



## **Frequently Asked Questions**

This is a live document.

It will be regularly updated to include responses to new questions from the local community.

If you have further questions send them:

- By email to [support@csneighbourhoodplan.org](mailto:support@csneighbourhoodplan.org).
- In writing, to the Town Council Offices 60 High Street, Church Stretton SY6 6BY.
- By phone on 01694 722113 to pass on your questions.

If you would like a paper copy of the Frequently Asked Questions document, please contact the Town Council using one of the methods listed above.

**Document Issue Date: 17 November 2023**



**Frequently asked questions covered in Issue 1 of this document:**

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## 1. What is planning?

The planning system manages the use and development of land and buildings. It is intended to ensure that the right development happens in the right place at the right time and in doing so to create better places for people to live, work and play in.

Planning is about how, as a society, we balance the competing needs arising from the development of land and buildings to benefit communities and the economy, provide the things we need (like homes, jobs, shops and transport), improve and conserve our public spaces, places and amenities, protect our heritage, support biodiversity and the natural environment and help to tackle climate change.

The planning system has two main parts to it:

- **Plan making** – setting out a plan for how an area will develop over time as a guide to future development.
- **Managing development** – when development is agreed through planning permission.

Planning consent is required for development or the making of a material change in the use of land or buildings<sup>1</sup>. Planning law requires that **planning decisions are made in line with the development plan<sup>2</sup>, unless there are good reasons why this should not be done**. These reasons are called 'material considerations'. Examples of 'material considerations' include government policy and matters relating to a specific application, such as its design or appearance.

The **development plan** is at the heart of the planning system. The key components of the development plan are:

- **Local Plans**. Local plans set out a long terms strategy for future development and land use in their area. A local plan identifies what development is needed, where it should go, and what land is protected.

The Shropshire Local Plan covers the whole of the County, including The Strettons. For more information see response to question 'What comprises the Shropshire Local Plan?'

- **Neighbourhood Plans**. These were introduced in May 2011. A neighbourhood plan allows a local community to shape what new buildings in its area should look like and what infrastructure should be provided. Local Communities have a choice as to whether to prepare a neighbourhood plan for their area or not.

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<sup>1</sup> Definition of development - section 55(1) of the Town and Country Planning Act 1990 (as amended). "Development" means the carrying out of building, engineering, mining or other operations in, on, or under land, or the making of any material change in the use of any buildings or other land."

<sup>2</sup> Development Plan – section 38 of the Planning and Compulsory Purchase Act 2004.

Includes adopted local plans, neighbourhood plans that have been made, published spatial development strategies, together with any regional strategy policies that remain in force.



In May 2023 there were almost 1450 neighbourhood plans in place across England (including 5 in Shropshire) and over 11,000 at various stages of preparation (13 of which are in Shropshire).

## 2. What is a planning policy<sup>3</sup>

Policies guide many aspects of our lives – insurance policies for our homes, employment policies at work and government policies for issues such as health, defence and the environment.

They are all used both to express intent and to guide decisions. Planning policies are no different - they exist to:

- Set out requirements in advance for new development in an area – after all, planning is about the future
- Inform and guide decisions on planning applications
- Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.

Without planning policies every planning decision would be made in isolation. This would make it very hard to achieve collective aims – such as open countryside free of buildings or good design for housing and other developments. Planning policies also ensure that individual developments meet a range of minimum requirements.

*Source: Locality-How to write Planning Policies for your Neighbourhood Plan*

## 3. What is the National Planning Policy Framework (NPPF)?<sup>4</sup>

The National Planning Policy Framework (NPPF) sets out the Government's planning policy for planning in England and local authorities must have regard to this in reaching planning decisions and preparing their local plans. It provides a framework within which local plans and neighbourhood plans can be produced.

The NPPF must be taken into account in preparing the development plan and is a **material consideration in planning decisions**. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The NPPF is updated to reflect changes in government planning policy, with the latest minor revision being in September 2023. It is anticipated that a major revision will be issued towards the end of 2023.

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<sup>3</sup> How to write Planning Policies for your Neighbourhood Plan

file:///C:/Users/suema/Downloads/How-to-write-planning-policies-for-your-Neighbourhood-Plan-2021.10.08.pdf

<sup>4</sup> National Planning Policy Framework (September 2023)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf)



#### 4. What are Local Plans and what do they contain?

Local planning authorities are required to produce a local plan (in our case Shropshire Council) for their area.

Local plans set out priorities and policies for development in relation to housing, business, infrastructure (e.g. transport and telecoms), health, security, community facilities and services, and the environment. They should set out what are the opportunities for development in the area, and say what will and will not be permitted and where. The local plan provides a degree of certainty for communities, businesses and investors, and are the basis for decisions on individual planning applications.

The local plan for an area is made up of a combination of **strategic policies** which set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- (a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- (b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- (c) community facilities (such as health, education and cultural infrastructure); and
- (d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

**Non-strategic policies** set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Local plans must be consistent with government's National Planning Policy Framework (NPPF). They are prepared in accordance with a set process laid down in secondary legislation (Regulations) which includes consultation with the community and interested parties.

The local plan must be based on solid evidence and meet the 'tests of soundness' which are set out in the NPPF. It will undergo an 'examination in public' held by a Planning Inspector(s) acting on behalf of the Secretary of State to ensure that it meets these tests, before it can be adopted.



## 5. What comprises the Shropshire Local Plan<sup>5</sup>

A 'local plan' can comprise several 'development plan documents'. Two of the key development plan documents that make up the adopted Shropshire Local Development Framework (Local Plan) are:

- Core Strategy Development Plan Document - adopted 24 February 2011. This contains the strategic policies.
- Site Allocations and Management of Development Adopted Plan (SAMDev) – adopted 17 December 2015. This contains the more detailed, non-strategic policies.

Shropshire Council is now at an advanced stage of their Local Plan Review. The draft Local Plan Review covers the period from 2016-2038 and when it is formally adopted it will replace the existing local plan. The contents of the Local Plan Review will be an important consideration for The Strettons Neighbourhood Plan. The draft Local Plan Review is currently the subject of an Examination in Public.

At the end of the examination the Planning Inspectors will send a report to Shropshire Council, setting out their findings and their decision as to whether or not the draft Shropshire Local Plan (2016 – 2038) is considered to be 'sound' and can be adopted or if modifications are required.

If the modifications are 'Main Modifications' (ie not minor in nature) and are needed to make the plan 'sound', then further consultation will be required.

The local plan will then be prepared for formal approval by Shropshire Council, a process known as 'adoption'. It is anticipated that this will occur in 2024.

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<sup>5</sup> Shropshire Council – Local Plan Review <https://www.shropshire.gov.uk/planning-policy/local-planning/local-plan-review/>

Shropshire Council – Adopted Local Plan documents <https://www.shropshire.gov.uk/planning-policy/local-planning/>



## 6. What are Neighbourhood Plans?

Neighbourhood plans were introduced in the Localism Act 2011. They are prepared by the Parish or Town Council or a Neighbourhood Forum (where no parish council exists) with involvement from the local community.

They enable communities to set planning policies to be used by the local planning authority (in our case Shropshire Council) in determining decisions on planning applications and whilst they are similar to local plans in several respects, they are not mini local plans.

A neighbourhood plan is about the use and development of land and may contain a vision or aims, detailed planning policies and proposals for improving the area or providing new facilities, or allocate key sites for specific kinds of development.

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

NPPF Sept 2023, para 29.

Neighbourhood plans should not repeat policies that are in the National Planning Policy Framework (NPPF) or the local plan. Instead, they can enable communities to add locally specific detailed policies on a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport). If local plan policies or policies in the NPPF are considered adequate, then the neighbourhood plan may only need to focus on one or two locally important matters. These may be issues that are relevant to the whole neighbourhood or just to part of the neighbourhood. It is for those producing the plan to decide on its scope and content as a planning document.

The process for preparing a neighbourhood plan is set down in secondary legislation (Regulations). At the end of the plan making process the local community decides through a referendum whether or not the neighbourhood plan will be ‘made’. If successful, they become part of the statutory development plan for the area.

This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans, community plans and village design statements.

“Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

National Planning Policy Framework  
Sept 2023 para 30

By May 2023 there were around 1450 neighbourhood plans in place across England and over 11,000 at various stages of preparation.



## **7. What is the relationship between a neighbourhood plan and a local plan and can their policies be in conflict?**

A neighbourhood plan must be in '**general conformity**' with the local plan for the area. The local plan provides an overall strategic framework for development in the area. General conformity means that the neighbourhood plan should support and uphold the principle of the strategic policies.

To achieve 'general conformity', the neighbourhood plan does not need to be identical to the local plan. If there is any of conflict, the extent of that conflict will be considered.

In the event of a conflict between the policies contained in a 'made' neighbourhood plan or an 'adopted' local plan, the policies in the most recent document will take precedence.

"Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

National Planning Policy Framework Sept 2023 para 29.

## **8. What is the status of an emerging local or neighbourhood plan?**

In taking planning decisions Shropshire Council may, in certain circumstances, also give 'weight' to relevant policies in emerging local and neighbourhood plans. This means that neighbourhood plans which are at a draft stage of preparation can play a role in shaping new development.





## 9. How do you prepare a neighbourhood plan?<sup>6</sup>

The neighbourhood plan making process is set out in secondary legislation (Regulations). Guidance is set out in the National Planning Policy Framework (NPPF) and in National Planning Practice Guidance (NPPG)<sup>7</sup>.

The process is explained in a 'Quick Guide to Neighbourhood Plans', produced by Locality and in more detail in the Locality publication 'Neighbourhood Plans Roadmap A Step by Step Guide 2018'.

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<sup>6</sup> Neighbourhood Plans Roadmap A Step-by-Step Guide 2018 edition written by Dave Chetwyn \*This also contains a glossary of planning terms

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Quick Guide to Neighbourhood Plans

[http://www.communityplanning.net/neighbourhoodplanning/pdfs/quick\\_guide.pdf](http://www.communityplanning.net/neighbourhoodplanning/pdfs/quick_guide.pdf)

Locality – How to assess and allocate sites for development

<file:///C:/Users/suema/Downloads/How-to-assess-and-allocate-sites-for-development-2021.10.06.pdf>

Making Local Green Space Designations in your Neighbourhood Plan

<file:///C:/Users/suema/Downloads/Making-local-green-space-designations-in-your-neighbourhood-plan-2021.10.06.pdf>

Achieving Well Designed Places Through Neighbourhood Planning

<file:///C:/Users/suema/Downloads/Achieving-well-designed-places-through-neighbourhood-planning-2021.04.13.pdf>

Understanding if your Plan Requires a Strategic Environmental Assessment

<file:///C:/Users/suema/Downloads/Understand-if-your-plan-requires-a-Strategic-Environmental-Assessment-SEA-2021.02.26.pdf>

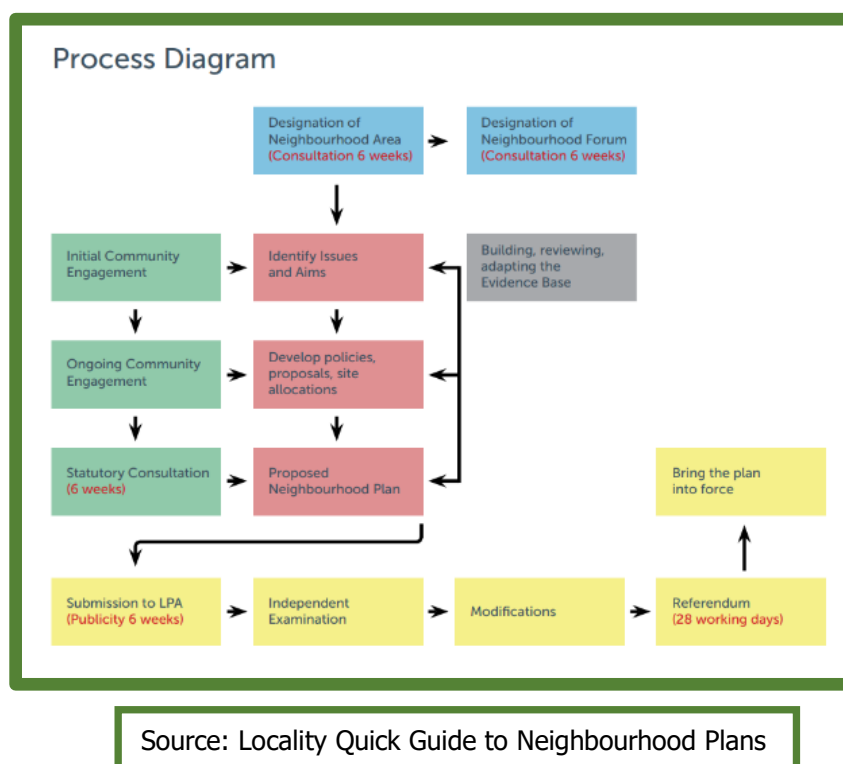
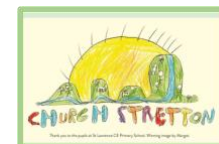
How to write Planning Policies for your Neighbourhood Plan

<file:///C:/Users/suema/Downloads/How-to-write-planning-policies-for-your-Neighbourhood-Plan-2021.10.08.pdf>

How to implement, Monitor and Review your Made Neighbourhood Plan

<file:///C:/Users/suema/Downloads/How-to-implement-monitor-and-review-your-made-neighbourhood-plan-2019.10.11.pdf>

<sup>7</sup> National Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>



## 10. Who is preparing The Strettons Neighbourhood Plan?

Church Stretton Town Council is the legally responsible body for The Strettons Neighbourhood Plan. See the Governance tab on this website for further information on how this will happen.

## 11. What support is available to the Town Council to help with preparing the neighbourhood plan?

Professional support has been commissioned from Urban Vision Enterprise<sup>8</sup>. Urban Vision Enterprise is a partner in the Government's national neighbourhood planning support programme and has provided advice, support or undertaken support diagnostics for hundreds of plans. These range from small rural villages to complex urban areas. They have also prepared and advised on Neighbourhood Development Orders.

They have authored extensive guidance on neighbourhood planning, including the Locality Neighbourhood Planning Roadmap Guide which is widely used by neighbourhood planning bodies around the country, and the National Trust guide to Heritage in Neighbourhood Plans.

<sup>8</sup> <https://urbanvisionenterprise.co.uk/neighbourhood-planning>



Their aim is to ensure that neighbourhood plans have a smooth passage through the statutory process and then provide a robust and effective tool for development management. Their approach is to focus their support on the technical planning work, so as to avoid unnecessary fees for work that can be carried out by neighbourhood planning bodies. In particular, they have extensive experience of policy drafting.

Dave Chetwyn from Urban Vision Enterprise has delivered two on-line training sessions on neighbourhood planning for members of the Town Council and members of the Stakeholder Group (please see governance section on the website for more information on the Stakeholder Group and its link to the Town Council).

In addition support is being sought from:

- Shropshire Council which has a duty to support the preparation of the neighbourhood plan;
- pro-bono support from local working and retired planning professionals;
- websites (e.g. Planning Portal);
- local organisations that may be able to help with printing, developing websites/publicity/communications;
- community members with skills, knowledge and expertise in the topic areas likely to be included in the neighbourhood plan. These individuals make up the Stakeholder Group.

## **12. What area will The Strettons Neighbourhood Plan Cover?**

The Strettons Neighbourhood Plan will cover the whole of the 'parish' of Church Stretton.

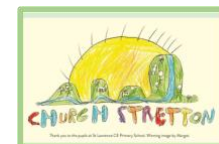
## **13. How long will it take to prepare The Strettons Neighbourhood Plan?**

Based upon Locality's Neighbourhood Plan Roadmap, on average it takes between 18 and 24 months from the start of the process to the neighbourhood plan being 'made'.

## **14. How and when can I have my say?**

There are three main points at which the community's thoughts and views will be sought.

These are covered in response to questions 19 – 21, 26 and 27.



## 15. What time period will The Strettons Neighbourhood Plan cover and why?

The timeframe for a neighbourhood plan is for communities to decide, for example whether it is a 5, 10, 15 or 20-year plan. As the draft Shropshire Local Plan Review covers a period ending in 2038, it makes sense for The Strettons Neighbourhood Plan to do the same.

## 16. What are the benefits of having a neighbourhood plan?

When determining planning applications that fall within the neighbourhood plan area, Shropshire Council must reach a decision in accordance with policies in both the neighbourhood plan and the local plan unless there is good reason (material considerations) to do otherwise.

In addition, Church Stretton Town Council will also receive a greater share of the Community Infrastructure Levy that developers in the neighbourhood plan area have to pay Shropshire Council<sup>9</sup>. This will increase from 15% to 25% and will be spent by the Town Council across the neighbourhood plan area, on our community and our facilities.

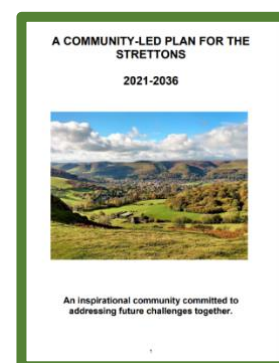
## 17. What is the relationship with the Housing Needs Survey 2022 and the Community Led Plan?



One of the recommendations from the **Housing Needs Survey**<sup>10</sup> prepared for the Town Council in 2022, was the need for a neighbourhood plan as it could include local policies to address the imbalance between housing supply and household needs, in particular the need for more one and two bedroom homes and affordable ownership tenures.

The **Community Led Plan**<sup>11</sup> was prepared by a group of local residents in 2021 and has an important and valuable role in informing the preparation of the neighbourhood plan.

A number of the recommendations contained within the Community Led Plan require a neighbourhood plan to put in place the planning policies to deliver them.



<sup>9</sup> Locality – Understanding Community Infrastructure Levy

<file:///C:/Users/suema/Downloads/Understanding-Community-Infrastructure-Levy-2021.10.08.pdf>

<sup>10</sup> Church Stretton Housing Needs Survey 2022

<https://www.churchstretton-tc.gov.uk/2022/11/housing-needs-survey/>

<sup>11</sup> Link needed – cannot find this on the web



## **18. Can a neighbourhood plan allocate sites for development?**

A neighbourhood plan can identify sites for specific kinds of development, such as housing, retail, employment or mixed use.

It can also include regeneration or enhancement proposals relating to the use and development of land. For example, it could include policies around improving public spaces and pedestrian links or allocate sites for new uses.

## **19. How does community consultation fit into the process of preparing a neighbourhood plan?**

The whole point of a neighbourhood plan is that it is community led. It belongs to everyone. It stands to reason that no one person, or group of people, can have all the knowledge or answers to shape a plan that reflects the breadth and diversity of the community. So, it is vital that everyone gets involved and has their voice heard.

Planning legislation requires consultation to be a part of the process of preparing a neighbourhood plan. When the neighbourhood plan is submitted to Shropshire Council for formal examination, it must be accompanied by a **consultation statement** which summarises comments received throughout the process (both the informal consultation and the Regulation 14 consultation), the issues raised by those comments and how the plan has been modified in response to the issues raised or if not, it should explain why.

## **20. Why is more consultation being undertaken for The Strettons Neighbourhood Plan than is legally required?**

Although not legally required, early consultation is probably the most important stage of community engagement and undertaking this is good practice.

The intention of early consultation is to gather information and an awareness of people's views and to identify key issues and themes well before any policies are drafted.

It is impossible to draft policies for an area unless there is a strong level of understanding of what the community wishes to see. The community knows a lot about its own neighbourhood and also includes people with a range of skills and specialist knowledge who can help put the neighbourhood plan together. This can include people with expertise in business, land and property, social and community issues and environmental matters.

Effective community engagement from the very start of the process almost always results in better, more realistic and deliverable policies.

The responses from the early engagement will inform the vision or aims for future development and growth, what should be included in the neighbourhood plan, the evidence needed to support draft policies and create a sense of community ownership.



## **21. What is Regulation 14 Consultation?**

Once the neighbourhood plan has been drafted and approved by the Town Council (who are the neighbourhood planning body for The Strettons) the Neighbourhood Planning Regulations require a formal statutory consultation with the local community to be undertaken. This is often referred to as the **Regulation 14 consultation** and is undertaken by the Town Council. The Regulation 14 consultation should last for at least 6 weeks.

All comments received by the close of the consultation period must be considered conscientiously. It is not unusual for different respondents to have different views and in such cases it will be for the neighbourhood plan body, having considered the various responses, to decide how to proceed.

Following any changes made to the neighbourhood plan in response to the consultation, it will be finalised and submitted to Shropshire Council for independent examination along with the Consultation Statement.

## **22. What about Environmental Regulations?**

Neighbourhood plans should be 'screened' at an early stage (usually when policies are first drafted) to ascertain whether they are likely to trigger significant environmental effects and thus whether a Strategic Environmental Assessment or Habitats Regulations Assessment needs to be carried out.

Shropshire Council will undertake this screening assessment and will consult relevant national bodies in reaching its screening opinion. If a Strategic Environmental Assessment or Habitats Regulations Assessment is required this will need to be commissioned by Church Stretton Town Council.

The National Planning Policy Framework makes clear that a sustainability appraisal should be an integral part of the plan preparation process, but the particular assessment requirements need to respond to the scale, status and scope of the plan being developed.

## **23. Are there limits to what can be put in a neighbourhood plan?**

There are a number of 'basic conditions' that need to be met by neighbourhood plans. These require that the neighbourhood plan must:

- have regard to national policies and advice, such as the National Planning Policy Framework;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the area (in our case these are found in the Shropshire Local Plan);
- be compatible with European obligations and human rights requirements (as now enshrined in UK law).



## **24. Can a neighbourhood plan deal with non-planning issues?**

Although neighbourhood plans must focus on planning issues, it is commonplace that other matters, community projects or actions that fall outside the scope of the plan will have been raised by the community in response to the consultation.

Whilst planning policies can only relate matters that fall under planning control, i.e. the development and use of land or buildings, it is possible for non-planning matters to be highlighted separately from the plan, for example in an appendix and in that way drawn to the attention of those responsible for that service or facility.

Examples of non-planning issues include the following:

- improving the local train or bus service
- filling potholes
- introducing a speed limit or other traffic management measures
- working in partnership with other organisations
- better or different management of a village hall or play area

## **25. What happens after the neighbourhood plan is submitted to Shropshire Council?**

The neighbourhood plan submission must include the following:

- a map or statement, which identifies the area to which the plan relates;
- a consultation statement
- a statement on how the plan fulfils the basic conditions

Shropshire Council will check the neighbourhood plan to ensure that it meets all legal requirements and has followed the correct process.

## **26. What is Regulation 16 publicity?**

Once Shropshire Council has checked the neighbourhood plan for legal compliance it must **publicise it for a 6-week period (Regulation 16)**.

The Council will also notify anyone referred to in the consultation statement that the plan has been received.

All representations received before the close of the Regulation 16 publicity will be passed to an independent examiner for consideration as part of the examination (see question on independent examination).





## **27. Is Regulation 16 publicity another round of consultation on the neighbourhood plan?**

Regulation 16 publicity is not another round of consultation. Representations will only be considered if they fall within the remit of the independent examination (see question on the independent examination) which will consider if the neighbourhood plan meets the basic conditions.

## **28. Who organises and pays for the independent examination, what is it about and what happens next?**

Shropshire Council will organise and cover the costs of the independent examination and referendum. They will appoint an independent examiner (from a panel of experienced and professionally qualified examiners) with the consent of the Town Council.

The independent examination will examine whether the plan meets the 'Basic Conditions' and other relevant legal requirements (e.g. consultation). It will consider the submitted documents and also any comments made in response to the Regulation 16 publicity.

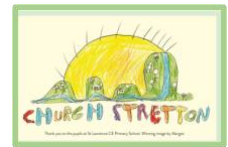
The independent examination will usually be conducted by written representations, but if the examiner considers it necessary, they may invite interested parties to a public hearing to present their comments, for example to examine a specific issue in more depth or to ensure fairness.

Following the examination, the examiner will issue a report which may recommend that the plan proceeds to the referendum stage (i.e. it meets all the legal requirements) or may suggest that modifications are needed to the plan before it can proceed to the referendum.

If modifications are recommended, Shropshire Council will make them if it means that with those modifications, the plan could comply with the Basic Conditions. The neighbourhood plan body (Church Stretton Town Council) may withdraw the plan if it is unhappy with modifications being made.

The examiner might recommend that the plan does not proceed to the referendum, if it does not meet the relevant legal requirements. They may also recommend that the referendum area include individuals beyond the boundary of the neighbourhood area.





**29. If a neighbourhood plan allocates sites for development can a landowner or developer object at examination if their site is not allocated?**

There will be the opportunity for all affected by proposals to make representations to the independent examination.

**30. Why is a referendum required and who can vote?**

Planning law requires that if the plan is found to be satisfactory (i.e. complies with the key legal requirements) with modifications if necessary, then the local authority (Shropshire Council) must arrange for a local referendum to take place.

At least 28 working days' notice of the referendum must be given before the date of the vote. Voting takes place at local polling stations or by postal ballot (for those members of the electorate who have registered to vote in this way). If more than 50% of those voting in the referendum do so in favour of the neighbourhood plan, then it will be 'made' i.e. to come into force. This happens immediately after a 'yes' vote.

**31. What is a Neighbourhood Development Order?<sup>12</sup>**

Neighbourhood Development Orders grant planning permission for specific development in a particular area. This could include things like specified changes of use, certain kinds of alteration or the reinstatement of historical features.

Neighbourhood Development Orders can be used to grant outline planning permission for specified uses on allocated sites, such as housing, commercial uses or recreational uses.

According to Locality, whilst there has been limited uptake, Neighbourhood Development have real potential, especially when carried out in parallel to the preparation of a neighbourhood plan.

For example, if a neighbourhood plan allocates sites for employment uses, an Neighbourhood Development Order could be used to grant permission for those uses and to provide a greater level of certainty to developers over the infrastructure and other requirements associated with developing the sites.

Source: Locality Neighbourhood Development Orders and Community Right to Build Orders

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<sup>12</sup> Locality Neighbourhood Development Orders and Community Right to Build Orders  
<file:///C:/Users/suema/Downloads/Neighbourhood-development-orders-inc.-community-right-to-build-orders-2021.03.15.pdf>



### **32. What is a Community Right to Build Order?<sup>13</sup>**

Community Right to Build Orders are a kind of Neighbourhood Development Order which can grant planning permission for small-scale community-led developments. These could include things like housing, community centres, business and enterprise hubs or community energy schemes.

The disposal of assets granted under a Community Right to Build Order must be used for the benefit of the community. Thus, in addition to granting planning permission, a Community Right to Build Order ensures that any proceeds can only be used for the benefit of the wider community. In addition, it can remove enfranchisement rights. This means that, those renting property can be prevented from purchasing it, ensuring that it continues to be available for rental.

Source: Locality Neighbourhood Development Orders and Community Right to Build Orders

### **33. Where can I find a glossary of planning terms for neighbourhood planners?**

Locality has produced a helpful glossary of planning terms for neighbourhood planners. This is available from the document section of this website or can be downloaded using the link below.

<file:///C:/Users/suema/Downloads/Neighbourhood-Planning-Glossary-2021.10.12.pdf>

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<sup>13</sup> Locality Neighbourhood Development Orders and Community Right to Build Orders  
<file:///C:/Users/suema/Downloads/Neighbourhood-development-orders-inc.-community-right-to-build-orders-2021.03.15.pdf>



## **Bibliography:**

### **National Policy and Guidance**

National Planning Policy Framework (September 2023)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf)

National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

### **Locality Good Practice Guidance**

Quick Guide to Neighbourhood Plans

[http://www.communityplanning.net/neighbourhoodplanning/pdfs/quick\\_guide.pdf](http://www.communityplanning.net/neighbourhoodplanning/pdfs/quick_guide.pdf)

Neighbourhood Plans Roadmap A Step-by-Step Guide 2018 edition written by Dave Chetwyn \*This also contains a glossary of planning terms

[file:///C:/Users/suema/Downloads/NP\\_Roadmap\\_online\\_print\\_friendly%20\(1\).pdf](file:///C:/Users/suema/Downloads/NP_Roadmap_online_print_friendly%20(1).pdf)

Locality – Understanding Community Infrastructure Levy

<file:///C:/Users/suema/Downloads/Understanding-Community-Infrastructure-Levy-2021.10.08.pdf>

Locality – How to assess and allocate sites for development

<file:///C:/Users/suema/Downloads/How-to-assess-and-allocate-sites-for-development-2021.10.06.pdf>

Making Local Green Space Designations in your Neighbourhood Plan

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Achieving Well Designed Places Through neighbourhood Planning

<file:///C:/Users/suema/Downloads/Achieving-well-designed-places-through-neighbourhood-planning-2021.04.13.pdf>

Understanding if your Plan Requires a Strategic Environmental Assessment

<file:///C:/Users/suema/Downloads/Understand-if-your-plan-requires-a-Strategic-Environmental-Assessment-SEA-2021.02.26.pdf>

How to write Planning Policies for your Neighbourhood Plan

<file:///C:/Users/suema/Downloads/How-to-write-planning-policies-for-your-Neighbourhood-Plan-2021.10.08.pdf>



How to implement, Monitor and Review your Made Neighbourhood Plan

<file:///C:/Users/suema/Downloads/How-to-implement-monitor-and-review-your-made-neighbourhood-plan-2019.10.11.pdf>

Locality: Neighbourhood Planning Glossary

<file:///C:/Users/suema/Downloads/Neighbourhood-Planning-Glossary-2021.10.12.pdf>

Neighbourhood Development Orders and Community Right to Build Orders

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### **Shropshire Council**

Shropshire Council – Local Plan Review

<https://www.shropshire.gov.uk/planning-policy/local-planning/local-plan-review/>

Shropshire Council – Adopted Local Plan documents

<https://www.shropshire.gov.uk/planning-policy/local-planning/>

### **The Strettons**

Church Stretton Housing Needs Survey 2022

<https://www.churchstretton-tc.gov.uk/2022/11/housing-needs-survey/>

Church Stretton Community Led Plan 2021