

Linby's Neighbourhood Development Plan

Linby Parish Council working with the community, aim to produce a Neighbourhood Development Plan for Linby. This leaflet will hopefully assist in addressing what a Neighbourhood Development Plan is and why Linby Parish Council feels it is important.

Having a Neighbourhood Development Plan in place is not about stopping development, rather ensuring that any development is in line with the aspirations of the community and is sympathetic to local need.

A Neighbourhood Development Plan will not stop development that has been adopted via the Aligned Core Strategy – namely land north of Papplewick Lane and Top Wighay.

WHAT IS NEIGHBOURHOOD PLANNING?

Communities have new powers to shape the places in which they live including new development through Neighbourhood Planning, which was introduced through the Localism Act in 2011.

A Neighbourhood Development Plan is a community-led framework for guiding the future development and growth of an area. It will contain a vision, aims, planning policies, proposals for improving the area for example new facilities, allocation of key sites for specific kinds of development etc.

Neighbourhood Development Plans relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.

A Neighbourhood Development Plan will be subject to examination and referendum and then form part of the Local Development Plan. This statutory status gives Neighbourhood Development Plans far more weight than some other local planning documents, such as parish plans.

HOW WILL A NEIGHBOURHOOD DEVELOPMENT PLAN BENEFIT LINBY?

Linby Parish Council have decided to pursue a Neighbourhood Development Plan which will involve working in collaboration with the community, asking for your views on how you envisage the village should develop over the next 10-20 years. The following are suggested visions on what can be achieved with a Neighbourhood Development Plan:

- Maintaining the character and identity of Linby as a place with a strong sense of community and history, supporting a wide range of facilities and services.
- Conserve and enhance the rural character of the village, and to preserve the areas of green undeveloped hills surrounding the village.
- Exploit and enhance the network of informal green spaces within the village to support attractive pedestrian and cycle routes connecting the different parts of the village.

- Seek to improve connections between the different parts of the village, and out into the countryside beyond, for both pedestrians and cyclists; in particular we want all new developments to enhance the network of routes within the village
- Ensure we have variety of houses sizes that are built – 2, 3, 4 bedroomed, as well as bungalows. Ensure that its character of new build is sympathetic to the local tradition in terms of materials and scale.

The provision of a Neighbourhood Plan also has financial implications for the Parish Council. Gedling Borough Council (GBC) recently adopted a policy on the Community Infrastructure Levy (CIL) which allows GBC to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. With a Neighbourhood Development Plan a Parish Council would be entitled to 25% of the CIL money raised on developments in their area. Top Wighay potentially could raise over £4million in CIL revenue so potentially the Parish Council could be entitled to over £1million to spend on Infrastructure projects in our area. Land north of Papplewick Lane unfortunately received outline planning permission prior to the adoption of the CIL, so no CIL revenue will be generated from that development.

WHO IS RESPONSIBLE FOR PRODUCING A NEIGHBOURHOOD PLAN?

As Linby has a Parish Council this is the qualifying body that can lead on developing and producing the Neighbourhood Development Plan which will be in partnership with its community (residents and business).

WHAT HAPPENS NEXT?

The first formal step is the submission of the proposed neighbourhood plan area to the local planning authority for designation. Linby Parish Councils have agreed that the neighbourhood plan area will be the same as the parish boundary. Gedling Borough Council will be carrying out a formal consultation with the parishioners of Linby Parish so that you can voice your opinion.

HOW DO I FIND OUT MORE ABOUT NEIGHBOURHOOD PLANNING?

Linby Parish Council has a designated page on their website which will keep you up to date with Linby's Neighbourhood Development Plan - <http://www.linby.org.uk>

If you would like to find out further information generally then please have a look at the links below

Locality/ My Community - <http://locality.org.uk/projects/building-community>

Planning Aid England - <http://www.rtpi.org.uk/planning-aid/neighbourhood-planning>

HOW CAN I GET INVOLVED?

There will be a range of activities that we will be keen for the community to be involved with. This will range from joining the Neighbourhood Development Plan steering committee, which is being set up and will drive forward the production of the Neighbourhood Development Plan, organising and assisting in consultation events, walkabouts etc. If you would like to be involved or wish to find out further information please contact our clerk, Liz Gretton on the contact details below.

Email: liz.linbypc@sky.com

Mobile: 07971 700434