



NEIGHBOURHOOD PLAN OFFICER'S REPORT

Report to: Broadclyst Parish Council

Date of Meeting: 3rd June 2019

Agenda item: 19/85iii

Subject: Broadclyst Neighbourhood Plan

Purpose of report: to update Council

Recommendation:

- i. that that report be noted
- ii. that recommendations contained within the report be considered and resolved

Financial implications: The preparation of the Broadclyst Neighbourhood Plan is supported by government Locality grants. Staffing costs are partly being met from parish council budgets and partly from grant fund

Legal implications: Broadclyst Parish Council is a qualifying body¹ and is therefore eligible to write a Neighbourhood Plan. The District Council has a statutory duty to support the preparation of Neighbourhood Plans.

Equalities impact: Not applicable

Risk: The Audit Commission (2001) defines “risk” as an event or action which will adversely affect an organisation’s ability to achieve its objectives, project plans and processes and to successfully execute its strategies. Therefore “risk management” is the process by which risks are **identified, evaluated and controlled**. Broadclyst Parish Council recognises that it has a responsibility to manage risks, both internal and external, and is therefore committed to the implementation of a risk management strategy in line with the introduction of Local Audit and Accountability Act 2014 in order to protect the Council from avoidable losses. The co-operation of all Members and officers is essential to ensure the Council’s resources and service provision are not adversely affected by uncontrolled risk, to ensure the Council does not fail to seize opportunities which benefit the community.

Link to Council Action Plan:

The preparation of Broadclyst Neighbourhood Plan supports the Council’s commitment to enabling local housing delivery; supporting business growth and increased productivity; and community capacity building and engagement.

Risk analysis

A detailed risk analysis has been carried out and is summarised below

Risk Description	Likelihood	Impact	Mitigation Measures
Failure to deliver	Low	Moderate	Continued budget monitoring

¹ For Neighbourhood Development Orders, the definition of “qualifying body” is in section 61E(6) of the Town And Country Planning, England, Act 1990 (inserted by paragraph 2 of the Localism Act 2011). For the purposes of Neighbourhood Development Plans the definition of “qualifying body” is in section 38A(12) of the Planning and Compulsory Purchase 2004 Act (as inserted by paragraph 7 of the Localism Act 2011).

Neighbourhood Plan			
Failure to meet evidenced community need	Low	Moderate/Major	Regular review of progress against community survey results

Key information

Neighbourhood Plans were introduced by the Localism Act 2011. The idea behind localism is that decision making is passed to a more local level, from local government to local communities. There are two main parts to neighbourhood planning: Neighbourhood Plans (NP) and Neighbourhood Development Orders (NDO).

A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocating key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) or it may focus on one or two issues only. It is for those producing the plan to decide on its scope and content.

A Neighbourhood Plan will be part of the statutory development plan for the area, if successful at a referendum. This statutory status gives neighbourhood plans more weight than some other local documents, such as parish plans, community plans and village design statements.

A Neighbourhood Plan must meet certain “basic conditions”. These include compliance with European and national legislation, contributing to the achievement of sustainable development, having appropriate regard to national policy and being in general conformity with existing strategic planning policy. It should not promote less development than that identified in the development plan for the area. It can provide for greater growth levels. It can also specify policies and guidance on how new development should be designed, orientated and located. The preparation of neighbourhood plans must include a robust programme of community engagement and have a proportionate evidence base.

Link to Council Action Plan:

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REPORT

1. NEIGHBOURHOOD PLAN SITES CONSULTATION

As we write the Plan, we need to keep going back to statutory definitions:

“A 'neighbourhood development plan' is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

(S.38A Planning and Compulsory Purchase Act 2004)

Developed by local people, the Broadclyst Neighbourhood Plan will determine what Broadclyst Parish will have - and how it will look - in the future.

A Neighbourhood Plan differs from other statutory development plans as it is a 'community-led Plan', i.e. one that is informed by the community (residents, businesses, stakeholders). Broadclyst Parish Council conducted a 7-day community consultation event at 6 different locations across the parish (45 hours over sessions held on Saturday 18th, Mon 20th - Fri 24th, and Fri 31st May), seeking views on proposals for 26 sites.

Councillors and Officers welcomed people to the events with an explanatory background to the Broadclyst Neighbourhood Plan (NP) and that the whole purpose of the NP is to lead the parish forward as the community sees fit in a sustainable and responsible manner. The Broadclyst Neighbourhood Plan Vision Statement therefore focuses on the three elements of sustainable development:

- **Environment:** Broadclyst is a rural parish, largely owned by the National Trust, located in rolling countryside with wooded hills and broad floodplains.
- **Social:** It has a strong sense of community and is a friendly, safe and desirable place to live and to visit.
- **Economic:** The future of Broadclyst is to continue to develop and thrive to meet the changing and diverse needs of the community, whilst preserving the distinctive character, landscape, and the rural setting of its' settlements.

Community benefit

It was explained that the NP was a high-level strategic Plan, tailored specifically to Broadclyst Parish and how it will inform the long-term 'shape' of the parish over the next 12 years (it is in line with the lifespan of EDDC's Local Plan). Sites have been through a rigorous site selection process, partly informed by grant-funded independent technical and marketability assessments. The detail of what each site offers has been reached after lengthy negotiations with each landowner to ensure the Plan delivers community benefit.

Commercial development

The Plan will not support commercial / profit-driven development: if a site does not deliver something that benefits the community or meets an identified need, it is not suitable for inclusion in the NP and will not be put forward for public consultation. All sites offered in this consultation have 'passed' technical assessments and will benefit the community in some way. If voting on these sites subsequently excludes them from inclusion in the Plan, landowners are still able to pursue their development through the 'normal' planning process but there will be no guarantee of community benefit.

Consultation content

The Neighbourhood Plan contains many elements, including site allocations, policies, and community projects. This consultation focused on the allocation of sites for development and for protection, asking consultees to indicate if sites should be included in or excluded from the Plan.

The proposed sites were:

Development sites:

- 3 brownfield sites for regeneration;
- 4 sites to offer economic/employment space (i.e. creation of



offices/workshops/lock-ups etc for the small business, the intention being to meet the shortfall in current provision in the parish, enabling people to work closer to home);

5 sites that will meet identified housing need (informed by the 2017 Housing Needs Survey – will provide mix of styles/tenures, affordable with local connection, self-build plots and work/live units);

Protection sites:

8 local green space sites;

6 woodland sites.

Community Response

At the time of writing this report (25th), over 300 response forms had been completed with the additional day on 31st May still to be held. The consultation will run until 9th July and will be on display again at the Broadclyst Fun Day on Saturday 22nd June.

The additional day was arranged in response to people who had been unaware of the NP and this consultation, despite Neighbourhood Planning featuring regularly in the Broadsheet since 2012 and the consultation being promoted in the most recent Broadsheet (Spring 2019) and through an intensive social media campaign.

The NP covered 6 locations in the north, east, centre, west and south of the parish, utilising a portacabin in the rural areas where there are no meeting venues.



Feedback

People were asked for comments when leaving events:

- “Well worth it
- So glad I came, I understand a lot more now, a Plan is definitely more than housing.
- It was good to get help locating the Sites across the Parish.
- It was overwhelming, I cannot believe we can make such decisions.
- There is a lot of information - you need time to make informed decisions.
- Cannot believe I have been here for so long.
- So glad I was able to say YES and No to the sites.
- Good to be able to give reasons and to back up why you say No or YES to a site.
- So glad I came and know that this is truly about locals making decisions.
- I am going to spread the word - local people need to vote and determine their future.”

Comments on social media were largely positive, with some asking why the information wasn't available online yet. This was a conscious decision as there is a great deal of information to take on board and understanding the site selection and wider Neighbourhood Plan process is not as easy without the benefit of a face-to-face briefing. Sites information will go on the website after the Friday 31st May with a link to download the feedback form, however it will be interesting to see how many more responses are forthcoming.

This concludes my report to Council

Janvrin Edbrooke

Neighbourhood Plan Officer



Clockwise from top left: Victory Hall launch event; Pavilions; Westwood; underway at Beare, Victory Hall, Blackhorse and Westwood; outside at Westclyst; Westwood.

