



NEIGHBOURHOOD PLAN OFFICER'S REPORT

Report to: Broadclyst Parish Council

Date of Meeting: June 6th 2018

Agenda item: 18/99

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.

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).

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

Call for Land:

This is still progressing, and is taking longer than anticipated.

The first visit to landowners was to explain what a Neighbourhood Plan is, and how land coming forward in the Broadclyst Neighbourhood Plan is to be used:

- ✓ for the needs that have been identified by the community, and/ or
- ✓ for uses which advantage the Parish of Broadclyst and its' residents.

Several landowners put forward their land for a variety of uses, and a revisit is needed to confirm how they would like their land to be utilized in the Broadclyst Neighbourhood Plan.

Initial visits also raised questions / issues which require time to be solved and/or settled.

The National Trust have now submitted their Call for Land documentation. Their involvement as largest landowners in the Parish is welcomed and it is good to be working with the National Trust and their agents Savills (Taunton). The land for the Neighbourhood Plan has been closely linked to the Killerton Master Plan.

RECOMMENDATION: For Council to acknowledge that the Call for Sites is delayed.

Economy Steering Group:

This group is looking at developing more business and jobs within the Parish. Economic development ranges from campsites to economic hubs across the Parish. They are also considering the option of mixed development sites in the parish, which bring forward working space as well as housing. Stratton Creber Commercial have been approached to do a report on business marketability across the Parish to find out where economic development is best placed.

RECOMMENDATION: For Council to be aware of the commissioning a report of economic marketability across locations in the Parish. To delegate the commissioning of the report to the Clerk/Chairman of the Neighbourhood Steering Group² in accordance with its budget.

Settlements and Infrastructure and Access Steering Groups:

Simon Bates **Green Infrastructure Project Manager (Exeter & ED Growth Point)** Came to talk to the groups about footpath and cycle path provision beyond, into and within the Parish. This included discussions about proposed rights of way as well as aspirational routes. He also discussed the Great Trees Project and the development of the Clyst Valley Park. The material he presented was well received by both groups who are in support of the:

Extension and development of Footpaths within the Parish

Extension and development of cycle paths: across, into and within the Parish

- ✓ Clyst Valley Trail from Darts Farm to Killerton

² delegated spend authority of up to £1,000 (BPC adopted Financial regulation 4.1)

- ✓ Cycle path and footpath from Cranbrook Academy to CVCC
- ✓ Lodge railway bridge for cyclists and pedestrians to link into Western Expansion infrastructure and to routes to Cranbrook Railway Station
- ✓ Cycle path from back of Hayes Farm via Broadclyst Station into the Cranbrook Western Expansion to Cranbrook Station

Development of the Clyst Valley Regional Park within the Parish

Development of Ashclyst Forest to maximize its potential as a recreational/ leisure hub.

RECOMMENDATION: For council to support such developments in the Neighbourhood Plan, and to acknowledge that such infrastructure and access development would benefit the parish and its' residents.