



Capel Parish Council Briefing 20 May 2019

Draft Local Plan

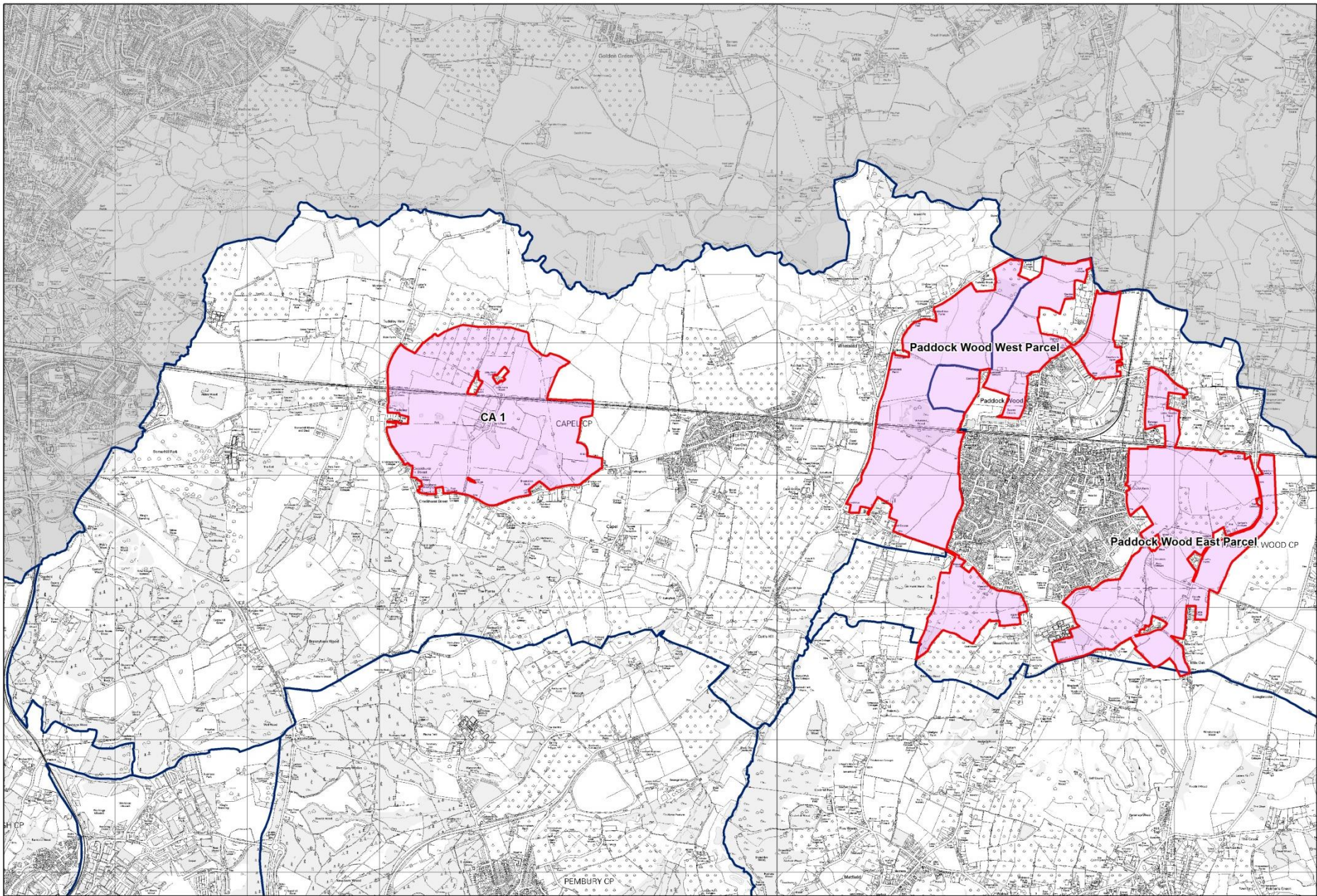
Local Plan Review Timescales



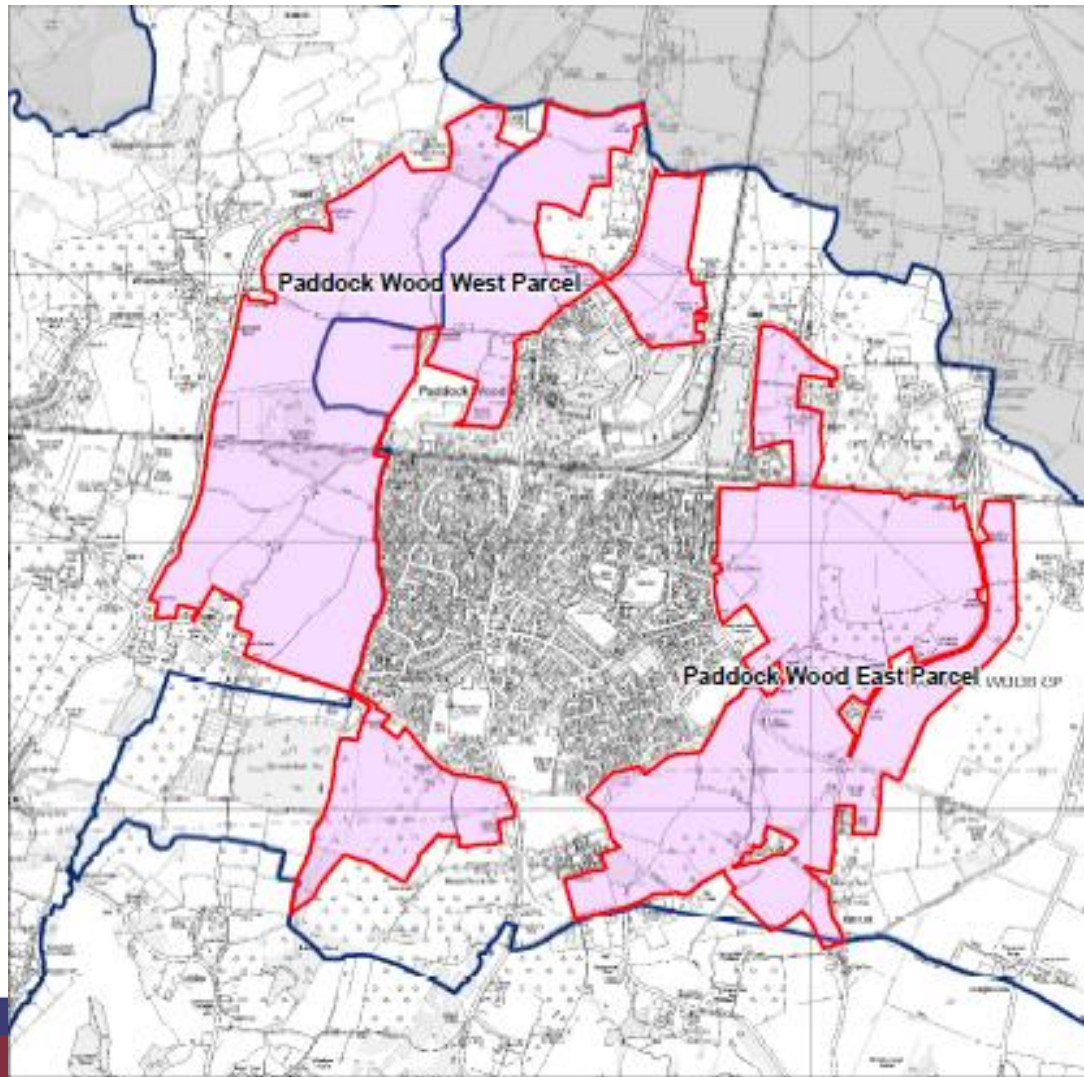
Local Plan Timescale: next few months



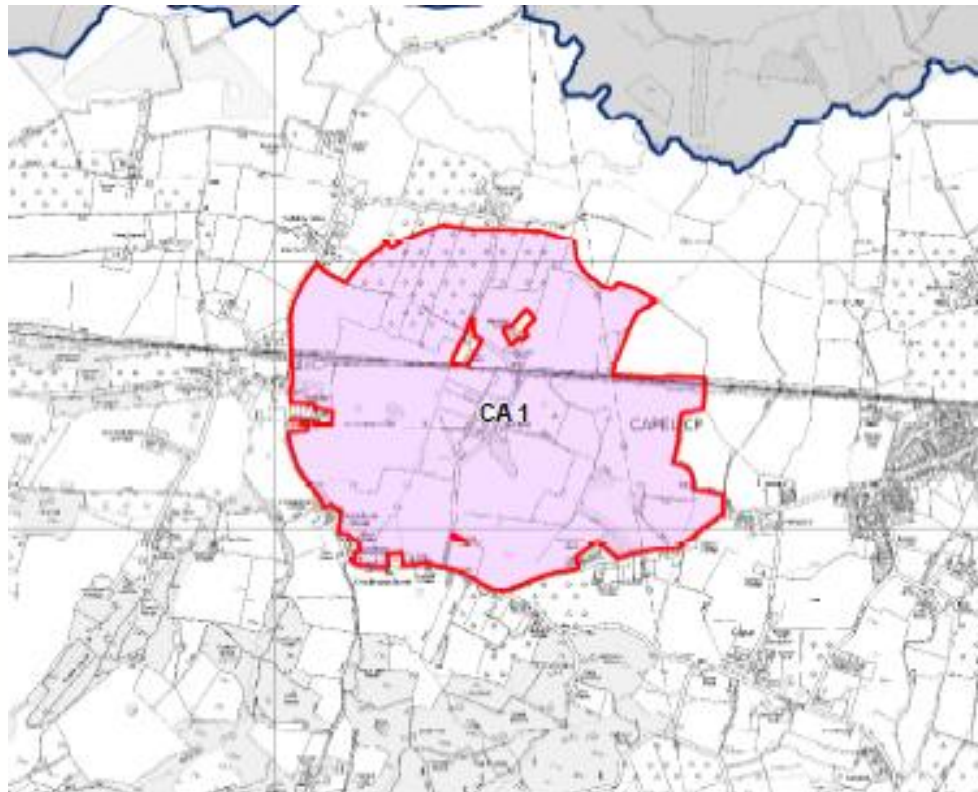
- **Now – end of July, work on background papers, finalisation of evidence base**
- **Start procurement for masterplanning**
- **5th August: TWBC Planning & Transportation Cabinet Advisory Board, with other CABs invited;**
- **15th August: Cabinet: decision to undertake public consultation**
- **20th September: Six week consultation period to start**
- **First two weeks of consultation period: 10 x exhibitions to be held across the Borough**



Capel/Paddock Wood



Tudeley



Masterplanning – NPPG (1)

Good masterplans and briefs

Masterplans can set out the strategy for a new development including its general layout and scale and other aspects that may need consideration. The process of developing masterplans will include testing out options and considering the most important parameters for an area such as the mix of uses, requirement for open space or transport infrastructure, the amount and scale of buildings, and the quality of buildings.

Masterplans can show these issues in an indicative layout and massing plan where the shape and position of buildings, streets and parks is set out. Masterplans can sometimes be submitted for outline planning permission or they can be adopted as local policy requirements.

Masterplanning – NPPG (2)

Care should be taken to ensure that masterplans are viable and well understood by all involved. In particular graphical impressions of what the development will look like should not mislead the public by showing details not yet decided upon as certainties.

Masterplans, briefs and site policies can stay in place for a long time. They need to be flexible enough to adapt to changing circumstances.

Paragraph: 032 Reference ID: 26-032-20140306

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Questions?