

Tatsfield Neighbourhood Plan – Regulation 16 consultation

Planning Policy Committee - 24 November 2022

Report of: Interim Chief Planning Officer
Cliff Thurlow

Purpose: For decision

Publication status: Open

Wards affected: Tatsfield

Executive summary:

This report recommends that the Committee endorses the statutory public consultation (Regulation 16) on the Tatsfield Neighbourhood Plan by Officers at the Council.

This report supports the Council's priority of: Creating the homes, infrastructure and environment we need

Contact officer Michael Eastham, Email: mfeastham@tandridge.gov.uk

Recommendation to Committee:

It is recommended that:

- A. the Council publicise for consultation for a period of 6 weeks during November/ December 2022 and January 2023, the submission Draft of the Neighbourhood Plan and any supporting documentation in accordance with Regulation 16 of the Neighbourhood Plan Regulations 2012; and
 - B. the content of the report be noted.
-

Reason for recommendation:

The Tatsfield Neighbourhood Plan has been submitted to the Council as required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. The next step is to consult under Regulation 16. Regulation 16 sets out that this must be done 'as soon as possible after receiving a plan proposal which includes each of the documents referred to in Regulation 15(1)'.

1 Introduction and background

- 1.1 Under the Localism Act, 2011 parish councils or neighbourhood forums were given power to prepare their own plan. Once adopted ('made') neighbourhood plans form a part of the wider development plan for the District and are considered in the consideration of all relevant planning application and planning policy matters.
- 1.2 Eleven areas across the District have been designated as a neighbouring planning area and are at varying stages of their plan making process:
 - Burstow
 - Caterham, Chaldon & Whyteleafe
 - Crowhurst
 - Dormansland
 - Godstone
 - Limpsfield
 - Lingfield
 - Tandridge
 - Tatsfield
 - Woldingham
- 1.3 Of these areas, Woldingham Neighbourhood Plan was adopted in April 2016, Limpsfield Neighbourhood Plan was adopted in June 2019 and Caterham, Chaldon & Whyteleafe Neighbourhood Plan was adopted in June 2021.
- 1.4 The Tatsfield Neighbourhood Plan has been submitted to the Council under Regulation 15 to progress to the next stages and Officers are now carrying out the review of the suite of documents received. Further details are set out later in this report.

2 Tatsfield Neighbourhood Plan

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

- 2.2 The Neighbourhood Plan must meet the following Basic Conditions, it must:
- be appropriate having regard to national policy
 - contribute to the achievement of sustainable development
 - be in general conformity with the strategic policies in the development plan for the local area
 - be compatible with human rights requirements
 - be compatible with EU obligations.
- 2.3 The Tatsfield Neighbourhood Plan was submitted to the Council in late October 2022.
- 2.4 Whilst all previous stages of consultation on a neighbourhood plan are the responsibility of the plan-making group/forum, the Regulation 16 consultation is carried out by the Local Planning Authority and must be completed before the neighbourhood plan can be considered by an independent examiner. Consultation responses received will be passed to the independent examiner. Consultation on the Tatsfield Neighbourhood Plan will commence as soon as is practically possible following this Committee meeting and it is intended to run for six weeks in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.
- 2.5 On the assumption that the Neighbourhood Plan passes examination the Parish Council is aiming to have the local referendum running alongside the elections in May 2023. However, in order to achieve this tight time-frame it will require the Council to run the Regulation 16 consultation for 6 weeks with a view to start the consultation on or around **Monday 28th November 2022 and ending on Friday 27th January 2023, taking account of the two-week Christmas break.**
- 2.6 Once the statutory consultation period has ended, the Planning Policy Team will need to send responses to the Examiner. The Examiner will then prepare a report, which will be fact checked by the Planning Policy Team and the Parish Council. A schedule of amendments will need to be presented to the Committee for approval and agreement sought to go to referendum. Following on from this, the Neighbourhood Plan has to be amended and made available so that the local residents know what they are voting on at the referendum. The Planning Policy Team will then prepare all of the documentation and arrange the accommodation for the referendum.

Key implications

Comments of the Chief Finance Officer

There are no significant financial implications associated with endorsing the statutory public consultation (Regulation 16) on the Tatsfield Neighbourhood Plan. As such, the Section 151 Officer supports the recommendations. Any costs of undertaking the consultation will be met from existing committee budgets.

Comments of the Head of Legal Services

There are no significant legal implications arising from this report. There are also no alternative options that can be considered as the Council is required to progress the Plan in accordance with the Regulations.

Equality

Duty under the Equalities Act 2010

In assessing this proposal, the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposed consultation on the Tatsfield Neighbourhood Plan would have a neutral impact on the protected characteristics.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

None

Background papers

None