

<b>Title of Report:</b>	<b>Tilehurst – Neighbourhood Development Area Designation</b>
<b>Report to be considered by:</b>	Task Group on 29 May 2015
<b>Forward Plan Ref:</b>	

**Purpose of Report:** To inform members of the results of the recent consultation into the designation of a Neighbourhood Area for Tilehurst

**Recommended Action:** That the Portfolio Holder for Planning Transport (Policy), Culture, Customer Services, Countryside and the Portfolio Holder for Partnerships, Equalities, Communities, Community Safety, Hungerford and Eastern Area Visions approve the application

**Reason for decision to be taken:** To comply with the Town and Country Planning Act 1990 (as amended) and the Localism Act 2011  
To enable Tilehurst Parish Council to undertake a Neighbourhood Development Plan

**Other options considered:** none

**Key background documentation:** The Localism Act 2011 (Part 6)  
Neighbourhood Planning (General) Regulations 2012  
Application to designate a Neighbourhood Area submitted by Tilehurst Parish Council □□□□

The proposals will help achieve the following Council Strategy principle:
<input checked="" type="checkbox"/> <b>CSP7 - Empowering people and communities</b>

Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	

Contact Officer Details	
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## Implications

**Policy:** As stated in the report

**Financial:**

**Personnel:** Not Consulted as deemed not appropriate

**Legal/Procurement:** Not Consulted as deemed not appropriate

**Property:** Not Consulted as deemed not appropriate

**Risk Management:** Not Consulted as deemed not appropriate

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Is it a major policy, significantly affecting how functions are delivered?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Will the policy have a significant impact on how other organisations operate in terms of equality?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to an area with known inequalities?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Outcome</b> (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at <a href="http://www.westberks.gov.uk/eia">www.westberks.gov.uk/eia</a>			<input type="checkbox"/>	
Not relevant to equality				<input checked="" type="checkbox"/>

# Executive Report

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## 1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) sets out the LPA responsibilities as:
  - Designating the area of the NDP
  - Advising or assisting communities in the preparation of a neighbourhood plan
  - Checking a submitted plan meets the legal requirements
  - Arranging for the independent examination of the plan
  - Determining whether the neighbourhood plan meets the basic conditions and other legal requirements
  - Subject to the results of the referendum/s bringing the plan into force
- 1.3 Tilehurst Parish Council is the relevant body to undertake neighbourhood planning in the area in accordance with section 61G of the 1990 Town and Country Planning Act and section 5C of the 2012 Neighbourhood Planning (General) Regulations 2012 (as amended) and has applied (Appendix A) for the entire parish to be designated the "Neighbourhood Area".

## 2. Consultation

- 2.1 All of the information submitted by Tilehurst was correct and in accordance with the legislation.
- 2.2 The application to designate Tilehurst as an area for a Neighbourhood Plan was published in the Reading Chronicle and on the West Berkshire consultation database for a period of four weeks (Friday 13<sup>th</sup> March – Tuesday 14<sup>th</sup> April). In addition emails advertising the consultation were sent to everyone of the objective database including Parish Councils, Members, Statutory consultees (including all District/ Unitaries and Counties neighbouring West Berkshire) and members of the public.
- 2.3 The Council received just 7 responses which are set out in appendix C.

## 3. Consultation Responses

- 3.1 None of the respondents raised any objections to the proposed designation.

## 4. Determining the application for Neighbourhood Area

- 4.1 In determining the application, the Local Planning Authority must consider;
  - a) How desirable it is to designate the whole of the parish area as a neighbourhood area, and

b) How desirable it is to maintain the existing boundaries of areas already designated as neighbourhood areas (as areas designated must not overlap) as well as;

c) Whether they should designate the area as a business area.

4.2 With regards to the designation of the Tilehurst Neighbourhood Area 4.1 B does not apply as this is the first application for designation in West Berkshire in addition the Council has not received any correspondence from the neighbouring authorities.

4.3 Tilehurst is designated as an Urban Area in the West Berkshire Core Strategy, it is not wholly or predominantly business in nature and it is therefore not appropriate for the area to be designated as a business area.

## **5. Recommendation**

5.1 Given the responses received to the consultation on the designation of the Tilehurst Neighbourhood Area and the criteria for determining such an application it is recommended that the proposed Tilehurst Neighbourhood Area be approved.

### **Consultee**

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**Local Stakeholders:** As listed in 2.1

**Officers Consulted:**

**Trade Union:**