

Neighbourhood Plan Review update. - April 1, 2026. DB/SD

As regularly reported to the Parish Council, the Neighbourhood Plan committee composed of Susan Daenke and Diane Bohm has been meeting, reviewing and trying to keep up to date with national, county, district and local news regarding planning which could affect the village.

We are now up against a hard deadline to complete our NP Review. We've interviewed landowners and planning advisors regarding our way forward. We have also had a Focus Group meeting composed of villagers from most areas of the village, both new and older residents.

Based on these discussions, we have come to a recommendation for the way forward.

KEY QUESTION

Should we extend this Review to include a new village boundary which is extended to create opportunity for more housing? This would be in the hope that this would be enough for a small village. The plus side of doing this would be our design policies should apply. We might be able to avoid an urban look to add on housing.

OR

Should this Review keep the current village boundary with a small development to be built on the site we had requested

ONE MORE THING

If we choose the first one we need to go through the process of a referendum. This would take months and the planning landscape could change considerably

CONCLUSION

A very useful discussion ensued amongst the Focus Group. The key issues were:

- Should we expand the village boundary and include a housing development of sufficient enough size to hold off excessive development. We could insist that the Neighbourhood Plan Design Code would apply to such a development with the hope that the housing would fit well within our boundary.

OR

- Should we keep our current boundary and encourage housing in the area known as the rural exclusion zone (Fir Tree Farm) in the Neighbourhood

Plan. This land would now be considered grey belt which is land for consideration of housing in the new NPPF. A good mixture of affordable and executive housing would be included in the site without a clear demarcation between the two types.

If the latter were to be accepted, there is a good chance that a referendum would not be needed.

The Focus Group unanimously choose option two – no change in village boundary plus some new housing on the site at Fir Tree Farm.

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- A plus for this way forward is that if the CDC Local Plan comes into effect this summer, we would then initiate another short Review, aligning our NP policies to their policies.
 - Policies in the Neighbourhood Plan have been made clearer and reduced in number
 - We have data from the village survey

With the approval of the Parish Council:

- Our next step is to meet with an officer at CDC and see if we can have permission for this 'low key' review, without a referendum
- Present this at the Annual Village Meeting on April 13th, 7:30pm

Diane Bohm and Susan Daenke