

# **LYONSHALL NEIGHBOURHOOD DEVELOPMENT PLAN**

## **REPORT OF PUBLIC MEETING**

**Friday 27<sup>th</sup> September 2012 in the Memorial Hall**

Members of NDP Steering Group present: Peter Broadbent, John Parker, Kate Lomax, Isobel Hutton, Kinsey Hern, Dee Wetherill

Apologies: Richard Oliver, Ron Addis

58 residents present.

Paul Avery introduced the evening (Appendix 1).

This was followed by a presentation given by Peter Broadbent (Appendix 2). The power point presentation was organised by Kinsey Hern and is attached below (Appendix 3).

At the end of his presentation Peter Broadbent asked for whether the residents present were content for the members of the Steering Group to continue to work on the NDP on behalf of the parish. The motion was carried with no votes against.

After the presentation, there were the following questions.

Question – There seems to be the assumption that there will be houses?

Reply – This will be decided by responses to the consultations. The number of building approximately 2 per annum for 20 years was based on previous building.

Question – The word ‘approval; has been mentioned twice, please detail whether the council can veto any plan?

Reply – The final plan will be based on the consultations starting with this questionnaire and the process explained in Peter Broadbent’s presentation (Appendix 2). There will be a second questionnaire and the final plan will be based on the responses. Lyonshall Parish Council has the responsibility to produce then action the plan from the second questionnaire responses.

Question – Will there be the same legal rights of planning?

Reply – The approved Plan will become planning law as the local element of the Local Development Framework. If no more building is desired in any particular place, it should be expressed in the Plan.

Light refreshments were then served and informal discussions continued.

## Appendix 1 - Introduction by Paul Avery, Chairman of Lyonshall Parish Council

I would like to welcome you all and thank everyone for coming. I want to give a very quick introduction and to put the importance of this meeting in context. You will all be aware of the localism Act. The act is designed to give people a say in how their local services are run and how their area is developed. In the case of Lyonshall our neighbourhood plan area is the whole Parish of Lyonshall. Tonight we are concentrating on one very important part of that Act – the Neighbourhood Plan. That is the part of the act that deals with planning.

I should say that there is no legal requirement to have a Neighbourhood plan. However your Parish Council considered the options and took advice from our ward Councillor, Roger Philips. We decided unanimously that it was in the best interest of the Parish to have a Neighbourhood Plan. The benefit of having a neighbourhood Plan is that it will give us all a say in how the Parish is developed over the next 20 years rather than simply having to conform to the rules developed by Hereford Council. Under the legislation The Parish Council is responsible for establishing the Neighbourhood Plan through a process where everyone has to be consulted.

The Parish Council helped to establish a Steering group comprised of members of the public and some Parish Councillors AND it provided terms of reference for that Steering group to develop the Neighbourhood plan for Lyonshall. We firmly believe that shorter Neighbourhood Plans for Parishes stand a better chance of success than longer plans because there are less chances of their falling foul of the Core Strategy and other legal restrictions. What matters to a small Parish is getting the matters which are important to us accepted. The target length of our plan is accordingly about four pages plus appendices where the appendices will contain the things that people want but are not strictly planning policy items. The appendices will be a useful guide for the Parish Council going forward but will not form part of planning policy.

Once the process is completed the neighbourhood plan itself will form part of the planning regulations. This means that the planners will have to follow our policy when considering planning applications from the Parish of Lyonshall. It will have the same force in law as the current planning regulations. We do not have complete freedom for the plan. Our plan has to be largely in line with the Herefordshire Core strategy otherwise our plan will not be approved.

The Herefordshire Core Strategy is very much a strategic plan and not a detailed document. It provides for a lot of flexibility. For example we will probably be restricted in the total amount of houses that we can build over the period of the plan. It looks as though that may be 2 houses a year which over the 20 years of the plan would indicate a maximum of 40 houses. The strategic rationale for this is that the infrastructure in the area, water, sewage, electricity, transport etc would not be able to cope with a development of 1,000 houses but it can cope with around 40. At this stage the maximum number of houses mentioned is not cast in stone but is our best guess. The Herefordshire Core Strategy is still in draft form and will change before it is finalised.

The Neighbourhood plan can stand in place for 20 years but it is likely that it will be reviewed and it can be changed by repeating the consultation and referendum that we are going to go through now but let's hope that is some way off!!

I want to make it clear that the Parish Council fully supports the work done by the Steering Group, which has been chaired by Peter Broadbent, who is sitting here on my right and will work with the group to get the plan approved. I would like to thank the Steering Group for all the work it is doing and will do in the future, but this is your plan and the Steering Group need your input to design the plan.

As Peter will explain neither the Parish Council nor any individual will have any greater influence on the plan than anybody else in the Parish no matter how loudly they shout. The only influence that **any** person can have on the plan is through their answers provided on their questionnaires.

I will now hand you over to Peter.

## Appendix 2 - Presentation by Peter Broadbent, Chairman of the Neighbourhood Development Plan Steering Group.

### INTRO

Slide 1

**Introduce Steering Group** - Ron Addis, Kinsey Hern, Isobel Hutton, Kate Lomax, Richard Oliver, John Parker, Dee Wetherill

You have all received the **Green Paper** and, I know, have **read it carefully**.

Before I continue, **Ron** has **two small points** to make about that paper.

Slides 2 and 3

### WHAT IS MY AIM

What I am **aiming** to do this evening is to:

Slide 4

- Clear up **misconceptions** about what we are doing and to get your **backing** for what we are doing on your behalf.
- Remind you **why** the **Neighbourhood Development Plan** (NDP) is a good idea
- Tell you **who** will be doing a lot of the work
- Expand a bit on **how** we intend the process will achieve the NDP
- Tell you what is needed from **you** and **us** in order to achieve it
- And cover the **Do's** and **Don'ts** for both you and us if we are to achieve a successful NDP on time.

### WHY THE PLAN IS A GOOD IDEA

On the table at the front I have placed **several documents** which you may like to look at afterwards but **please don't take them away**.

The **Plain English Guide to the Localism Act** from which I will show a **short extract**

But the whole document is an easy, interesting read. It says:

Slide 5

**'The Localism Act** introduces a new right for communities to draw up a Neighbourhood Plan. This will allow communities, both residents, employees and business, to come together through a local parish council.....to say where they think new houses, businesses and shops should go - and what they should look like.'

'Provided a Neighbourhood Plan is in line.... with national planning policy, with the strategic vision for the wider area set by the local authority and with other legal requirements, local people will be able to vote on it in a referendum. If the Plan is approved by a majority of those who vote then the local authority will bring it into force'

**If, as Paul has stated, Lyonshall has got to absorb up to 40 houses in the next 20 years or so, never mind any other development projects, then producing and voting in a Neighbourhood Development Plan, as allowed under the Localism Act, has therefore got to be a good investment for us all.**

Another advantage of having a Plan is that if the majority of the inhabitants of the Civil Parish vote to abolish the current Development Boundary, then the Parish Council will be allowed to approve building these houses on legally suitable sites basically anywhere within the boundary of the Civil Parish.

Slide 6

The second item on the table is **The Localism Act itself** - which is quite heavy reading but well worth a look.

The third item is Herefordshire Council's **Core Strategy** which is not on the table, but can be found on their website at [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk) under Unitary Development Plan.

If you have a computer, I recommend you **Google** any or all of the above titles or visit the Department for Communities and Local Government website.

I have also provided a couple of copies of the **Green Paper** and the **First Questionnaire**

### **WHO WILL BE DOING THE WORK?**

I have introduced **our Steering Group Members** but I am sure many of you are wondering how this team came into being. Indeed, you **may be a bit suspicious of our motives**.

- The answer is that we are a **mix of volunteers and press-ganged** people some of whom were in the wrong place at the wrong time!
- Some of you therefore, may well think that we are an **unelected lot** trying to fix the **NDP** to suit ourselves? So I will give you a **little test** using two pictures!

Which one of these depicts our group at work? **No.1 or No.2?**

**Slide 7**

I hasten to point out that the people on the slides **bear no actual resemblance** to the members of the Steering Group. This is the first picture (1).

Have bit of time to take it in.....What about this one? (2)

**Slide 8**

**Is this more like our Group** working away on your behalf?

Time to take this one in!

When ready -

**Slide 9**

- The **second picture is the correct** one because **actually**
  - we have no views
  - no hidden agenda
  - no actual control of what can go in the Plan. We can only include what the majority of **you** tell us you want included
  - the only personal input **we** will have, will be when we fill in our own Questionnaires
  - if you don't send in your answers to both Questionnaires we cannot produce a **Neighbourhood plan**
  - peanuts in, peanuts out!

So I hope that perhaps you may be a little happier about us taking on this work on your behalf.

### **HOW ARE WE GOING TO DO ALL THIS?**

We have been told that, to please the Examiner, we have to be totally **objective** in all we do - our job therefore, is only to work out a **process and devise questions** which will give us a **demonstrably democratic and objective answer** to what **you want** for the Civil Parish

**Slide 10**

The **Green Paper** was the first proper part of this process and was to arouse your interest.

- The **First Questionnaire** and its **analysis** will tell us what matters **you feel are important**.
- They will allow us to separate out those issues which:
  - are eligible for inclusion in the Plan.
  - are 'nice to have' and for note by the Parish Council for the general good of the community.
  - and those that we need not pursue any further because there were too few comments

We will then know which issues to probe and discuss further in the **Focus Groups**.

- obviously **we do not know how many people** will attend these groups but **we hope** that lots of you will attend, together with all the people we hope you will persuade to come too.

It is important to understand that **Focus Groups** will not be representative of everybody on the Electoral Roll, so the information we will obtain from these groups and from the **Analysis of the First Questionnaire** will have to be translated into new, deeper probing questions to be passed to everyone again in the **Second Questionnaire**. Thus everyone will have a chance to comment on the more important issues which have been identified.

**Slide 11**

We are therefore deliberately **not going to take any votes to decide any Neighbourhood Plan issues** during the Focus Groups or in any other discussion Forums because the results will not be representative of the views of the whole community. We may well, however take a vote in order to **gauge how important it is for a question** on the items under discussion to be included in the **Second Questionnaire**

**What I have just been talking about has highlighted the reasons why we need a Second Questionnaire.**

- **Yes it will be a Pain!**
- **Yes we know you will not want to fill in another one - BUT**
- **it is essential that you do, or our NDP will almost certainly be rejected**
- **AND the good news is that we very much hope the Second Questionnaire will be able to be much shorter than the First one.**

The **Analysis** of the **Second Questionnaire** should then give us a **democratically achieved and objective** assessment of what those who live in the Civil Parish really want in terms of **planning and development** and also on **other issues important to their general enjoyment and well-being.**

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## **THE PLAN**

**Slide 12**

**The Neighbourhood Plan** will then be written based **only on the information** we have received from our community **in their answers to the two Questionnaires.**

- The Plan will then go to the Parish Council for their approval.

The **process after that** is at present a little **uncertain** because

- Herefordshire Council are still formulating the process to be followed
- Lyonshall is rather ahead of the game
- Herefordshire Council has to check our Plan to ensure it **conforms** to their **Core Strategy**, which is in Draft form but has not yet been approved, before they can send our Plan to the Examiner.

**Slide 13**

**The Examiner will only approve our Plan for a Referendum if:**

- **He is certain we have followed a properly democratic and objective consultation process which has involved as many people as possible**
- **There is a comprehensive and valid audit trail which shows that we have made every effort to consult as many of our community as possible**

When the **Examiner approves** our plan, Herefordshire Council **will run our Referendum** and if the majority of votes received are in favour, the Neighbourhood Plan will become law

## **NEEDS**

**Slide 14**

**We want you to:-**

- **involve yourself** in this worthwhile project
- **encourage others** who are not here, to involve themselves too
- make sure everyone in your household, who is on the Electoral Roll, will **EACH** complete a copy of **BOTH** Questionnaires

- **attend** Focus Groups and/or the Drop-in day
- **discuss the Plan with others** at social gatherings to arouse interest

**Please don't:**

- **Ask us for our views or** ideas on what sort of development should happen in the parish and where. We will only express these views when we fill in our own Questionnaires.

- **Expect the Plan to be entirely to your liking.** Remember that its contents will be the democratic views of the majority - somebody's good news will almost certainly be somebody else's disaster but, overall, the Plan will be good for the community and your Steering Group will be doing all we can to ensure that it will be a success

**MANDATE**

Before the **Steering Group** proceeds further with their work on the Plan please would you, by a **show of hands**, indicate whether you are content for me and the members of my Group to continue this very demanding and time consuming work on your behalf.

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As a team, the only result we want to achieve is what you, as a community, want for the benefit of Lyonshall

**Those for:**

**Those against:**

**FINALLY**

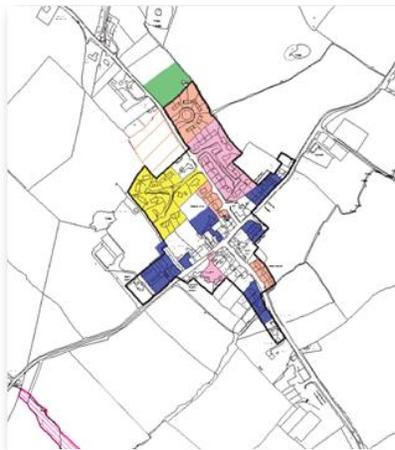
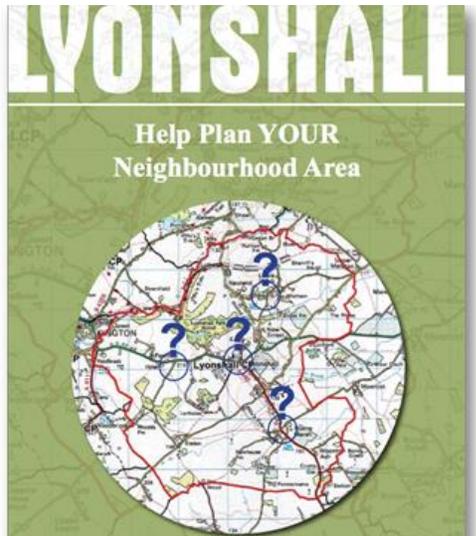
**Focus Groups**

**Please** would any of you who are interested **in attending any of the Focus Groups kindly add your name and contact details** to the list which is on the table **or give them to any member of our Steering Group.** If there is a **subject that particularly interests you then add that too.** **We badly need your attendance and help with these groups.**

We will be **delivering the Questionnaires** tomorrow. They will **be in an A4 Brown envelope** definitely NOT to be mistaken for **Junk Mail**

I am happy to take a few fairly **general questions now**, but we would really like to get onto the refreshments in about five or ten minutes or so, when we can all circulate and you will be able to put your questions to the members of the **Parish Council** and the **Steering Group.**

## Appendix 3 Powerpoint Slides to Accompany Peter Broadbent's Presentation in Appendix 2



### Aim

- Clear up **misconceptions** about what we are doing and get your backing for what we are doing on your behalf
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### Documents

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- 'Provided a Neighbourhood Plan is in line....with national planning policy, with the strategic vision for the wider area set by the local authority and with other legal requirements, local people will be able to vote on it in a referendum. If the Plan is approved by a majority of those who vote then the local authority will bring it into force'
- Producing and voting in an NDP has therefore got to be a good investment for Lyonshall.

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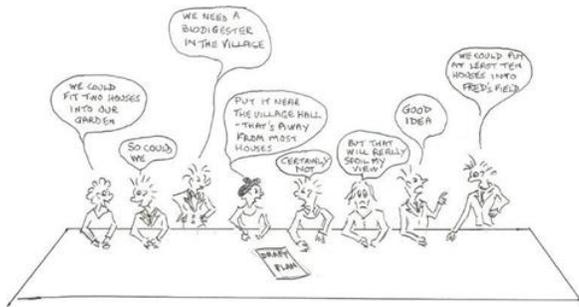
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## Steering Group No 2

### Steering Group No 1



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### Steering Group No.2 is correct

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- no hidden agenda
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- the only personal input we will have, will be when we fill in our own Questionnaires
- if you don't send in your answers to both Questionnaires we cannot produce a successful, representative Neighbourhood plan
- peanuts in, peanuts out!

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### Process

- Green Paper
- First Questionnaire
- First Questionnaire Analysis
- Focus Groups
- Drop in Sessions

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### Process

- Second Questionnaire
- Second Questionnaire Analysis
- The Neighbourhood Plan

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## The Neighbourhood Plan

- The Neighbourhood Plan will then be written based **only on the information** we have received from our community in their answers to the two Questionnaires.
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## Please don't:

### NEEDS

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