

TITLE	Shinfield Neighbourhood Plan
FOR CONSIDERATION BY	The Executive on 31 March 2016
WARD	Shinfield South and Shinfield North
DIRECTOR	Heather Thwaites, Director of Environment
LEAD MEMBER	Councillor John Kaiser, Executive Member Planning and Highways

OUTCOME / BENEFITS TO THE COMMUNITY

To continue to support Shinfield Parish Council in their neighbourhood planning efforts.

RECOMMENDATION

The Executive;

- 1) approve a 6 week consultation for the draft Neighbourhood Plan; and
- 2) approve that the Council can begin to appoint an examiner to examine to Shinfield Neighbourhood Plan.

SUMMARY OF REPORT

The Shinfield Neighbourhood Plan once adopted will be part of the Development Plan and therefore carry significant weight in the determination of planning applications in or affecting Shinfield Parish. The plan contains policies on housing, transport and access, the natural environment, community and recreation, and business and commercial development. Most of the policies are in general conformity with the strategic policies contained in Wokingham Borough's Development Plan and have had regard to national policies.

The Council considers that the Submission document accords with the neighbourhood planning regulations which require general conformity with the strategic policies in the Development Plan ([Paragraph 8 \(1\) \(a\) \(2\) of Schedule 4B to the Town and Country Planning Act 1990 \(inserted by the Localism Act 2011\)](#)).

Background

Neighbourhood Planning

The Localism Act 2011 and associated regulations introduced neighbourhood planning, which gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area through the production of Neighbourhood Development Plans. The key stages in producing a neighbourhood plan are:

- 1) Designating a neighbourhood area
- 2) Preparing a draft neighbourhood plan
- 3) Pre-submission publicity & consultation
- 4) Submission of a neighbourhood plan to the local planning authority
- 5) Independent examination
- 6) Referendum
- 7) Bringing the neighbourhood plan into force

Shinfield Parish Neighbourhood Plan

Shinfield Parish began work on producing a neighbourhood plan shortly after being designated a neighbourhood area by the Council in October 2012. The parish council undertook a six week consultation on their pre-submission draft plan in July 2015. The consultation was extended to 30 September 2015. The parish Council have considered the consultation responses, and working with the Borough Council, amended the plan. The Plan has now been submitted to the Council for Executive approval to publicise the draft plan for a minimum regulatory six week.

Next Steps

If approved by the Executive, the Council will then publicise the draft plan and invite representations for a minimum regulatory six weeks and appoint an independent examiner. The Council will send the draft plan and all representations to the examiner who will issue a report to WBC and Shinfield Parish Council. At this point, the Council will consider the recommendations in the report and decide what actions to take in response to each. The Council must also come to a formal view about whether the draft plan meets the basic conditions set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004](#).

The basic conditions are:

- a. That it has regard to national policies and advice;
- b. That it contributes to the achievement of sustainable development;
- c. That it is in general conformity with the strategic policies in the local Development Plan;
- d. That it is compatible with EU obligations; and
- e. That it is not likely to have a significant effect on a European site or a European offshore marine site.

If the Council is satisfied that the draft plan satisfies the criteria below, a referendum on the plan must be held where this reflects the advice of the Examiner.

- That it meets the basic conditions;
- That it is compatible with EU obligations; and

- That it complies with the definition of a neighbourhood development plan and the provisions that can be made by a neighbourhood development plan.

Council Review of Shinfield Neighbourhood Plan

The Council's officers have provided support to the neighbourhood plan steering committee throughout this process. The Council arranged and paid for (with Department for Communities and Local Government neighbourhood planning grant funds) the plan to undergo a 'healthcheck' in April 2015, which is essentially a light touch review to determine whether the draft plan would pass examination. The [healthcheck report](#) contained a number of relatively minor recommendations, which are now reflected in the plan. The report included one major recommendation which was to "*delete the new parking policy in preference for a statement that the Neighbourhood Plan complies with the development plan in this respect*". The steering committee decided not to remove the parking policy but agreed to amend it in a way to be consistent with the existing development plan.

The steering committee submitted the draft plan to the Council in December 2015. The plan was reviewed by the Council. Council officers met with the Parish on the 20th January 2016 to provide feedback and work together on policies that would be suitable for both the Parish and the Council. A further meeting was held with the Parish and Ward Councillors on the 11 February to agree changes to the plan.

Analysis of Issues

The Shinfield Parish Draft Neighbourhood Plan contains a range of policies designed to address issues within Shinfield Parish. The plan contains background information and policies on housing, transport and access, the natural environment, community and recreation, and business and commercial development. The policies should be in general conformity with the strategic policies in the Wokingham Borough Development Plan but may add more locally specific detail.

Wokingham Borough Council has worked proactively and positively with the Parish to get to this point. It is considered that the Plan is in general conformity with the strategic policies contained in Wokingham Borough's Development Plan and that it has regard to national policies.

Conclusion

The Council considers that the Submission document accords with the neighbourhood planning regulations which require general conformity with the strategic policies in the Development Plan ([Paragraph 8 \(1\) \(a\) \(2\) of Schedule 4B to the Town and Country Planning Act 1990 \(inserted by the Localism Act 2011\)](#)).

It is recommended that a 6 week consultation for the draft Neighbourhood Plan is approved and an examiner be appointed to examine the Shinfield Neighbourhood Plan.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	nil	nil	nil
Next Financial Year (Year 2)	£400 (consultation) £5,000 (Examination) £12,400 (Referendum)	Yes. Once the Draft Plan is published, the Council would receive grant funding of £5,000 After successful Examination the Council would receive grant funding of £20,000 to offset costs incurred.	Revenue
Following Financial Year (Year 3)	nil	nil	nil

Other financial information relevant to the Recommendation/Decision

None anticipated.

Cross-Council Implications

The Shinfield Parish Neighbourhood Plan, if adopted, will be used to determine planning applications within Shinfield Parish.

List of Background Papers

[Shinfield Parish Draft Neighbourhood Plan](#)
[Final Determination Statement that Shinfield Neighbourhood Plan does not need a Strategic Environment Assessment](#)
[Shinfield Neighbourhood Plan Health check Report](#)

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