

# What is a Neighbourhood Plan

It is not compulsory

Neighbourhood Plans are optional and there are alternative ways of achieving community planning objectives

**BUT**

Wiltshire Council encourage Neighbourhood plans as part of an overall planning strategy

It is a free format document

There is no mandatory structure or content. The plan sets down the issues important to the community and defines the strategy and objectives

It must comply with National Planning Policy  
And  
Wiltshire Core Strategy

The neighbourhood plan is subordinate to these two documents and must reflect National and County policy (e.g. Minimum housing development numbers)

What can it do

- Propose more development than the Wiltshire Core Strategy
- Shape and direct future development in the village
- Identify most suitable development sites

What can't it do

- Propose lower development than the Core Strategy
- Prevent any development
- Conflict with local, National or EU law.

Who does the Neighbour Plan

The process is started by the Parish Council (the qualifying body) but a Steering Group is responsible for driving the process forward. Full community involvement at all stages is an absolute requirement

# What is a Neighbourhood Plan

How much work is involved

Typically the process takes up to two years and will involve significant effort and commitment from the Steering Group to gather all the required evidence, consult at all stages and prepare a plan.

What is the cost

- Preparation relies largely on voluntary effort
- Consultants may be required for more specialist work (e.g. An Environmental Assessment and Habitat Assessment if these are required)
- Secretarial support to the Steering group could involve a big workload and therefore some payment may be necessary (not eligible from grant funding)
- Grants of up to £7,000 are currently available through 'Locality' for some of the costs.
- Wiltshire Council pay for legally required consultations and referenda
- The Parish pays any other costs through Parish Council funds

# What is in a Neighbourhood Plan

There is no pre-defined format

Typically a Neighbourhood plan may identify

- Specific local issues and problems (e.g. Capacity of services, traffic management)
- Local requirements for open spaces, community facilities
- Local design requirements to reflect the history and character of an area
- Most preferred sites for residential/commercial development

The Content may include

**Section 1 – A description of the neighbourhood bringing out strengths and problems - covering for example:**

- Introduction
- Existing facilities
- Village demographics
- Community facilities
- Traffic and highways
- Capacity of local services
- Open Spaces
- History
- Etc.

**Section 2 – The community's vision for the village - highlighting for example:**

- Strengths and weaknesses
- Opportunities and restrictions
- Demographic developments
- Objectives; a statement of how the community sees its neighbourhood developing

**Section 3 – Local Planning Policies - for example:**

- Residential Development numbers and preferred sites
- Transport
- Community facilities
- Open spaces and leisure
- Education, Health etc.

**Section 4 – Supporting papers**

Evidence. Statements of date sources. Surveys and community feedback etc.

# Where are we now

Localism Act 2011

Introduced a new planning system giving the opportunity for a more “bottom-up” process designed to give communities more say over planning in their neighbourhood

But it also brought in a new legal structure

Plan Name

Purpose

Current Status

National Planning Policy Framework

In broad terms sets out national planning objectives and policies

Legal and mandatory structure

Wiltshire Core Strategy

Weighty document setting out issues for Wiltshire and stating planning objectives and Policies

A mandatory legal document which has just been formally approved and adopted by Wiltshire Council

Neighbourhood Plan

Sets out local issues and objectives subordinate to and fully compliant with NPPF and Wiltshire Core Strategy

Market Lavington is in the very early stages of preparing a Neighbourhood Plan

In future all planning applications will be tested for compliance with all three planning policies

**BUT**

**Where no local plan exists there is**

**“A presumption in favour of sustainable development”**

# Where are we now

## What does this mean for Market Lavington

There are now two planning policies currently legally enforceable in Wiltshire - the National Planning Policy Framework which specifies the “presumption in favour of sustainable development”.

And The Wiltshire Core Strategy which has just been formally approved and adopted by Wiltshire Council.

Currently the Neighbourhood Plan for Market Lavington is still in the very early stages of development

## Which means that

**Any proposed development in the village provided it meets National Planning Objectives, and the Core Strategy, is likely to get approved**

# Steering Group

## Qualifying Body

- Initiate the process
- Governs the Steering group
- Usually the neighbourhood local authority: Parish Council for Market Lavington

## Steering Group

- “Favoured” approach by Wiltshire Council
- Responsible for executing the process: gathering evidence; preparing draft plan, etc.
- Must fairly represent the whole community and their interests
- Supported by “link officer” from Wiltshire Council

## Typical representation on steering group

- Residents
- Businesses - commercial, retail
- Elderly, young people
- Community, Religious groups
- Education, Health providers
- Conservation, History groups
- Secretarial support

## Volunteers needed

If you feel you can help in developing the Plan, please contact the Steering Group Chairman – Mrs Carol Part (01380 813563)

# Wiltshire Core Strategy

March 2012  
First Draft

- Rejected by Inspector – for the following reasons
- Housing Targets too low
  - Development boundaries out of date
  - Facilities for travellers/gypsies
  - Number of other detailed points

Revised  
Draft

- Revised draft/ amendments summary covering some 370 pages is available for consultation  
Core Strategy contains some 70 Core Policies addressing for example:
- Settlement and Housing
  - Area strategies (e.g. Devizes area)
  - Economies, regeneration, employment
  - Infrastructure, Transport, Services
  - Military, Tourists, Gypsies
  - Etc.

Relevance  
for Market  
Lavington

- Defined as a “Local Service Centre” within the Devizes area
- Provides services and facilities to a rural hinterland
  - Required to take “modest” levels of development

Residential  
Development  
Targets

	Minimum Target 2006 to 2026	Already completed /allocated 2006 -2014	Left to be identified
Devizes Town	2010	1573	<b>437</b>
Devizes Rural Area (incl. Market Lavington)	490	288	<b>203</b>
Potential development sites (SHLAA map)			
Market Lavington			<b>304 (Note 1)</b>
Rest of Devizes Rural area			<b>334</b>
<b>Note 1: Of the 304 potential sites draft Development proposals for 2 sites, approximately 80 houses are proposed</b>			

Development  
Boundaries

Still under consideration