relations, planning and legal
• Participation by organisations and businesses in the formation of the Plan
• Help to implement the community engagement strategy and secure as high level of involvement as possible
Scope of the policies in the Upper Eden Community Plan

• Housing that is affordable and suitable for local people in rural areas
• Housing on farms and for rural businesses
• Housing for the elderly
• Housing densities that are suitable for the area
• Helping to deliver Broadband Internet Access through planning policy
• Monitoring and managing development to prevent over-development
What does a policy look like? (1)

Within Kirkby Stephen and Brough housing developments of four units or more should address the local need for older persons’ housing. This can occur through the provision of bungalows or other suitable housing types restricted to occupancy for those local households where one person is over the state retirement age. Where the viability of the proposal permits and in accordance with NPPF 173, the Council may seek affordable housing in addition to housing for older people.
Elsewhere in local service centres, other villages and single plot proposals for a household, the delivery of general affordable housing will remain the priority. In specific cases where at least one person is over the state retirement age (or requires specialist housing by virtue of personal incapacity or impairment), these will be assessed and supported where the following are met:
What does a policy look like? (3)

a) meeting the needs of an identified older local person in housing need;
b) releasing an unsuitable dwelling into the market or, for transfer to a family member;
c) does not have an unacceptable impact on the visual or landscape amenity of the area.

The new dwelling will be subject to a s106 Legal Agreement ensuring that it remains available for local households where one member is over the state retirement age or as an affordable dwelling for local people in perpetuity.
How can people get involved?

• IDEAS FOR A WNP LOGO?
• DON’T WAIT ON AN INVITATION
• COME FORWARD AND TALK TO US
• COMPLETE THE SURVEY
• PROPOSE POLICIES
• LET OTHERS KNOW
• RESPOND TO THE CONSULTATION
Contacts

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