



MAULDEN PARISH

Neighbourhood Plan



Maulden Parish Neighbourhood Plan

I am not a legal expert, or a planning expert, just a volunteer who wants to help Maulden Parish

This can only hope to be a summary

6 volunteers have helped make this happen

Other people are ready to volunteer if this is approved

CBC have been consulted

There are very good documents available online

CBC and BRCC have helped

With those caveats understood...

WHERE ARE WE NOW



What is Maulden today?

Any plan must start from where we
are before it starts to decide
where we are going

- People – 3,130 (2011 last census)
- Homes – 1,370 (2015 – last count)
- Businesses – over 140
- 78% own their own home, 74% have jobs, around 10% are income deprived, 4% are on unemployment benefits
- 43% have a degree or higher education, 17% have no educational qualifications
- 86% have good health, 3% have serious health issues
- 89% own and drive a car or van, 11% don't
- 33% families with children, 25% over 65
- 94% white, British

Maulden is not one place

We are also our environment

- Farms
- Churches
- Village Hall
- School
- Rec
- Sports clubs (football, bowls)
- Youth groups (scouts, guides, others)
- Pubs (2 ... or 3?)
- Nature reserve
- Maulden Woods
- Greensand Ridge Path
- All that, and over 2,000 years of history

Our homes are diverse

Malden is not a “monoculture”,
and it is very hard to suggest what
a typical Malden home might be

- Built 1400 - 2016
- Thatched cottages
- Ex-social housing
- Aragon and social housing
- Working terraces
- Modern executive homes
- Grand manor houses
- Farm homes
- Pubs
- Bungalows
- Static caravans
- And many others



And many people work here

Maulden is a place of great economic success and industry, and that is to be celebrated and considered, as industry needs locations and spaces

Motor, 4, Web, 1, Wellness, 7, Clothing, 2, Windows, 2, Antiques, 1, Consultants, 11, Beauty, 9, Photography, 1, Plumbing, 3, Farming, 3, Builders, 7, Fencing, 1, Driving, 1, Security, 1, Lighting, 1, Wine, 1, Signage, 4, Care, 1, Sound, 1, Craft, 1, Haulage, 5, Estate Agents, 1, Pet Care, 4, Groundcare, 5, Electrical, 3, Computers, 1, Garden Sheds, 1, Curtains, 1, Decorator, 1, Printing, 1, Tent Hire, 1, Pub, 2, Drylining, 2, Equine, 1, Doors, 1, Florist, 2, Air conditioning, 1, Agriculture, 2, Hairdressers, 2, Joinery, 1, Handyman, 1, Developer, 1, Design, 2, Engineering, 1, Publishing, 1, Confectioners, 1, Retail, 1, Catering Suppliers, 1, Insurance, 1, Accountants, 1, Architect, 1, Cleaning, 2, Packing, 1, Chimney Sweep, 1, Childcare, 1, Transport, 1, Plumbers, 1, Garden Tools, 1, Paving, 1, Fishery, 1

WHAT IS PROPOSED?



What is proposed?

Maulden Parish Council is the only body that can decide, and it is asked to support this proposal

The proposal is as follows:

- To designate Maulden Parish as a Neighbourhood Area
- To appoint MPC members to engage with volunteers in a neighbourhood planning group (similar to a Neighbourhood Forum)
- To approve that group to help MPC create a successful Neighbourhood Plan
- To support the process with people, time, and money
- To work for the long term good of everyone in Maulden together

What defines this process?

A series of relatively new laws and powers set out how we can proceed and what we must do

There are thousands of pages of rules and definitions, not least:

- Localism Act
 - Statutory Planning Framework
 - Local Plan (CBC Level)
 - Law agreed by the UK with the EU
-
- Fortunately there are good summaries, and CBC will help with the legal areas

What defines success?

A Neighbourhood plan that is legal, enforceable, and supported by the community as meeting their needs and desires

A Neighbourhood Plan must pass the “Basic Conditions Statement”

- Have appropriate regard for National Policy
- Contribute to the achievement of sustainable development
- Be in general conformity with strategic policy and the Local Plan
- Be compatible with EU obligations

If the community supports the “Consultation Statement” in a referendum, then it becomes statutory & enforceable

- (and a lot more fine print)

What happens if it fails?

Any good plan knows what happens if things go wrong, so what if it does

We will be better off even if we fail to get a NP adopted at referendum as we will:

- Still have more information
- Still learn more about planning processes
- Probably have enough to deliver a Local Action Plan into the CBC Local Plan
- Have the material to create a non-statutory Community Plan

MAKING THIS HAPPEN



How much will it cost?

These things are not free, but are not expensive, and they bring gains that are greater than the cost

It is cheap, but not free -

- Around £12,000 is “best guess”
- Low costs in first 2 phases
- Most costs come at in phase 3 (referendum, publications, legal matters)
- Grant from CBC / BRCC probably covers £7,000 (and is not repayable)
- That is about £5,000 over 2 or 3 years from MPC
- Ask for donations and other support!
- Expensive in terms of volunteer time
- BUT: the returns are many times greater

Where does the money go?

- A basic small village £5k - £10k
- A Mid Size Village £10k - £15k
- Town Centre or Employment area £20k+
- Small Town: (including an SEA, Retail, Flood Risk Assessment): £25k - £75k

Example Mid Size Village plan:

- Engagement and consultation costs: £1,500
- Publicity and production of plans £1,500
- Sustainability Assessment £4,000
- Flood Risk Assessment £2,000
- Noise Report £800

Cost to Mid Size Village Parish : £9,800

- Examination costs: £5,000 (£1,500 set up and £700 per day for 5 days)
- Costs of running a local referendum: £1.80/head (£8,300/ward) : £2,000

Cost to Regional Council: £7,000

When will this happen?

Everything needs to start somewhere – and the sooner it starts, the sooner it finishes

Starting now

- Takes 2 to 3 years on average (16 months to 5 years, longer if area is larger)
- We could aim for 2 years, and reasonably hope to get the work done

Step 1

Establish

- Propose it
- Get MPC support
- Get CBC onside
- Get BRCC onside
- Designate the Neighbourhood Area
- Form Neighbourhood Forum (or similar)
- Adopt the Forum constitution

Step 2

Prepare

- Multiple steps of consultation
- Multiple steps of proposals
- Multiple steps of design
- Decision making

Step 3

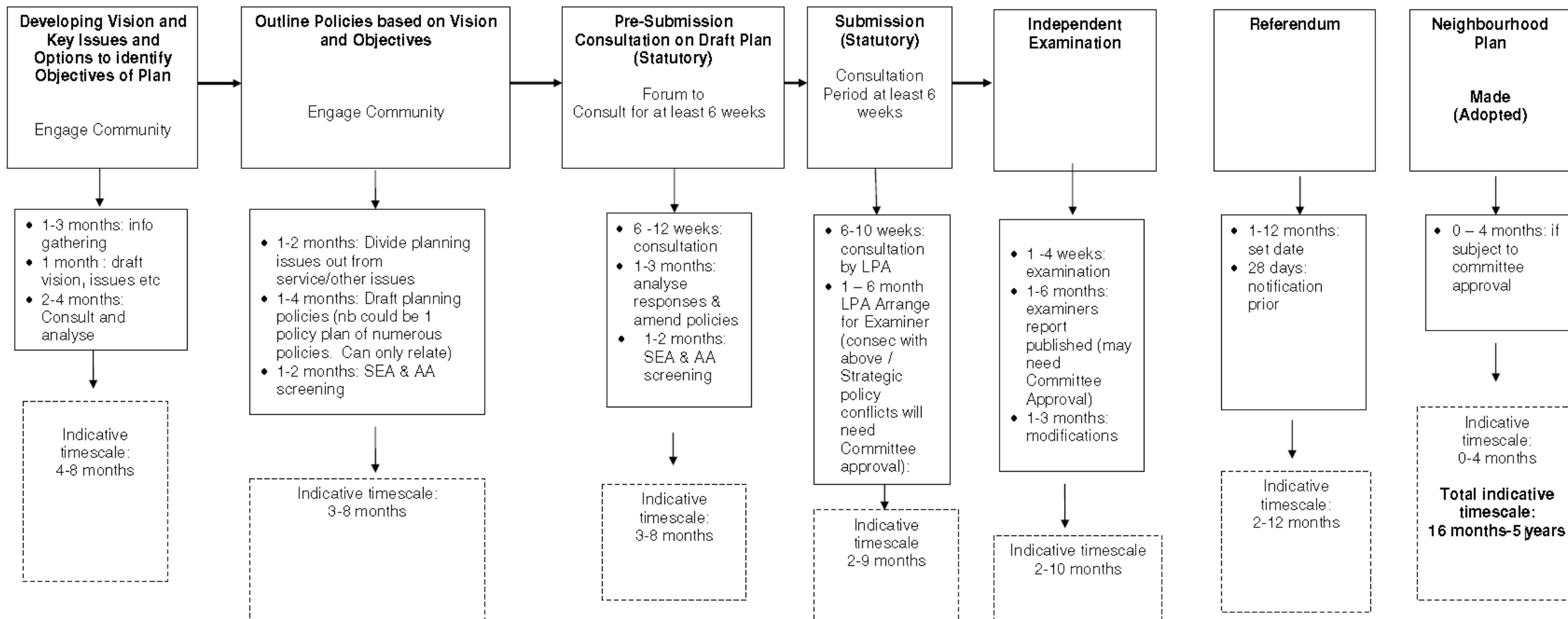
Deliver

- Examination
- Consultation
- Referendum
- Enact

Timeline for a Larger Town

Indicative Neighbourhood Plan Timetable Flow Chart

(Dependent upon Constitution / Forum approval process and City Council Resources)



Step 1

Step 2

Step 3

Who must be involved?

This is not a small project – almost everyone has a part to play.
Everyone has a right to be heard

Volunteer Committee

David Bailey	Andrew Draycott
Julie Sheppard	
Alan Plom	Robbie Locke
Alan Murray	Simon Barnes

Maulden Parish Council

A Neighbourhood “Forum” of Volunteers

They must engage with:

- Entire Parish Community
- Residents
- Businesses
- Land owners
- Utilities
- Statutory Bodies
- CBC has a legal duty to support the Neighbourhood Forum
- BRCC are available and willing to help

What can it include?

The Neighbourhood Plan is very wide ranging, and can cover whatever the community want it to cover.

Other groups have looked at all of these areas

Housing

- For whom
- Where
- What type

Everything else

- Employment
- Village centre
- Village Hall
- Retailers
- Urban design
- Historic assets
- Transport
- Healthcare
- Libraries

What does consultation look like?

Consultation means just that – asking questions and listening to what is said by the community. This is never fast, and never fails to reveal surprises

Lots of open ended questions

- Who has an interest in Maulden and planning its future?
- What is good about Maulden?
- What is bad about Maulden?
- What is it like to work in Maulden?
- What is likely to change in and around Maulden?
- What needs changing in and around Maulden?

KEY POINT: the Neighbourhood Forum must not ever pre-decide anything, it **MUST** be democratic & representative

How does consultation happen?

This is where most of the time and money goes, and why it is so important to have skills in project management, statistical analysis, research, and basic human understanding in the team

Lots of methods

- Village Hall Meetings
- Sub-committees
- Face to Face interviews
- Sampling by mail or email
- Open voting (paper forms and electronic methods)
- Discussion groups
- Written correspondence
- **KEY POINT:** answers need to come from a representative sample of the entire demographic of the area by age, sex, location, socio-economic status, etc.

BENEFITS



What comes from the plan?

The plan itself is just a gateway to the powers and money to deliver what the community says it wants

- A plan that defines what Malden will be in 5, 10, 20 years time
- Access to Neighbourhood Development Orders
- Access to Community Right to Build Orders
- Power to determine which sites the community wishes to see built on, and what is built on them, and for what purpose
- Power to protect natural and built elements of the neighbourhood
- Money to support what the community wants

Can we be specific?

It is up to the COMMUNITY to state what it wants, and why, and any suggestions at this stage are just that: suggestions, not decisions.

Other communities have asked for, and are receiving:

- Traffic calming, crossings, roads
- Provision for the elderly and very young
- Improvements for a village hall with large multi-use rooms, storage and catering
- Enhancing the school
- Improved Recs and/or nature reserves
- Provision for Youth Groups, Scouts and Guides
- Better paths, pavements, and lighting
- Resilience planning & equipment (for accidents, snow, emergencies)
- Visiting services (health, library)
- Local services (banks, post offices)
- Historic buildings
- Church facilities

Why would Maulden want this?

Maulden Parish Council should only support it if the value to the community exceeds the costs and effort of creating it in the long term

Fundamentally - increased control over development and more money

- Neighbourhood Planning Orders
- Dialog with residents and stakeholders
- Fewer surprises from developers
- More money spent on Maulden by CBC
- Access to more CIL (25% uncapped, v 15% capped)
- That is £108k per 100 homes
- Ability to prefer MPC land for sales (£1.5m per Ha or more of gain) if appropriate
- That is £4.2m per 100 homes

Value of Development

On private land, no NP

2 Ha site

Capital Gain to owner

70 homes

Little control over design, type, sales

No other gains

CIL @10% = £50,400

Precept increase c. £3,500 a year

On MPC land, with NP

2 Ha site

£3.0m cash receipt to Parish

70 homes

More control over design, type, sales

Planning gains

CIL @25% = £126,000

Precept increase c. £3,500 a year

Development land, central Bedfordshire, with planning for residential, £0.995 to £2.000m per Ha on 2015 figures

Housing density for new residential planning is expected to be between 30 and 50 homes per hectare. (assume 35 in Maulden?)

Bedfordshire Area B is £75 per square metre of floor space. An average new home with 96 m² therefore generates £7,200 of CIL. (Developments of 10 or fewer homes generates £245 per square metre or £18,000 per average home.)

Recap

This is what we have learned so far

Fundamentally – we can do this

- It brings people together
- We will all learn a lot
- People are waiting to be asked to help
- It is most self funded on grants
- It brings in a lot of financial gains
- The control and clarity are worth having
- Maulden gets a say in its own future

Maulden can create a vision for its own future, and together preserve what is valuable and sustainably develop what is needed.

PLEASE SUPPORT THIS

Thankyou



