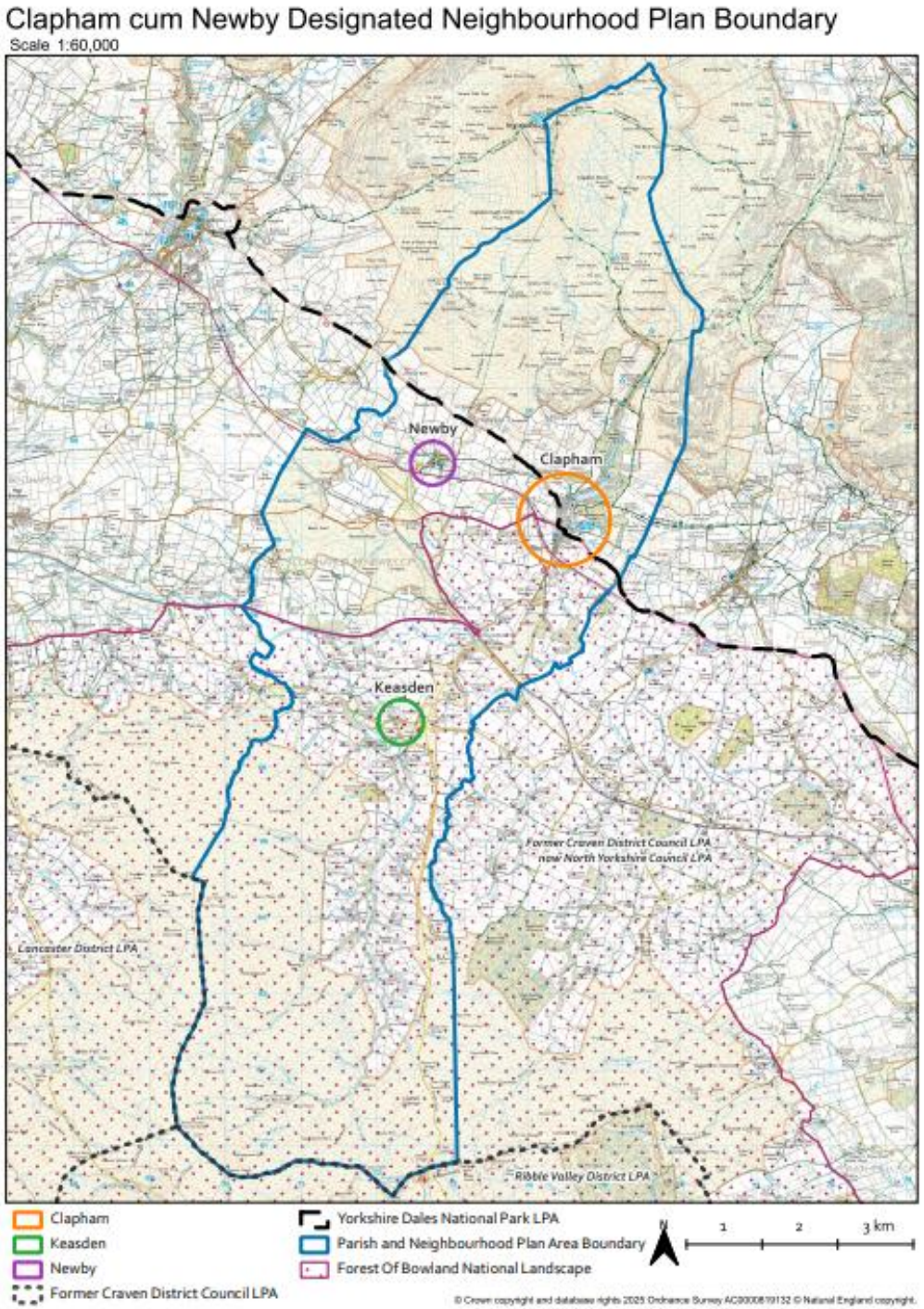


Clapham cum Newby:

A strong sustainable community

Creating a Neighbourhood Plan

2025 -2030



Background

- 2008 Parish Plan
- Clapham Conservation Area Appraisal
- The idea promoted through the Parish Council.
- New development and community sustainability

Timeline

- February 2018
  First Public Meeting to agree to proceed
- March 2019
  Survey and Report
- June 2021
  First Draft Plan
- September 2025
  The Plan is formerly adopted following a Referendum

Phases

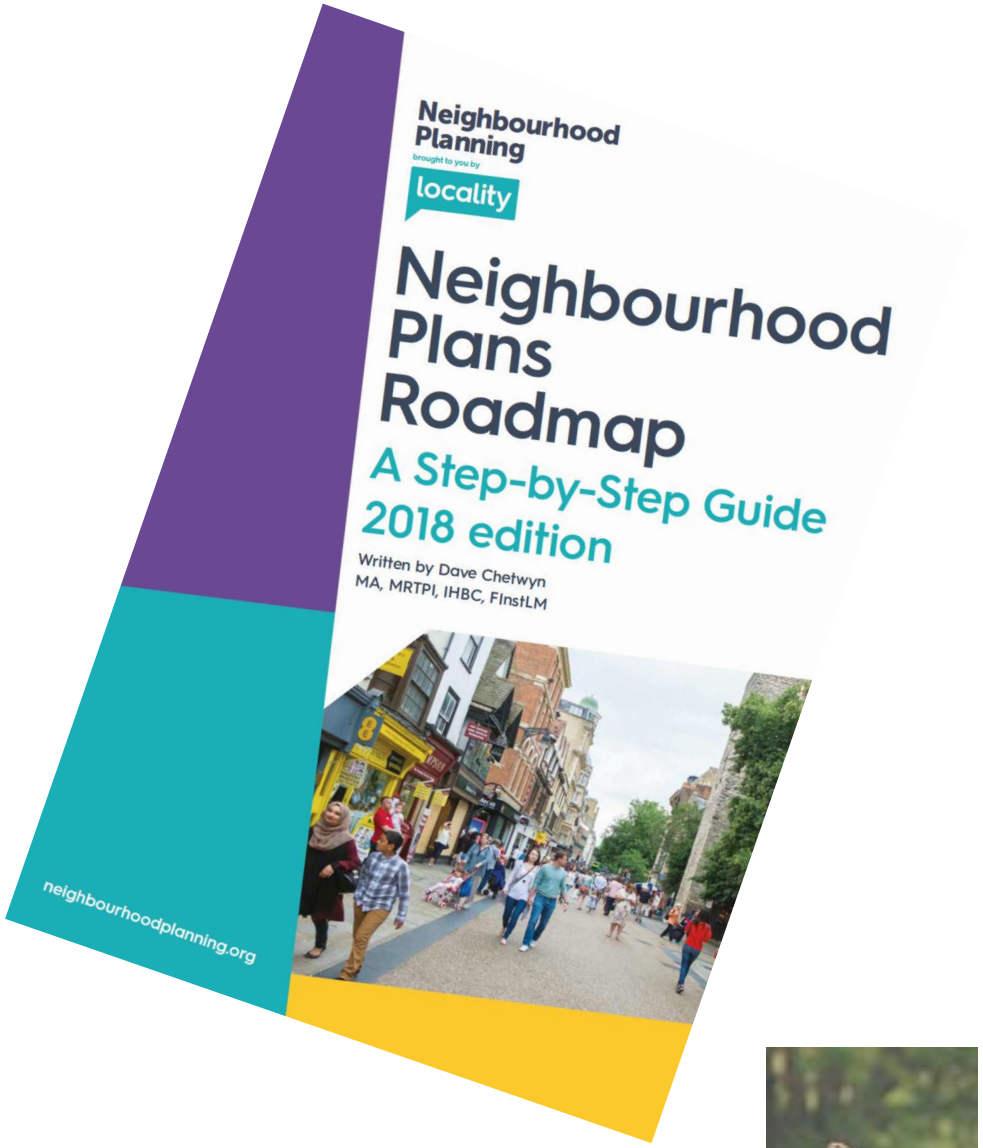
- First Steps
- Developing the Plan
- Consultation and amendments
- Ratification and the Referendum

Lessons Learnt



First Steps

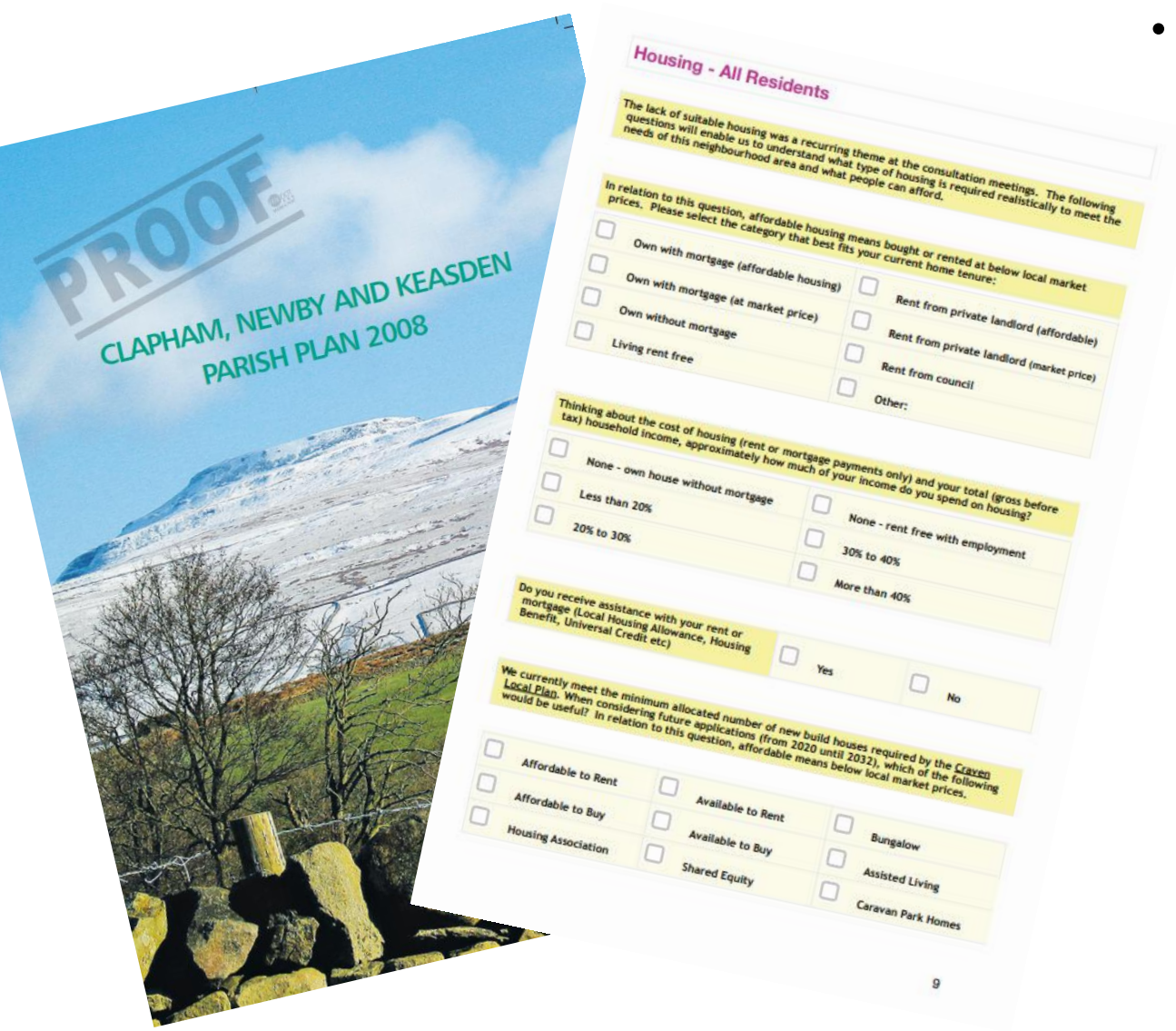
- Open meeting and agreement to proceed
- The Steering Group
  - Member of PC
  - Editor / proof reader
  - Financial background / treasurer
  - Local historian.
  - Planning knowledge
  - Others within the community with skills (e.g photographer / website)
- ‘Locality’ Road Map and Grants
- Other Neighbourhood Plans
- Designation of the Neighbourhood Area
- Autumn 2018 - Community Consultation events across the Parish
- 2019 Plan Survey – you said, we did



https://www.claphamplan.net/vision
https://neighbourhoodplanning.org/



Plan Survey



- Population has decreased from 640 in 2011 to 610 in 2021.
- 65% of CcN's population are between the ages of 45-84.
- The proportion of people aged 65 and over has increased to 34% and is expected to increase 53%, by 2032.

The Census indicates that housing is significantly under occupied and 72% of households now comprise of only 1 or 2 persons.

The Clapham Neighbourhood Plan Survey Results identified two clear housing need themes:

- affordable homes for young people
- accommodation for older people seeking to downsize
- the importance of linking new housing with the development of employment opportunities, and that development needs to be managed to ensure that it is appropriate for its location.



Vision
Plan
Why
Objective
Influence
Preparation
Who



Vision

Clapham cum Newby Parish has a strong community, a distinctive character and exceptional surrounding countryside. Our vision looks to protect and enhance these values through sensible, sustainable and sympathetic development, promoting a safe, healthy and balanced community within a high-quality landscape.

This approach will provide appropriate and affordable homes for families, single people and older residents. It will also attract businesses to the area, encourage local employment and seek to deliver enhanced services to make Clapham a place where people, businesses, tourism and the environment thrive.

The vision for Clapham is being developed in consultation with the community and is based on the 2018 meetings held at Newby, Keasden and Clapham. This will be refined as we progress through the process and identify key priorities.



Covid

- Between March 2020 and March 2021 we were unable to hold any in person Community Consultation events.
- All Steering Group Meetings were held online.



Themes and Developing the Plan

- June 2021 First Draft of the Plan
- September 2021 - Focus Groups with external facilitator to encourage honest feedback.

- Housing
- Built and Historic
- Natural Environment
- Economy and Business
- Community Facilities
- Communications Infrastructure
- Sustainable Travel
- Appendices including;
  Design Guide; Heritage Assets and Natural Environment and Land Classification and Local Green Spaces and Facilities







Feedback and Amendments

• Early 2022	Comments back from YDNPA & CDC.
• June 2022	AECOM Site Options Assessment. Already achieved the allocation in exg. Local Plans.
• Autumn 2022	Review of draft Plan by external planning consultants.
• Early 2023	Amendments to the Plan following feedback from consultants.
• Spring 2023	Pre-submission Open Consultation including public drop-in sessions.
• Early 2023	Further amendments following feedback from consultation.
• Nov/Dec 2023	Formal consultation period, followed by further amendments.
• 2024	Assessment Screening by YDNPA and Review by Inspector.
• 2025	Final adjustments and Referendum





and around Clapham Village



Costs and Consultants

- Grants available through Locality (national membership network for community organisations in England) with the option of grants or technical support.
- Financial help for the community develop the plan themselves, with technical support funding for external consultants.
- 4 rounds of grants applied for at different stages with £19,588 awarded, £15,169 used.
- Basic costs for printing, promotion, room hire etc.
- Other costs - Website
- Consultants – Facilitator / Planning Consultants / Design Guide / Heritage Assets

- Ministry of Housing, Communities and Local Government NOT commissioning new neighbourhood planning support services from 2025



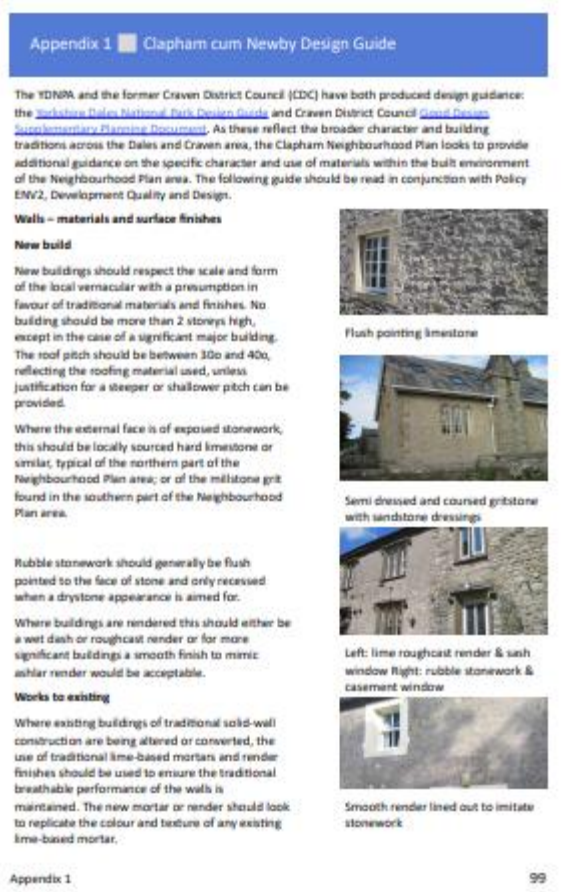
Lessons Learnt - Challenges

- Neighbourhood Plan Area over two separate Planning Authorities (and two separate local plans).
- Not all issues were planning related matters. (Aspirations).
- Whilst it was a ‘Neighbourhood Plan’ it had to conform with existing legislation in the form of Planning Authority Local Plans and National Plan Policy.
- Discovered that supported affordable housing schemes are only available for project having a minimum size of 10 dwellings. Clapham does not have the space for such a project, despite the Survey suggesting the need.
- Resist the pressure to designate sites, with emphasis on defining need.
- Difficulty in connecting with younger demographic.
- Priorities change over the period of developing the Plan.
- Frustration at some slow response from external bodies, but at a number of important stages YDNPA provided important assistance with the process, HER team, maps etc.



Lessons Learnt - Recommendations

- The importance of engaging the Community.
- Policies should be informed by the Community
  'You said - We did'
- Help with the facilitation and consultation early-on (survey)
- Need to study and understand existing Local and National Plan Policy.
- What is it that makes it locally distinctive.
- "The Policy on designated heritage assets really stands out. The plan identifies buildings and other heritage assets which are not listed or scheduled but which are important to the heritage of the parish and which local people want to protect from harmful development and ideally enhance."
- The Local Design Guide
- Keep a log of activities and changes to the plan.
- Missed opportunities - Community Energy
- "The NP identifies some of the main threats to community sustainability such as the aging population and the lack of affordable housing. The weakness in the Plan is not offering any specific solution. But neither is anyone else directly and these are long term and systemic issues that affect a much wider area of NY and which ultimately require solutions that go a long way beyond local Planning policy."



Appendix 1 Clapham cum Newby Design Guide

The YDNPA and the former Craven District Council (CDC) have both produced design guidance: the Yorkshire Dales National Park Design Guide and Craven District Council Good Design Supplementary Planning Document. As these reflect the broader character and building traditions across the Dales and Craven area, the Clapham Neighbourhood Plan looks to provide additional guidance on the specific character and use of materials within the built environment of the Neighbourhood Plan area. The following guide should be read in conjunction with Policy ENV2, Development Quality and Design.

Walls – materials and surface finishes

New build

New buildings should respect the scale and form of the local vernacular with a presumption in favour of traditional materials and finishes. No building should be more than 2 storeys high, except in the case of a significant major building. The roof pitch should be between 30o and 40o, reflecting the roofing material used, unless justification for a steeper or shallower pitch can be provided.

Where the external face is of exposed stonework, this should be locally sourced hard limestone or similar, typical of the northern part of the Neighbourhood Plan area; or of the millstone grit found in the southern part of the Neighbourhood Plan area.

Rubble stonework should generally be flush pointed to the face of stone and only recessed when a drystone appearance is aimed for.

Where buildings are rendered this should either be a wet dash or roughcast render or for more significant buildings a smooth finish to mimic ashlar render would be acceptable.

Works to existing

Where existing buildings of traditional solid-wall construction are being altered or converted, the use of traditional lime-based mortars and render finishes should be used to ensure the traditional breathable performance of the walls is maintained. The new mortar or render should look to replicate the colour and texture of any existing lime-based mortar.

Flush pointing limestone

Semi dressed and coursed gritstone with sandstone dressings

Left: lime roughcast render & sash window Right: rubble stonework & casement window

Smooth render lined out to imitate stonework

Appendix 1 99





Timeline

- 2008
- February 2018 — Open Meeting in Village Hall and establishment of Steering Group
- Spring/ summer 2018 — Start up meeting of Steering Group / Stand at Clapham Village Fete
- October / November 2018 — 3no. Community Consultation events across the Parish
- March 2019 — Parish Survey questionnaire (60% response rate) and analysis of survey results by external facilitator
- September 2019 — Formal approval Parish Council area as a Neighbourhood Planning area
- 2020 — Further development of a plan, but Covid prevents public consultation.
- June 2021 — First draft of Plan
- September / October 2021 — 3no. Focus Group days run by an external facilitator
- Early 2022 — Comments back from YDNPA & CD
- May - June 2022 — AECOM Housing Needs Analysis
- Autumn 2022 — Review of draft Plan by external planning consultants (Stephenson Haliday)
- Early 2023 — Amendments to the Plan following feedback from consultants
- March to May 2023 — Pre-submission open consultation in including public drop in sessions
- September 2023 — Submission of Documents for consideration
- November/Dec 2023 — Formal consultation period, followed by further amendments
- May 2024 — YDNPA Strategic Environmental Assessment Screening Report
- September 2024 — External Examiner's Report on the Plan
- 18 September 2025 Referendum - majority of 153 to 13 votes

