



Crich Parish Neighbourhood Plan

IMPORTANT INFORMATION



Important Information

The public consultation period for the Crich Parish Neighbourhood Plan (CPNP) ended on 1 May 2017 and many comments were received from parishioners. These have been incorporated into the plan where appropriate. We were heartened by the overwhelming support the CPNP received and would like to thank everyone for their comments and input into the plan.

One of the statutory consultees for the plan was Amber Valley Borough Council (AVBC) who supported most of the policies in the CPNP with only relatively minor amendments, which were easily resolved, but they had one major issue where they would not support the CPNP. That issue was the proposed housing site for 80 houses at Woodside, on the Common, which is included in their draft Local Plan, but is not supported through the CPNP.

If this site was not included, it is possible the whole CPNP would fail, as preference would be given to the AVBC Local Plan over the CPNP. If the CPNP were to go forward in its current form and then proceed to be formally adopted, a conflict would arise at the point that the draft AVBC Local Plan was adopted. The legislation states that where there is a conflict, it must be resolved in favour of the policy which is contained in the last document to become part of the Development Plan. This would be the AVBC Local Plan. We are therefore obliged under the legislation for neighbourhood plans to consider revisions to the CPNP.

The Steering Group (SG) organised a meeting with AVBC to try to resolve this issue, but AVBC were adamant that this site should be included. However following representations from members of the public and the SG, AVBC made a number of amendments to their plans regarding this site. These were:

1 The number of houses was reduced from 80 to 65.

2 There would be protection for the wildlife areas on the site and a buffer zone would be created between the development and the Tors.

3 The site boundary would form a "hard edge" beyond which further development would be strongly resisted.

Reluctantly, the SG has agreed to include the site, with the agreed amendments, in the CPNP in order to be able to get AVBC's support and to move the plan forward, because, unless this conflict is resolved between the two plans, the Parish will be at risk of more large developments from speculative property developers.

In order to give parishioners an opportunity to give their views on this amendment to the CPNP, a drop-in session has been arranged for **Wednesday 26 July, between 6.00pm and 8.00pm at the Glebe, Crich**, where you will be able to discuss this issue with members of the Steering Group.

The Steering Group will also invite planning officers from AVBC to attend this drop-in session.