

SHARNBROOK PARISH COUNCIL AND NEIGHBOURHOOD PLAN NEWSLETTER

August 2019



Allocation of 500 dwellings & a primary school for Sharnbrook “extremely likely”

Despite the best efforts of the Parish Council, Neighbourhood Plan Group and Residents, the allocation of 500 dwellings and a primary school remain in the Bedford Borough Council Local Plan 2030. Whilst this has not yet been finally approved by the Planning Inspector, we must proceed on the principle that the Local Plan 2030 will be confirmed by the end of this year.

What does this mean for you? You will have a chance to say where you think any new houses in Sharnbrook should be allocated. We want your opinions and we want them fast! Our initial consultation will run for the statutory 6 weeks, but the sooner we can collate the information, the quicker we can move forward! We cannot shorten the time frame but we can do as much work as possible in the interim!

The Neighbourhood Plan Group and Parish Council have been working behind the scenes to get things ready for the next step. Our Consultation will begin on Friday 6th September 6pm and will continue until Friday 18th October at 6pm. This is your chance to give your views on what is being proposed.



The launch of the consultation will be at the Scout Hut, from 6-8pm on Friday 6th September and from 10am-5pm on Saturday 7th September. **If you have questions about why we are where we are, how we can go forward, what we can do next, this is the time to ask the questions.** As you will see from the flowchart overleaf, if the Neighbourhood Plan is not completed in time, or approved by you at Referendum stage, it will be up to the Borough Council to allocate sites, so make sure you take part!

Do come and have a chat and a cuppa, learn about the changes proposed for your Parish and how you can help. Your Parish needs you!

Can't make it to the Launch?

The Questionnaire will be available online from 6th September using the following URL

<https://www.surveymonkey.co.uk/r/SharnbrookNP>

This link will not work before this date!

Paper copies will be available from the Clerk, please contact via any of the methods overleaf and you will receive your copy. Need more than 1? Just let us know.

You can contact the Parish Council via the Clerk at:-
The Parish Office, behind the Scout Hut, opposite St Peter's Church, 30 Church Lane, usually Mondays, Tuesdays and Thursdays.
Email sharnbrookpc@gmail.com
Phone 01234 782827 - answer machine
Or by appointment
Via Facebook - Sharnbrook Parish Council
Via Twitter - @sharnbrookpc



Where are we now?

Step 1—Define and Designate the Neighbourhood Area

This was achieved on 28th September 2017

Step 2—Preparing the Draft Plan

This consists of the following parts:-

We Are Here

Evidence Base

We have already completed a Character Study, and selected the Key Views. Traffic Surveys and Site Assessments are being done and a Housing Needs Survey has been carried out.

A detailed questionnaire has been created and we are looking for your feedback, after which it will be analysed, leading to a report.

Strategic Environmental Assessment (SEA)

This will be done for each site selected

Habitats Regulations Assessment (HRA)

To be done once most favourable sites are assessed and selected.

The results of Step 2 will be collated to create a “draft” or pre-submission plan

Step 3—Consultation on the Pre-submission Plan (Regulation 14)

6 week consultation (yes, you will be asked again!) followed by review of responses and revision of plan prior to submitting to Bedford Borough Council.

Stage 4—Consultation on the Submission Plan (Regulation 16)

This is the final Plan consisting of:
Neighbourhood Plan and Policies Map

A consultation Statement

Basic Conditions Statement

Must have regard to national policies and advice such as the National Planning Policy Framework (NPPF)

It must contribute to the achievement of sustainable development, must be in general conformity with the strategic policies in the development plan for the area, which includes any adopted local plans and must be compatible with European obligations and human rights requirements.

6 week consultation (yes, again!) followed by analysis and a further review of the plan if required.

Stage 5 - Examination

Appointment of an independent examiner
Usually the examiner will reach a view on the plan based on written representations that were submitted to the Stage 4, Regulation 16 Consultation. However if the examiner deems it necessary to ensure thorough examination of an issue or to give parties a chance to put the case forward, a hearing will be held.

**Referendum Passes majority vote—
Plan is made**

Stage 6—Referendum

A referendum will be held and if there is a majority in favour of the plan, it becomes a legal document.

Referendum fails majority vote, site allocations are made by the Borough Council.