



Englishcombe Neighbourhood Development Plan



Time Line and History

Last Updated (27.05.2016)

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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 Draft Englishcombe neighborhood plan has been through the examination and with modifications is to proceed to the community referendum.

Key dates of each stage:

Date designated	15 th March 2013
Regulation 14 Consultation	2 nd November-14 th December 2015
Regulation 16 Consultation	2 nd March-13 th April 2016
Date of Examination	3 rd May 2016
Date of referendum	TBC
Date Plan 'made'	TBC

Draft Englishcombe Plan and Appendices

Submitted Draft Neighbourhood Plan:

- [The Draft Referendum Version of the Englishcombe Neighbourhood Plan \(8 MB\)](#) is available via this link

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 Area Designation

In winter 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. For the Englishcombe Neighbourhood Plan 'application pack' which contains all the designation documents and the Decision statement, please see:

The Englishcombe neighbourhood planning area was designated on 15th March 2013.

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 document is a summary of the comments made during the Regulation 14 consultation on the Englishcombe Neighbourhood Plan, which took place between 2nd November-14th December 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 between 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 responses](#)

Examination

Janet Cheesley was appointed to examine the Englishcombe Neighbourhood Development Plan Proposal (or Neighbourhood Plan).

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