Outline Plan Framework (draft v3)

Foreword

Contents

BACKGROUND & CONTEXT
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        Meet the Team
        The Neighbourhood Plan
        The process (general)

Background
        About Gnosall
        Parish Profile
                Natural assets
                Key community facilities/buildings
                Heritage (Conservation areas and Listed Buildings)
                Nature conservation sites (statutory and local)
                EA Flood Plain mapping
                Infrastructure
        Parish Council
        Parish Plan

Planning policy context
        European policies (SEA, Habitats Regs, Human Rights)
        National planning policy (National Planning Policy Framework)
        Local policy (Stafford Borough Council Local Plan)

Neighbourhood Plan process and legal requirements
        The plan process
        "Basic Conditions" compliance tests
        Community engagement
        Statutory consultation
        Status of Neighbourhood Plan
        How the Plan will get used

ISSUES & POLICIES
The Vision for Gnosall Parish
        General Vision
        Promoting sustainable development
        Key objectives
        Constraints
        Opportunities

Housing provision

       Local Plan targets in relation to Gnosall

       Progress towards meeting Local Plan targets (*depends on outcome of current appeals/applications*)

       Additional provisions/sites?

       Housing types

       Village Development boundary (or alternatively Rural Area Boundary?)

       Development control policies for future housing applications:

              Major housing proposals (>10 houses??)

              Single or small scale proposals

              Design principles

              Extensions/changes to existing houses?

Employment and Economy

       Current employment sectors

              Service sector

              Retail/leisure

              Agriculture

              Industrial

              Construction

              Education/childcare

       Current provision/sites

       Protection of current sites?

       Future provision

       New sites?

       Development control policies?

Recreation and Leisure

       Current facilities

       Protection and improvement of current facilities

       Future provision

       Policies to secure funding provisions in association with development consents

Health & Wellbeing

       Current facilities

       Future provision?

Education

       Current facilities

       Future provision and funding assistance through development

Tourism

       Current facilities

       Future provision?

       Policies/sites?

Transport

       Road network

              Current issues

Public Transport
Policies
Proposals?

Communications technology
Superfast Staffordshire Fibre Optic broadband project (financial contributions towards?)
Mobile phone coverage
Policies

Environmental protection
Sites for protection
Sites management: securing local benefits and funding
Policies

General development control policies *(nb in addition to relevant Local Plan policies)*
Engagement with Parish Council in pre-application discussions
Protocol?
Ensuring development in Gnosall benefits Gnosall
Involvement of Parish Council in S.106 Agreements
Securing local benefits through development consents
Model clauses for S.106s?
Community Infrastructure Levy
Design in new development
Aesthetics
Sustainable materials and design
Considerate Construction

APPENDICES
Glossary
Relevant Local Plan Policies
Model S.106 clauses?
Protocol for pre-application discussions with Parish Council?
Sustainability Appraisal