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## **Neighbourhood Plan – What’s in it for us**

In 2007, following an extensive survey of the parish, Radwinter Parish Council produced a 5-year Parish Plan. Uttlesford District Council still use this for supplementary planning guidance when considering planning applications, even though it is now out-of-date.

Neighbourhood Plans have been introduced by Government to encourage and enable local communities to have a much greater say on community planning. With a Neighbourhood Plan, local people are able to influence the extent and location of development over a 15 to 20 year period. It can also specify the any other infrastructure that would be required to support this.

Uttlesford District Council has started work on the Borough Local Plan for 2017-2032, which entails finding sites for some 16,000 new homes. A Neighbourhood Plan for Radwinter would give us a real say in how that will affect our parish.

So the first action is for the Village is to decide whether it wants a Neighbourhood Plan. Without a plan then the decisions on any future development in our Village will be taken by Uttlesford District Council or by Central Government.

To build a Neighbourhood plan a working group of volunteers will be formed to survey local views and needs and then work with a planning expert to write the document.

A Neighbourhood Plan would be based on the proven evidence-based need for residential and commercial development, and a decision by the village on where it should be located.

The Draft Neighbourhood Plan must be reviewed by a Government Planning Inspector, and adopted by the Village in a referendum. The Approved Neighbourhood Plan then becomes a statutory part of Uttlesford District Council’s planning policy.

### **Key points of a Neighbourhood Plan include:**

Acceptance that future development will occur, but that any change will be greatly influenced by the approved Neighbourhood Plan

A focus on what the village community believe is needed in the future, influencing village sustainability

A demonstration that the plan for the future is both acceptable to the majority of residents and complies with legal statute

An acceptance that the Neighbourhood Plan means that the prospect of future development is linked to benefits that accrue for the community as a whole.

### **What if we do not have a Neighbourhood Plan?**

Initially nothing will alter, unless and until we become the target for developers.

There is a presumption in favour of the developer to build where they can show a need and or a reason to develop.

Development can be imposed upon the Village without taking into account the views of residents.

### **What happens next**

Before the Village can start producing a Neighbourhood Plan, we have to demonstrate to Uttlesford District Council that:

We have consulted with the Village and there is a broad majority agreement in favour of producing a Plan

There is general agreement on the boundary of the plan (eg the whole Civil Parish, part of the Village, or just the central areas)

The Parish Council has passed a resolution that the Neighbourhood Plan should proceed, and that it will be the statutory body responsible for the Plan.

# **Neighbourhood Plan**

A Meeting will be held in the  
Village Hall

On at 12<sup>th</sup> Sept at 7.30pm

to initiate creation of a  
Neighbourhood Plan  
for Radwinter.

Everyone Welcome