

Notes from Neighbourhood Plan Workshop

General Notes

Each policy should have a unique number rather than NP! a, b and c etc.

Need to confirm the duration of the Neighbourhood Plan, is it 15 years or 20 years?

Should think about having a general spacial strategy outlining development which sits above the individual policies.

School planning = 0.25 primary school child per house. Therefore a development of 400 houses would generate 100 school places. It is the responsibility of the education authority, i.e. the County Council.

Key Questions

1. Is it a Planning Policy
2. Does it relate

Policy NP1 - General development

The 'historic core of the village' needs a better definition. The example given for Long Compton includes an explanation accompanying the policy. We could take a similar approach. The historic core is more than just the conservation area, could also include listed buildings, buildings of local interest. It may also not be buildings but other landscape features. Need to think about this from a local planner's perspective and how we ensure they can understand the definition of the historic core.

The following should be split out as a separate policy:

"...all new development has mixed housing density, and provision for retirement home, and where appropriate provision for affordable housing."

"b) Major development to the north of the village should have different styles and ranges of accommodation aimed at integrating the whole site into the village, protecting the landscape and should include for at least 30 per cent affordable housing and a detailed mechanism for its delivery."

Should go into the site development policy.

"c) Integrate the existing community facilities to create a village green resource focused on new playing fields and all weather pitch, the school and the Brooklands Centre."

Should go into the site development policy.

"d) Ensure stepped development of local services, and safe transport and traffic links from the site."

Could be part of a more general policy on services and infrastructure. One particular concern that has been raised is foul drainage.

Policy NP3 - Business

"a) Build a partnership with landowners and East Cambridgeshire District Council's Enterprise Team to produce a plan for further development of the Elean Business Park."

Suggestion to modify the objective to build a partnership with existing businesses, landowners and East Cambs DC involving the local community.

“b) Support development of starter business units to be available to the local workforce in suitable locations.”

This could be a policy but it would identify a site to be useful. Could ask for a Masterplan for the site. May want to Three Pillars business park and the adjacent site.

Could look at a Neighbourhood Development Order for the Elean Business Park. This effectively grants planning permission for the site.

POLICY NP2 - Biodiversity

“a) Designate meadowland at the west and east end of the village as Local Green Space to protect it from development and enhance its benefits to wildlife and village residents. Create an informal nature reserve on the old recreation ground.”

It is can very difficult to get sites designated as local green space.

Cotswold DC have a good process for defining local green spaces and ensuring they are consistent with the NPPF. Second half of this policy is really a community action.

“b) Promote existing and new permissive access to provide several circular routes for walkers out into the surrounding countryside from the village.”

Linkages into existing footpaths for the development site for the north of the village should be part of the site development policy.

The rest of b is not a planning policy.

“c) Protect existing landscape and wildlife features in any large scale development to the north of the village integrating new extensive landscape and wildlife areas, play areas for toddlers, juniors and youths into the plans together with allocation of land for playing fields and new burial ground and allotments.”

This is site specific again and should therefore be part of the site development policy. Need to rephrase the burial ground requirement because the desire is for the developer to enable provision of the burial ground but not necessarily within the site itself as the land may not be suitable. The creation of wildlife features needs to be more explicit.

POLICY NP4 – Local services

“a) Extension of health facilities, capacity in the local school, and provision of permanent library services will be encouraged in order to keep pace with the needs of an expanding local population.”

“b) Retention of existing shops, services and facilities will be supported, and additional retail and community facilities encouraged to broaden the village’s offer.”

Should re-phrase this into a policy that does it’s best to retain local services rather than “encouraged”. The East Cambs local plan may have a policy which helps protect local services and facilities. The policies needs some further detail as to where any new facilities could be located.

As not all policies have been reviewed, agreed to a further meeting at 6.30pm on Tuesday 15th November.