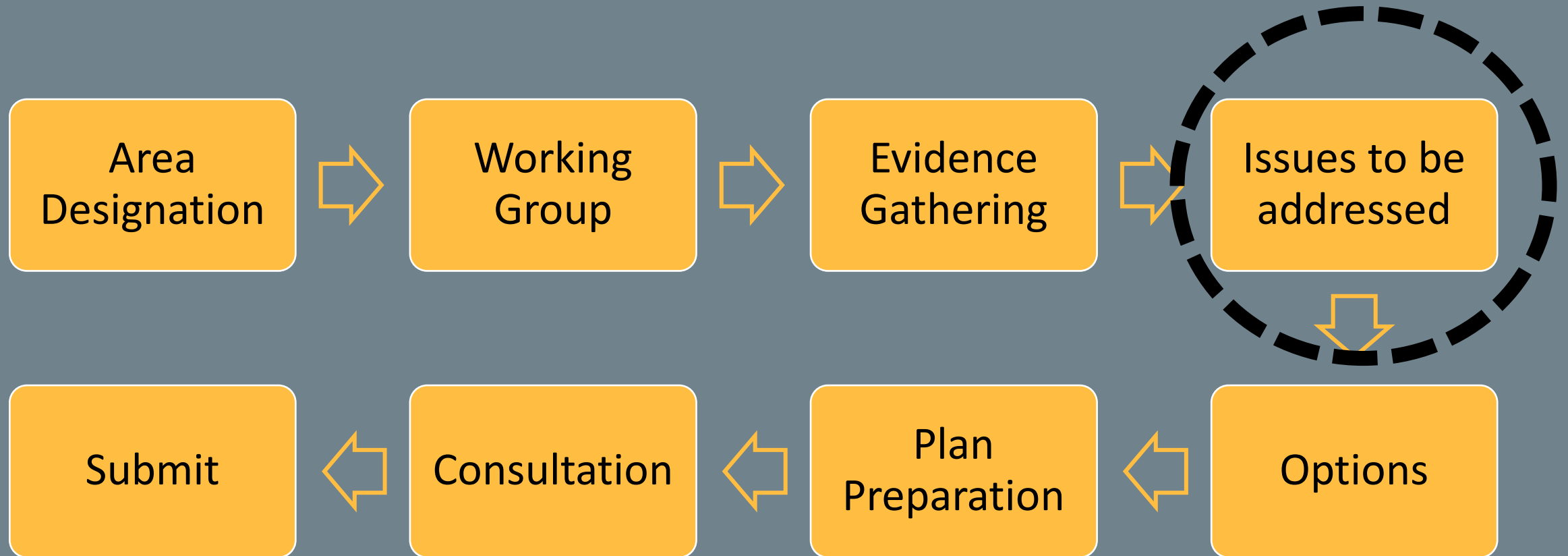


Neighbourhood Plan Group

17 June 2020



The Process



Getting to Consulting on the Plan

- Agree what the Plan is going to address
- Agree structure
- What do we know?
- Are there any gaps in our knowledge (that we need to know)
- Identify Issues
- Identify Options
- Consult on Options (if considered necessary)
- Write the Plan
- ECDC informal review
- Sign-off by Group
- Sign-off by Parish Council
- Prepare for consultation
- Consult – minimum 6 weeks

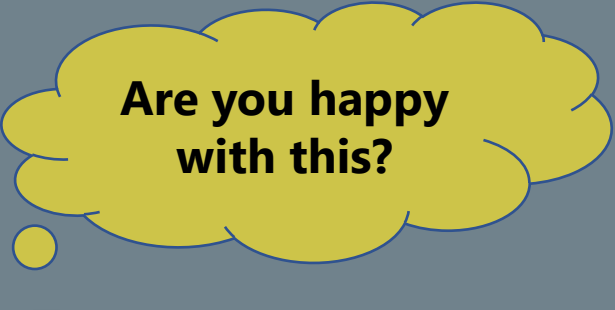
Progress to date



What next.....

- What are the issues?
- What do we want the Plan to do?

Plan Contents Page



**Are you happy
with this?**

1. Introduction
2. About Reach
3. Context
4. Vision and Objectives
5. Planning Strategy
6. Housing
7. Local Economy (including Tourism)
8. Natural Environment

9. Historic Environment
10. Sustainable/ Carbon Neutral Development
11. Services and Facilities
12. Travel

Appendices (limited to what's essential to be in the Plan)

Spatial Strategy

- Local Plan says:
 - Limited development in villages with a defined development envelope
 - Within defined development envelopes, development will normally be permitted
 - Outside development envelope, development is strictly controlled
- Policy reinforces Local Plan and identifies where development can and can't take place
- Provides opportunity to refine the Reach Development Envelope

Policy NP3 – Sutton Development Envelope

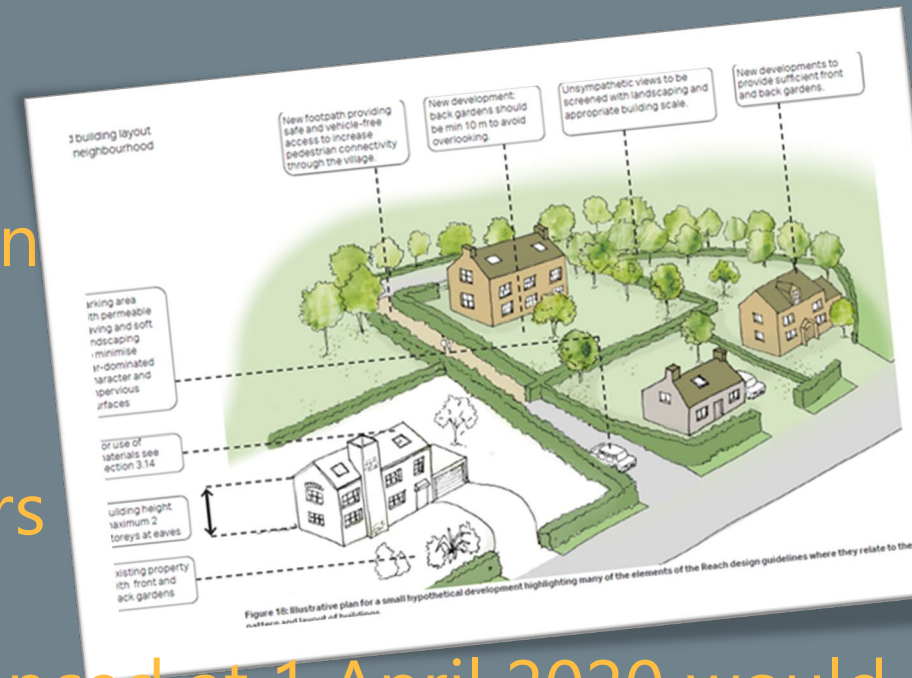
The Sutton Development Envelope is defined on the Proposals Map. Sustainable development proposals within the Envelope will be supported in principle subject to being of an appropriate scale and not having an unacceptable impact on:

- i) the amenity of residents;
- ii) the historic and natural environment;
- iii) the provision of services and facilities; and
- iv) the highway network.

Land outside the Development Envelope is defined as countryside where development will normally only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses which can demonstrate a need to be located in the countryside.

Housing

- No housing requirement to meet Local Plan needs
- Allocating a site helps fend off rogue applications should East Cambs lose 5 years supply (NPPF para 14).
- Allocating permissions that haven't commenced at 1 April 2020 would satisfy the NPPF.
- Affordable Housing – ECDC has policy for “exceptions sites” should a local need be established at any time.
- Internal Space Standards – ECDC has not adopted national space standards. NP could do this.
- House sizes – given lack of planning growth it's not really worth having a policy on the size of new homes.



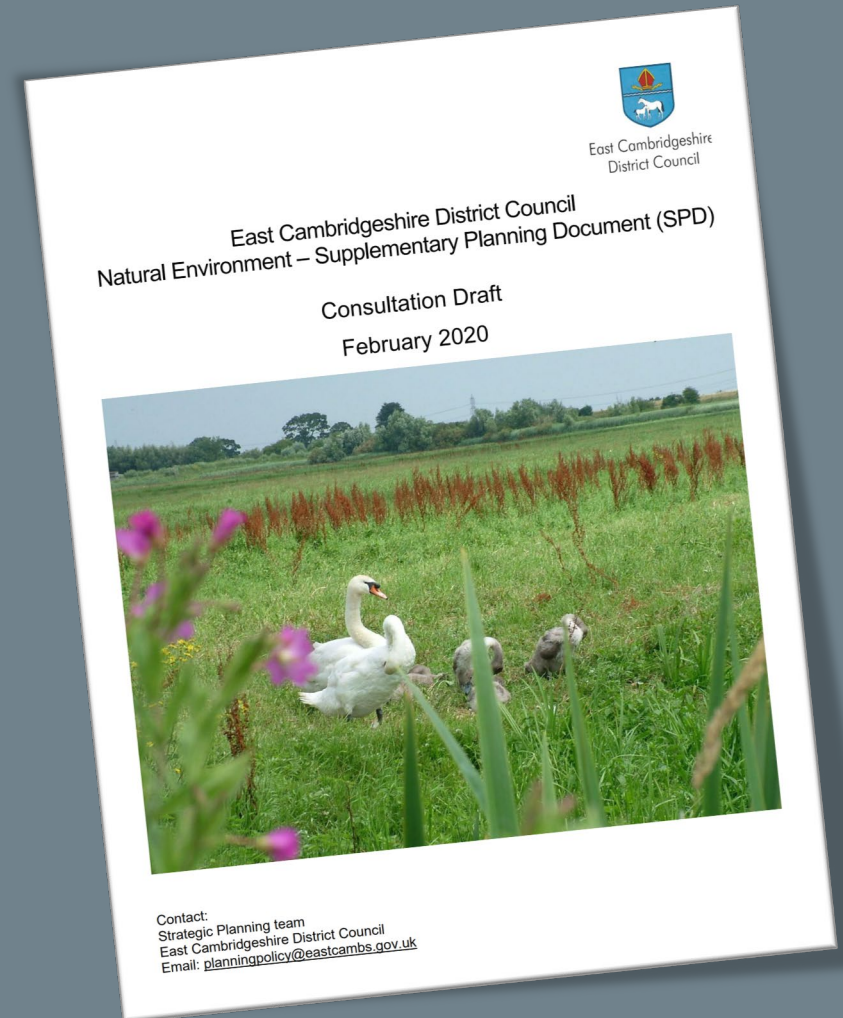
Local Economy including Tourism

- Generally, any major employment facilities would be unsustainable and contrary to the Local Plan
- Plan can contain:
 - initiatives to protect any existing and definable business premises
 - promote farm diversification (subject to impact)
 - promote small scale tourism
 - Encourage home working – improved broadband, meeting rooms at village hall etc etc



Natural Environment

- Local Plan policies are now dated
- Emerging SPD
- Reach has local sites and features that need identifying
- Need to reflect the outcomes of the Landscape Appraisal
- Identify Local Green Spaces
- Other natural environment features??



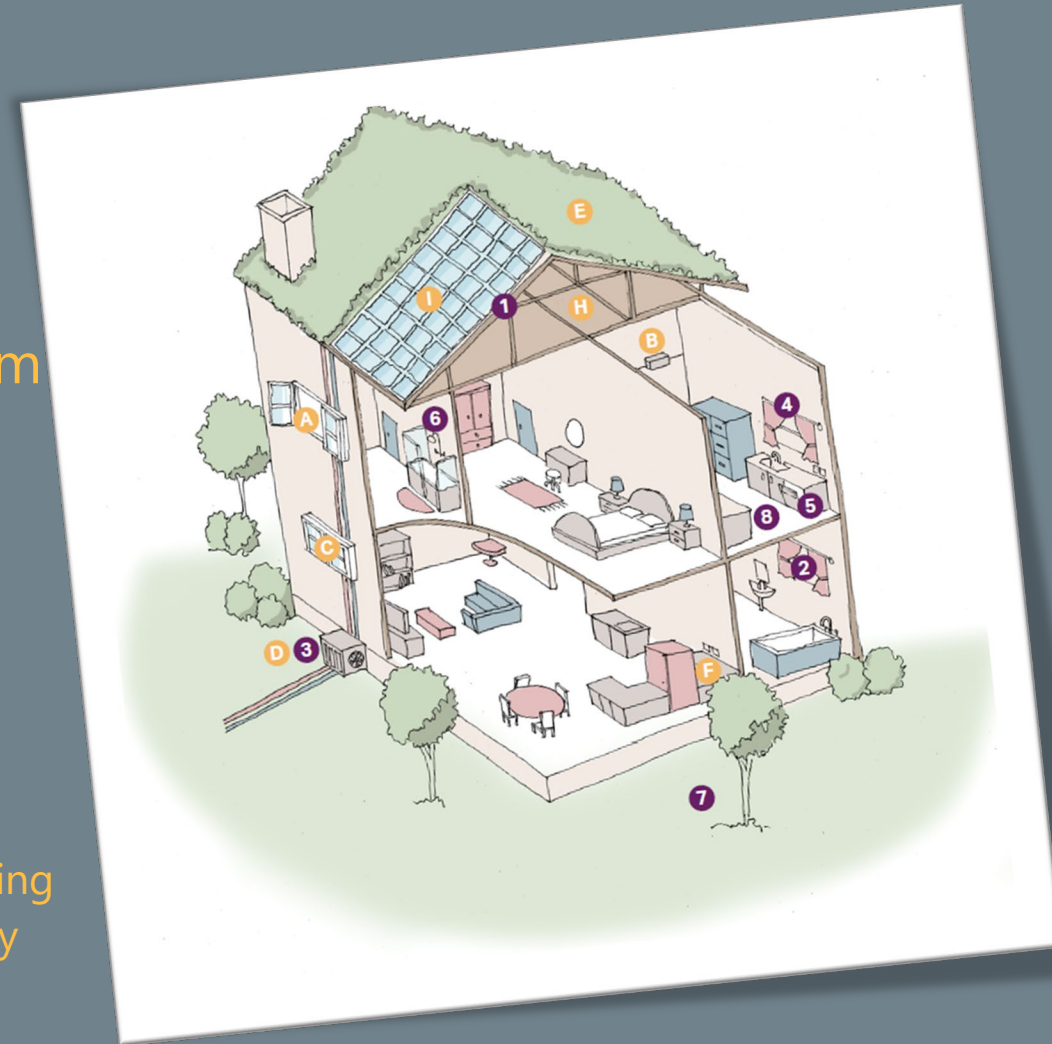
Historic Environment

- Conservation Area – but no appraisal
- Scheduled Monument
- Listed Buildings but no “Buildings of Local Interest”?
- Local Plan policies are out of date
- Neighbourhood Plan can put up-to-date policies in place
- Are there Buildings of Local Interest that aren't listed?
- Any local initiatives?



Development Design

- AECOM Design Guidelines provide basis for policies
 - Section 3.20 provides guidelines that can form a checklist referenced from a policy
- Plan can also include matters relating to sustainable construction, but with care.
 - neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development;



Services and Facilities

- Identify and protect existing facilities
 - Buildings and recreational space
- Identify needs for new facilities, but can potentially only encourage as difficult to identify a site if you can't be sure of delivering it
- Set out local initiatives as community actions



Figure 8: Fair Green, the most prominent green space in the village centre.



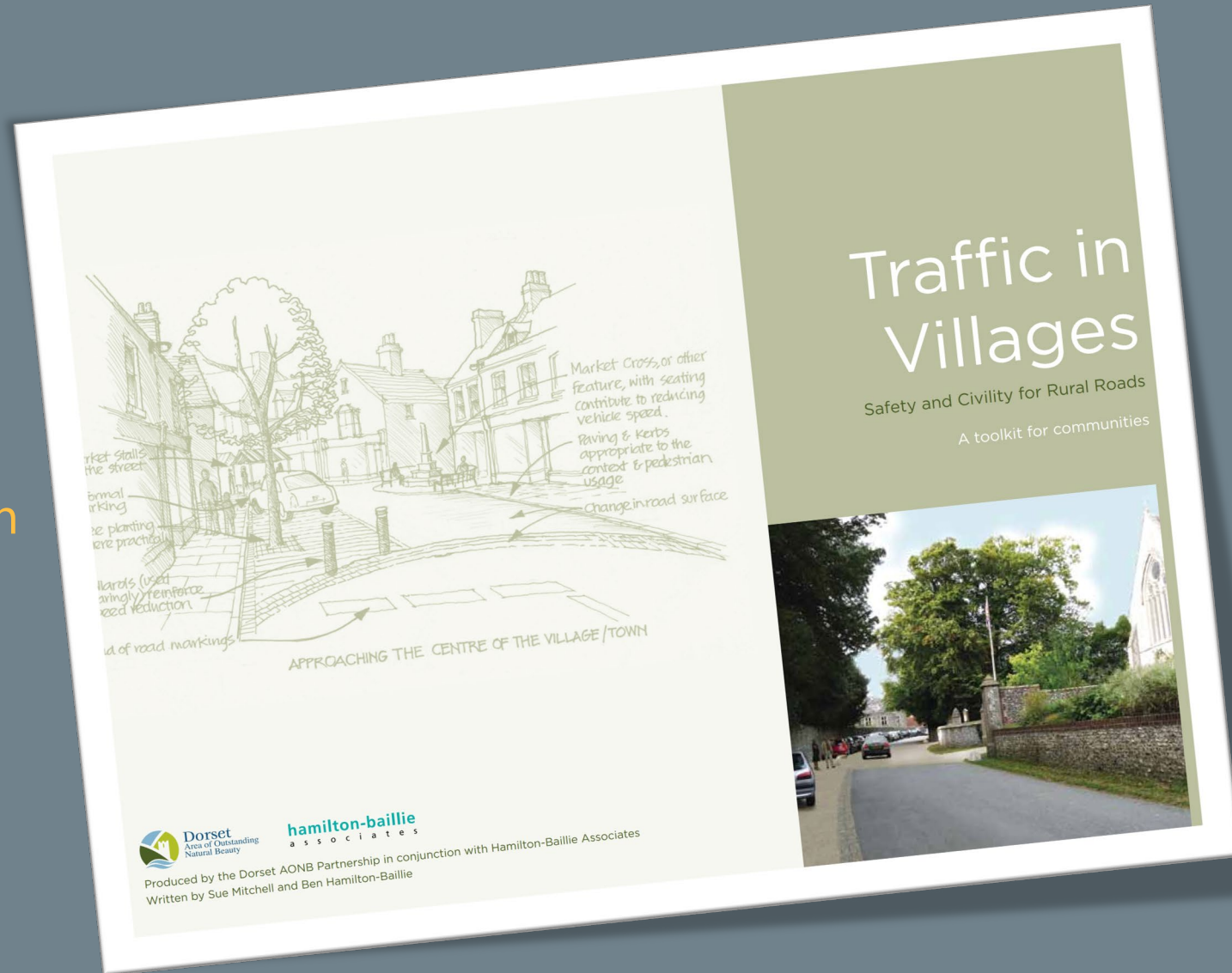
Figure 9: Village Hall on Fair Green.



Figure 10: Dyke's End, the village's only pub on Fair Green.

Travel

- A difficult one
- Most highway initiatives don't require planning permission
- Highway measures can have significant detrimental impact on historic environment
- Can include community actions to get sympathetic highway measures
- Encourage cycle routes to surrounding villages
- Maintain and improve footpath links
- Community transport?



What next?

Timetable

- Do we need to consult on Options?
 - Editorial arrangements for writing the Plan
 - The Plan needs to be approved by the PC for consultation
 - Allow 3-4 weeks from that approval to the start of consultation
-
- Consult in October?
 - Submit in January?
 - Examination around April
 - Referendum June/July 2021