

## 9. Bolney Neighbourhood Plan

REPORT OF: HEAD OF ECONOMIC PROMOTION & PLANNING  
Contact Officer: Chris Tunnell  
Email: [Chris.Tunnell@midsussex.gov.uk](mailto:Chris.Tunnell@midsussex.gov.uk) Tel: 01444 477322  
Wards Affected: Bolney  
Key Decision: Yes  
Report to: Council  
21<sup>st</sup> September 2016

---

### Purpose of Report

1. The purpose of this report is to recommend that the District Council formally 'make' the Bolney Neighbourhood Plan part of the Development Plan for Mid Sussex. This will enable the District Council to use this plan to help determine planning applications in Bolney.

### Summary

2. The Bolney Neighbourhood Plan went to Referendum on the 1<sup>st</sup> September 2016. The referendum result was overwhelmingly in favour of the Neighbourhood Plan being used to help determine planning applications in the Neighbourhood Area.

### Recommendations

3. **It is recommended that Council agrees to formally make the Bolney Neighbourhood Plan part of the Local Development Plan.**
- 

### Background

4. The Neighbourhood Planning process has come about due to the Localism Act 2011. This Act allows Parish/Town Councils and other designated forums to conduct a Neighbourhood Plan for their designated area.
5. The Neighbourhood Plan is a locally prepared document, in the case of Mid Sussex by a Town or Parish Council, for managing development. The Bolney Neighbourhood Plan allocates sites for development and sets out criteria based policies which applicants will be expected to comply with in order to gain planning permission.
6. Bolney Parish Council, as the qualifying body, successfully applied for Bolney parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came in to force on 6th April 2012. A Neighbourhood Area was subsequently designated on the 9th July 2013 by Mid Sussex District Council for the whole of Bolney Parish.
7. The Neighbourhood Plan was published by Bolney Parish Council for the Regulation 14 Pre Submission Consultation during May and June 2015 for a period of six weeks.
8. Following the submission of the Bolney Neighbourhood Plan to the District Council, the documents were publicised and comments were invited from the public and stakeholders for a further six weeks. The consultation period closed on 10th December 2015.

9. Mid Sussex District Council appointed an Independent Examiner; Ann Skippers, in agreement with Bolney Parish Council to review whether the Plan met the Basic Conditions required by legislation and whether it should proceed to Referendum.
10. The Examiner concluded that, subject to some minor modifications to the Plan, it met the Basic Conditions and should go forward to Referendum. These modifications were approved by Cabinet on 11<sup>th</sup> July 2016.
11. Subsequently the Bolney Neighbourhood Plan Referendum was held on 1<sup>st</sup> September 2016. The result was 520 persons in favour and 31 against. There were 3 spoilt ballot papers. Overall turnout at the Referendum was 56%.

### **'Making' the Neighbourhood Plan**

12. As a result of the Referendum, it is recommended that the Bolney Neighbourhood Plan is made part of the Development Plan by Mid Sussex District Council. This will allow the Bolney Neighbourhood Plan to be used in the determination of planning applications within the Neighbourhood Plan Area of Bolney. This process is similar to the adoption of the Council's own development plan documents, but the local planning authority i.e. this Council is required to 'make' neighbourhood plans as soon as possible after a Referendum takes place and the result of that Referendum reflects a majority in favour (over 50% of those who voted). There is no minimum turnout clause applicable to the Referendum.
13. There are limited exceptions to this; the Local Planning Authority can decline to make the Plan if they consider that it would breach any EU Obligations or any Convention of Human Rights.
14. Previously the District Council has made decisions on the Bolney Neighbourhood Plan which indicate that there are no concerns with meeting EU Obligations or the Convention on Human Rights. No new circumstances or evidence have materialised to date which would alter those decisions. Therefore, it is recommended that the Council 'makes' the Bolney Neighbourhood Plan part of the Development Plan.

### **Conclusion**

15. This is the thirteenth Neighbourhood Plan in Mid Sussex to reach the end of the process and become part of the Development Plan. This should provide encouragement to the remaining Town and Parish Councils that they can successfully progress their Neighbourhood Plans ahead of the District Plan and shape the future of their areas as enabled by the Localism Act.

### **Policy Context**

16. The Sustainable Communities Strategy supports
  - Protecting and Enhancing the Environment
  - Ensuring Cohesive and Safe Communities
  - Promoting Economic Vitality and
  - Supporting Healthy Lifestyles

The Strategy identifies the District Plan as a key complementary document and states “Neighbourhood plans drawn up by the Town and Parish Councils will sit alongside the District Plan. These set out how local communities would like their neighbourhoods to evolve”.

### **Other Options Considered**

17. Where a Referendum results in a majority 'Yes' vote (i.e. 50 per cent plus 1) the Local Planning Authority must make the Neighbourhood Plan as soon as reasonably practicable. The plan then becomes part of the statutory development plan for the area. There are limited exceptions to this; the Local Planning Authority can decline to make the Plan if they consider that making the order would breach any EU Obligations or any Convention or Human Rights.
18. Previously the District Council has made decisions on the Bolney Neighbourhood Plan which indicate that there are no concerns with meeting EU Obligations or the Convention on Human Rights. No new circumstances or evidence have materialised to date which would alter those decisions. Therefore, it is considered that there are no alternative options available to the Council but to ‘make’ the Bolney Neighbourhood Plan part of the Development Plan.

### **Financial Implications**

19. There are no financial implications of this decision.

### **Risk Management Implications**

20. Strategic Risk 2 for this year is “Failure to achieve a successful examination of the District Plan and Community Infrastructure Charging Schedule”. The successful development of Neighbourhood Plans is an important element to the District Plan strategy. The decision to ‘make’ the Bolney Neighbourhood Plan would assist in reducing this risk.

### **Equality and Customer Service Implications**

21. It is considered that there are no equality and customer service implications.

### **Other Material Implications**

22. There are no other material considerations.

### **Appendices**

- Bolney Neighbourhood Plan can be viewed at <http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/neighbourhood-plans/bolney-neighbourhood-plan/>
- The Declaration of Result of Poll