

Neighbourhood Plan Report

What has been done and, what there is to do

Neighbourhood Plan Evidence Base:

Community Survey July 2016

This was completed by 6.3% of the parish. Response rate incredibly low, the average survey response rate is around 25%.

Difficult to justify doing something in / for the Neighbourhood Plan based on a 6% response rate.

Recommendation for the Parish Council to recognise the severe limitations of the survey response rate and that any action based on the survey will require support of the Steering Group, Parish Council and further consultation from the wider community.

Words for use in a NP vision statement were provided in Q3&4 of the Survey.

Vision statement drafted and put in Broadsheet and will be at Funday for comments. Broadclyst is a rural parish, largely owned by the National Trust, located in rolling green countryside with wooded hills and broad floodplains. It has a strong sense of community and is a friendly, safe and desirable place to live and to visit. 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.

Recommendation for the Parish Council to feedback on this statement.

Environmental Qs 5,6,7 Was on habitats, natural environmental and rural settings people value and where these are in the Parish were provided.

- ✓ **NP ACTION : Green/ environmental spaces to be mapped.**
- ✓ **NP ACTION : Call for sites might offer some protection/ allocation.**

Recommendation for the Parish Council to acknowledge these findings.

Community facilities Q 8 & 9. For residents living outside the village there is a desire for more community facilities local to them.

- ✓ **NP ACTION: To look at sites coming forward at Westclyst & Broadclyst Station in the Call for Sites.**

- ✓ **NP ACTION:** This needs to be specifically targeted in the covering letter and at the landowners meeting.

Recommendation for the Parish Council to acknowledge these findings.

Qs 10/11 superseded by Housing Needs assessment.

Recreation Space & dog free/ specific recreation space Qs 12,13 . Demand for dog specific areas and Dog free (to include Recreation ground and childrens' play areas).

- ✓ **NP ACTION:** Call for sites might offer some allocation and protection.
- ✓ **ACTION PC:** PC community action project
- ✓ **NP ACTION:** Limited information on people's recreation, sport and leisure profiles and demands.

Recommendation for the Parish Council to acknowledge these findings.

Gypsy& Traveller Provision Q14 Support for extension not new provision.

- ✓ **NP ACTION:** Call for Sites? Liaison with NT

Request for further Information: This is rich source of what locals Want / Feel .

- ✓ **Transport issues:** parking speeding, public transport, cycleways, most of which are outside the Neighbourhood Plan.
- ✓ **NP ACTION:** Can be written into NP if linked to new developments
- ✓ **PC ACTION:** N Plan 123 priority CIL list in the NP can be for transport infrastructure items.

Recommendation for the Parish Council to approve the results of the DCT Community survey.

Recommendation for the Parish Council to recognise the severe limitations of the survey and that there has been no data on the following 9 areas

- 1) No heritage or historical data collected **POLICY: Heritage/site allocation/design statement**
- 2) No employment/ job/ business, home working data collected **POLICY: Business/ Economy**
- 3) No dog walking data collected. **POLICY: Environment/ site allocation**
- 4) No leisure time / healthy life style data collected **POLICY: Site allocation/ Environment**
- 5) No data on broadband /mobile data **POLICY Sustainability/ Business**
- 6) No data on flooding **POLICY Housing / Business/ design statement**
- 7) No data from children, young adults **POLICY: Site allocation/ Environment**
- 8) No data on Built environment. **POLICY: Design Statement**
- 9) No data on Energy sources/ development: **POLICY Sustainability vs Design and Environmental**

NP Action Points:

- Need to feedback what survey did reveal. ACTION : Website & drip feed through Broadsheet
- Consult on Vision Statement. (Funday & Broadsheet)
- Need to get data on all the gaps & the other 9 areas. (Consultation Events? Re survey?)
- Need to get data from young people (School based project)

Recommendation for the Parish Council to accept Action points listed above.

Housing Need Survey March 2017 (DCT)

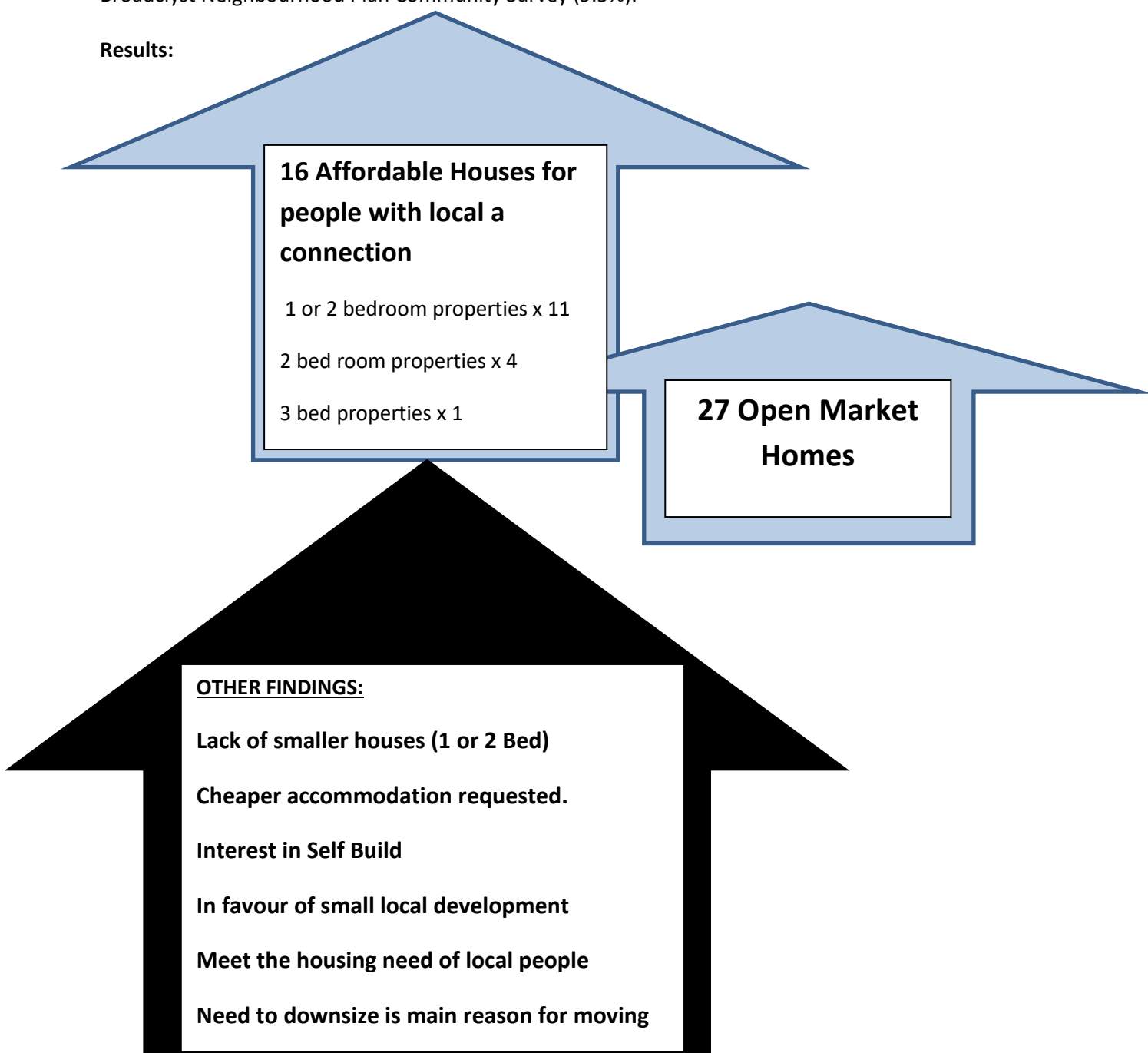
Background:

1680 surveys delivered.

Devon Communities Together collated and analysed the surveys.

This survey was completed by 17% of the Parish which was a higher response rate than the Broadclyst Neighbourhood Plan Community Survey (9.5%).

Results:



16 Affordable Houses for people with local a connection

- 1 or 2 bedroom properties x 11
- 2 bed room properties x 4
- 3 bed properties x 1

27 Open Market Homes

OTHER FINDINGS:

- Lack of smaller houses (1 or 2 Bed)**
- Cheaper accommodation requested.**
- Interest in Self Build**
- In favour of small local development**
- Meet the housing need of local people**
- Need to downsize is main reason for moving**

The survey identified.

A housing need in Broadclyst (within the next 5 years for) outside Broadclyst BUAB.

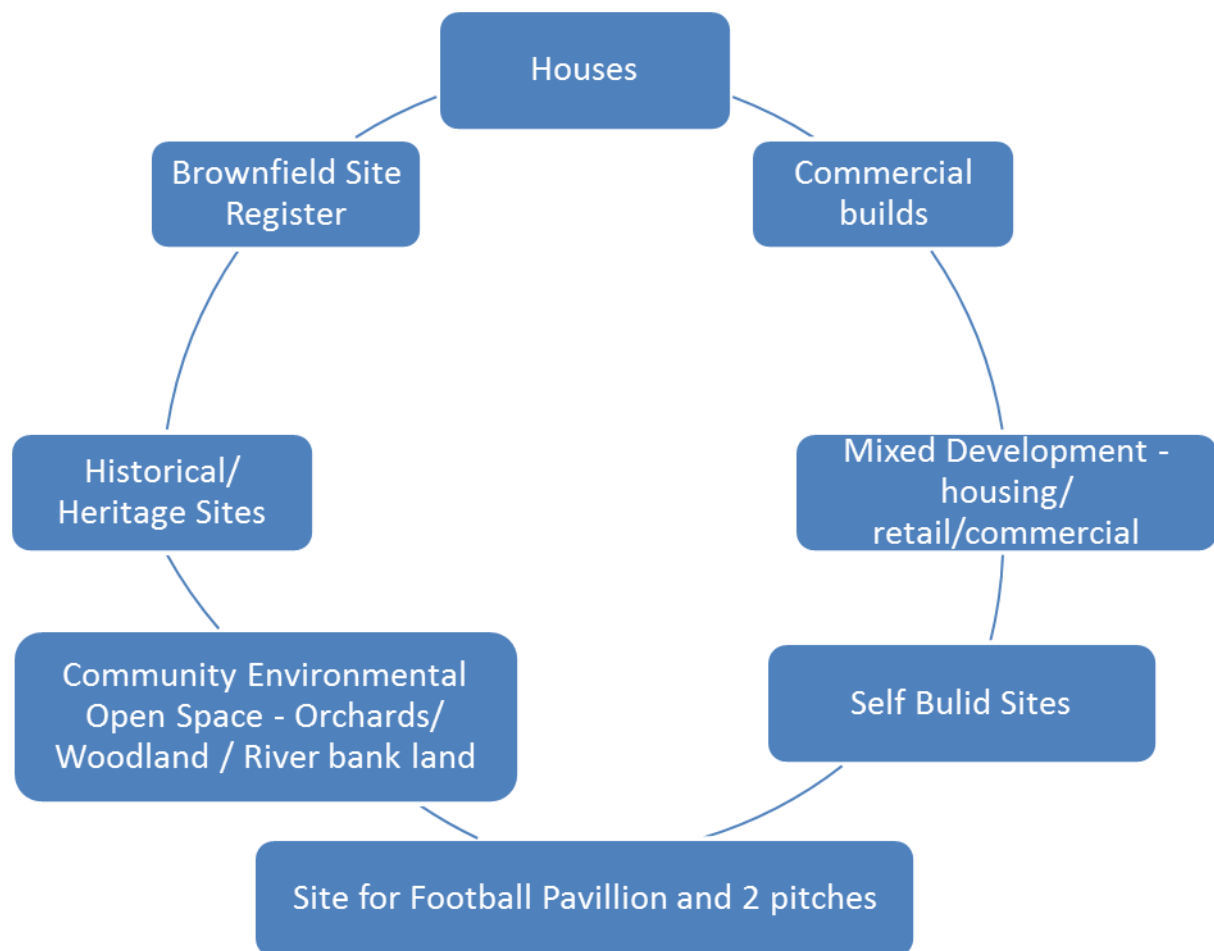
NP ACTION POINTS

- Results to be shared with residents via broadsheet and Website.
- There is a need for local affordable housing and some market value housing.
- Call for land to be completed to find what land is available in the Parish for houses.

Recommendation for the Parish Council to approve the the DCT Housing Needs Assessment and Report.

Recommendation for the Parish Council to approve the acceptance of the above NP action points.

Call for Sites:



In a Neighbourhood Plan, land can be allocated for various types of development.

To find out what and where land is available and for different uses, there is a need to do a “Call for Land”

Recommendation for the Parish Council to approve Call for Sites letter:

Recommendation for the Parish Council to approve: Call for Sites Form

Recommendation for the Parish Council to approve: That analysis is done in house and not to use DCT. NP officer advice is for money to be spent on sites assessed by AECOM specialist so that 3rd party is being used to assess & select sites.

Re designation of Neighbourhood Plan Area.

Population of Broadclyst is rapidly changing. Census 2011 had 1,218 dwelling

Historically there used to be one large settlement within the parish, the village of Broadclyst. There are now several new settlements in this parish.

Old Park Farm:439 dwellings (17/5/17 only 18 left to be built)

Moonhill Copse : 35 completion 2017

Mosshayne 900

Tithebarn 580

Pinn Court 490 Total number of new dwelling in Broadclyst is 1,544 new dwellings, which is an increase of 127%.

If the new emerging communities are to have a say and a voice they need to be included in the NP Area, especially as they represent a substantial increased population (56%) of Broadclyst. The new communities are housing estates with needs and gaps to fill. If these settlements are not in the Neighbourhood Plan Area, 56% residents of the Broadclyst Parish population will not have a voice until 2031.

The Broadclyst Neighbourhood Plan must extend its NP AREA, if it is to represent the whole population of Broadclyst and to ensure that the policies within the plan are to serve its existing and new population.

Neighbourhood Plan policies will be able to:

- 1) Fills gaps. (What's missing & what's wanted) Developments of the future. (what they are and what they will look like: design)
- 2) Allocate and in some cases, protect what is valued in Broadclyst (what it offers locals, and what can be protected / improved)

In the recent Housing Needs Assessment carried out by Devon Communities Together March 2016, the new settlement in West Clyst was included in the survey as it was thought that this settlement should be included to see if house type and tenure was being provided by this new settlement.

Neighbourhood Plan Area Legislation.

- Broadclyst Neighbourhood Plan Area designated by EDDC: October 2nd 2013
- New Parish boundaries adopted in 2016: Broadclyst Parish Governance boundary review. [The Devon \(Electoral Changes\) Order 2016 No. 657](#) which was laid before Parliament on 22 March 2016 has now come into effect. (Map Appendix 1)
- *Neighbourhood Planning Act 2017 Changes to neighbourhood areas etc*

(1)The Town and Country Planning Act 1990 is amended in accordance with subsections [\(2\)](#) to [\(4\)](#).

(2)In section 61F (authorisation to act in relation to neighbourhood areas) after subsection (8) insert—

“(8A)A designation ceases to have effect if—

(a)a new parish council is created or there is a change in the area of a parish council, and

(b)as a result, the neighbourhood area for which the neighbourhood forum is designated consists of or includes the whole or any part of the area of the parish council.

(8B)The operation of subsection (8A) does not affect the validity of any proposal for a neighbourhood development order made before the event mentioned in paragraph (a) of that subsection took place.”

(3)In section 61G (meaning of “neighbourhood area”) after subsection (6) insert—

“(6A)The power in subsection (6) **to modify designations already made includes power—**

(a)to change the boundary of an existing neighbourhood area,

(b)to replace an existing neighbourhood area with two or more separate neighbourhood areas, and

(c)to replace two or more existing neighbourhood areas with a single neighbourhood area.

(6B)A neighbourhood area created by virtue of subsection (6A)(b) may have the boundary created by splitting it from the existing area or a different boundary.

(6C)A neighbourhood area created by virtue of subsection (6A)(c) may have the boundary created by combining the existing areas or a different boundary.

(6D)A modification under subsection (6) of a designation already made does not affect the continuation in force of a neighbourhood development order even though as a result of the modification—

(a)it no longer relates to a neighbourhood area, or

(b)it relates to more than one neighbourhood area.”

(4)In section 61J (provision that may be made by neighbourhood development order) after subsection (5) insert—

“(5A)Subsection (5) is subject to section 61G(6D) (effect of modification of existing neighbourhood area).”

(5)The Planning and Compulsory Purchase Act 2004 is amended in accordance with subsections [\(6\)](#) to [\(8\)](#).

(6)In section 38A (meaning of “neighbourhood development plan”) after subsection (11A) (as inserted by section 4) insert—

“(11B)Subsection (11C) applies if, as a result of a modification of a neighbourhood area under section 61G(6) of the principal Act, a neighbourhood development plan relates to more than one neighbourhood area.

(11C)The replacement of the plan by a new plan in relation to one or some of those areas does not affect the continuation in force of the plan in relation to the other area or areas.”

(7)In section 38B (provision that may be made by neighbourhood development plans) after subsection (2) insert—

“(2A)Subsections (1)(c) and (2) are subject to section 61G(6D) of the principal Act (as applied by section 38C(5A) of this Act).”

(8)In section 38C (supplementary provisions) after subsection (5) insert—

“(5A)Section 61G(6D) of the principal Act is to apply in relation to neighbourhood development plans as if it also provided that a modification under section 61G(6) of that Act of a designation of a neighbourhood area does not affect the continuation in force of a neighbourhood development plan even though, as a result of the modification, more than one plan has effect for the same area.”

- EDDC Cabinet accepted alterations to the Neighbourhood Planning Bill

Next Steps

Broadclyst Parish Council will vote on Re designation of Neighbourhood Plan Area June 5th 2017

If yes vote, re designation of Neighbourhood Plan Area will be sent to EDDC.

Recommendation for the Parish Council to approve: Re designation of Neighbourhood Plan Area to include the whole Parish.

For re designation of the NP Area to commence with EDDC with delegation to NP officer to progress.

NP Steering Group

This needs to be re - set up.

- Governance., structure and terms of reference in place. It's a Decision Making group.
- Members
 - Best for people to be invited. existing clubs, societies, organisations
 - Best for people to be linked to specific Policy areas. PC Committees areas of Planning, Youth, Sport Pavilions, Communications & Traffic Group
 - To be made up from different community sectors.
 - This is a community decision making group so needs to have representatives from across the parish. Farms, Businesses, Westclyst, Broadclyst Station, etc

Meetings will be themed based so will probably mean that different personnel will be needed at different meetings. Council has had to make decisions tonight and these would usually be made in a Steering meeting. Might be a need for key personnel to be consistently present so that overview is maintained.

Pecuniary interest - needs to be considered regarding membership/ attendance at meetings. Especially regarding Call for Land issues & selection.

Recommendation for the Parish Council to approve restarting the Neighbourhood Plan Steering Group

Recommendation for the Parish Council to select Key Councillors/ personnel to be selected for each of the NP Policy area.

- HOUSING
- BUSINESS AND JOBS
- COMMUNITY FACILITIES & SERVICES
- SPORTS AND RECREATION
- NATURAL ENVIRONMENT
- HISTORY and HERITAGE
- INFRASTRUCTURE (access/CIL)
- BUILT ENVIRONMENT(design)

Neighbourhood Plan Officer Post.

- **Present post of 8 hours a week will allow for leadership of the plan, and for the plan to progress, but it will take years to complete at this level of investment.**
- **Further hours and administrative support would change this.**

Recommendation for the Parish Council to delegate responsibility to Staffing Committee to review this post.