

Staverton Parish Council Newsletter

November 2017

Staverton Neighbourhood Development Plan

What have we done? Where are we now? Where are we going?

Many local Parishes have been convinced of the real-world benefits of making a Neighbourhood Development Plan for their Parish including locally, Badby & Braunston. By summarizing the existing important aspects of Staverton and linking / referencing them to the current and emerging planning legislation, the plan, containing “**locally relevant, bespoke policies**” becomes a key reference document when decisions are made about changes in our Parish up to 2029.

First, the base information had to be gathered:

- The 2016 Parish Questionnaire with a 67% response did that.
- Next, we analysed the information to set some cornerstones and produce the plans **Objectives & Goals**.
- The existing status of Staverton as a restricted **infill village**, surrounded by a **Special Landscape Area**, gives a level of protection against unwanted development in the Parish.
- Daventry District Councils **5-year land bank** adds another layer of reassurance. These currently help to protect us from seemingly perverse Planning Decisions which run contrary to local opinion.

Having a “**MADE NEIGHBOURHOOD DEVELOPMENT PLAN**” becomes in effect, a formal statement of **our needs, wants and expectations** to be used in making Planning and other decisions during its term. **The Working Group have:** Consulted with landowners/developers - Leaflet dropped residents - Held open events - Conducted a Parish Vote - Communicated using the Parish News & Parish Website

More recently, behind the scenes, the working Group have been collating information and producing background documents and statements for the Plan which are now all available to view on the **Parish Website: www.stavertonparish.com**

Staverton Neighbourhood Development Plan Committee



At a meeting held on the 18th October 2017, the Parish Council dissolved the Neighbourhood Plan committee. The Parish Council would like to thank all members that have served on the committee for the hard work and effort they have put in to get the plan to this advanced stage.

Consultation event held 18th November

At the recent consultation event held in the village hall, Staverton residents were presented with a range of options including information, displays and presentations from the Parish Council, independent consultants and possible developers.

To help us shape the plan, we would like to hear your views & comments via email at **stavertonclerk@btinternet.com** before the 25th November 2017

Why have sites in the Neighbourhood Development Plan?

Daventry District Council advise that **SITE SELECTION** is only one way to control future development. Another way is to have **ROBUST POLICIES** in our plan in addition to our other categories of being in a **Special Landscape Area**, of being a **Conservation Village** and being a Restricted **Infill** village.

Others feel that, as has been seen over many generations, **change and growth is a sign of vitality. It particularly enables the young and elderly to find what they need in the Village, predominantly relatives.**

The DDC Housing Need Survey (**MAY 2017**), conducted at the request of the Parish Council, has defined a local need of **15 NEW DWELLINGS**. This may well become a platform to support limited new developments from speculative developers if **NO PLAN** is decided upon.

Based on information from

your questionnaire, we have tried hard to strike the right balance. **Some development to be provided but restricted by the Policies including what and where it can be built.**

The current Draft Plan provides for 5 dwellings, including 2 affordable, in **Braunston Lane** and approx. 10 more, with the expectation of 4 affordable, on the site **next to the school.**

As an addition to this, although not the priority factor, a **Community Benefit** has been offered on the site **beside the school** by way of a number of car parking spaces. Along with the fact that the questionnaire responses clearly stated the peoples desire for smaller developments rather than one larger one, this was part of the reason why **the Parish Council voted in favour of these two sites to accommodate parking for the School, the Village Hall, the Church and Residents in general. We feel this will be a necessary addition to the Village as the car congestion will not become any easier in the years to come.**

What is your opinion?

We need your feedback to see if we have struck the right balance, both on property numbers and location, and the provision of car parking spaces. There will be a formal referendum before the plan is made. This consultation event is to help us get the contents right.

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The decisions we make will help define **STAVERTON**, not just for now or the next few years, but potentially for generations to come. The Communication Event and this newsletter seeks the views of the whole Village / Parish as to whether we select sites for development to bring forward housing to the village and the community that brings with it or rely on having planning policies in our plan to provide a framework against which any future development would be assessed in planning terms and wait to see if any developers put any planning applications in.

Where can I find out the facts?

- Staverton Parish Council website at: www.stavertonparish.com
- Speak with any member of the Parish Council
- Attend the public open meetings
- Engage with us - **Send us your views**