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<b>Decision maker:</b>	<b>Cabinet member: Infrastructure</b>
<b>Decision date:</b>	<b>14 August 2017</b>
<b>Title of report:</b>	<b>Adoption of the Lower Bullingham neighbourhood development plan and consequential updates to the countywide policies map</b>
<b>Report by:</b>	<b>Neighbourhood planning team leader</b>

## **Classification**

Open

## **Key decision**

This is not a key decision.

## **Wards affected**

Dinedor Hill

## **Purpose**

To make the Lower Bullingham neighbourhood development plan as part of the statutory development plan for Herefordshire and approve the consequential updates to the countywide policies map.

## **Recommendation(s)**

**THAT:**

- (a) the Lower Bullingham neighbourhood development plan is made as part of the statutory development plan for Herefordshire; and**
- (b) the required consequential changes to be made to the countywide policies map.**

## Alternative options

- 1 There are no alternative options to making adopted the Lower Bullingham neighbourhood development plan following the legal requirement of a positive referendum result on 13 July 2017 and compliance with the European obligations and Human Rights conventions, as referred to in this report.

## Reasons for recommendations

- 2 To fulfil the legal duty to make/adopt the Lower Bullingham neighbourhood development plan and update the countywide policies map as part of the statutory development plan for Herefordshire. Council delegated authority for the making of neighbourhood development plans, and consequential amendments to the countywide policies map, to the cabinet member infrastructure.

## Key considerations

- 3 The relevant provisions of the Localism Act 2011 introduced new powers to allow local communities to prepare neighbourhood development plans and shape future development within their area. Herefordshire has positively supported communities to be involved in producing a neighbourhood development plan and currently has the greatest number being produced in a local authority area within England.
- 4 There are currently 108 plans being produced in Herefordshire by parish councils and their local communities. These neighbourhood development plans will provide more locally detailed policies to support the delivery of the Herefordshire Local Plan – Core Strategy and guide development within the local parish until 2031.
- 5 All neighbourhood development plans are required to be legally compliant and meet a set of requirements referred to as ‘the basic conditions’, these are that they:
  - have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies contained in the development plans for the area (Herefordshire Local Plan - Core Strategy);
  - do no breach, and be otherwise compatible with EU obligations;
  - not be likely to have a significant effect on a European site either alone or in combinations with other plans or projects.
- 6 The neighbourhood area of Lower Bullingham was designated on 22 August 2013; this follows the administrative boundary of Lower Bullingham parish. The Lower Bullingham neighbourhood development plan was prepared by Lower Bullingham Parish Council with assistance of a steering group and the local community.
- 7 The Lower Bullingham neighbourhood plan contains 6 objectives and 8 policies to guide future development within the parish.
- 8 The plan was submitted to Herefordshire Council on 21 September 2016 and publicised under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This consultation period took place between 3 October and 14 November 2016 where representations were invited. 14 in total were received.

- 9 In the November 2016, Richard High BA MA MRTPI was appointed by Herefordshire Council, with consent of the parish council, to undertake the independent examination of the Lower Bullingham neighbourhood development plan. The examiner was appointed via the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) set up in 2013 to enable Local Planning Authorities to source independent examiners. Three potential examiners were provided for selection. Fee rates were the same and the examiner was selected by the parish council based on experience.
- 10 The examiner’s report concluded that subject to making some minor modifications, the neighbourhood development plan meets the ‘basic conditions’ and should proceed to a referendum. On 25 April 2017, the ‘Decision Statement’; a report outlining the examiner’s modification and confirming that the plan can proceed to referendum was published.
- 11 All neighbourhood development plans are required to gain a majority of 50% plus one in favour at a local referendum in order to be ‘made’/ adopted by the local planning authority. If the plan received a positive result then the local planning authority have a legal duty to bring the plan into force.
- 12 A referendum was held on the 13 July 2017. 11.2% of the electorate voted within the referendum and the results were as follows;

Question in referendum	Number of Votes	
	Yes	No
Do you want Herefordshire Council to use the neighbourhood plan for Lower Bullingham to help it decide planning applications in the neighbourhood area?	105	53
66.5% of those voting have voted in favour of the Lower Bullingham neighbourhood development plan.		

The final plan is available at:

<https://myaccount.herefordshire.gov.uk/lower-bullingham>

- 13 On adoption of the Lower Bullingham neighbourhood development plan, there will also be a requirement to update the countywide policies map which accompanies the local plan. This policies map illustrates geographically the application of the policies in the adopted development plan for the county. The adoption of the policies map is to ensure compliance with paragraph 9 of the Local Planning Regulations 2012.
- 14 The update to the policies map will reflect the range of statutory development plan policies set out in both the local plan and the Lower Bullingham neighbourhood development plan for the parish of Lower Bullingham. Such updates to the policies map are likely to be required each time a neighbourhood development plan is adopted. The updated countywide policies map is available at: [https://www.herefordshire.gov.uk/downloads/file/1799/core\\_strategy\\_policies\\_map](https://www.herefordshire.gov.uk/downloads/file/1799/core_strategy_policies_map)

- 15 Due to the substantial number of neighbourhood development plans being produced within Herefordshire and the legal duty to adopt them following a positive referendum result, approval was gained at council on the 20 May 2016 to delegate all future neighbourhood development plan adoptions to the Cabinet Member – Infrastructure. A regular update report will be presented to council outlining the neighbourhood development plans referendum results and date of their adoption within the period.

## **Community impact**

- 16 The Lower Bullingham neighbourhood development plan has been produced by the parish council with assistance from the local community. The examiner commented that it was clear that every effort has been made to engage the community and that this effort had been sustained over a long period. Community support has also been demonstrated for the plan during the referendum in which the turnout was 11.2% and the supportive vote was 66.5%.
- 17 The adoption of the Lower Bullingham neighbourhood development plan will have a positive impact on the local community. The policies and proposal they have helped to develop over the past 2 years will become statutory planning policy for the area.

## **Equality duty**

- 18 There are no direct implications on equality within this report. The neighbourhood development plan has been subject to a requirement within the 'basic conditions' not to breach any EU obligations or any Human Right obligations. This was tested at the independent examination.

## **Financial implications**

- 19 There are no further financial implications as a result of adopting the plan. The local planning authority is responsible for financing the independent examination and referendum of each neighbourhood development plan. This is funded by a grant from central government.

## **Legal implications**

- 20 Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Under section 38A (4) of the Planning and Compensation Act 2004 (as amended), local planning authorities have a legal duty to make a neighbourhood development plan following a positive referendum result. This is subject to the limit exception, in sub section (6), whereby the council need not adopt the plan if it considers that it would be incompatible with any European Union obligations or Human Rights conventions. In this regard, it is noted that the above Equality duty section of this report, at paragraph 19, states that such requirements have been considered and satisfied. Therefore to not make/adopt the Lower Bullingham neighbourhood development plan would be in breach of these statutory provisions.
- 21 The countywide policies map illustrates geographically the application of the policies in the adopted development plan. The adoption of the policies map is to ensure compliance with paragraph 9 Town and Country (Local Planning) (England) Regulations 2012.

- 22 In accordance with the provisions of Regulation 19 of the Neighbourhood Planning (General) Regulations 2012, once the neighbourhood plan is formally made by the council's 'decision statement', setting out the decision to make the plan and their reasons for it, is required to be published on the council's website, and elsewhere if its considered necessary, to publicise such decision to those who live and work in the neighbourhood area.

## **Risk management**

- 23 The risks of not approving this neighbourhood development plan would mean that the council would be in breach of their legal duty.

## **Consultees**

- 24 None in relation to this report. The Lower Bullingham neighbourhood development plan itself has been subject to extensive consultation during its production.

## **Appendices**

None.

## **Background papers**

None identified.