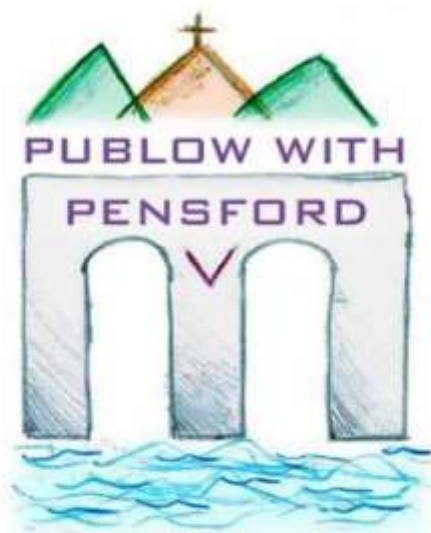


Bath & North East
Somerset Council



Timeline and History of the Publow with Pensford Neighbourhood Plan

Last updated: 19^h July 2017

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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 Publow with Pensford Neighbourhood Plan

The Publow with Pensford 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:

Reasons for making this decision:

- 67.7% of those voting in the Publow with Pensford Neighbourhood Plan referendum on Thursday 4th of May 2017 have voted in favour of the Plan

The Plan was made and brought into force on Tuesday 20th of June 2017

[Publow with Pensford Decision Statement](#)

Key dates of each neighbourhood plan stage:

Neighbourhood Plan Area Designation	11 th February 2015
Regulation 14 Consultation	27 th June 2016 – 12 September 2016
Regulation 16 Consultation	18 th November 2016 – 13 th January 2016
Examination	9 th February 2017
Referendum	4 th May 2017
Date Plan made	20 th June 2017

Publow with Pensford Made Plan and Appendices

The made [Publow with Pensford Neighbourhood Plan](#)

Supporting documents submitted:

- [Publow with Pensford NDP Validation Notice](#)
- [Publow with Pensford NDP SEA Screening](#)
- [Publow with Pensford NDP HRA Screening 2015](#)
- [Publow with Pensford NDP Consultation Report Statement \(including the Regulation 14 Consultation Responses\)](#)
- [Publow with Pensford NDP Regulation 16 Consultation Responses](#)
- [Publow with Pensford NDP Evidence Base List](#)
- [Publow with Pensford Sustainability Appraisal](#)
- [Basic Conditions Statement](#)
- [Neighbourhood Plan Area Designation](#)

Publow with Pensford Neighbourhood Plan Area Designation

In autumn 2014 Publow with Pensford 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.

Publow with Pensford Parish applied to become a neighbourhood planning area.

The Publow with Pensford neighbourhood planning area was designated on 11th February 2015

[Publow with Pensford 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.

The Regulation 14 consultation is contained within the Publow with Pensford consultation statement. The Regulation 14 consultation took place between 27th June 2016 – 12 September 2016.

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 Publow and Pensford Neighbourhood Plan, which took place 18th November 2016 – 13th January 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:

[Publow with Pensford NDP Regulation 16 Consultation Responses](#)

Examination

Mrs Janet Cheesley was appointed to examine the Publow with Pensford Neighbourhood Plan. On the 9th February 2017 the examination was completed.

[Report on the examination of the Publow with Pensford Neighbourhood Plan, 9th February 2017](#)

Referendum

Following receipt of the examiner's report Publow with Pensford Neighbourhood Plan was updated as requested by the Planning Examiner and a referendum on the making of the Neighbourhood Plan was held on Thursday 4th of May 2017

The question which was asked in the Referendum was:

"Do you want Bath & North East Somerset Council to use the neighbourhood plan for Publow with Pensford to help it decide planning applications in the neighbourhood area?"

The result was as follows:

- Yes = 266 votes
- No = 127 votes
- Turnout = 42.14% per cent

[Referendum result notice](#)

The Made Plan

The Publow with Pensford Neighbourhood Development Plan has been 'made' by B&NES on 20th of June 2017 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.

[Decision Statement](#)