

**WALFORD
PARISH
NEIGHBOURHOOD
DEVELOPMENT
PLAN**

It's Your Plan!



WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)?

In 2011 the government passed the Localism Act providing the opportunity for communities to shape how the area where they live is developed. A parish or town can create an NDP describing where housing, amenities and services will be built and what they will look like.

You can input and partake in the development of our plan before voting on whether you wish to adopt it. Once passed, our NDP will be used alongside the Local Herefordshire Plan (known as the core strategy) and National Plan. The collective policies within them are then used in the determination of planning applications and more.

Parishes in the Ross-on-Wye area must build a minimum of 14% new houses by 2031. For Walford this is 91 properties of which 34 have been completed or are planned. The NDP cannot change these rules but it can influence how they are applied.

As well as shaping the type, location and style of housing within the rules of the Core Strategy and National plan, the NDP will say what is important to residents, what makes our parish and its communities a great place to live and what we would like to do to preserve and make it better for the future as it develops. It really is your plan!

WHY ARE WE CREATING A PLAN?

Whilst we do not need to have a Neighborhood Development Plan, without one Herefordshire Planning will apply the rules from the “Core Strategy” without local input.

We believe that developing an NDP will help our community play a greater role in shaping the future of our area and identifying our priorities.

It will bring together residents, businesses, local groups, landowners, service providers and developers to share ideas and build consensus about what needs to be done within our communities while fulfilling our obligations.

HOW CAN I GET INVOLVED?

There will be numerous opportunities for involvement throughout the project; Attending and inputting at meetings and events, following progress and feeding back via the project website, responding to questionnaires, to name a few. Every NDP steering group meeting is open for the public to attend and take part.

Before the NDP comes into force everyone in the parish will be able to review it and vote on whether they wish to adopt it.

The community will have opportunities to have their say and influence the plan at various stages of the project and at events that will be organised for this purpose. It's your plan, it's your voice, make it count!

WHAT IS THE ROLE OF PARISH COUNCIL, THE STEERING GROUP AND THE COMMUNITY?

The Parish Council are the owners of the final plan and must approve it before it goes to a referendum with parishioners. An independent body will check the plan to ensure that parishioners have had a full input into its development.

The Steering Group consists of residents and representative councilors.

Their role is to manage the project to delivery, gathering information, issues, comments and concerns from residents, businesses, developers and other stakeholders. Then build the NDP from this information, checking and consulting as they proceed.

HOW LONG WILL IT TAKE TO CREATE A PLAN?

It varies from parish to parish, but typically takes around eighteen months to two years to develop an NDP. We are already part way through the process but need to review what has been done already.

WHAT WILL IT COST AND HOW WILL THE COSTS BE MET?

The Steering Group are in the process of estimating the costs to produce an NDP. Funding is available from a government grant fund set-up for the specific purpose of neighborhood planning, and from other sources such as the National Lottery.

The Steering Group aims to deliver the NDP within the amount of funding that will be available.

WHERE ARE WE IN THE PROCESS AND WHAT HAVE WE DONE SO FAR?

The Walford Parish NDP project has been in progress for several years having been started, then placed “on hold” awaiting approval of the Herefordshire Core Strategy.

During that period parishioners have completed questionnaires; potential development sites have been identified and reviewed and environmental

reports have been received. Much of this work will require review in order to bring it up to date. We have a new steering group who are preparing to re-launch the project later this year.

Currently the steering group is familiarizing itself with what is required, what has been completed to date. Plus, selecting advisory consultants.

Terms of reference and the project approach to be adopted by the Steering Group have been approved by the Parish Council.

COMMUNICATION NETWORK

The Steering Group is setting up a communications website which will be open to all in the community. The website will contain records of all meetings, the project plan and all project documentation.

The website will be the main vehicle for communications about the project, backed up by regular local newspaper articles, and meetings.

Until the website is in place use the comment form on Walford Parish Council website leave your questions and feedback.

www.walford-pc.org.uk

WHAT ARE THE NEXT STEPS?

We will appoint specialist planning consultants to help us develop the NDP. Then, organize a launch meeting(s).

Meanwhile Steering Group meetings will continue and will be open to everyone in the community.

**COME TO THE LAUNCH EVENT ON
SATURDAY NOVEMBER 23rd**