

# Great Cransley

neighbourhood plan



## NEWSLETTER

Welcome to the second issue of our newsletter, keeping residents of Great Cransley Parish up to date with the progress being made in the development of the Neighbourhood Plan.

Leading the plan is the Steering Group, currently six volunteers from the village with varying backgrounds and skills, bringing the different sections of the plan together.

Firstly, the group would like to say thank you to Gordon Smart, David Half-hide and Andy Laker for their hard work and contributions to the Neighbourhood Plan, having been with the Steering Group since the beginning, which is a little over 2 years. We are sad to report that they are no longer able to continue. They have each played an important part in helping to get the plan up and running; Gordon and David lead the History & Heritage section, Andy has been our Chair for this year while also looking after finance and Traffic & Transport. We will miss them and look forward to seeing them at future events.

*Thank you!*

Secondly, we're really pleased to welcome two new members to the Steering Group, Sheila Payne and Robyn Whalley. Having very recently joined they're currently getting up to speed with the progress so far and are already making a fantastic contribution.

With three members leaving, it means the we're looking to fill some gaps, more information about that on the back page if you're interested in getting involved. We would really welcome representatives from families and young adults.

We hope you'll find this issue interesting and informative. If you have any questions or queries about the Neighbourhood Plan, we would love to hear from you and we always welcome any feedback and suggestions. Email can be found on the back cover.

SHAPING THE  
FUTURE OF OUR  
VILLAGE

2019 - 2031

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# OUR NEIGHBOURHOOD PLAN

As new residents have joined our Parish since we held the Hog Roast and Winter Warmer events, where we explained and outlined the benefits a Neighbourhood Plan and what it means for the future of our village and Parish, we thought this would be a good time to communicate some of this information again:

## WHAT IS IT?

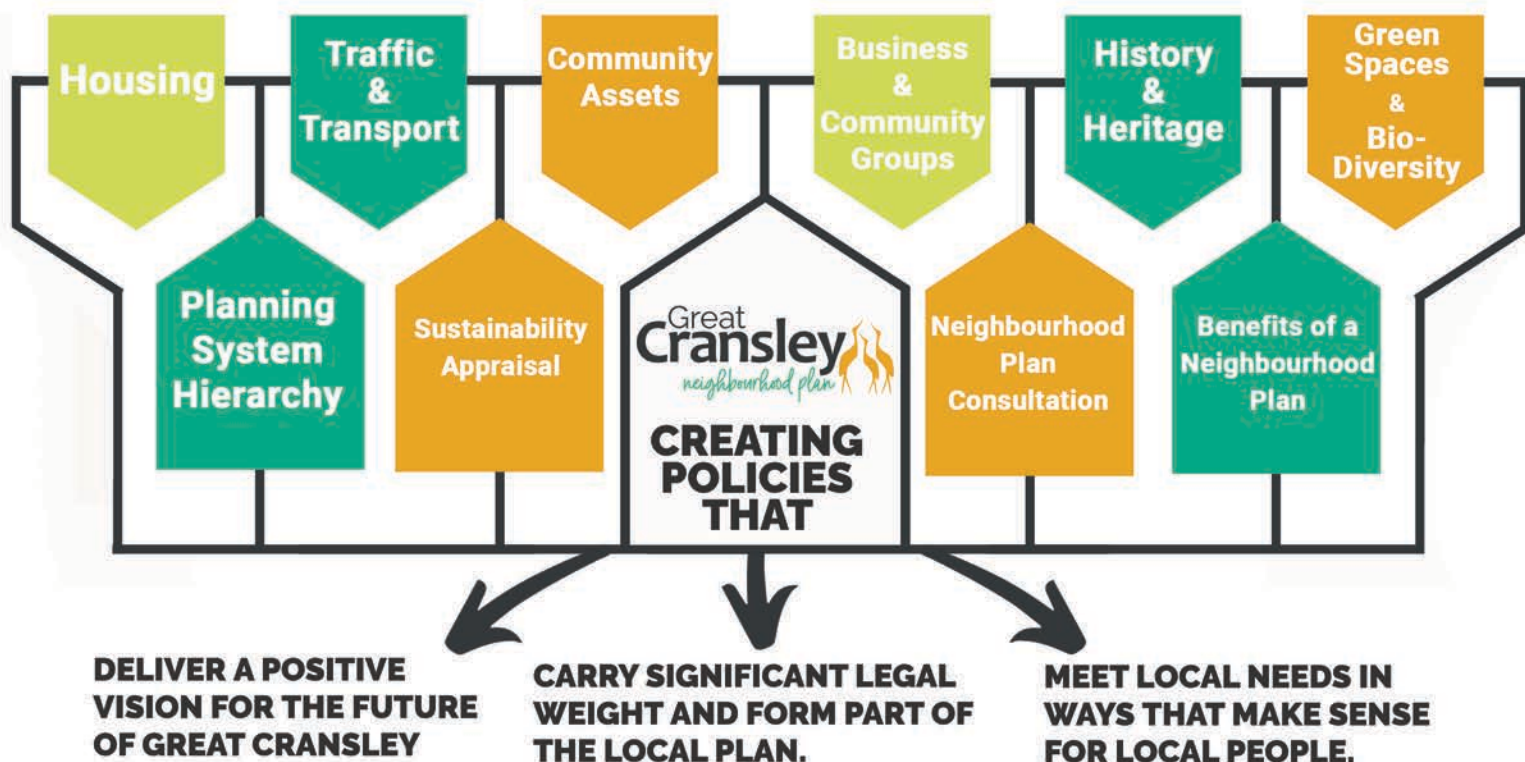
The Localism Act 2011 introduced new rights and powers to enable communities like ours to get directly involved in planning for their area. Neighbourhood planning allows communities to come together through a Parish Council or formal neighbourhood forum and produce a Neighbourhood Plan.

Our Neighbourhood Plan document will be subject to three stages of assessment before it can be 'made' (adopted by the local authority). Firstly, an independent examination by an independent adjudicator, then a public consultation with Parish residents. Finally, the document will need to be approved by a majority vote in a local referendum in the Parish.

## WHAT ARE THE BENEFITS?

Neighbourhoods can decide what they want to cover in their Neighbourhood Plan, it should contain planning policies for the use and development of land, it can allocate land for development or influence the type and design of development that comes forward.

Neighbourhood plans must be in general conformity with National Policy and the strategic planning policies already adopted by the Borough Council. The Plan cannot promote less development than that set out in the Local Plan or undermine its strategic policies.



## PLANNING CONSULTANT

We have secured additional funding and this enables us to engage a professional planning consultant. They will start work with us from early January 2021. We hope to have more information about this in our next newsletter.

# GREEN SPACES & BIODIVERSITY

Momentum for this section of the plan had gained a good pace, with the working group getting out and about surveying the Parish, reviewing feedback from the Winter Warmer event, starting an audit and drawing up a tasks list.

Kevin is planning to hold a couple of Parish Walks in the Spring to enable residents to engage in the development of this section of the plan. In the meantime any tasks that can be done from home or via zoom will continue.

The overriding consideration regarding development and green spaces and bio diversity is that any development should adhere to these principles:



- 1** The character and beauty of the countryside and natural environment, of the village of Great Cransley and the Parish should be safeguarded.
- 2** Important views, valued landscapes, and green spaces should be protected.
- 3** The Neighbourhood Plan should strive to ensure that any new development provides opportunities to protect and enhance the environment, to help wildlife survive, and in some cases return.

## BUSINESS & COMMUNITY GROUPS

The Neighbourhood Plan covers more than housing and planning. Our Parish includes businesses, business owners and community groups; all of whom use the available facilities and infrastructure in one way or another.

One of the many tasks required is to identify local businesses and groups, one way to do this is to send a survey to find out more about how businesses and community groups operate in and around Great Cransley. We had hoped to do this earlier in the year, however the appearance of Covid-19 changed the landscape for many businesses and groups. The survey will go ahead next year; if you run a business, are self employed etc, run a community group then we want to hear from you.



# HOUSING NEEDS SURVEY

You may remember in February this year we asked each household to complete a housing needs survey to understand more about the type of housing that may be needed by local people in Great Cransley now and in the future. We partnered with Midlands Rural Housing who carried out the independent survey on our behalf, with the full support and understanding of Kettering Borough Council.

Villages like Great Cransley need to have the right balance of housing to help provide a foundation for a vibrant community. Any new housing should be planned carefully to meet local needs if it is to have a positive impact on the area.

We've laid out a snapshot of the results for you, with what we believe to be pertinent points. Since receiving the results from MRH, we've had new residents move to the village and we have seen some residents move out. The report states that, despite there being no recorded sales between December 2019 and February 2020, property values have increased for all types. This indicates how quickly things can change, even in a small community like Great Cransley.

You can view the full report here: [tinyurl.com/GC-Housing-Needs-Survey](https://tinyurl.com/GC-Housing-Needs-Survey)

DELIVERED TO 127 HOUSEHOLDS 55 RESPONSES 43% RESPONSE RATE

## The questionnaire was divided into 2 parts:

### Part 1 General Information

Asked for information about household members, current housing situation and connection to the Parish. Asking for people's perceptions of what it is like to live in the locality, also giving an opportunity to make general comments.

**How long have people been residing in the Parish?** 53 of 55 respondents answered this question. At the time 41 residents had lived in Great Cransley for 10 years or more. Only 2 households had lived in the area for less than 2 years, indicating that Great Cransley has a settled and sustainable community.

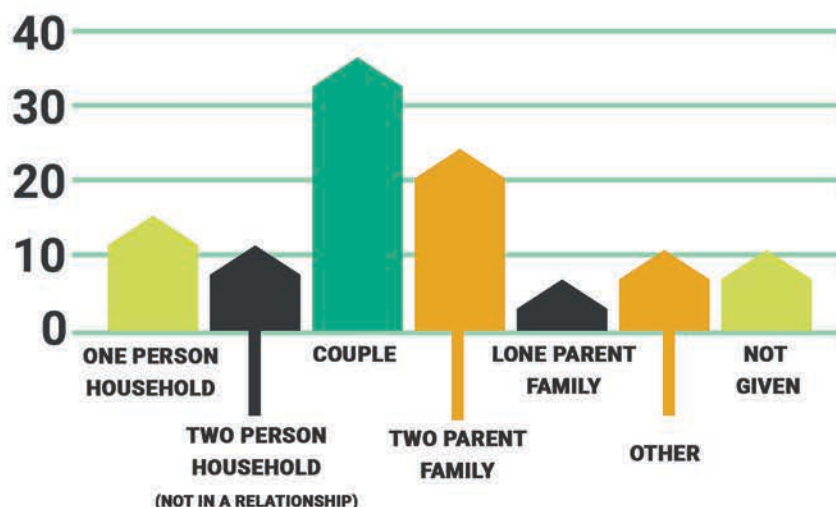


### Part 2 Housing Requirements

Asked residents to identify future housing requirements for household members who are considered to have, or potentially have, a housing need, either now or within the next 5 years.

**What is the composition of households?** 53 of 55 respondents answered. Couples and two parent families were the most represented groups.

You'll not be surprised to see that the majority of homes are 3 to 4 bedroomed properties with a small number residing in single storey homes.



# HOUSING NEEDS SURVEY

**Do you support a number of homes being built for local people.** 54 of 55 respondents answered.

**30** households were in favour of new homes being built.

**11** households were not in favour of new homes being built.

**13** households did not know if they supported a new development or not.

**How many people had left the Parish during the last 5 years and their reasons for doing so.** 53 of 55 respondents answered this question.

**16** households knew someone who had who moved away in the last 5 years.

**41** people known by the above to have moved away in the last 5 years.

**5** people moved away due to a lack of affordable housing.

Moving away for employment was a significant reason.

Moving away due to lack of facilities was the least significant reason.

PROPERTY TYPE	AFFORDABLE HOMES	SHARED OWNERSHIP	OPEN MARKET HOUSES
1 OR 2 BED HOME	-	-	-
2 BED HOME	-	-	-
2 BED BUNGALOW	-	1	-
3 BED BUNGALOW	-	-	-
2 BED HOUSE	1	3	-
3 BED HOUSE	-	-	1
4 BED HOUSE	-	-	1
<b>TOTAL</b>	<b>1</b>	<b>4</b>	<b>2</b>

**This table shows the type of homes survey respondents indicated they believe is required in Great Cransley.**

A total of 7 comprising of 1 affordable home to rent, 4 shared ownership homes and 2 open market homes for those with a local connection.

**We should point out that the housing needs survey results and report are just one of the many important pieces of evidence that will be included in support of the eventual Neighbourhood Plan.**

**Now that our housing needs survey and report have been completed, we move onto the next step of producing a housing needs assessment. The planning consultant will be helping us with this, after reviewing the draft version we are currently writing.**

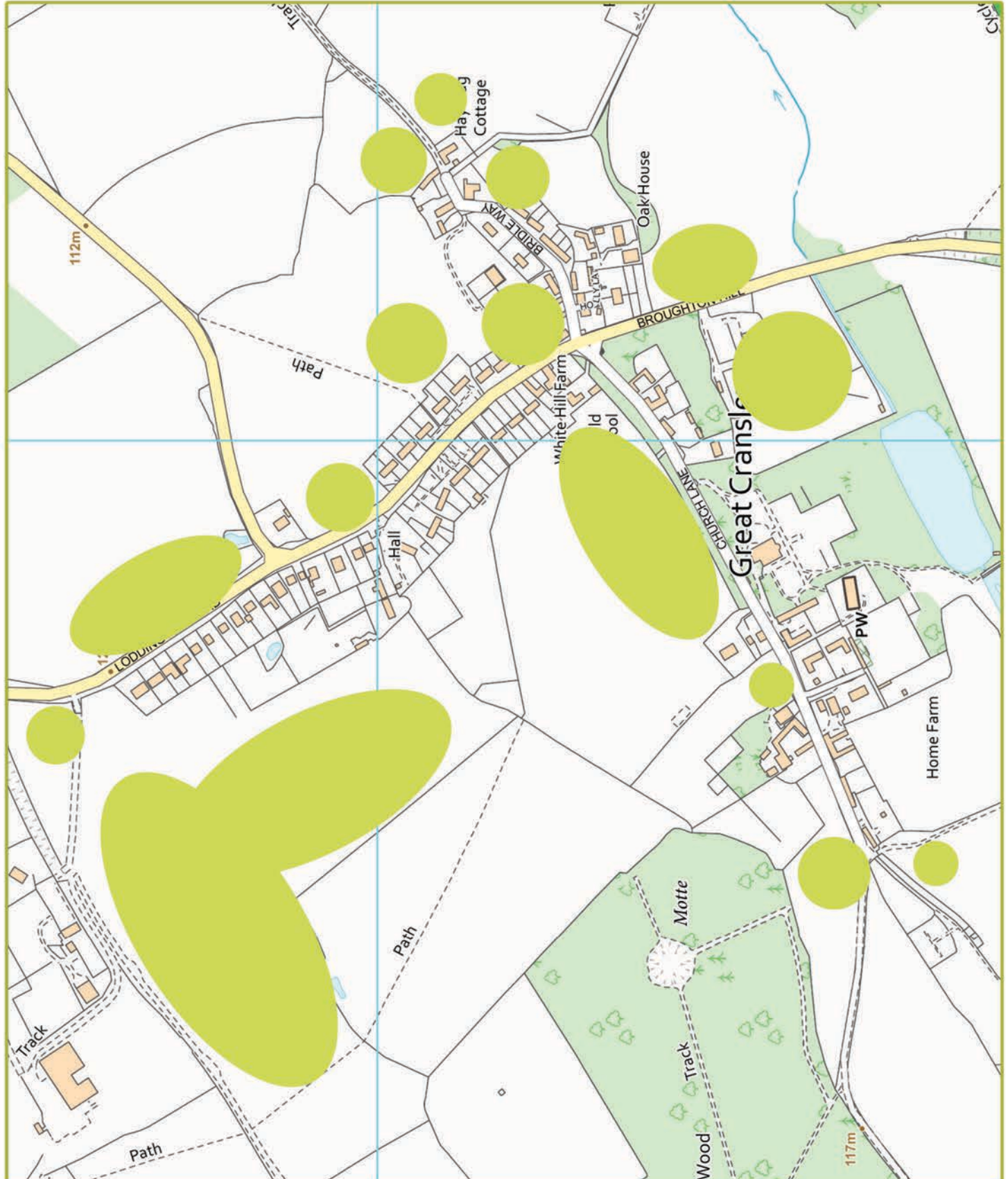
**We will explain more about the assessment, what it means and why the plan requires one, in the next newsletter.**

# HOUSING NEEDS SURVEY MAP

Households were asked to mark on a map of the Parish any location they thought would/could be suitable for development of new homes.

All locations marked are residents' views only and should not be taken as confirmation of any future development.

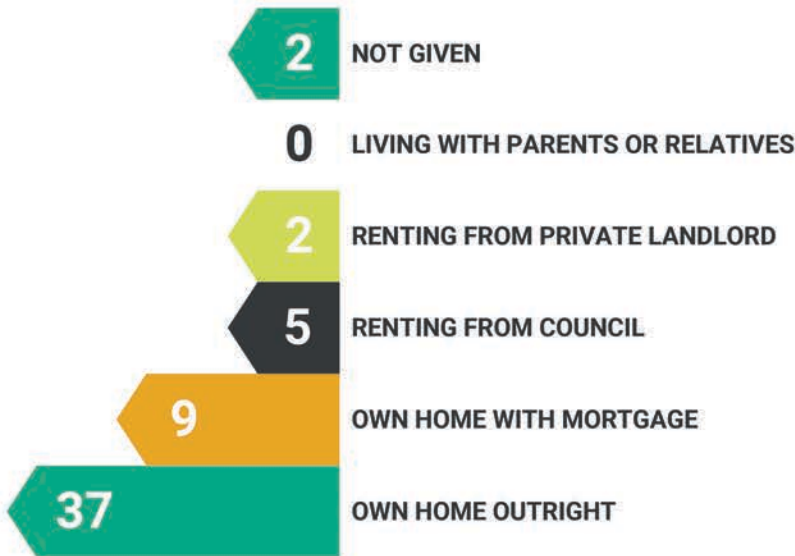
25 surveys were returned with maps duly marked. The locations chosen have been amalgamated and presented on the map below.



# HOUSING NEEDS SURVEY

**We asked about the tenure, size and type of home.** 53 of 55 respondents answered this question. Owner occupier sector: 46 households said they either owned their home outright, or with a mortgage. Affordable housing was extremely low with just 5 households renting their homes from the council, with an even lower number living in private rented property..

## TENURE



## SIZE & TYPE



**We asked residents to tell us what type of housing they believed Great Cransley needs.**

All 55 respondents answered this question. Respondents were invited to tick as many boxes as they felt appropriate across the different options given.

**36** respondents in support of further homes

**19** respondents against further homes

## WHAT TYPE OF HOUSING IS NEEDED?



# GETTING INVOLVED & STEERING GROUP CHAIR

**As mentioned on the cover, the Steering Group are in need of additional volunteers to help with the following areas:**

**finance - village heritage - road traffic - planning**

## WOULD YOU LIKE TO JOIN THE GROUP?

As a part of the Steering Group or working group, you'll be helping your local community and having an impact on its future. The role involves researching and fact finding as well as contacting stakeholders and residents when we need their views. There is a good deal of reading which needs a small time commitment outside of meetings but as a supportive group of volunteers we're all happy to help new volunteers get up to speed!

Volunteers do not need to be a part of the main steering group; we also have working groups that focus on specific detail and sections if that's more appealing.

We can't say exactly how much time will be required but it's usually around 4-5 hours a week at the moment.

Sounds like something you'd like to be involved with? Great! Send an email and let us know what you'd like to get involved with and one of us will be in touch.

## STEERING GROUP CHAIR?

Our Steering Group is in need of a Chair to help us take the plan through all the next steps, including the inspection and referendum. The role involves keeping the group on track with the project plan and tasks, communicating with the Parish Council, local authority, local stakeholders and third party organisations and representing the group, where required.

This person will need to be available for the majority of our meetings, currently held via Zoom, usually on a Thursday evening about once a month. However we do envisage being able to restart face to face meetings at some point next year. It would be fantastic if this person was a resident within the Parish, but this is not essential.

If you're interested or know someone who would be, please send an email with a brief outline of your experience and what you can bring to the role and we'll be in touch.

## CONTACT DETAILS & ONLINE ACCESS

**Sending an email:**  
[greatcransleyplan@gmail.com](mailto:greatcransleyplan@gmail.com)

**Follow on facebook:**  
[facebook.com/groups/greatcransleyplan](https://www.facebook.com/groups/greatcransleyplan)

**Type this link into your browser to access the Plan documents that are available online:**

[tinyurl.com/GC-Neighbourhood-Plan](https://tinyurl.com/GC-Neighbourhood-Plan)

