



NEIGHBOURHOOD PLAN OFFICER'S REPORT

Report to: Broadclyst Parish Council

Date of Meeting: March 1st 2020

Agenda item: 20/046iii

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

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).

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 Neighbourhood Plan	Low	Moderate	Continued budget monitoring
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:

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.

REPORT

1. Draft Press Release on the sites progressing in the Broadclyst Neighbourhood Plan:

A. Public Consultation Results

The following are the results of the NP Site Community Consultation (2019)

All landowners were informed that the sites that the community voted in favour of (50%), would progress in the Neighbourhood Plan process

There are 2 permission forms still outstanding.

These named sites and a sites map showing the location of sites across the Parish will be released into the public domain via the Council website and in the Broadsheet. With the following additional material:

Type of Sites	Number of Sites Progressing in the Neighbourhood Plan
Local Green Space	8: Ash copse, Oak Tree Close, Broadclyst village recreation Field, Broadclyst Village Green, Holly Close triangle, Moonhill Copse, Chapel Orchard Dog Village
Woodland	6: Ashclyst and Sprydun Forest, Whitedown and Poundapit, Paradise Copse, Rattlecott Wood, Burrowton, Danes Wood
Economic Development	3: Beare Farm, Crannaford & Wintergardens
Mixed Development Bringing forward employment space as well as some residential development	3: Elbury Farm, Haylodge and Silverton Mill
Housing Sites	4: Blackhorse, Broadclyst Station North Clystlands, Jarvishayes,
Community Sports Hub	2: Clyst Vale Community College plus a reserve site Brockhill.

Press Statement:

Council responds to the needs of its local community!

Broadclyst Parish Council is delighted to announce that it has completed a significant phase of work in the preparation of its Neighbourhood Plan! At its meeting on Monday 2nd March 2020, the Council agreed to progress a selection of sites chosen by the community to meet local needs over the next 10 years.

A community-led Plan, the Broadclyst Neighbourhood Plan will carry statutory weight when determining planning applications in Broadclyst Parish once 'Made' (adopted) and will also allocate sites for both

development and protection. Led by a small but dedicated team of volunteers and ably supported by the Council's Neighborhood Planning Officer, hundreds of people within the Parish have had their voices heard, with over 700 responses made to the Council on proposals.

Background

Having identified gaps in current provision and the needs of the community through parish-wide surveys, a Call for Sites was carried out in the Summer of 2017. Local landowners responded by submitting sites within the Parish that they felt could be suitable for a variety of development, including economic use, mixed-use (housing and economic), housing (including local / affordable housing and self-build plots), sports use and leisure use. Each site underwent an external third-party assessment for suitability, with the community consulted on proposals for each site in the summer and autumn of 2019. Sites with majority support will be progressed for further technical assessments with the draft Plan scheduled for release for its first round of consultation (regulation 14) later this year.

Council Chairman Cllr Massey said "The Broadclyst Neighbourhood Plan will enable future growth and development within the Parish to be led by the requirements of the community, rather than through District housing numbers and external pressure. This is a positive move forward for local people in a parish that has been at the mercy of strategic development for the last decade."

Sites supported by the community during the consultation process have met all the needs identified through the community needs survey, which means that there is presently no need for further sites. The next few months will see Broadclyst Parish Council's steering groups focus on finalising draft development policies that will control and shape the future of the Parish and will form part of the draft Plan. Cllr Henry Gent, Founder Member of the Parish Council's Climate Emergency Group, said "we are very pleased to have the opportunity to create local planning policies that should enable us to achieve a more sustainable and low carbon future, improving on the controls in the current District Local Plan."

The draft Broadclyst Neighbourhood Plan will be published for public consultation in autumn 2020, with a final draft (after amendments) published the following summer. A referendum will then take place later on in 2021, with majority vote seeing the draft plan become the approved development plan for Broadclyst Parish: a blueprint for our future.

<ends>

Recommendation 1: For Council to accept the results as summarised above, including the tabled NPOSG resolution made on Friday 28th Feb 2020;

Recommendation 2: to receive and consider the draft press release "Statement on Sites", which will accompany the sites that will be progressing to the next stage of the Broadclyst Neighbourhood Plan;

Recommendation 3: For Council to approve and release the agreed "Statement of Sites", for publishing onto the Council website, in the Broadsheet and in the press.

2. Housing requirement

The type and tenure of housing units offered by these sites meets the identified housing need as per the 2017 Housing Needs Survey. (Affordable 16 and Open market 27)

The Housing site allocations will deliver between 63 – 67 new residential builds over the life span of the Neighbourhood Plan (to 2031) (Av 7 per year)

The breakdown at the present time is.

	Total dwellings offered at the public Consultations Events	Affordable	Work Live	Self-Build	Open Market
H2 Jarvishayes	20-24	TBC on/off site			20-24 tbc
H3 Blackhorse	4		2		2
H6 Heathfield	15	7			8
H8 Broadclyst Station North Clystlands	24	12		5	7
Total	63-67	19	2	5	37-41

Recommendation 2: For Council to note

3. Next Steps of sites in the NP:

The Economic, Mixed Development and Housing sites now have to undergo three Locality technical assessments:

(SEA) **Strategic Environmental Assessment:** is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and program making.

(HRA) **Habitat Regulations Assessment:** is the process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.

(EIS) **Environmental Impact Assessment:** is the assessment of the environmental consequences of a plan, policy, program, or actual projects prior to the decision to move forward with the proposed action.

- i. Awaiting to hear from EDDC as to whether the sites must undergo an EIS.
- ii. Application for SEA has been submitted to Locality. 17/1/20
- iii. Application for HRA has been submitted to Locality. 19/02/20

Further Site Consultation opportunities: Both the community and statutory agencies will be consulted again at Reg 14 (draft document released by BPC) and at Reg 16 (submission document released by EDDC) regarding all the sites allocated in the NP.

Recommendation 3: For Council to note

4. Drafting of the Site Allocation Policies:

- This has begun, with the Economic Chapter and its sites being written first. This draft Chapter will go to the Economy Steering Group for reading and editing.
- Site Policies will be based on site details provided at the recent NP Sites Public Consultation Events and the qualitative data provided in the consultation process.
- Site Policies will be sent to landowners with the understanding that site specifics cannot alter much from their Site descriptions that the community voted on. Significant changes to a site would have to be verified by the NPOSG.
- These policies will also be shared with EDDC for guidance.

Recommendation 3: For Council to note

5. Recruitment of Draft NP Steering Group Membership:

We have two members of the community come forward to be part of the NP reading and editing Steering Group; we are still hoping for many more to volunteer their time. This group will predominately work remotely.

Recommendation 4: For Council to note

6. Ministry of Housing, Communities and Local Government (MCHLG) Newsletter.

Janvrin has been invited and has subsequently written a feature in the next MCHLG NP Newsletter. She was asked to talk about her role in Neighbourhood Planning and her work as a National Neighbourhood Plan Champion. Previous newsletters can be viewed at <https://www.gov.uk/government/collections/notes-on-neighbourhood-planning>.

Recommendation 5: For Council to note

This concludes my report to Council.

Janvrin Edbrooke
Broadclyst Parish Council Neighbourhood Plan Officer
29 February 2020