

Welcome

Thanks for sparing the time to visit our event

The exhibition explains:

- **what Neighbourhood Plans are**
- **how they're prepared**
- **and seeks your views as to whether we should prepare one**

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning the District Council and Planning Inspectors will have to take note of what it says when considering planning applications.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications

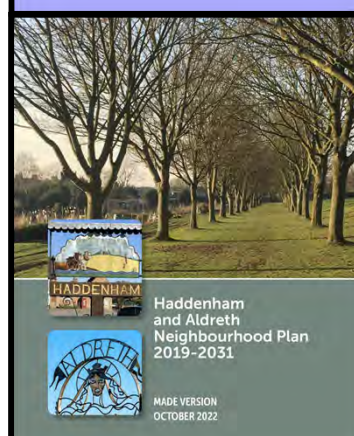
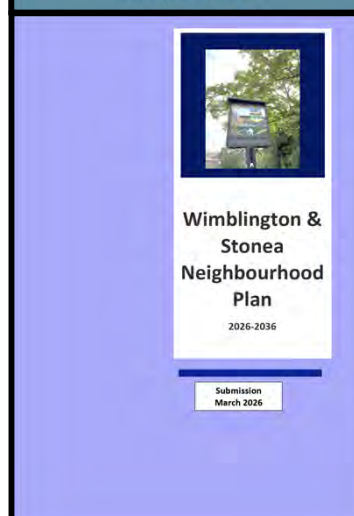
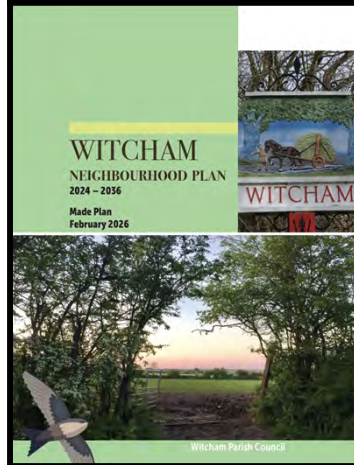


Neighbourhood Plans...

- are prepared by the Parish Council as the “responsible body”, but support is needed from residents and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years.
- allow local people to play an active part in planning their area.
- have to be prepared in line with Government Regulations.
- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used.
- contain planning policies for matters that require planning permission.
- must not conflict with local or national planning policies.
- need to be backed up by evidence that supports what they’re seeking to achieve.

They can include proposals for:

- ✓ improving areas;
- ✓ enhancing current and providing new facilities;
- ✓ developing sites;
- ✓ protecting sites and areas of environmental or historic quality; and
- ✓ protecting facilities of community importance (such as open space, village halls and shops)



Neighbourhood Plans...

Frequently Asked Questions

How long will it take to produce a neighbourhood plan?

Typically, most of our work can be completed in two years.

What does a Plan look like?

The Plan is a written document, typically of around 40-50 pages, covering a number of planning related topics. It would also include maps and illustrations.

Who prepares the Plan?

A Working Group of volunteers formed by the Parish Council has the responsibility for preparing the Plan, but it will need to be approved by the Parish Council. Planning consultants can help do the technical work, paid for by the Government grants.

What can a neighbourhood plan cover?

Although Plans have to focus on planning matters (things that needs planning permission) they can include non-planning topics to address areas of concern or ambitions of the community.

What about the proposals for new local government structures?

Neighbourhood plans have to be taken into account when taking decisions on planning applications regardless of the Council making that decision. If we prepared a neighbourhood plan before any new Council came into force, the new Council must use the Plan when taking those decisions.

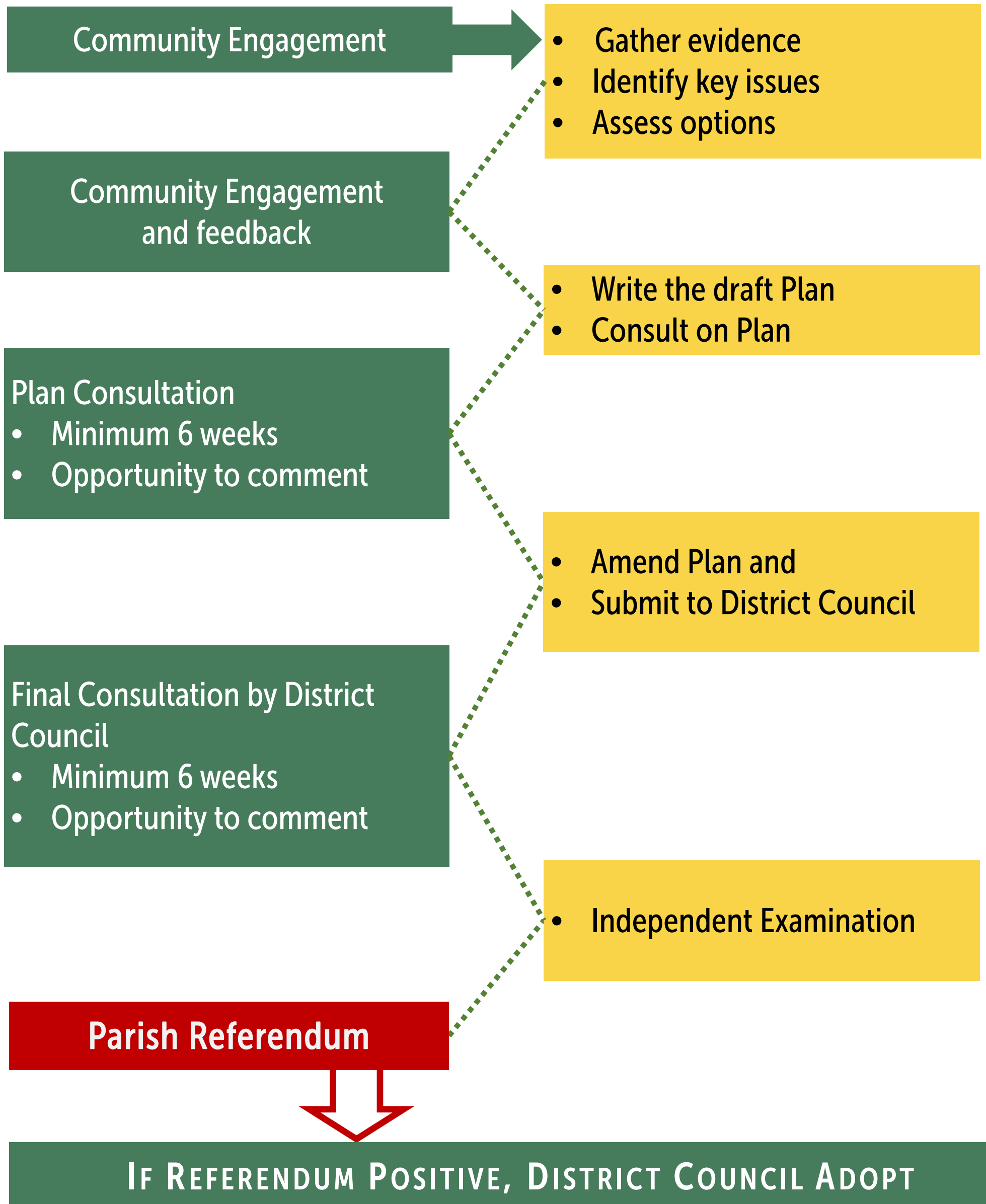
How are they approved?

- The next board illustrates the key steps in preparing a Plan.
- Public consultation must be carried out during the process.
- It is then assessed by an independent Neighbourhood Plan Examiner.
- The Examiner may require some changes to ensure the Plan conforms with national and local planning policies.
- The Plan will then be the subject of a Parish Referendum, held in the same way as a local election.
- If more than 50% of those that vote approve of the Plan, it must be adopted by the District Council



The Process

The process for preparing a new neighbourhood plan is guided by government regulations and so there is no short cut.



Are they worth it?

Put simply, yes, they are

When a planning application is decided, the District Council starts with looking at what the Local Plan and Neighbourhood Plan says about how proposals should be considered.

Likewise, if a planning application is refused and the applicant appeals the decision, Government Planning Inspectors have to take the same approach.

Example:

Permission in principle for 4 x dwellings.

Land East Of Enfield Burrowmoor Road March

Refused by Fenland DC:

The proposed residential development would conflict with the spatial strategy and coordinated approach to growth set out in Policies LP7 and LP9 of the Fenland Local Plan and by extension policy H1 of the **March Neighbourhood Plan** (2017),.

Example:

Construction of up to 9 dwellings with associated vehicular access. Melford Road, Lawshall, Suffolk.

Refused by Babergh DC:

The proposal is contrary to the Babergh Core Strategy, Babergh Local Plan and the **Lawshall Neighbourhood Plan** (Policies LAW1 and LAW3 2017 - adopted 2017), which are consistent with the aims of the National Planning Policy Framework 2021.

Refused at Appeal:

I conclude that the proposed development would not be in a suitable location for new residential development. As a result, it would fail to accord with policies CS1, CS2, CS11 and CS15 of the BCS which collectively set out the development strategy for the area. It would also fail to accord with policies LAW1 and LAW3 of the **Lawshall Neighbourhood Plan** (2017)

Of the 16 parishes in Fenland District, 3 have completed neighbourhood plans and a further 2 are being prepared.

What if we don't prepare a Plan?

Planning decisions will continue to be made by the District Council without having locally based evidence and policies to inform the decision.

For example, there will not be locally specific design guidance for new development or identified areas of importance that should be protected.

Content

Preparing a Neighbourhood Plan provides an opportunity for us to identify what's important about the village and should be preserved, and maybe opportunities for improvement.

We may also need to consider identifying a site or sites for housing development over the next 20 years. See the Local Plan board later in this display

Our Plan could also:

- Designate important green spaces and protect them from development
- Identify key features of the landscape and protect important areas
- Set criteria for the design of all new development that will reflect local styles and materials
- Identify important views
- Identify facilities to be protected from being lost.

It also provides an opportunity to explore whether there are local initiatives that we, as a community, could bring forward

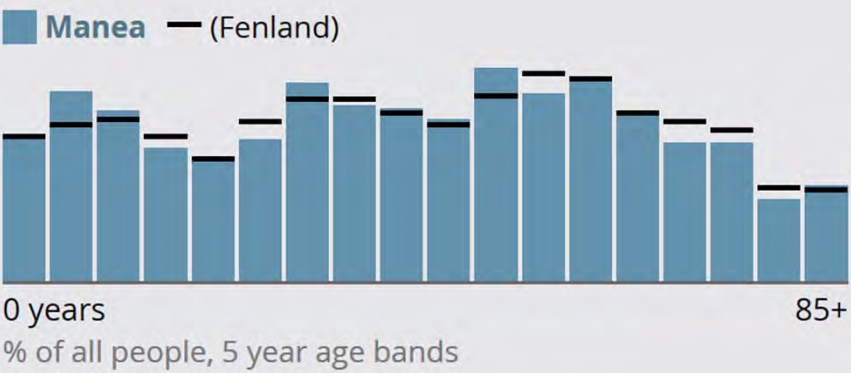
"Community Aspirations" can be included in the Neighbourhood Plan addressing matters that are not planning related. For example, encouraging tree and hedge planting or establishing community events.

You would be able to have an input into these as the Plan progresses.

Manea in numbers

Age profile

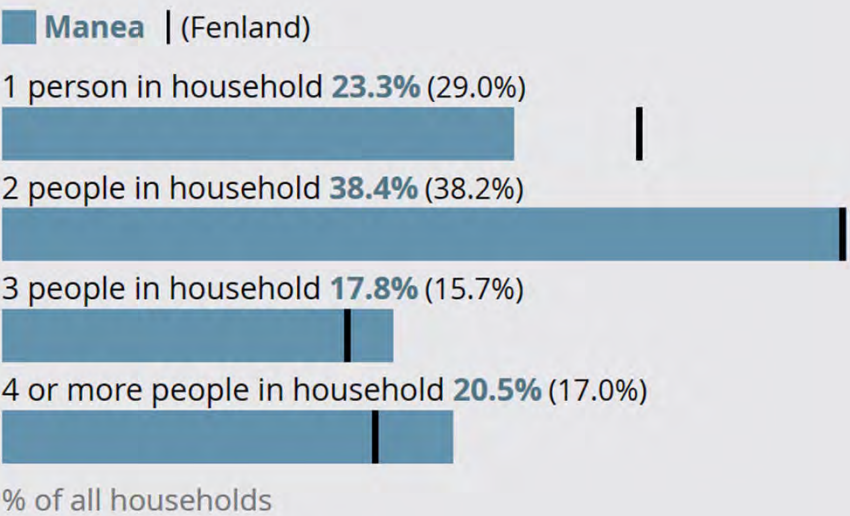
2024



Source: ONS - Mid-year estimates
Small area: Output area

Household size

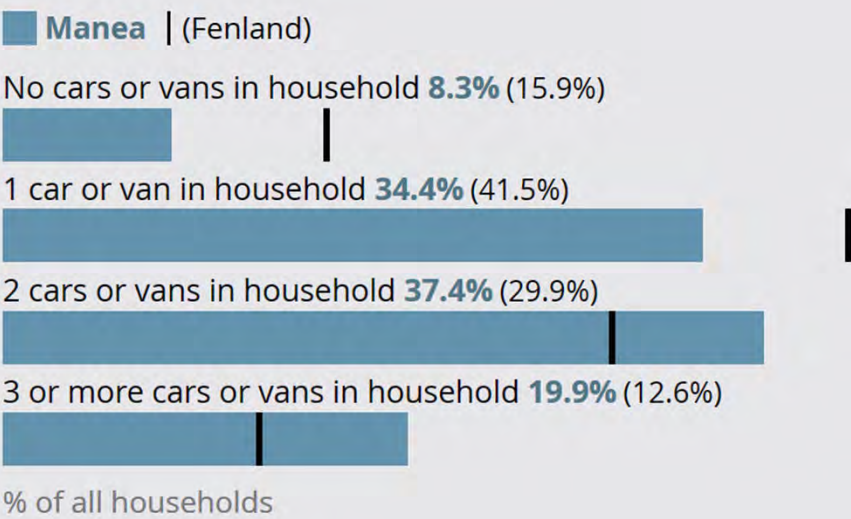
2021



Source: ONS - Census 2021
Small area: Output area

Number of cars or vans

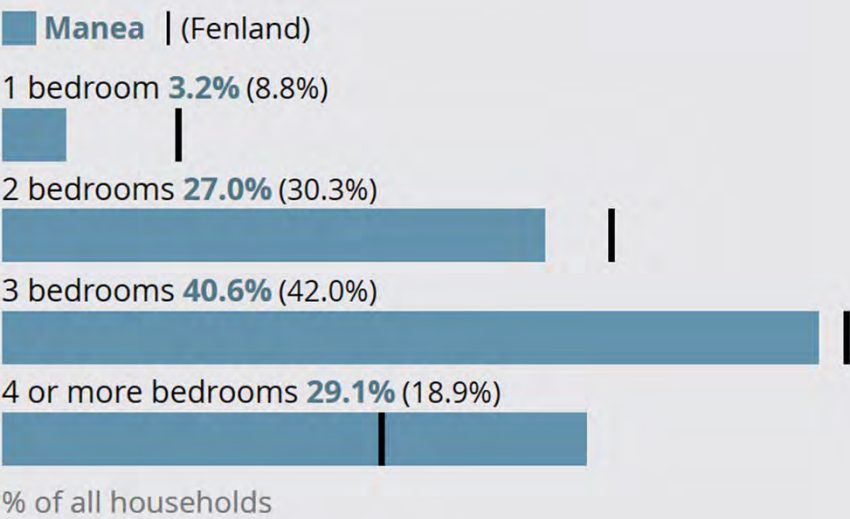
2021



Source: ONS - Census 2021
Small area: Output area

Number of bedrooms

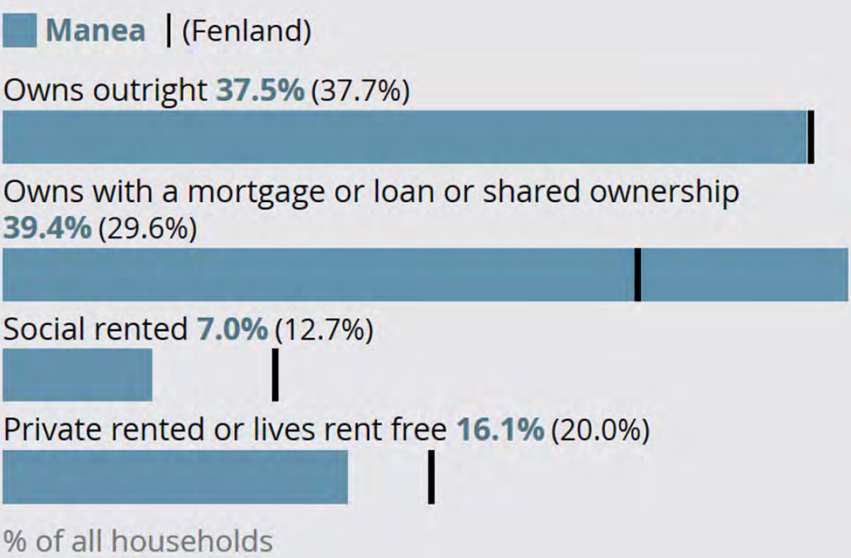
2021



Source: ONS - Census 2021
Small area: Output area

Tenure of household

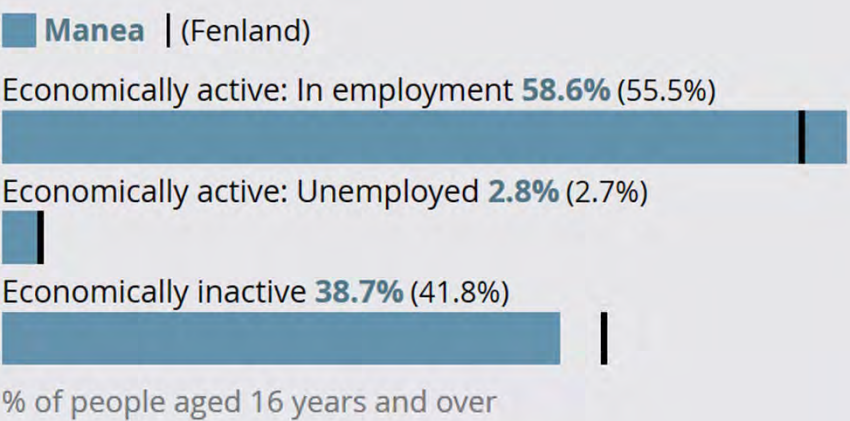
2021



Source: ONS - Census 2021
Small area: Output area

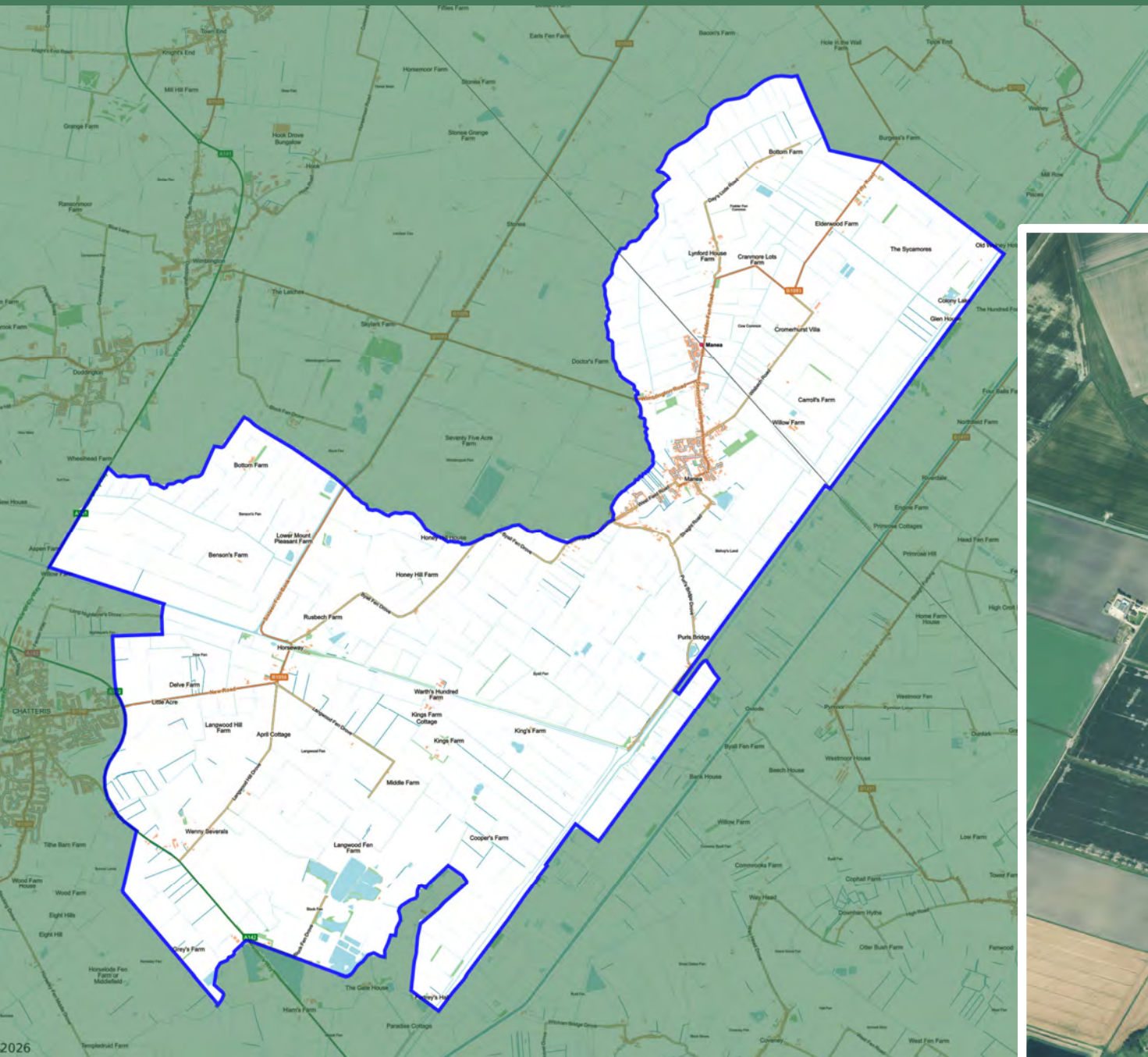
Economic activity status

2021

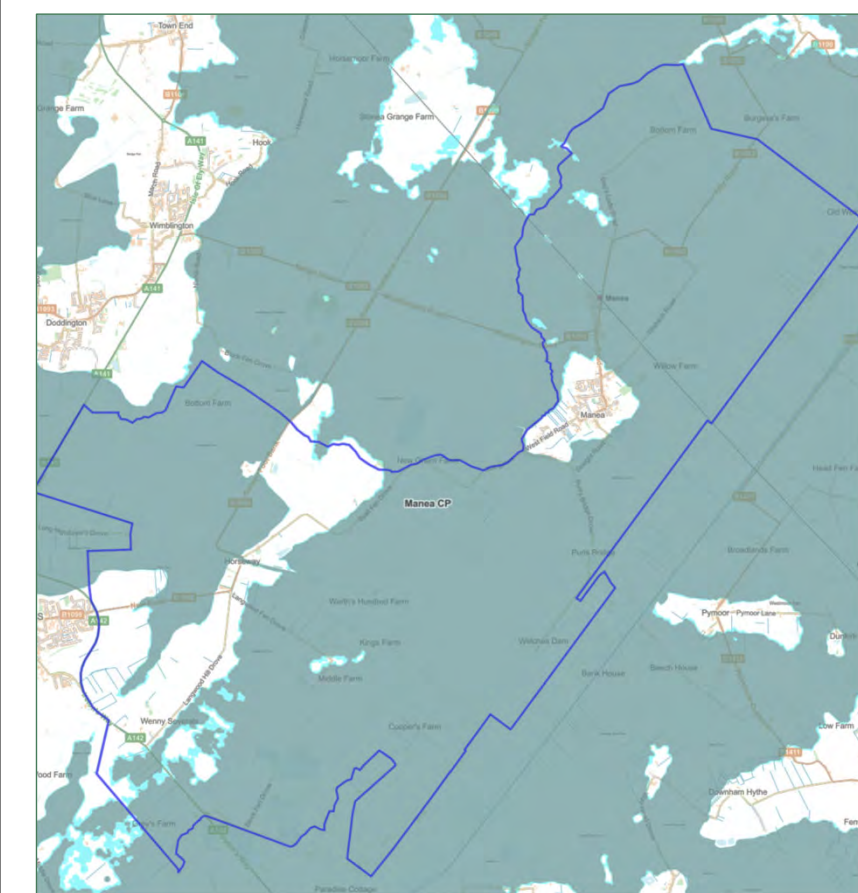


Source: ONS - Census 2021
Small area: Output area

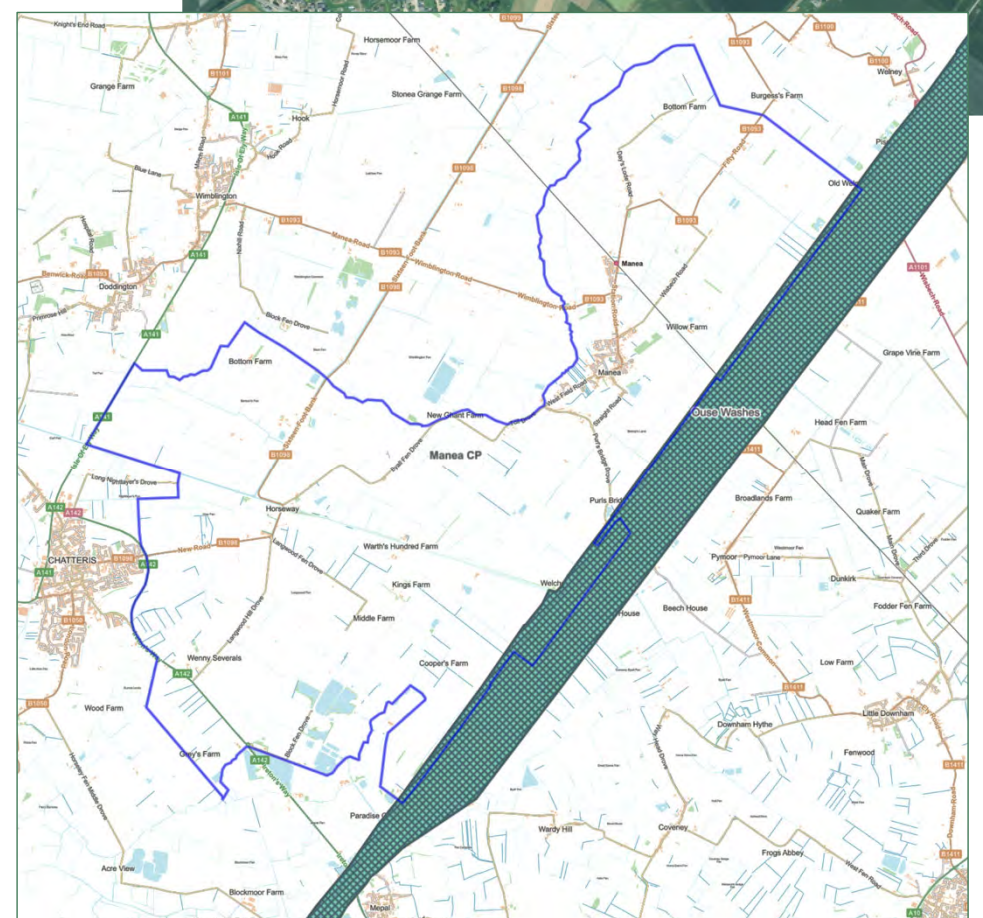
Manea in maps



Only a small area of the parish is built on.



Over 85% of the parish is in a flood zone



The Ouse Washes are an internationally important wildlife site

Fenland Local Plan



Local Plans set out proposals for the amount and location of new development over a set period, typically between 15 to 20 years. A neighbourhood plan has to conform with the growth proposals in a Local Plan.

For Fenland District, a Local Plan was completed in 2014 and identified where growth would take place in the period to 2031. Preliminary work had taken place to prepare a new Local Plan, but the Government has introduced new regulations about how Plans are prepared and the District Council has recently completed on the scope of the Plan. The timetable for the Local Plan states that it will be complete by October 2028. It will identify where growth will take place in the period to 2050.

You may be aware of the Government's housing growth agenda. For Fenland it means that the annual housebuilding rate will have to go up from an average 508 new homes a year to 592 – a **17% increase**

We are unlikely to know what this means for Manea until at least the Spring next year.

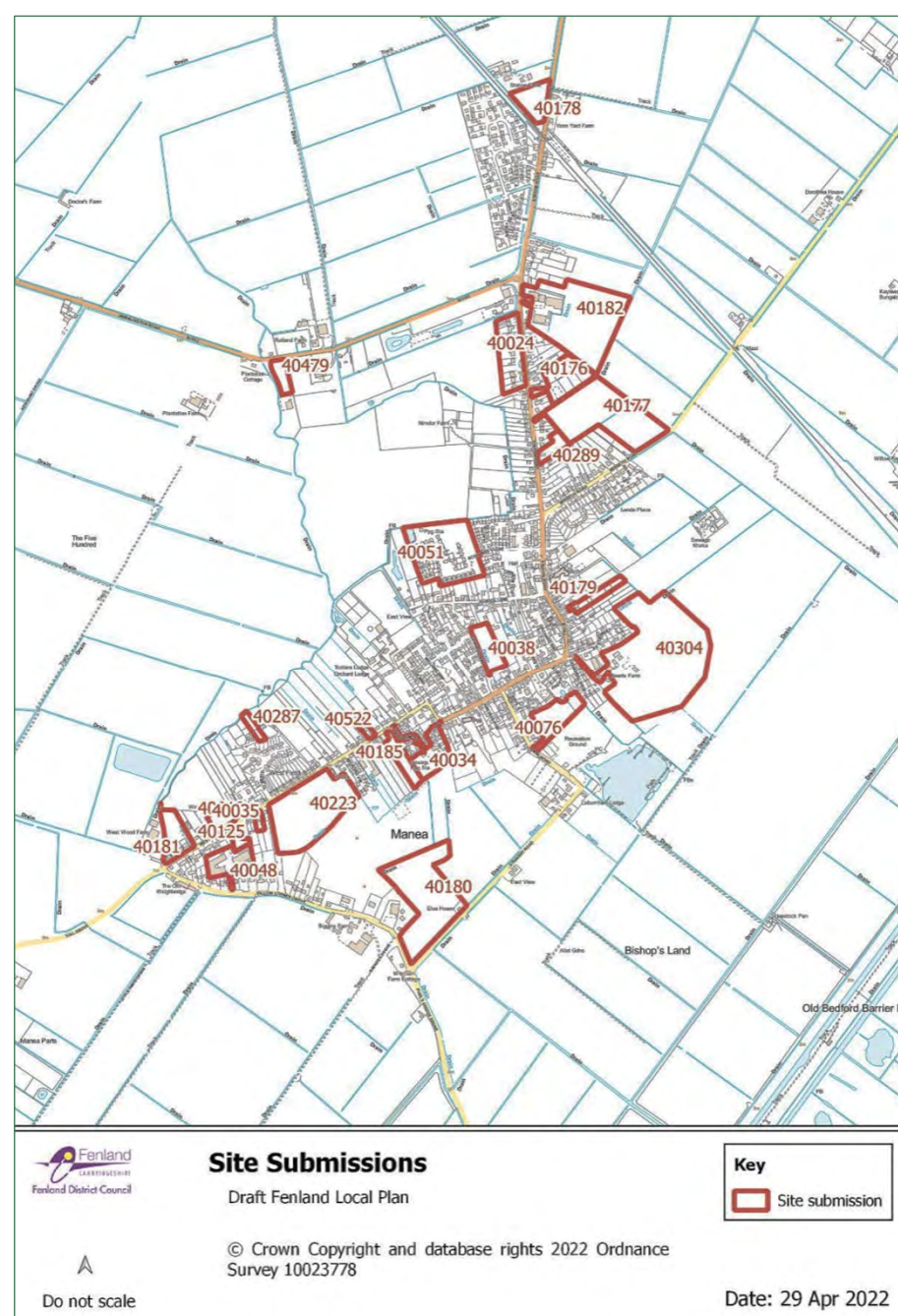
Call for Sites

In 2022, early work in preparing the new Local Plan included asking landowners and developers to put forward sites that they would like considering for development. A number of sites were put forward in Manea, as illustrated. In the Spring, a further "call for sites" was carried out but the results of that exercise have yet to be published.

It is important to emphasise that the submitted sites have no planning status, and it does not mean that they will be carried forward for development.

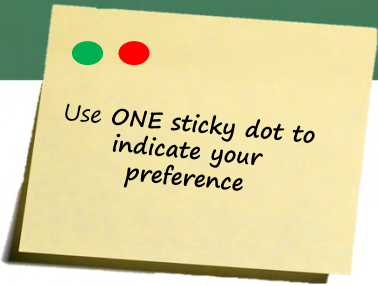
Local Plans are required to identify growth levels for each of the 'Neighbourhood Areas' in their district. That provides the opportunity for communities preparing neighbourhood plans to decide where that housing should go.

If we decide to go ahead with preparing a Neighbourhood Plan, we would be unlikely to know what, if any, the housing requirement will be until next year.



Should we prepare one?

The Parish Council would like to know whether residents support the preparation of a Neighbourhood Plan for the parish.



Having read the display so far, would you support this?

Manea should have a Neighbourhood Plan

Manea should not have a Neighbourhood Plan

Unsure

Would you get involved?

If the Parish Council goes ahead with a Neighbourhood Plan, we would be looking to establish a small working group of volunteers, assisted by professional planning consultants.

Working Groups typically meet once a month but often would not need if there's nothing to discuss.

The Working Group will have the support of the Parish Council and could typically be involved in the following tasks:



Typical Working Group Tasks

Residents' Survey

Residents' Survey Design

Deliver survey forms

Residents' Survey input of paper returns into online survey package

Analyse results – what are the headlines?

Information gathering

Could include Census data and other matters

Community Engagement

Ensure opportunities are taken to keep residents up to date

Plan Preparation

Agree content

Input into draft Plan and agree amendments

Consultation

Assist with consultation by attending drop-in events, delivering leaflets

Reviewing comments

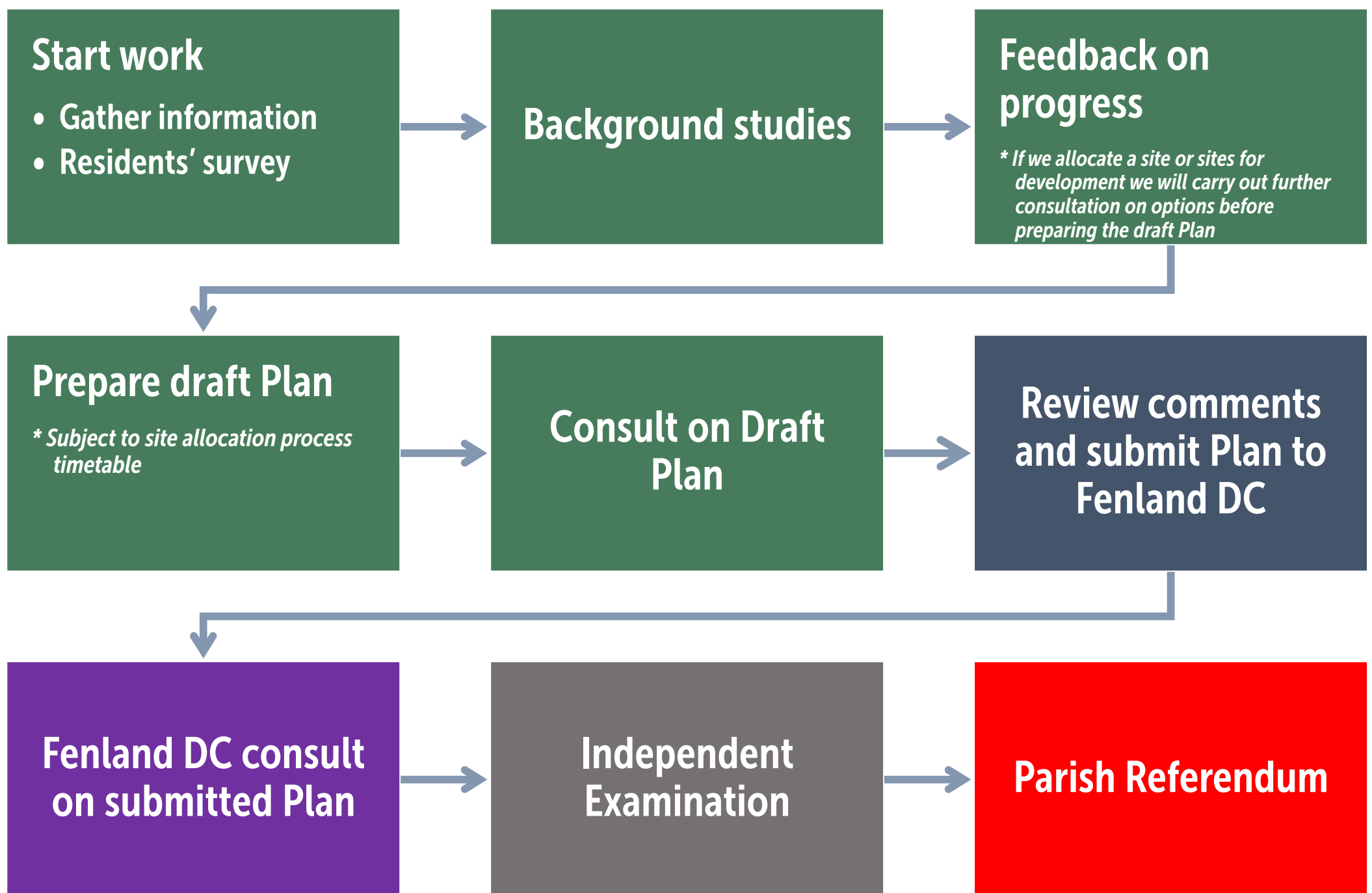
Assist with reviewing comments on draft Plan and agreeing amendments

If you would like to be part of the Working Group, or could assist in other ways, please talk to a Parish Councillor today

What next?

The Parish Council will make a decision as to whether to proceed at a future meeting.

If we go ahead, these are the main stages. It is impossible to put a timetable on this work, but most Plans take around two years to complete.



If local government reorganisation happens before we finish the Plan, the new Council **MUST** take over the process and use the Plan if it is successful at Referendum

Once the Plan has been submitted to Fenland DC there is very little work for the Working Group as the remainder is organised by the District Council

Your feedback

What do you cherish about living in Manea in 2026?

Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback

Your feedback

What would you like to see change in Manea?

Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback

Your feedback

What issues you do think Manea faces over the next 25 years

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback