



The newsletter for residents of Audlem & District

Special Issue – June 2014

Planning Audlem's Future – Have Your Say

Village Meeting on 10 July 2014

Audlem Parish Council is to hold an Extraordinary Meeting in the Public Hall on **Thursday 10 July 2014 at 7.00 pm**. The purpose of the meeting is to provide an understanding of Neighbourhood Plans. Free drinks and nibbles will be provided.

The Parish Council, at its last meeting, decided to hold a Village Meeting to discuss the pros and cons of setting up a Neighbourhood Plan for the parish.

A Neighbourhood Plan is community led and therefore the decision whether to have one, or not, is yours.

If you decide that a Neighbourhood Plan is what is needed, the Parish Council has to be the lead body,

but a steering group comprising volunteers and Parish Councillors will be formed.

Volunteers must be committed, as producing a Neighbourhood Plan takes up a lot of time over a long period.

Ideally, the steering group should include volunteers with a wide range of skills, such as planning, surveying, legal, IT and finance.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a plan drawn up by the community that sets out a shared vision to shape the future growth and development of the local area. It is part of the statutory Development Plan and is used by the Local Planning Authority (LPA) in deciding planning applications.

It allows local people to have a say on where new homes, shops, businesses and community facilities should go and what they should look like. It gives local people the opportunity to identify and protect areas of green space that are important to them. It cannot stop development, but it can determine where that development should be.

It is more than a Parish Plan or Village Design Statement (both of which we have in Audlem). It is a statutory plan that, by law, has to be taken into account by LPAs and other decision makers when planning applications are determined. It sits alongside the Local Plan prepared by the LPA and both of these plans are used in planning decisions.

Parish Councillors' contact details

Heather Jones, Chair – 811836
Geoff Seddon, Vice Chair – 811282

Frances Christie – 811340	Kate Down – 811160
Richard Furber – 811598	David Highman – 812069
Mike Hill – 811843	Phillip Johnson – 811774
John Langston – 812395	Pam Seddon – 811282
David Siddorns – 811012	

Your Parish Clerk is **Kirstin Dixon** – **01630 658456** or email **audlemparishclerk@gmail.com**.



Why produce a Neighbourhood Plan?

A Neighbourhood Plan can give local people real power to shape the development and growth of their area. There are many potential benefits of a Neighbourhood Plan in terms of outcomes and also the process of preparing one. For example a Neighbourhood Plan can:

- give local people greater ownership of the planning policies in their area;
- allow a community to set out where development should go and what it should look like;
- bring the community together to share ideas and build consensus about the needs and priorities for the area;
- help create lasting partnerships to take forward actions that may arise from the process;
- raise awareness and understanding of planning concepts and regulations;
- enhance communication between the community and the Parish Council;
- provide a detailed evidence base about the community;
- help raise funds and grants;
- inform local authority strategies.

Financial benefits arising from a Neighbourhood Plan

When planning applications are approved the Local Planning Authority (Cheshire East) can impose a Community Infrastructure Levy (CIL), a charge on the landowner. Once a Neighbourhood Plan is adopted, the Parish Council will receive 25% of the CIL on each development. This must be used for improving infrastructure in the parish such as car parking, health and social care facilities and community facilities.

Why should Audlem have a Neighbourhood Plan?

- To minimise the chance of unwanted planning applications being successful, once the Plan is adopted.
- To determine where future development, including affordable housing, should take place in Audlem.
- To set policies for both housing and non-housing issues such as employment, transport and car parking.

What are the alternatives to a Neighbourhood Plan?

If the decision of the community is not to have a Neighbourhood Plan there are currently two alternatives:

Do nothing, but:

- This will leave Audlem open to further speculative planning applications over which we will have no control.
- You, the residents, will have little or no say over how Audlem develops in the future.

Cheshire East's 'Resident First Plan':

- This is a 'fast-track' alternative to a Neighbourhood Plan that Cheshire East announced in mid-June. The intention is for Local Service Centres (of which Audlem is one) and rural villages to identify sites where future housing should take place by the end of September, after community consultation. We don't have confirmation that this Resident First Plan will have statutory powers – and therefore any legal standing. This could then lead to developers making legal challenges to the Plan.