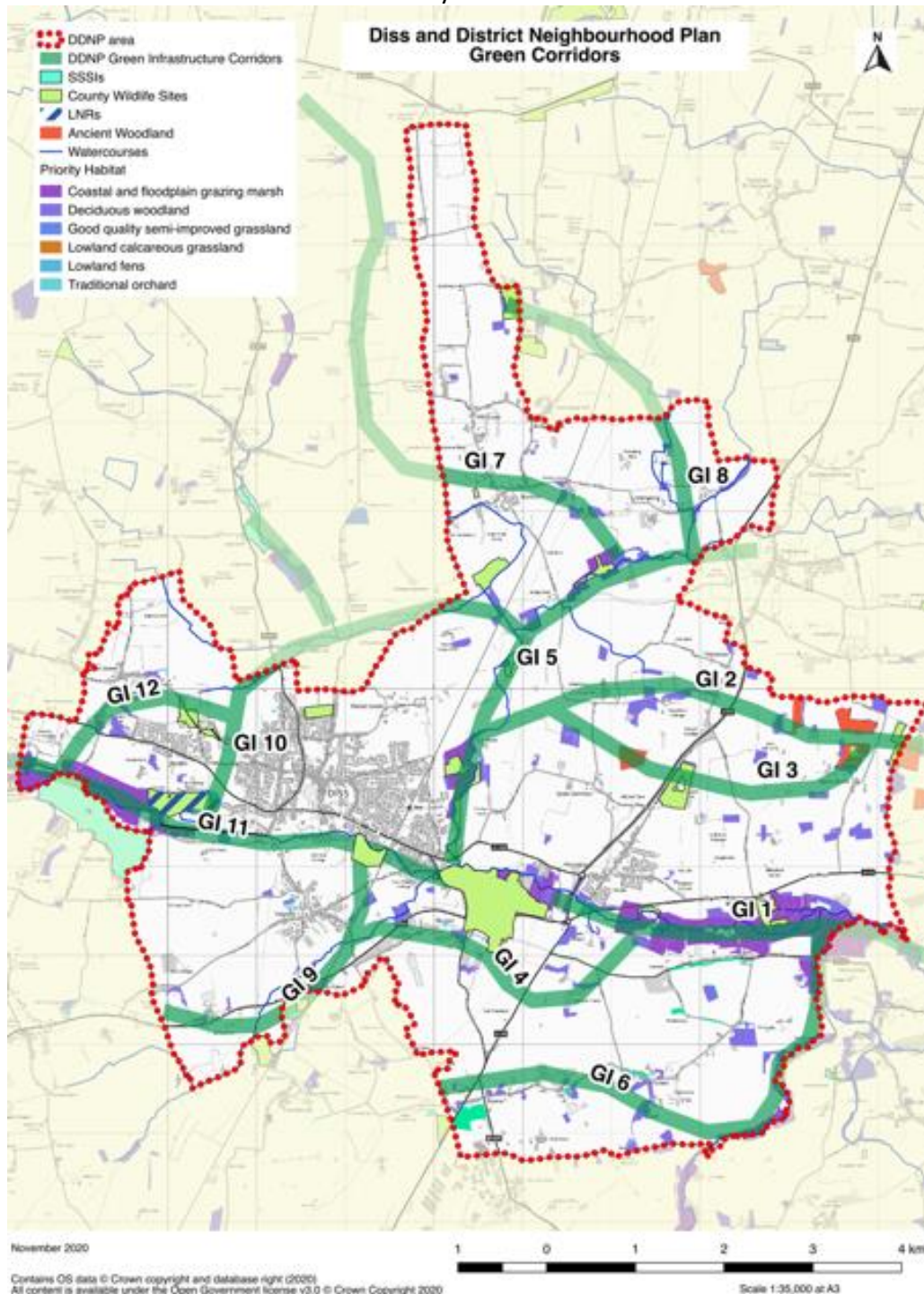


## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning

#### Ecological Network

It's increasingly common for the Neighbourhood Plans we support to include an ecological network – which becomes a focus of biodiversity gains achieved through development and also community actions to improve habitat. CCP has a good working relationship with the Norfolk Wildlife Trust who will support identification of the network. Below is a map of the green infrastructure corridors for the Diss and District Neighbourhood Plan. A good example to review of a plan that strongly supports the natural environment is Filby Neighbourhood Plan – this received praise from Natural England at Regulation 14. Filby's plan has recently been submitted to the Local Authority for Examination.

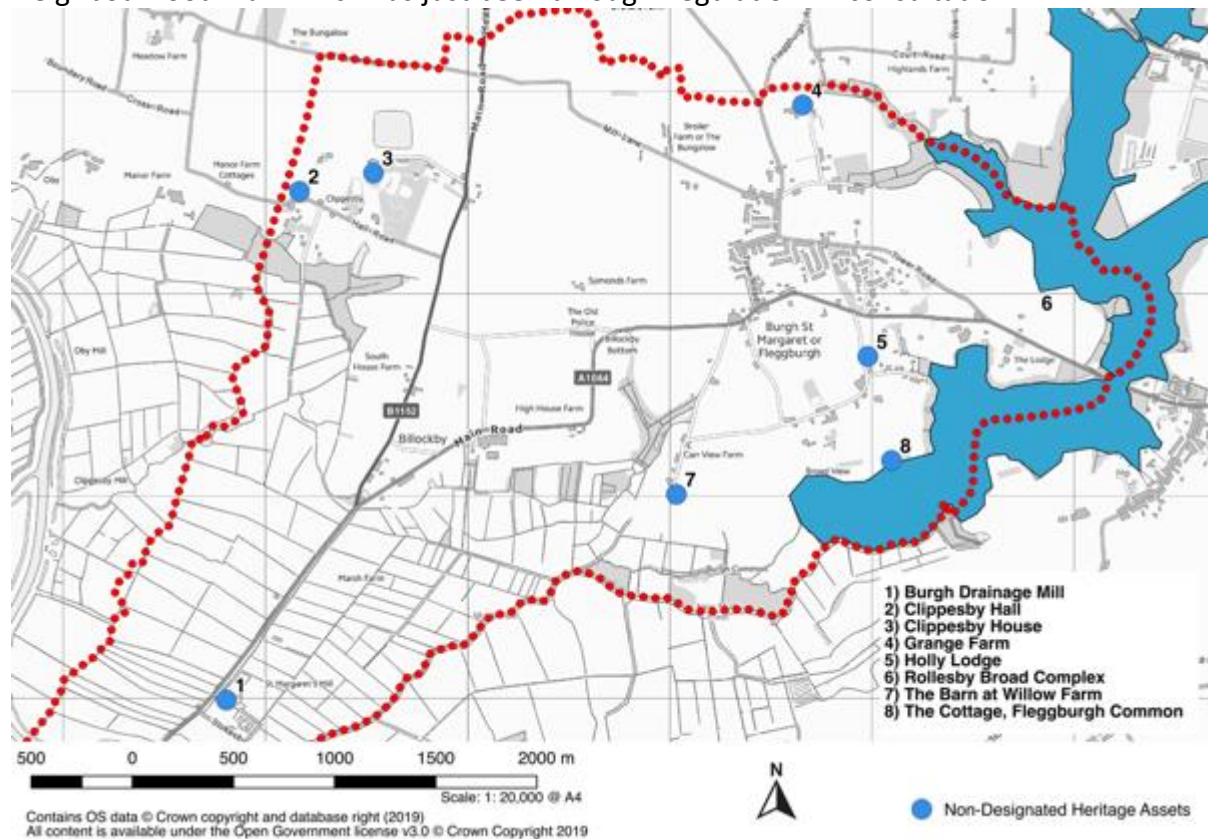


## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning

#### Non-Designated Heritage Assets

We encourage communities to consider whether there are heritage assets that they would like to include within their Neighbourhood Plan which do not already have some form of protection (ie listed building status). We support them to review the Historic Environment Record and assess the assets in line with Historic England's guidance on local listings. This assessment will be required at examination to support their inclusion within the plan. CCP has good links with the Norfolk Historic Environment Service who can support this work for the plan. Below is a map of non-designated heritage assets identified within Fleggburgh Neighbourhood Plan which has just been through Regulation 14 consultation.



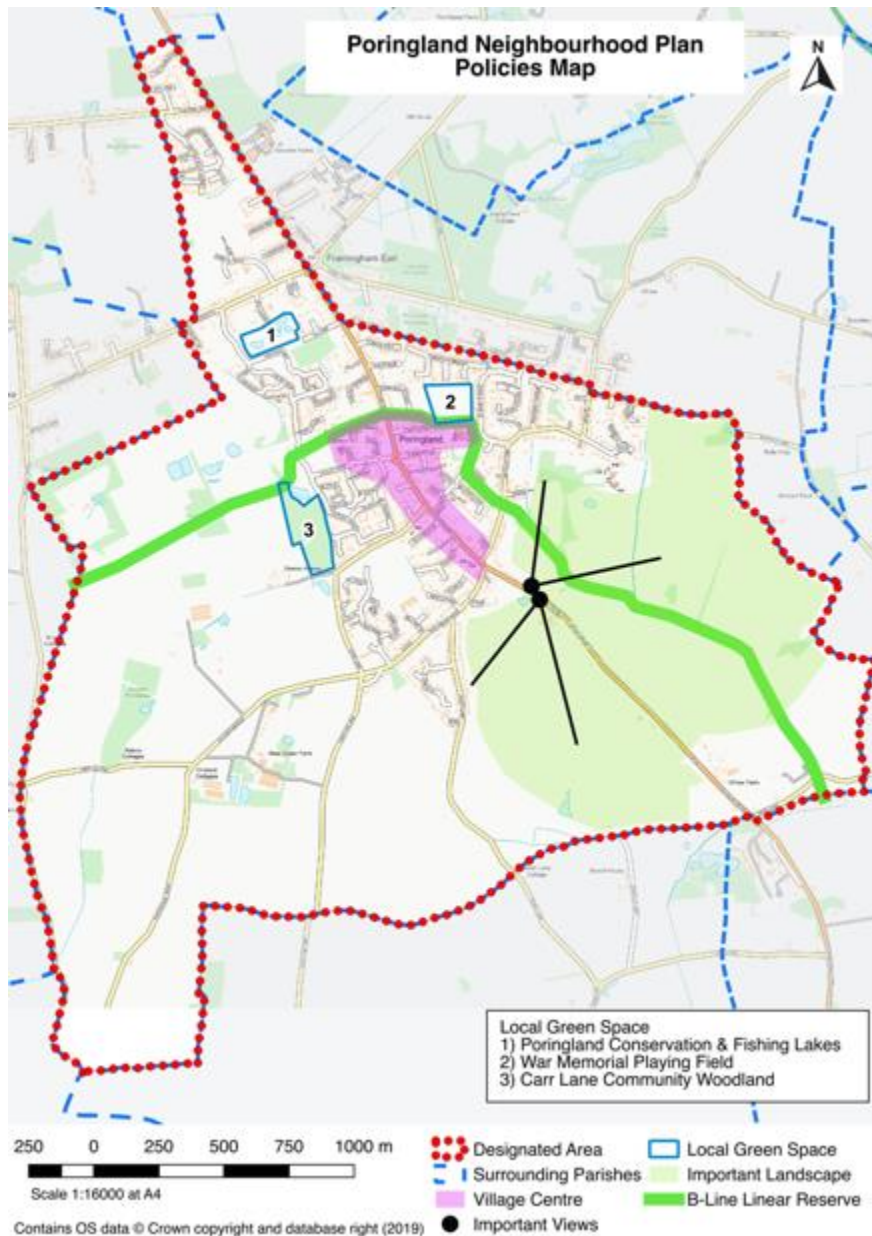
#### Local Green Spaces

It is common for Neighbourhood Plans to include a policy that protects special green areas within the community as Local Green Spaces (LGS). This gives them strong protection against future development that is equivalent to Green Belt. It's important for each LGS to meet national criteria and we've developed a template to support communities to assess potential green areas. Below is the Policy Map included within Poringland's Neighbourhood Plan which has been through examination, awaiting referendum, to demonstrate the LGS designations identified.



## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning

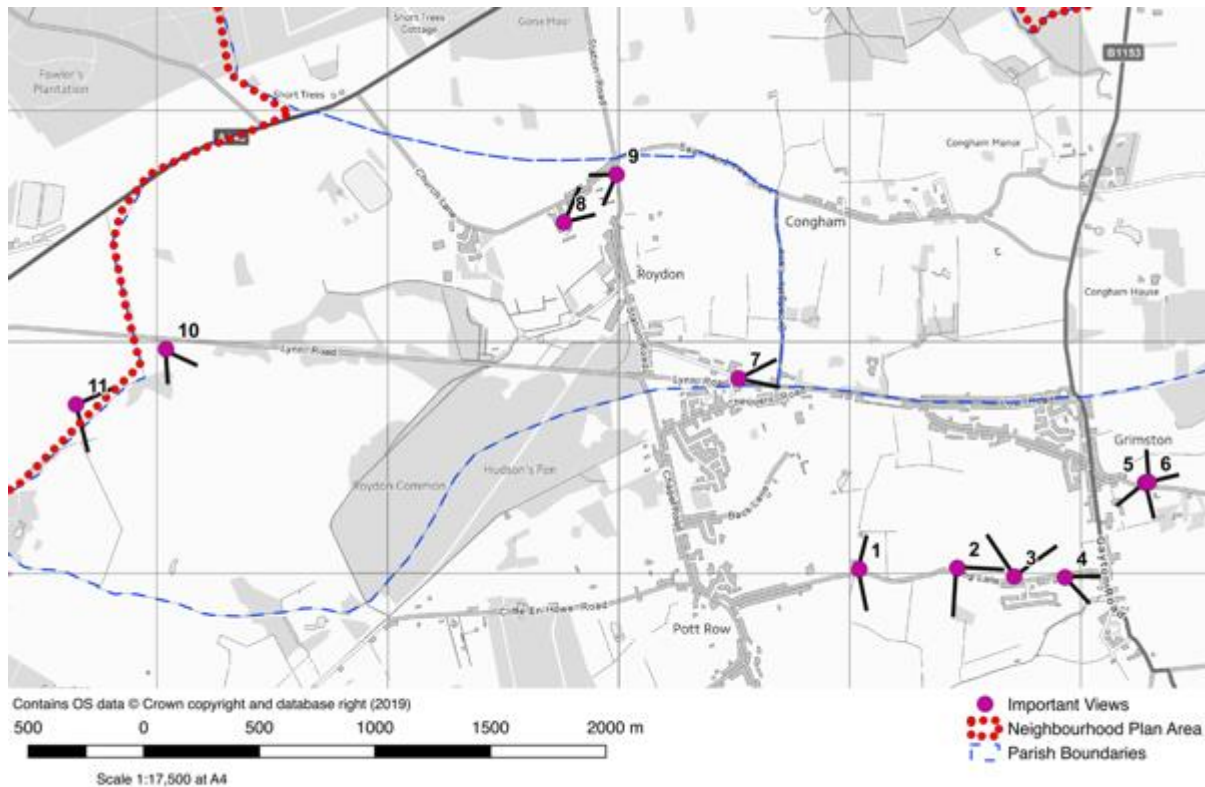


### Important Views

Really special public views can also be given some protection in Neighbourhood Plans. We have developed a template to help communities consider which views can be included and have completed assessment work on behalf of some groups including Grimston, Congham and Roydon, see map below.

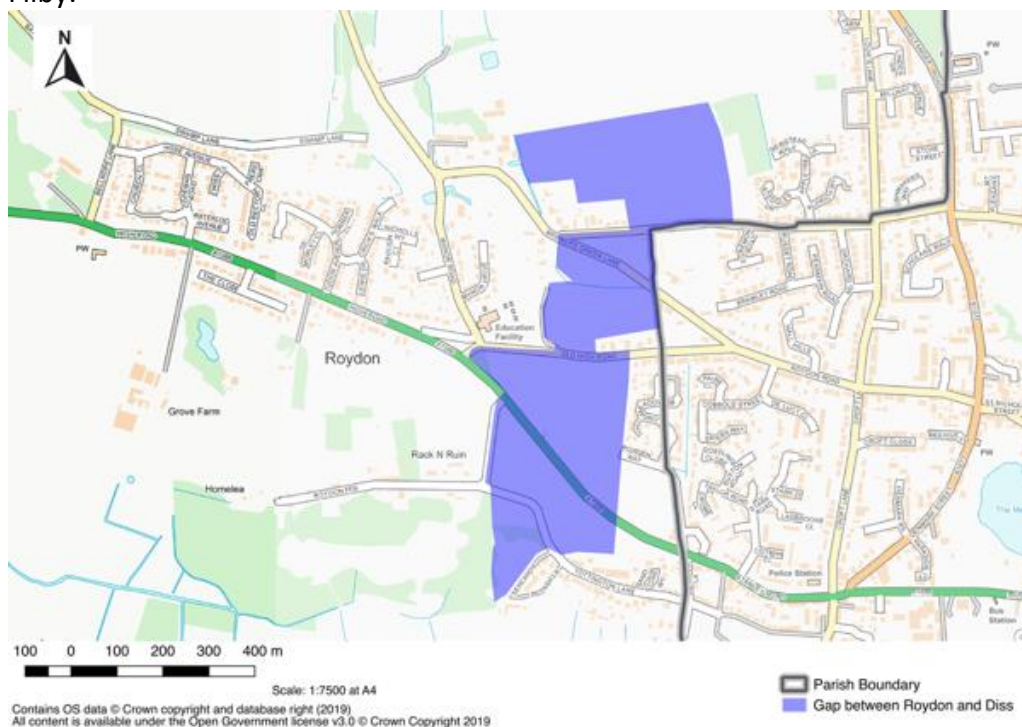
## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning



### Strategic/Village Gap

Four of the plans we've worked with have identified village or strategic gaps that protect against development that would cause coalescence between settlements within the Neighbourhood Plan area. There has to be sufficient evidence to justify the identification of a gap, and district council support is useful. Below is a couple of gaps – Roydon/Diss and within Filby.



## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning

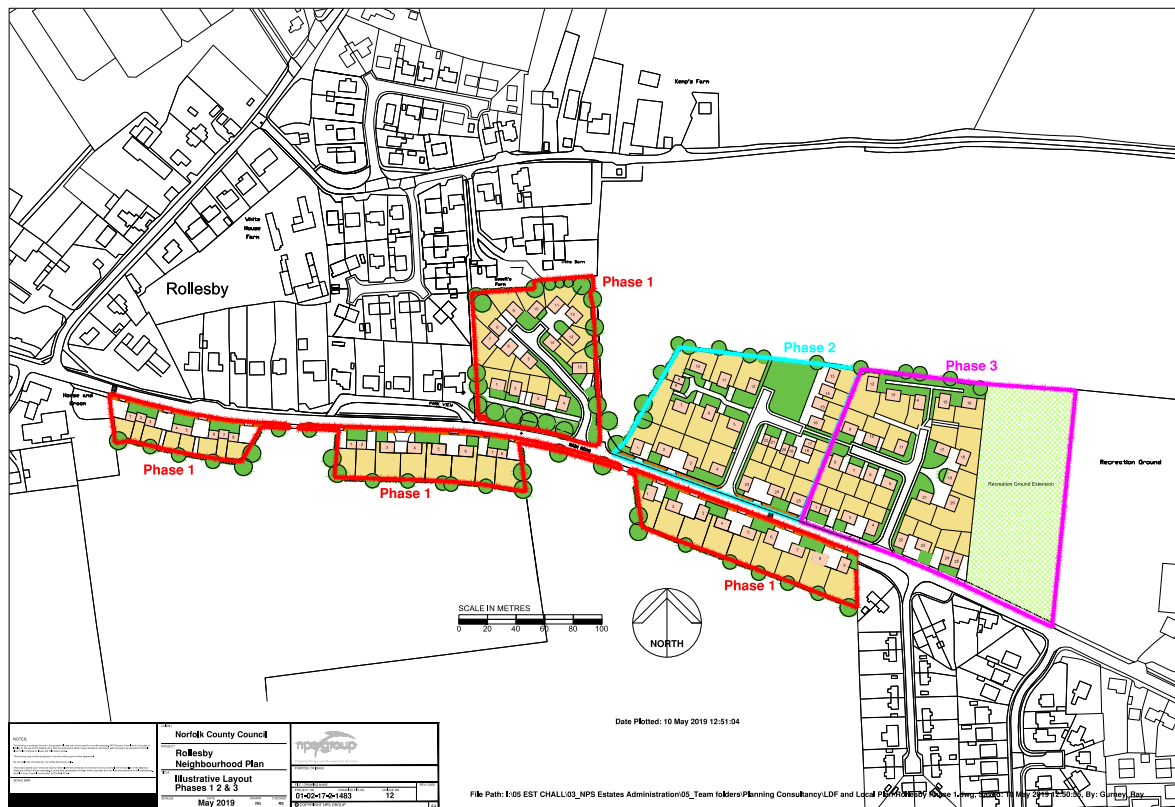


### Housing Allocations

There are benefits to allocating sites for development within your Neighbourhood Plan so we always encourage groups to give this consideration, and ask for residents' views during the first consultation. We've worked on a range of plans that allocate sites – from those allocating a small number of homes and those delivering the entire housing requirement (500 around Diss) on behalf of the district council. Rollesby's Neighbourhood Plan allocated both residential sites and a mixed-use site for office / start-up business. Rollesby were very creative with their vision for the Neighbourhood Plan, seeking to join up two parts of the village through housing growth, and creating a new area of green space within the village centre.



## Examples of CCP work to support Neighbourhood Planning



If you decide to allocate this will add time into the process as there are additional regulatory requirements – including environmental assessment, see below.

## Design

Design is a key area where the neighbourhood plan can have influence. This relates to the appearance of buildings, but also their layout, scale, density and how the building and area functions. We have in the past assisted communities to undertake Character Appraisals (see [Tilney All Saints Appraisal](#)), however, there is now a comprehensive package of technical support available to local communities through Locality, including Design Guidelines. Most communities we work with commission AECOM, through Locality to undertake this work, however, there remains real benefit from communities being heavily involved in this aspect. Ultimately the design policy within your Neighbourhood Plan will be underpinned by this evidence.

## Principle Residence Housing

A number of communities we've worked with have included a policy on Principle Residence Housing in their Neighbourhood Plan. This introduces requires all new homes to be occupied as the sole or main home of the occupant – rather than be used as a second or holiday home. This needs to be supported by sufficient justification and evidence of impact which can be gathered by looking at data such as council tax and understanding views of local residents. For Winterton-on-Sea we produced an evidence document to support inclusion of such a policy (see [Winterton Evidence](#)).

## **Ringstead Neighbourhood Plan**

### **Examples of CCP work to support Neighbourhood Planning**

#### **Environmental Screening / Assessment**

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All Neighbourhood Plans will become part of the development plan for the area and therefore must be screened for environmental impacts. This includes Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment. If you are allocating sites for development in your plan it is likely that you will need a SEA and possibly HRA. We undertake the screening assessments and submit these to the district council for their consideration in consultation with the Statutory Environmental Bodies. Here's an [example](#). We also complete full SEA assessments.

#### **Consultation**

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It is likely that you'll consult at least three times with your community whilst developing a Neighbourhood Plan. The first consultation will be to understand the issues relating to development and for resident's ideas and views in relation to green spaces, important views, heritage assets, whether to allocate land for development within the plan, what type of housing is needed etc. The second consultation will be much more refined – specifically determining support for housing allocations or specific Local Green Spaces that will be designated. The third will be the Regulation 14 consultation on your draft plan and is the stage that has to follow specific requirements set out in national policy.

CCP usually supports groups to determine the questions asked at consultation, will set up an online version of the survey in SmartSurvey (including all maps), and will analyse responses, producing a consultation report that becomes part of the evidence base for the plan.

#### **Timescales**

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You should expect it to take at least 18 months to develop a Neighbourhood Plan, longer if there will be allocations within the plan.

#### **CCP current work on Neighbourhood Plans**

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Reedham  
Hemsby  
Poringland – been through examination  
Upwell – been through examination, allocated 35 new homes  
Bungay – allocating for 75 new homes  
Fleggburgh  
Filby – awaiting examination  
Ormesby St Margaret with Scratby  
Grimston, Congham and Roydon – multi-parish plan  
Diss and District – 7 parish plan, allocating 500 new homes  
Rollesby – awaiting examination, allocated 95 new homes & mixed use site  
Winterton – awaiting examination  
Guestwick  
Tilney All Saints – going through examination  
Trowse  
Oulton, Suffolk

## Ringstead Neighbourhood Plan

### Examples of CCP work to support Neighbourhood Planning

Before setting up CCP, we also supported the neighbourhood plans for Yaxham, Snettisham, and Mulbarton, all of which have been 'made' or adopted.

#### Indicative Costs

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This very much depends on the scope of our input, particularly how much the volunteers on the steering group take on, how many meetings are held, and whether we project manage or not. It also depends on the scope of the neighbourhood plan itself, such as whether it includes residential allocations or not. Locality also has a framework arrangement with AECOM and they can provide technical support, such as sites assessments, at no cost, but sometimes groups ask us to do some of these technical pieces of work.

However, to provide an idea of our costs, our day rate is £500 and our hourly rate is £65. Some examples of discrete costs are:

**Objective Evidence Base:** Complete evidence base by analysing readily available data on population, accommodation profile, heritage, natural environment, flood risk, economy, transport and connectivity, housing development, affordable housing, deprivation and archaeology. Here's an [example](#). Indicative cost - £1,000

**Consultation** on key issues and options, including Local Green Spaces, views, heritage assets, walking & cycle links, allocations (potentially). CCP would design and produce online & hard copy survey. Headline analysis of quantitative consultation responses and production of a consultation report. Indicative cost - £1,000

**First Draft of the Neighbourhood Plan:** CCP to draft the plan, including vision & objectives, policies, supporting evidence and description of how policies should be delivered, production of all policy maps. Working group could provide photos where needed and potentially provide introductory text describing Ringstead and why it's special. Indicative cost - £2,500

A more detailed quote can be provided upon request.