

Tatenhill and Rangemore Neighbourhood Plan: Summary

Introduction

The Tatenhill and Rangemore Parish Council and Community Group have been working for nearly three years to prepare a Neighbourhood Development Plan (known as 'The Neighbourhood Plan'). The Plan has been subject to considerable community consultation as well as two independent examinations. This process has ensured that the 20 policies now contained in the Plan are supportive of local and national policy and seek to deliver the community's aspirations. A brief summary of the Neighbourhood Plan policies are included in this summary.

What is a Neighbourhood Plan?

Neighbourhood Plans are a local level of planning policy introduced under the Localism Act in 2012. Their purpose is to encourage communities to positively influence town and county planning in their local area. In this case, the designated Neighbourhood Area is the Tatenhill and Rangemore Parish. It contains a series of policies which each focus on a different topics or types of development including housing, employment, heritage and design. The Neighbourhood Plan will be used alongside the East Staffordshire Borough Council Local Plan (formally adopted in October 2015) to guide decisions on proposed new development.

The Process So Far

Work on the Neighbourhood Plan began in autumn 2012 once the parish council won funds from the Department for Communities and Local Government (DCLG) to help fund the production of the Plan. Over the following 18 months the steering group (made up of local volunteers) undertook community consultation, developed an evidence base and published a draft Plan. In parallel with this process, the parish council and the Borough Council revised the conservation area appraisals for both villages, finalising that work in 2013. The Neighbourhood Plan was first submitted to the borough council in 2014. Following the independent examination, where some significant changes were proposed it was decided to revise some areas of the Plan to ensure that the community's aspirations were retained. The Plan was resubmitted in summer 2015 and passed examination in November 2015.

The Neighbourhood Plan Referendum

The Plan, now in its final form, will be subject to a referendum to determine whether or not it should be used to determine planning applications in the parish. The referendum is open to everyone on the electoral register within Tatenhill & Rangemore Parish. It is important that the community fully understand the Neighbourhood Plan and the powers it will have if adopted and that as many people as possible 'vote' in the referendum. The referendum will

be a simple yes / no vote asking whether or not the Plan should be used to determine planning applications within the parish.

How will the Plan be used if the vote is 'Yes'?

As previously explained the Neighbourhood Plan will work in partnership with the Borough Council's Local Plan. When a planning application is submitted within the parish, the local planning authority will check to see if it accords with the relevant policies of the Local Plan, and, if adopted, the Neighbourhood Plan. This means that planning applications that don't accord with the Neighbourhood Plan will be considered to be unacceptable unless there is another relevant consideration not specifically mentioned by the policy. The community, parish council and other local organisations are encouraged to use policies in the Neighbourhood Plan to make comments on a planning application.

How will the Plan be used if the vote is 'No'?

The Neighbourhood Plan would have no status. Planning applications in the Parish would continue to be determined only by considering the relevant policies in the Borough's Local Plan and other material considerations.

What's in the Plan?

The Tatenhill and Rangemore Neighbourhood Plan includes the following six theme areas, each of which contain detailed policies. They can be summarised as follows:

Strategic policies

Sets criteria against which all applications will be judged, covering the focus of development in Tatenhill and Rangemore villages, protecting the landscape setting of the parish, and the requirement for high quality design and sustainability credentials for new development proposals.

Housing and employment

The importance of limited new housing development in Tatenhill and Rangemore villages is recognised, identifying a small scale housing figure and criteria for where these dwellings should be located and what type of housing should be provided. It also identifies suitable retail and employment opportunities in the two villages, including appropriate development of business facilities at Tatenhill Airfield.

Recreation and tourism

Improving access to the countryside for recreation and improved sports facilities is identified as a key aim within the Plan. Footpath and cycle links and recreation routes featuring outdoor gym equipment are promoted. In addition, existing sports and recreation facilities are protected and tourism assets are preserved.

Landscape and countryside

Conservation of the highly valued living landscape of the parish is championed by the plan. Key views and vistas in any new development will be protected, including those from Battlestead Hill, to retain the character of the conservation areas, and local green spaces are identified and will be safeguarded. Where appropriate, the reintroduction of broadleaf woodland across the parish will be supported to contribute to The National Forest.

Design and conservation

The Tatenhill and Rangemore Parish Design Guide and the two Conservation Area Appraisal and Management Plans are supported in protecting the character of the parish and policies are developed to support their goals. Policies require contextually responsive new development, protection of hedge and wall boundaries and setting appropriate parking standards.

Infrastructure

Traffic calming measures that improve highway safety are sought from new developments likely to cause significant additional traffic. Schemes that improve the public realm are supported in the plan. Community-led schemes to diversify the use of community buildings and land are also welcomed as set out in the policies in this section.

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