

# **BLEADON PARISH COUNCIL - NEIGHBOURHOOD PLAN**

## **Briefing Note - Advantages and Key Points**

### ***Advantages***

- Develop a relationship with North Somerset Planning Policy Team (who don't know much about Bleadon)
- Raise awareness of the character of Bleadon
- Gain a better understanding of planning policy and key areas of defence against over-development
- Develop a community-led shared vision and key objectives for Bleadon
- Determine and formally establish planning policies specifically for Bleadon
- The Neighbourhood Plan has real legal force
- Use of the plan and policies when commenting on planning applications to simplify the process
- Gathering information for the Plan on all aspects of Bleadon to update the existing Parish Plan to save time and money
- An opportunity to use the Parish Plan and give it some importance in planning matters
- Involving a wide range of parishioners in preparing the plan and re-energising the Parish Plan philosophy
- Develop a strategy for improvements – traffic, road safety etc
- Develop a separate Community Action Plan to address the initiatives in the Parish Plan not covered by the Neighbourhood Plan
- Engagement with all stakeholders, landowners, farmers, community groups, environmental organisations, utility companies, residents, businesses etc
- Demonstrates a real interest by the Parish Council in the future of Bleadon
- Achieve a greater financial contribution from the Community Infrastructure levy, money to spend in Bleadon (25% with no cap, instead of 15% with cap. This would apply retrospectively to the quarry development)
- Avoid more development pressure on Bleadon as other councils develop neighbourhood plans and can restrict development in their parish/district.

### ***Key Points***

- The final Plan will be subject to a referendum and the vote in favour must be more than 50%. Community engagement has to be demonstrated. So, it cannot be imposed on the community.
- The aim of the Plan is to give people a greater say in the development/use of land through the establishment of specific planning policies
- Areas of green space can be protected and village infrastructure managed and improved
- Once adopted the Plan forms part of the Local Plan for NSC and is used when considering planning applications
- The Plan can influence the choice of sites and the design and layout of new housing, but cannot stop developments approved in the Local Plan and the policies have to reflect the National Planning Guidance (NPPF)