

## **General information on town and country planning, including neighbourhood planning to ensure voters have sufficient knowledge to make an informed decision.**

### **The Planning System**

Most new buildings or major changes to existing buildings or to the local environment need consent - known as planning permission. Without a planning system everyone could construct buildings or use land in any way they wanted, no matter what effect this would have on other people who live in, work in or enjoy the area.

Harborough District Council, as the local planning authority, is responsible for deciding whether a development - anything from an extension on a house to a new shopping centre - should go ahead within the District.

Planning involves making decisions about the future of our towns, villages and countryside. This is vital in balancing our desire to develop the areas where we live and work with ensuring the surrounding environment isn't negatively affected for everyone.

Planning law requires that applications for planning permission must be determined in accordance with the development plan for the local authority area, in this case Harborough District, unless material considerations indicate otherwise. This development plan can comprise a number of documents including local plans (such as the Harborough District Core Strategy), supplementary planning documents and neighbourhood plans. All such documents are required to be prepared in consultation with the local community and reflect national policy as set out in the national planning policy.

### **National Planning Policy Framework**

The National Planning Policy Framework (or Framework) was published on 27 March 2012. It sets out the Government's planning policies for England and how these are expected to be taken into account by communities when preparing neighbourhood plans and by local councils when drawing up local plans and making decisions on planning applications. At the heart of the Framework is a presumption in favour of sustainable development and this has to be reflected in plans, both at a district level and a neighbourhood level.

### **Local Plans**

Local planning authorities, such as Harborough District Council, must prepare a local plan for their area which sets out the opportunities for development and clear policies on what will or will not be permitted and where. They must be positively prepared, justified, effective and consistent with the National Planning Policy Framework. As part of the development plan, local plans are very important when deciding planning applications.

In Harborough District, the Local Plan currently comprises the Core Strategy which was adopted in November 2011. It sets out clear strategic priorities for the District and states where development should take place up to 2028. The preparation of a new Local Plan is currently underway and involves amending current Core Strategy policies to reflect the Framework and to include site

specific allocations for housing, employment and retail development where appropriate. Once adopted, this Local Plan will replace the Core Strategy and comprise part of the District's development plan.

### **Neighbourhood Planning**

Neighbourhood planning was introduced under the Localism Act to give members of the community a more hands on role in the planning of their neighbourhoods.

Parish councils or neighbourhood forums (community groups that are designated to take forward neighbourhood planning in areas without parishes) can now use neighbourhood planning powers to establish general planning policies for the development and use of land through the preparation of a neighbourhood plan (sometimes referred to legally as 'neighbourhood development plans').

The legislation, however, sets out that neighbourhood plans have to meet a number of 'Basic Conditions' to ensure they are legally compliant and take account of wider policy considerations.

The Basic Conditions are that the Plan must:

- have regard to national planning policy and advice contained in guidance issued by the Secretary of State (e.g. National Planning Policy Framework);
- contribute to the achievement of sustainable development;
- be in general conformity with strategic policies in the development plan for the local area (i.e. Core Strategy); and
- be compatible with EU obligations and human rights requirements.

Once drafted, a neighbourhood plan is required to undergo an independent examination. The appointed examiner will check that the neighbourhood development plan meets the basic conditions before recommending that it proceeds to a local referendum. This is to make sure that referendums only take place when proposals are clear, deliverable and sustainable.

### **Lubenham Neighbourhood Plan**

The Lubenham Neighbourhood Plan has been produced by the Lubenham Neighbourhood Development Plan Group, led by the Parish Council, in consultation with the local community.

The Examination Version of the Plan underwent a period of consultation from which was followed by an Independent Examination. As part of this process the appointed Independent Examiner, Martin S. Lee, decided a Public Hearing into the Neighbourhood Plan was not required.

Harborough District Council received the final Examiner's Report into the Lubenham Neighbourhood Plan in March 2017. In his report the Examiner concludes that:

*... subject to the recommendations in this report being accepted, the Plan would meet the basic conditions as defined in the Localism Act 2011, Schedule 10 and Schedule 4B, 8 (2) of the Town and Country Planning Act 1990.*

*8.2 In accordance with the Town and Country Planning Act 1990, Schedule 4B 10 (2) (b), I recommend that the modifications specified in this report are made to the draft Neighbourhood Plan and if*

## Lubenham Neighbourhood Plan

*accepted, the Lubenham Neighbourhood Development Plan 2016 – 2031 is submitted to a referendum.*

### *Referendum Area*

*It is the Independent Examiner's role to consider the referendum area appropriate should event that the Parish Council wishes to proceed to the referendum stage.*

*In the event that the Parish Council wishes to proceed to the referendum stage with this Plan, I consider that the referendum area should extend to the full extent of the originally designated Plan Area, as confirmed on 10th June 2013 and as identified edged red on Map 1 on page 8 of the Lubenham Neighbourhood Development Plan 2016–2031.*

The modified version of the Plan is now the subject of a Referendum which is to be held on 20<sup>th</sup> July 2017

If the Plan receives a 'Yes' from more than 50% of those voting, the Lubenham Neighbourhood Plan will be 'made' (or brought into effect) by Harborough District Council as soon as possible. This means it becomes part of the Development Plan and, as such, together with the adopted Core Strategy will be the starting point for the determination of planning applications within the parish of Foxton.

**Information in relation to neighbourhood planning is available on the following website:**

[www.gov.uk/neighbourhood-planning](http://www.gov.uk/neighbourhood-planning)