

Clophill Neighbourhood Plan Update

What the village thinks

Consultation 19th January 2015

Clophill Village Hall



Agenda

1 Principles for a Neighbourhood Plan

2 Results from the Village Questionnaire

3 Neighbourhood Plan next steps



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1 Principles for a Neighbourhood Plan

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Introduction & Background

- Localism Act 2011 - “....applications for planning permission must be determined in accordance with the local development plan, unless material considerations indicate otherwise”
- Local Plans must reflect National Planning Policy Framework (NPPF)
- Sustainable Development
- Plans and decisions – local circumstances
- Presumption in favour of sustainable development



Spatial Reach		Policy Document	Relevant Body
National		National Planning Policy Framework	Dep for Communities & Local Govt DCLG
City Regional		(only London at present)	(London Mayor)
Local		Local Development Plan	Central Bedfordshire Council
Neighbourhood		Neighbourhood Development Plan Neighbourhood Development Order Community Right to Build	Parish Council

12 Planning Principals of the NPPF

- underpin both plan-making and decision-taking. Planning should; : :
 1. be plan led
 2. find ways to enhance and improve the places in which people live
 3. support sustainable economic development
 4. secure high quality design and amenity
 5. take account of different roles and character of areas
 6. be environmentally friendly (low carbon, flood risk,, use existing resource, renewable energy
 7. conserve /enhance natural environment, reduce pollution
 8. encourage use of 'brownfield' land
 9. promote mixed use development
 10. conserve heritage assets
 11. make the fullest possible use of public transport, walking and cycling
 12. take account of and support local strategies to improve health, social and cultural wellbeing

Plan Making

- Positively seek development opportunities
- Meet objectively assessed needs

Decision Taking

- Approved developments according with plan
- Where plans are silent / out of date GRANT PERMISSION (subject to provisos)

Therefore communities must engage in Neighbourhood Planning

So Neighbourhoods should.....

- Develop plan supporting Local Plan (CBC) including policies for :
 - Housing & economic development
 - Plan positively to support local development
 - Shape & direct development outside the strategic elements of the local plan

Application to Clophill

- Support a prosperous rural community



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3 Areas for this evening

A network diagram with white nodes and lines on a green background. The nodes are connected by thin white lines. One node, located in the upper-middle part of the diagram, is highlighted with a dashed white border. The diagram is positioned on the right side of the slide, with the text on the left.

1 Who answered the questionnaire

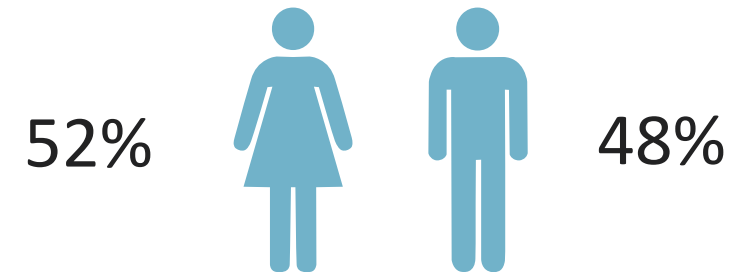
2 How we feel about the Village now

3 What we would like the future to be

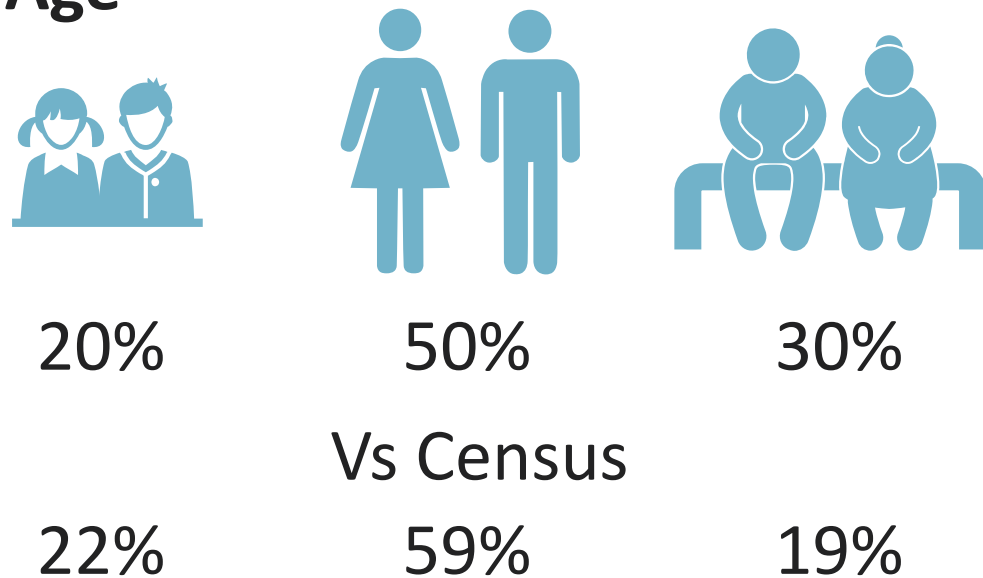
Methodology

- Questionnaires filled in:
- Number of respondents: n=181

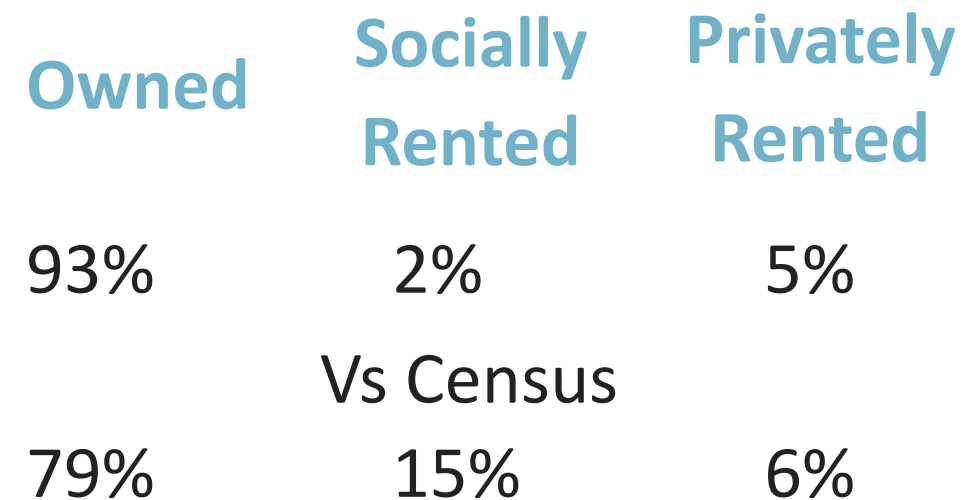
Gender



Age



Home ownership





Agenda

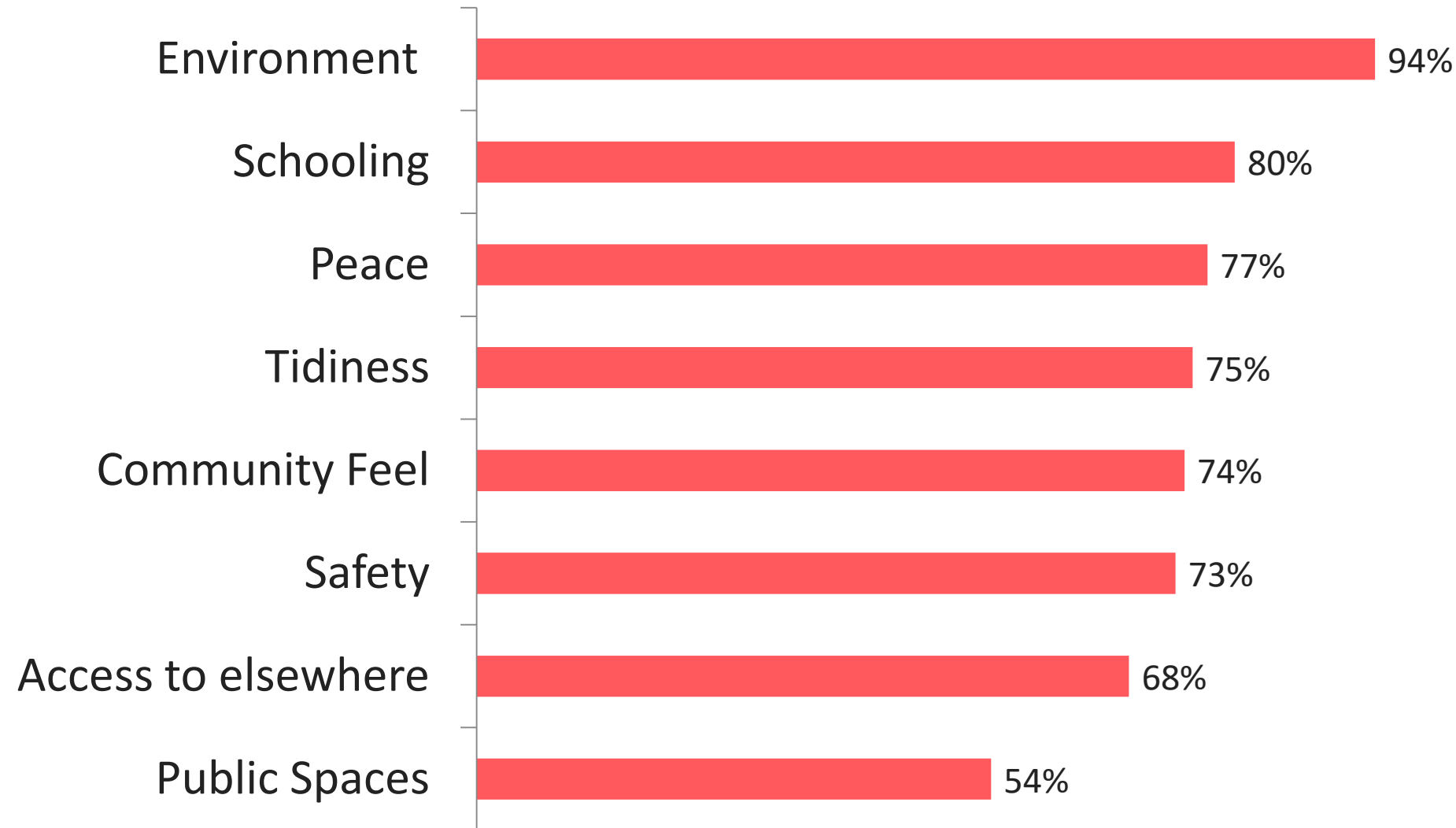
1 What was done

2 How we feel about the Village now

3 What we would like the future to be

What do we think is good about the village?

Q8 How do you feel about...? (4&5, good/very good)



Base size (c.175)

Footpaths are used on a regular basis by the majority

Q28 Do you use the footpaths?

64%

often in Winter or Summer

And the vast majority of us are here to stay...

Q6. Do you think you will be in Clophill in 5/10/15 years?

93%

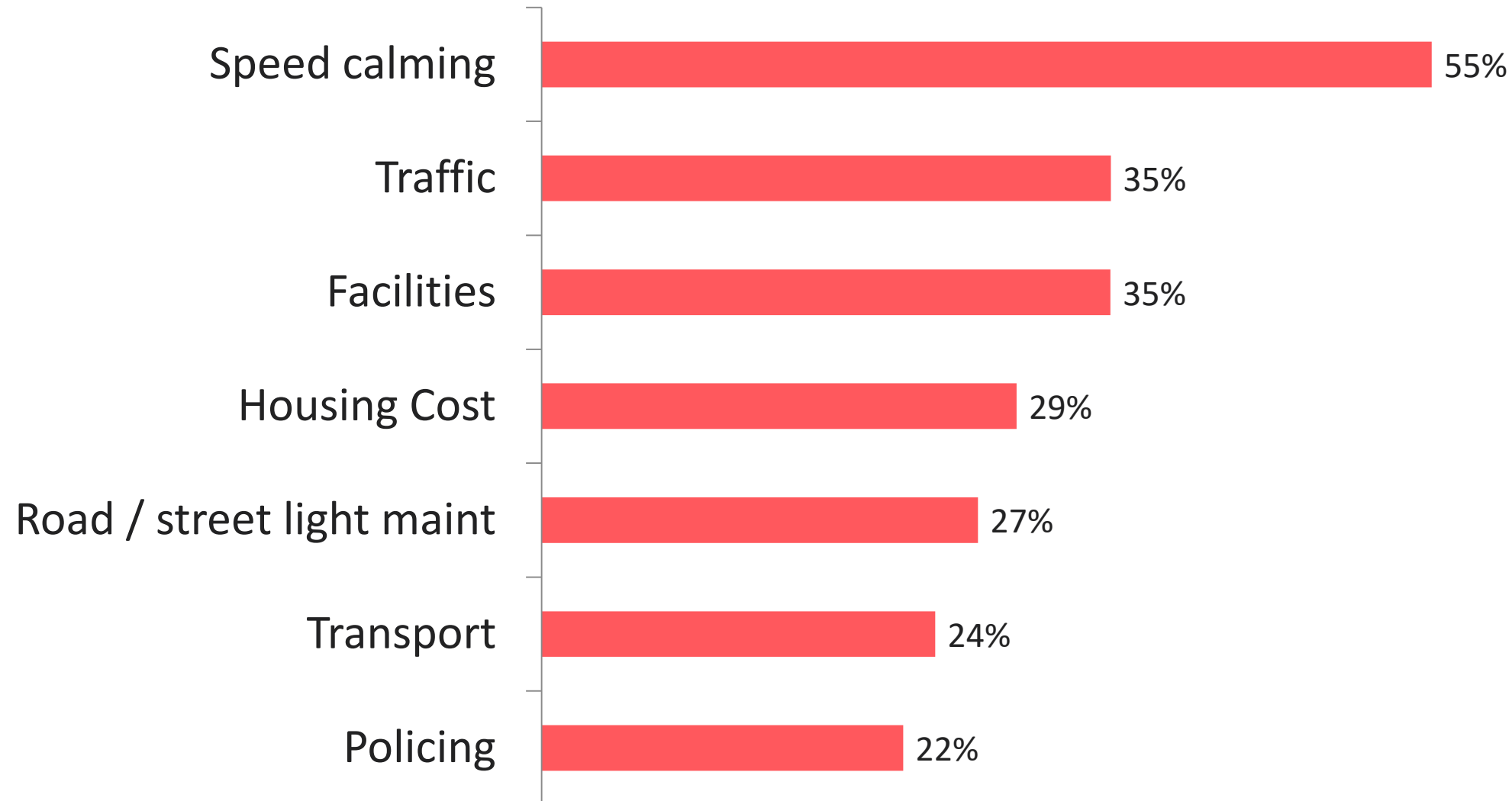
for the next 5 years

82%

for the next 15 years

But some things aren't viewed as positively

Q8 How do you feel about...? (1&2, not good)



Base size (c.175)

And while we are all connected...

Q19 Do you have a broadband internet connection at your property? Yes No

Q20 If yes, is the connectivity satisfactory?

95%

Broadband connected

56%

Not satisfied with connection

Agenda



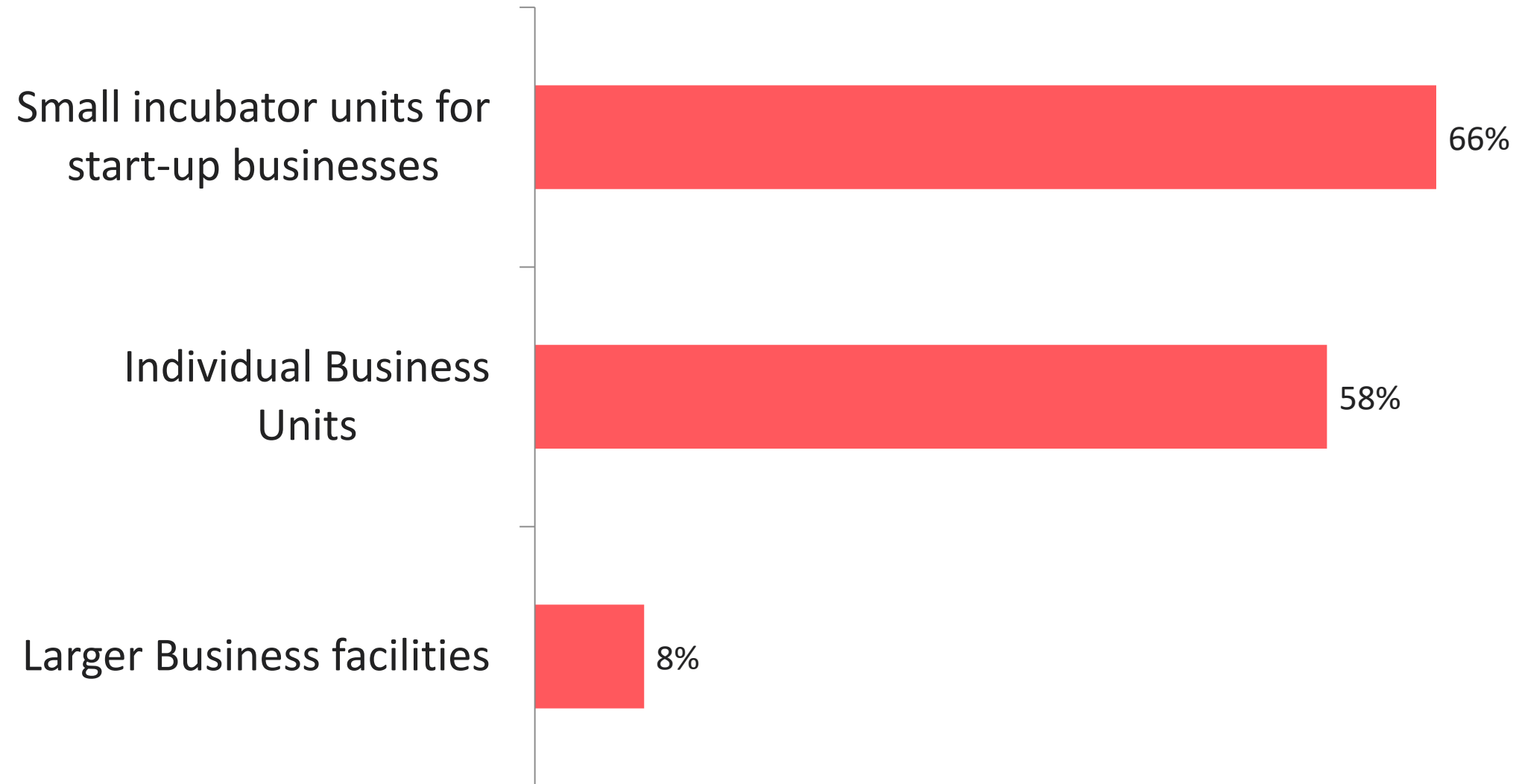
1 What was done

2 How we feel about the Village now

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Some desire for creating Small Local Business opportunities

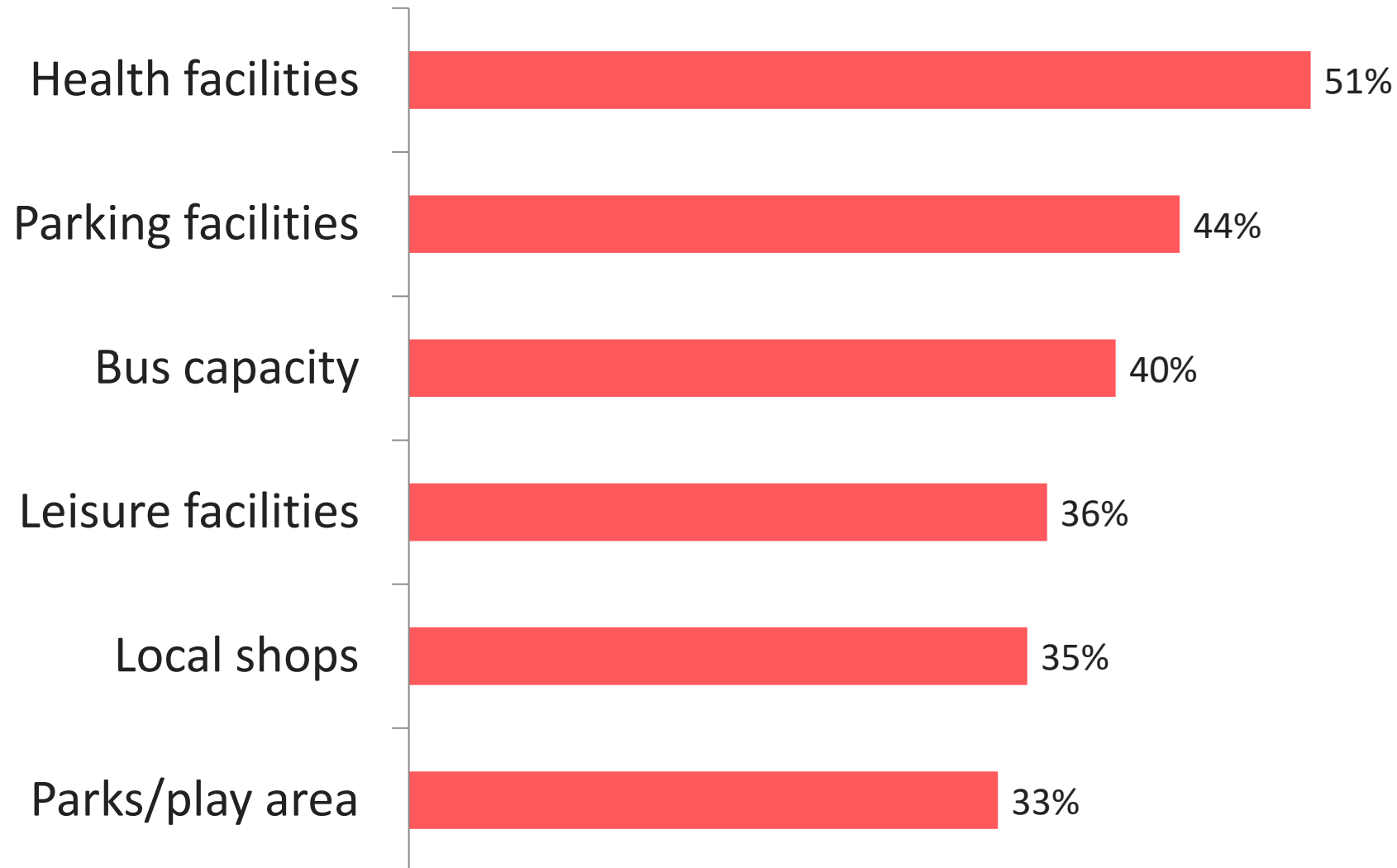
Q13: Which of the following could improve Clophill's economy and ability to offer employment?



Base size (c.175)

Areas we would like developed...

Q24 Which of the following do you think will need to be developed? Need more without new housing



Base size (c.140)

But this needs to be balanced against current satisfaction

Q25 where is your GP? Is this convenient for you (yes)

87%

say current location of Doctor is convenient

The future of housing development

New housing is generally needed to allow a community to continue to thrive over a 20-year period that the Neighbourhood Plan will cover. What are your views about what specifically might be needed?

People looking to move in Clophill are most likely to downsize

Q10 If you wanted to move within Clophill would you be looking for a larger or smaller property than you are in at present?

65%

who would look for a smaller property

And the preferred type of housing reflects this...

Q9 If new homes have to be built, which type do you think would be most suitable?

1 Bed



Retirement



Bungalows

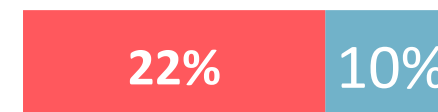


Social Housing



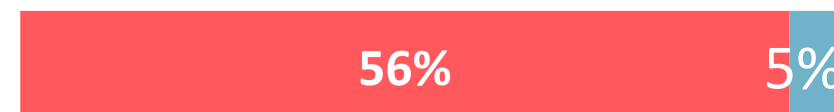
3+ Bed

Strongly Disagree



Strongly Agree

Flats



Clear consensus on where development should be...

Q11 If new homes are built, where do you think they should be situated?

A6 Quarry site

No

17%

58%

Yes

Lakes Site

45%

26%

In-Fill

38%

26%

Close to Village Centre

69%

15%

On Agricultural land

73%

8%



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1 Principles for a Neighbourhood Plan

2 Results from the Village Questionnaire

3 Neighbourhood Plan next steps

3 stages

1. Engage

2. Write

3. Consult

Engage

- **Stage 1:** Collate & review evidence base
 - Information from Neighbourhood Questionnaire
 - Information pertinent to village e.g. Census inc representation within NPQ, CBC info
- **Stage 2:** Refinement of vision & objectives
- **Stage 3:** Technical evidence review & engagement with technical stakeholders
(mainly CBC /National Framework)
- **Stage 4:** Call for sites/review of sites

Initial Neighbourhood Draft

- Pull together information from engagement
- Possible need for Strategic Environmental assessment

Consult

- Regulation 14 – pre-submission consultation (and review of comments)
 - Complete informal draft and agree with Steering Group
 - Submit informal draft to CBC and reflect comments from officers accordingly - the informal draft will also allow CBC to undertake a screening of the need for a Strategic Environmental Assessment (SEA)* [*min 6 weeks if needed*]
 - Complete final draft and circulate for comment
 - Finalise Pre-Submission Version of NP for approval by Clophill PC
 - Reflect any comments made by CPC

Publish for review by Village

- CPC to undertake Pre-Submission Consultation, for a minimum of 6 weeks (8 weeks if over a holiday period):
 - Prior to the consultation, it will be necessary to get the list of statutory bodies (from CBC) that need to be written to, informing them of the Pre-Submission Consultation
 - The NP should be published on the CPC website, with hard copies made available at various places in the village (and we will make it available via email/website). It could also be advertised by a door-drop²⁰ to every household of a notice or a summary.

Review comments made on NP at Pre-Submission Stage.

Every representation needs to be addressed, either by making the change recommended or by explaining why any change proposed should not be made.

Prepare supporting documents (basic conditions & consultation statement)

Submit Neighbourhood Plan to CBC

This consists of the following documents:

- The Neighbourhood Plan
- The Basic Conditions Statement
- The Consultation Statement
- The SEA (if needed)
- A list of the evidence base documents used to underpin the NP

Statutory Review

- CBC undertakes a 'check' to ensure that all the correct documents have been submitted.
- Submission Stage consultation for a minimum of 6 weeks (*8 weeks if over a holiday period*)
- Appoint examiner. This is most commonly done through the NPIERS service and is led by CBC, but in agreement with CPC.
- Independent examination. This is most likely by written representations but could include a hearing if the Examiner has certain matters that they want to understand more about.

Examiners Report published.

This will either recommend one of the following:

- a) The NP complies with the Basic Conditions and can proceed to referendum
- b) Subject to certain modifications, the NP complies with the Basic Conditions and can proceed to referendum
- c) The NP does not comply with the Basic Conditions and should not proceed to referendum

The most common of these is b. so the Steering Group would sit down with CBC and agree what changes to make. Usually the changes have been recommended by the Examiner.

Make changes to NP and submit to CBC for referendum

Referendum

As long as the majority of those on the electoral roll that turn out, vote yes, then the NP is 'made'

Neighbourhood Plan Completed!

Thank you