



# TATENHILL AND RANGEMORE PARISH

Neighbourhood Development Plan (NDP)

Revisions to Policy HE1  
**Supporting Statement to the Consultation - 2 July – 13 August 2018**

Tatenhill and Rangemore Parish Council

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***Please note: This statement should be read alongside the Policy Revisions Document which sets out the detailed wording which is the subject of this consultation.***

## **1. Background**

- 1.1. In early 2013, Tatenhill and Rangemore Parish was one of the first areas designated to take forward the preparation of a Neighbourhood Plan. Unlike many of the early neighbourhood Plans, this plan was designed to tackle a range of complex and detailed issues effecting rural communities in the England, including the guidance for rural housing. After nearly three and a half years of hard work by the Parish Council, Community Group, and the community, the plan was 'made' on 1<sup>st</sup> February 2016, following a referendum which was 92% in favour of the plan.
- 1.2. Since 2016, there have been a number of planning applications brought forward by developers in both the villages of Tatenhill and Rangemore, as well as elsewhere in the Parish. Almost all of these have included some consideration of the Neighbourhood Plan and its policies, and specifically policies HE1 (Parish Housing Strategy) and HE2 (Local Housing Needs). New homes have been delivered, but these have not always been the right mix to meet the needs of the community and help build a sustainable community.

## **2. Rationale for the Revisions**

- 2.1. Since 2016, the Neighbourhood Plan has been periodically reviewed by the Parish Council in consultations with the Community Group and East Staffordshire Borough Council (ESBC). Having reviewed the effectiveness of the Neighbourhood Plan over the last 28 months it has been determined that the two housing policies HE1 and HE2 were not working as they were envisaged. They are not delivering the right housing mix (too many large properties being delivered) and the criteria for delivery was open to varying interpretation.
- 2.2. The opportunity exists to revise and review individual Neighbourhood Plan policies without the need to prepare an entirely new plan. As such, the Parish Council, in consultations with ESBC have agreed to take forward a partial review or amendment. This review has been based on a detailed review of the planning applications (both approved and refused) since the plan was brought into force so that the revisions can deliver the clarity that is sought.

## **3. Process So Far**

- 3.1. It is important to recognise that the only changes proposed are to policy HE1 and all the other policies within the Neighbourhood Plan remain unaltered. Until such a time as the new elements are formally 'made' the existing policy remains in force. This consultation now provides members of the community and other interested parties the opportunity to comment on the proposed revisions prepared. These are set out in full within the Policy Revision Document.
- 3.2. The revised policies have been drafted by the Parish Council's consultants, Urban Imprint, who have, considered carefully suggestions from the Parish Council, Community Group, and the

planning team at ESBC (both the local plans and the development management teams). This has been a process that has taken around 4 months and has included a review of past planning decisions as well as ensuring that these reflect national policy and decisions more widely

#### **4. The Revised Policies**

- 4.1. The current policy HE1 has two parts. The first part of the policy provides guidance for the overall distribution of new housing within the Parish and remains unchanged excepting a few minor changes to tie the policy better to the ESBC Local Plan (which was adopted after the Neighbourhood Plan). The second part, sets out four criteria whereby new homes could be considered acceptable. The revisions expands these into four sub-policies HE1.1 to 1.4, each of which is designed to provide specific guidance for determining the acceptability of these types of residential development.
- 4.2. Collectively, these four sub-policies simply set out an approach which has been agreed by the Parish Council and the Local Planning Authority (ESBC) as to how planning proposals of these types should be considered. The intention is simply to provide clarity and transparency for all, whether that be ESBC when determining planning applications, the community when commenting on schemes, or developers and housebuilders when proposing new development. Providing clarity in planning decisions is a key cornerstone of national guidance and ensures consistency in decision making.

#### **5. Next Steps**

- 5.1. As previously noted the revisions to policy HE1 and its explanatory text (as set out in the Policy Revisions Document) will now be subject to six weeks consultation with the community and other stakeholders. This is in line with the requirements of the Neighbourhood Planning Regulations. The consultation will run from **2<sup>nd</sup> July 2018 to 13<sup>th</sup> August 2018**. The consultation will only be on the revisions proposed and is not on any other policy or section of the existing plan.
- 5.2. Following the conclusion of the consultation the Parish Council and their consultants will review the responses received and where appropriate, make any amendments to reflect these. The revised policy and its sub-policies will be submitted to ESBC who will manage an independent examination which is scheduled for September / October 2018. It is unlikely that this revision will be examined by the same person as the original plan. Once 'made' the revisions will simply replace HE1 in the plan – until that time the existing HE1 remains in force.

#### **6. How to Comment**

- 6.1. It is really important that you submit your comments on the revisions. You can submit positive comments of support as well as comments relating to changes that you would like to be considered. You should make your comments in writing, where possible making reference to specific paragraphs or sections within the accompanying Policy Revisions Document. For your comment to be considered valid it must include a name and contact details (address or email address). **All comments must be received no later than 12 Noon on 13<sup>th</sup> August 2018.**

- 6.2. All comments will be considered by the Parish Council and will be subject to the Parish Council's Privacy Statement which is available on the website. Your information will only be used in connection with the Neighbourhood Plan and in accordance with the neighbourhood planning Regulations.
- 6.3. Please send your comments to the Tatenhill and Rangemore Parish Clerk making sure that all submissions are clearly marked **Neighbourhood Plan Revisions**.

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