

Bath & North East
Somerset Council



Timeline and History of the Englishcombe Neighbourhood Plan

Last updated: 16th November 2016

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Neighbourhood Planning in B&NES

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.

Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas.

The local parish or town council will lead on neighbourhood planning in their areas. Where one does not exist then a community group known as a neighbourhood forum needs to be established to lead. The Localism Act recognises that not all communities are residential in nature and as such in areas that are predominantly commercial then a business led neighbourhood forum can be established.

The Local Planning Authority is involved and will make decisions at key stages of the process, such as approving the neighbourhood area within which the Neighbourhood Development Plan will have effect. It will also organise the independent examination of the plan and the community referendum that is held at the end of the process. The referendum is an important part of the process allowing those that live in the neighbourhood area to decide whether or not the Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order comes into effect or not. This is direct democracy and outlines the importance of working with the wider community and securing their support at an early stage in the process.

Progress of the Englishcombe Neighbourhood Plan

The Englishcombe Neighbourhood Development Plan (NDP) has been ‘made’ by B&NES and is now a part of the Council’s development plan which is in accordance with section 38A(4) of the Planning and Compulsory Purchase Act 2004. Reasons for making this decision:

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- 90.8% of those voting in the Englishcombe Neighbourhood Plan referendum on Thursday 15th September 2016 have voted in favour of the Plan
- Englishcombe NDP Decision Statement, September 2015
- The Plan was made and brought into force on Monday 14th November 2016

[Englishcombe Decision Statement](#)

Copies of the Englishcombe NDP Decision Statement will be displayed in the Council’s One Stop Shop during normal opening hours and copies will be available on request.

Key dates of each neighbourhood plan stage:

Neighbourhood Plan Area Designation	15 th March 2013
Regulation 14 Consultation	30 th October-14 th December 2015
Regulation 16 Consultation	2 nd March-13 th April 2016
Examination	3 rd May 2016
Referendum	15 th September 2016
Date Plan made	14 th November 2016

Englishcombe Made Plan and Appendices

The made [Englishcombe Neighbourhood Plan](#)

Supporting documents submitted:

- [Englishcombe NDP Validation Notice](#)
- [Englishcombe Clarification Note 11th February 2016](#)
- [Englishcombe SEA Screening](#)
- [Draft Englishcombe NDP HRA Screening 2015 \(MS Excel\)](#)
- [Englishcombe NDP Legal Consultation Report](#)
- [Englishcombe NDP Evidence Base List](#)
- [Englishcombe Sustainability Appraisal](#)
- [Basic Conditions Statement](#)
- [Neighbourhood Plan Area Designation](#)
- [Englishcombe Planning Policy Booklet for Consultation 2015](#)
- [Natural England SEA/HRA Screening](#)

Englishcombe Neighbourhood Plan Area Designation

In January 2013 Englishcombe Parish Council decided to develop a Neighbourhood Plan under the terms of the Localism Act 2011, to provide a legal basis for residents to determine the future for their community.

Englishcombe Parish applied to become a neighbourhood planning area.

The Englishcombe neighbourhood planning area was designated on 13th March 2015

[Englishcombe Neighbourhood Plan Area Designation](#)

Regulation 14 Consultation

Before submitting a Neighbourhood Plan to B&NES, a Neighbourhood Plan Steering Group must publicise in an appropriate manner in the neighbourhood area:

- details of the proposals in a neighbourhood development plan
- details of where and when proposals for the neighbourhood development plan can be seen
- details of how to make representations
- the deadline for receipt of representations (minimum 6 week period)

This is a formal requirement under Regulation 14 of the neighbourhood planning regulations.

Englishcombe Regulation 14 consultation

The Regulation 14 consultation is contained within the Englishcombe consultation statement. The Regulation 14 consultation took place between 8th December 2014 and 1st April 2015.

Regulation 16 Consultation:

The Regulation 16 document is a summary, written by Officers at Bath and North East Somerset Council, of the comments made during the Regulation 16 consultation on the Englishcombe Neighbourhood Plan, which took place 2nd March-13th April 2016.

The summary was written to provide assistance to the Examiner and to allow anyone who wished to see some of the issues raised. It does not contain every point a consultee has made. The Examiner read the comments of each consultee in full. This is a formal requirement under regulation 16 of the neighbourhood planning regulations: [Englishcombe Regulation 16 Consultation Summary](#)

Examination

Janet Cheesley was appointed to examine the Englishcombe Neighbourhood Plan. On the 3rd May 2016 the examination was completed.

[Report on the examination of the Englishcombe Neighbourhood Plan, 3rd May 2016](#)

Referendum

Following receipt of the examiner's report Englishcombe Neighbourhood Plan was updated as requested by the Planning Examiner (as described in the Decision Statement below) and a referendum on the making of the Neighbourhood Plan was held on Thursday 10th September 2015:

[Report on the examination of the Englishcombe Neighbourhood Plan, 3rd May 2016](#)

The question which was asked in the Referendum was: "Do you want Bath & North East Somerset Council to use the neighbourhood plan for Englishcombe to help it decide planning applications in the neighbourhood area?"

The result was as follows:

- Yes = 59 votes
- No = 6 votes
- Turnout = 25.9% per cent

[Referendum result notice](#)

The Made Plan

The Englishcombe Neighbourhood Development Plan has been 'made' by B&NES on 14th November 2016 and is now a part of the Council's development plan which is in accordance with section 38A(4) of the Planning and Compulsory Purchase Act 2004.