

Neighbourhood Plan

Update for Parish Council Meeting – 16th February 2022

Landscape Character Assessment (LCA)

- Awaiting final version of the consultant's report

Design Code

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Future Housing Targets

- We have now received confirmation from BDC Planning Dept. that they do not envisage the need to allocate more sites in Earls Colne in order to meet the BDC housing target for the remaining duration of the Local Plan (up to 2033). Following final approval and adoption of the BDC Local Plan this would allow them to potentially reject any future speculative developments in Earls Colne up to 2033.
- They have however recommended that we extend the span of our Neighbourhood Plan to 2038 and have suggested that for the last five years (2034 to 2038) we assume there will be a requirement for an average of 21 new homes each year (105 in total). I have checked with our NP advisors (RCCE) that extending our NP beyond the timeframe of the Local Plan is permitted which they have confirmed.
- If we wish to pursue the idea of a community led development in our NP in order to meet the specific housing needs of existing local residents this would be allowed even before 2033 and would be classed as a "rural exception site". Initially this could be included in the NP as a "future project" without identifying a specific site location.

Decisions Required

In order to develop our Neighbourhood Plan in line with the above, the Steering Group requires approval from the Parish Council to undertake the following:

1. Extend the duration of the NP up to 2038
2. Consider allocation of future sites for the period 2034 to 2038 which may require organising a call for sites and/or discussions with local land owners.
3. Include in the NP a "future project" to investigate the feasibility of a community led development (please note that further funding is available to enable us to commission a detailed feasibility study when specific plots of land have been identified and the owners have confirmed their agreement for such a study to be undertaken)

Tony Calton

11.02.22