

Welcome to...

Clipston's
Neighbourhood Development Plan
and
Village Hall

OPEN DAY



Neighbourhood Development Plan (NDP)



Neighbourhood Development Plan - the story so far

What's already happened:

- Questionnaire to all households (Dec 2017-Jan 2018)
- Open Day (25th February 2018)
- Specialist Theme groups formed (March 2018) to prepare their relevant sections of the Development Plan
- First draft of Development Plan (15th February 2019)
- Informal submission of draft Development Plan to Daventry District Council (DDC) (July 2019)
- DDC indicate the need for a Screening opinion for a Strategic Environmental Assessment. This was due to the proximity of a Scheduled Monument to the proposed allocated housing site
- Further submission of draft Development Plan to DDC (Sept 2019)
- Result of Screening by DDC (in consultation with Historic England, Natural England and Environmental Agency) requires a Strategic Environmental Assessment

What still needs to happen:

- Strategic Environmental Assessment of the Development Plan to be undertaken. This could take several months
- Once the above has progressed to an appropriate stage, the draft Development Plan will be made available for formal 6-week consultation to the community and other statutory bodies
- Once the above two processes are completed, with any consequential amendments made to the draft Development Plan it will be formally submitted to DDC who will also consult for a 6-week period
- Once the DDC consultation process is completed, with any consequential amendments made, the draft Development Plan will be submitted to an Independent Examiner as appointed by DDC with the agreement of Clipston Parish Council
- Once the Examination process is completed, with any consequential amendments made, the draft Development Plan will be presented to the Community for a referendum, after which, the NDP will be formally 'Made' and become part of the statutory development plan for Daventry District

What we can share now and/or be getting on with:

- Proposed allocated site for new housing
- 16 Community Actions



Proposed Allocated Housing Site

Land off Naseby Road to the rear of Marecroft:

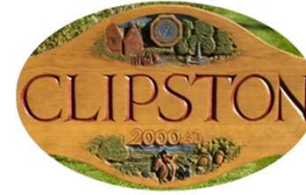


- Circa 10 dwellings of which four are to be affordable housing
- Mix of bedroom sizes
- The number and mix of housing types has been derived from Daventry District Council Housing Survey 2017 and the results of the 2018 Village Questionnaire / Open Day

Community Actions



NDP - Community Actions



What is a Community Action?

Valid comments made in the questionnaire/open day about something we need or should do to improve our village. The Parish Council have approved them in principle.

Who will deliver them? - the community! Some may naturally sit with existing village organisations but others will need volunteers to get involved and make them happen.

When? - the priorities identified today will inform which are tackled first.

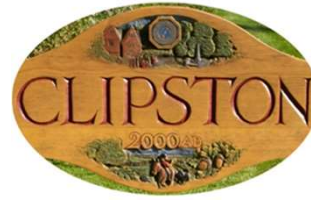
How will they be funded? - local grants e.g. Kelmarsh Windfarm Community Benefit, village organisations and their fundraising activities, other fundraising.

- 16 were identified
- 3 of those, relating to the Village Hall, Recreation Fields and the creation of a Community Hub are already progressing (see next stand!)
- The remaining 13 are displayed here for your comment...

Community Actions - Priorities

CA	Description	Which community actions do you think we should prioritise? (choose up to 8)
1	Notable Trees	
2	Biodiversity (new habitat sites)	
3	Village Hall	
4	Recreation Fields	
5	All Saints Church and Churchyard	
6	Bulls Head Pub as an ACV	
7	Telephone Box	
8	Bins	
9	Benches	
10	Community Hub	
11	Green Spaces (developing use of)	
12	Road Safety and Traffic Management	
13	HGVs and Agricultural Vehicles	
14	Public Transport	
15	Paths and Pavements	
16	Tourism	

Community Action - 1

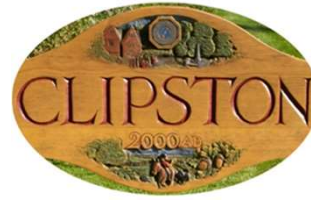


Notable Trees:

Working with the Tree Warden (Mick Higgins) to identify notable trees that are suitable for Tree Preservation Order (TPO) status and to pass this information on to the District Council with a view to making a TPO where appropriate.



Community Action - 2

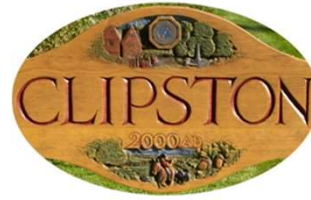


Biodiversity:

Enhancing the biodiversity of the Parish by the creation and management of new habitat sites (e.g. wildflower meadows, wetland and woodland) on suitable parcels of land. While the main method for creating new woodland will be by planting, there are opportunities for natural rewilding (by taking less productive agricultural land out of use and abandoning other undevelopable open spaces, to allow natural invasion and regeneration by local tree species).



Community Action - 5



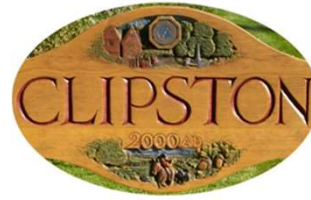
All Saints Church and Churchyard:

Undertaking a programme of development to:

- repair and protect the churchyard wall and other heritage assets
- upgrade the facilities
- extend the range of activities/events (including non-religious) provided at the church



Community Action - 6



The Bulls Head public house:

Consideration, in consultation with the brewery and landlord, whether to register the pub as an ACV (Asset of Community Value).

Definition of an ACV:

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future.

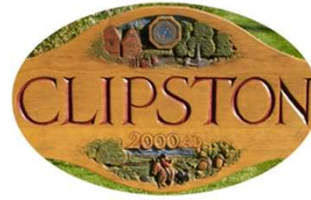
The Localism Act states that 'social interests' include cultural, recreational and sporting interests.

Why register?:

Once listed as an ACV with the local authority, the local community will be informed if the pub is listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.



Community Action - 7

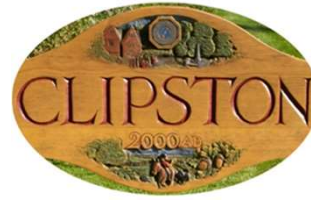


Telephone box (Listed Building):

Consider whether to relocate the defibrillator here and create a central point for emergency numbers, information and equipment.



Community Action - 8

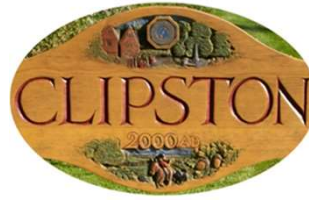


Bins:

Review the number and locations of and provision for emptying and cleaning of all bins (including those for general waste, dog waste and gritting salt).



Community Action - 9

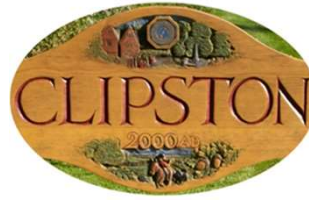


Benches:

Reviewing the locations and state of repair of all benches, adding/replacing/ repairing as necessary.



Community Action - 11



Green spaces:

Identifying how to use the existing green spaces and whether any are suitable for the development of a pocket park, community garden/allotment or wildlife area/nature reserve.

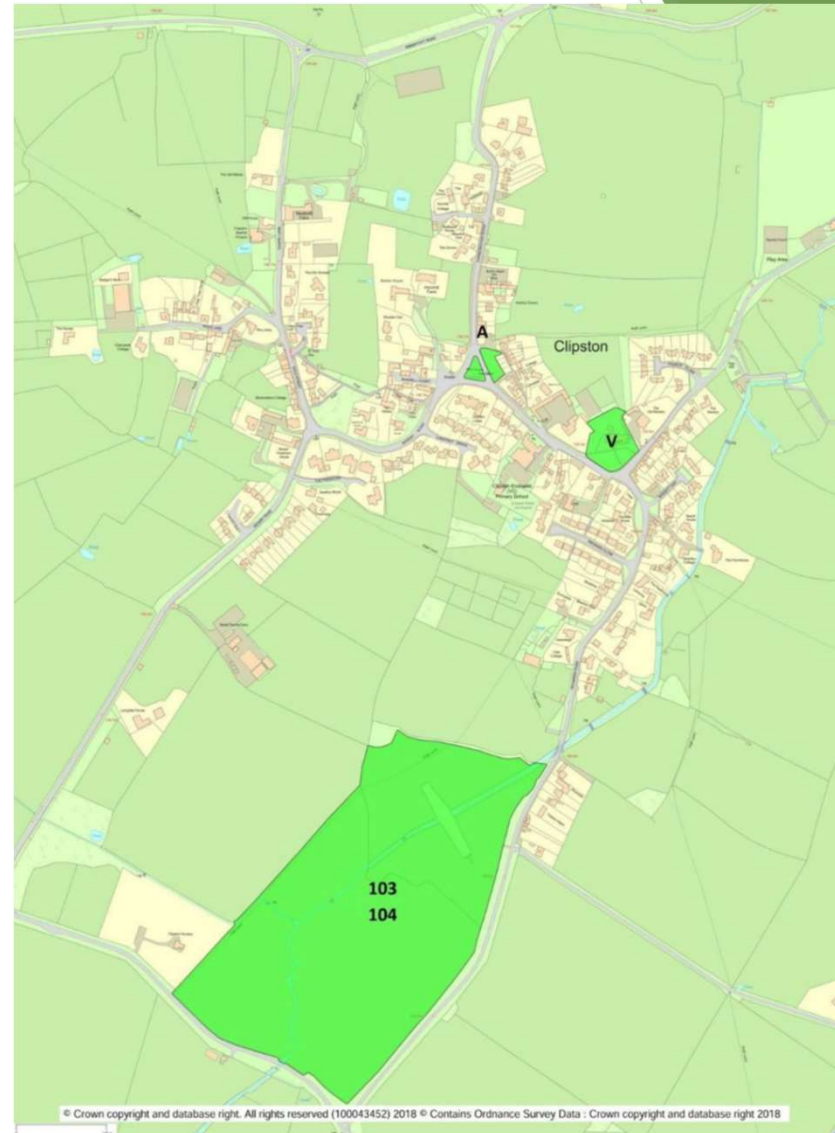
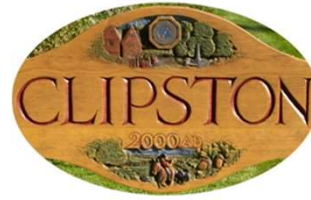


Fig: Green Spaces, as shown in the draft NDP

Community Action - 12



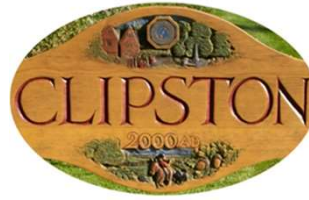
Road safety & traffic management:

Developing a coherent action plan to address traffic and parking issues that have been identified through this Plan including:

- i. undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking;
- ii. work to achieve improvement of car parking provision for the Parish for residents and visitors;
- iii. develop appropriate traffic management/ calming measures for the Parish; and
- iv. work with the school to resolve parking issues at drop off and pick up times.



Community Action - 13

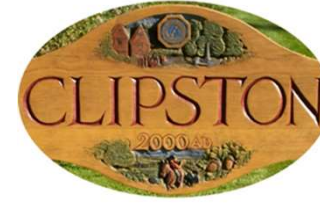


HGVs & agricultural vehicles:

Promoting the introduction of a 20-mph speed limit through the village and the redirection of HGVs away from the village centre to restrict through traffic.



Community Action - 14



Public Transport:

The lobbying of Northamptonshire County Council to make realistic and economic changes to the service, which match the needs of residents.

Service No.59

A UNO bus (No 59) from Clipston Green (bus shelter) to Market Harborough is now running on weekdays only.

Times: Monday - Friday

Departs Clipston Green: 10.10am

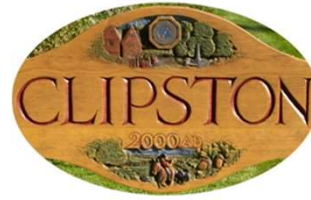
Arrives Market Harborough: 10.40am

Departs Market Harborough: 12.55pm

Arrives Clipston: 13.22pm



Community Action - 15

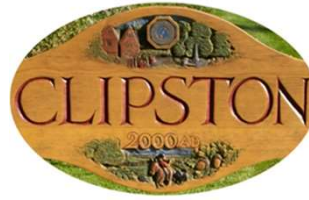


Paths & pavements:

Addressing the issues raised in 7.29 [of the Plan]. Particularly seeking to improve aspects such as upgrading areas of paths/pavements considered not fit for purpose, by the implementation of a regular maintenance programme, and enhancement of the existing network of pavements/paths where this is needed.



Community Action - 16



Tourism:

Developing a coherent action plan to maximise the positive experience of tourism to both parishioners and visitors to the Parish.



Village Hall



Village Hall - in photos

1928



2019



Village Hall - Background

History

- Built 1862
- Served as a girls school and then as the church hall
- Acquired by the village as a village hall in 1972, almost 50 years ago
- Over the years it has been well maintained with repairs, improvements and equipment added as needed
- Overseen by a committee who arrange hire, regular cleaning, maintenance and fundraising

Current features

- Central location just off the high street
- Car park
- Open plan hall; stage with dressing/storage areas, curtains and lighting; kitchen/servery, toilets including disabled and baby change; stackable tables and chairs
- 1GB Wi-Fi provided free of charge to users
- Practical capacity: standing (100-120) seated in rows (80-90) seated at tables (40-50)

Current usage

- Weekly - playgroup, adult yoga and 'Relax Kids' sessions
- Monthly - Parish Council, WI, flower club, friendship group, Coffee and Chat
- Regular - jumble sales, whist drives
- Annual - Pantomime, quiz, plays, arts and crafts, shopping
- Ad hoc - kids parties and other private hire

Village Hall - the case for change

Financial/Business

- In recent years, the hall has been operating a financial deficit (its income lower than its running costs).
- The old storage heaters make electric heating very expensive (£3k p.a.).
- The electrics and plumbing are now in need of complete overhaul which will be very costly.
- Hire charges have recently been increased in line with local benchmarks and we now ask for some set up/clear up time to be included in the hire period.
- Having only one rentable space means there can be a conflict between weekly and monthly bookings and we sometimes lose bookings.
- Our private hire business is facing competition from modernised halls (e.g. Great Oxendon, East Farndon) and larger halls with outdoor space/facilities (e.g. Naseby).

User Feedback

- The NDP questionnaire and open day (2018) identified the village hall as a very important feature of our village but the one most in need of upgrade.
- The village hall attracted more comment than any other facility in the village.
- Most of the comments focused on modernisation - of the kitchen, toilets and general redecoration. Some suggested a new heating system and more comfortable seating.
- Some suggested extending the space and making better use of the outside area. Others proposed a new multi-use hall suitable for indoor sports.
- There were calls for a greater range of activities and services to be offered.

Are there any community facilities/services which require upgrading?

Village hall kitchen, larger facility on the playing fields for hosting village events and parties?

Village Hall: particularly kitchen area and toilets and rear exterior

Village Hall could do with updating but perfectly adequate.

Village hall needs refurbishing as very dated and poor facilities. Compare to Naseby, East Farndon.

The village hall kitchen.

Village hall could be upgraded -especially the kitchen area

The village hall, especially the toilets and outside area here. This could be an amazing venue for even more uses than it currently has!

The facilities in the village hall

The village hall could do with modernising - update the toilets and kitchen.

Village hall needs a decent fridge, small freezer? dishwasher?, new teapots, steam clean of floor, redecoration, safe play surface in the courtyard (for toddler group).

The area at back of village hall could be improved to make it usable for all age groups and an extended area for the rather small hall.

Village Hall - new comfortable chairs in hall and new cooker, a dishwasher and better cooking and serving equipment

Village hall x2

Village Hall needs updating to enhance its usage for all events that are currently happening.

The pavilion should be invested in. I think it should become more of a core of the village activities.

What other improvements would you like to see in Clipston Parish?

Village shop x5

A shop with fresh bread, local produce and basics.

None except maybe a mobile shop/post office.

A coffee shop would be lovely

A shop/cafe for local producers to sell/exchange goods

A water fountain at the playing fields.

Playing fields - toilets available for use not just when the pavilion is being hired.

More clubs being offered at the village hall after school maybe?

Would like local facilities such as village shop / post office (even on a part time basis)

Improved use of the village hall

New interest groups

Table tennis

Better facilities for older (teenage) kids in the village

Activities/facilities for young people

Youth Club, perhaps



Neighbourhood Development Plan - OPEN DAY (2018) - Verbatim Feedback for Village Hall

Community facilities

- Type of community “central hub” - housing maybe a coffee shop, “essentials shop”, youth activity centre all under one roof - run by the community. One person added the suggestion of dry cleaning/ironing drop-off services to this comment
- Community Hub - more regular drop-in/multipurpose event/set up
- Community run shop/central hub/post office etc - possibly run from village hall?
- Small shop and drop-in centre
- Community shop run by volunteers, and not-for-profit
- We should lobby for a new primary school down near the playing field which would cut out a lot of the parking problems. Then the old building could be used as a community centre including a day centre, small shop, book swap etc, including a village museum x3
- Larger village hall would be good
- Village hall - time for a new one with modern facilities/multi use activity x3
- Village hall update and redecorate. Bring it into 21st century x3
- Village hall kitchen and loos need updating x3
- More activities at village hall - fitness classes, theatre/entertainment/film nights x2
- Indoor sports hall large enough for badminton/youth club, etc.
- A multi-use games area




Summary:

There were 29 comments generated by this section. 7 villagers supported the idea of creating a “community central hub” for village activities to come together under one roof, e.g. community shop, post office, social events, youth activities etc. 1 respondent suggested the need for a new school building and proposed the original building, if vacated, be used for the community hub. A total of 12 comments were made in relation to the village hall, variously calling for its modernization and enlargement, and for a greater range of activities to be provided there.



Village Hall - as part of the NDP

The proposed options for the village hall have emerged from discussions about the current challenges, user feedback and in consideration of these 3 related Community Actions...

CA	Facility	Description
3	Village Hall 	A programme of development to upgrade the facilities and extend the range of activities/events provided.
4	Recreation Fields 	Assessing the viability of providing drinking water; access to the toilets when the pavilion is locked; and a greater range of activities (e.g. coaching) especially for young people.
10	Community Hub 	Determine: i. which services could be provided and how ii. which central village building(s) would be best used for this purpose, what modifications would be required to make them fit-for-purpose and what if any provisions would be required to move existing facilities elsewhere iii. How to manage, run and finance the new facility(ies)



Village Hall - as is



Village Hall - Option A

Retain existing hall/site

- Upgrade - heating, plumbing, electrics
- Renovate - kitchen, toilets, redecoration
- Extend - use of courtyard as additional indoor or outdoor space
- Design and scope will be informed by your priorities

Costs = c.£150k to upgrade/renovate existing layout
£250-500k to extend and remodel

Sources of funding = local, regional and national grants, fundraising

Timescales to deliver = 1-2 years

Pros = relatively easy to achieve, reduce running costs, potential to attract more users

Cons = size constraint, limited additional uses, limited outdoor space



Village Hall - Option A

For illustration purposes only - to show what could be possible on the existing site



Draft plan kindly prepared by JWA Architects

JWA Architects

Village Hall - Option B

New build at Recreation Fields

- Replaces existing village hall and pavilion
- Design and scope will be informed by your priorities

Potentially....

- Multi-use indoor sports and events hall with: games area, stage, kitchen/bar/café/shop, toilets/changing, meeting rooms.
- Creation of a village 'hub' with mix of indoor and outdoor space and facilities/services as required.
- Open all day or as volunteer staffing allows.

Costs = c.£1-1.5m (depending on size and spec)

Sources of funding = local, regional and national grants, fundraising, sale of existing village hall

Timescales to deliver = 2-5 years (depending on availability of funding)

Pros = addresses the current limitations of size and outdoor space, creates opportunities for new uses and users, fewer village buildings to maintain and run (less duplication)

Cons = more complex undertaking, will take longer to achieve



Village Hall - Option B

For illustration purposes only - to show what could be possible in a new build at the Recreation Fields



Draft plan kindly prepared by JWA Architects

Village Hall - Option B

For illustration purposes only - to show what could be possible in a new build at the Recreation Fields



Viewed from the existing carpark



Possible pre-school/nursery entrance on the far side

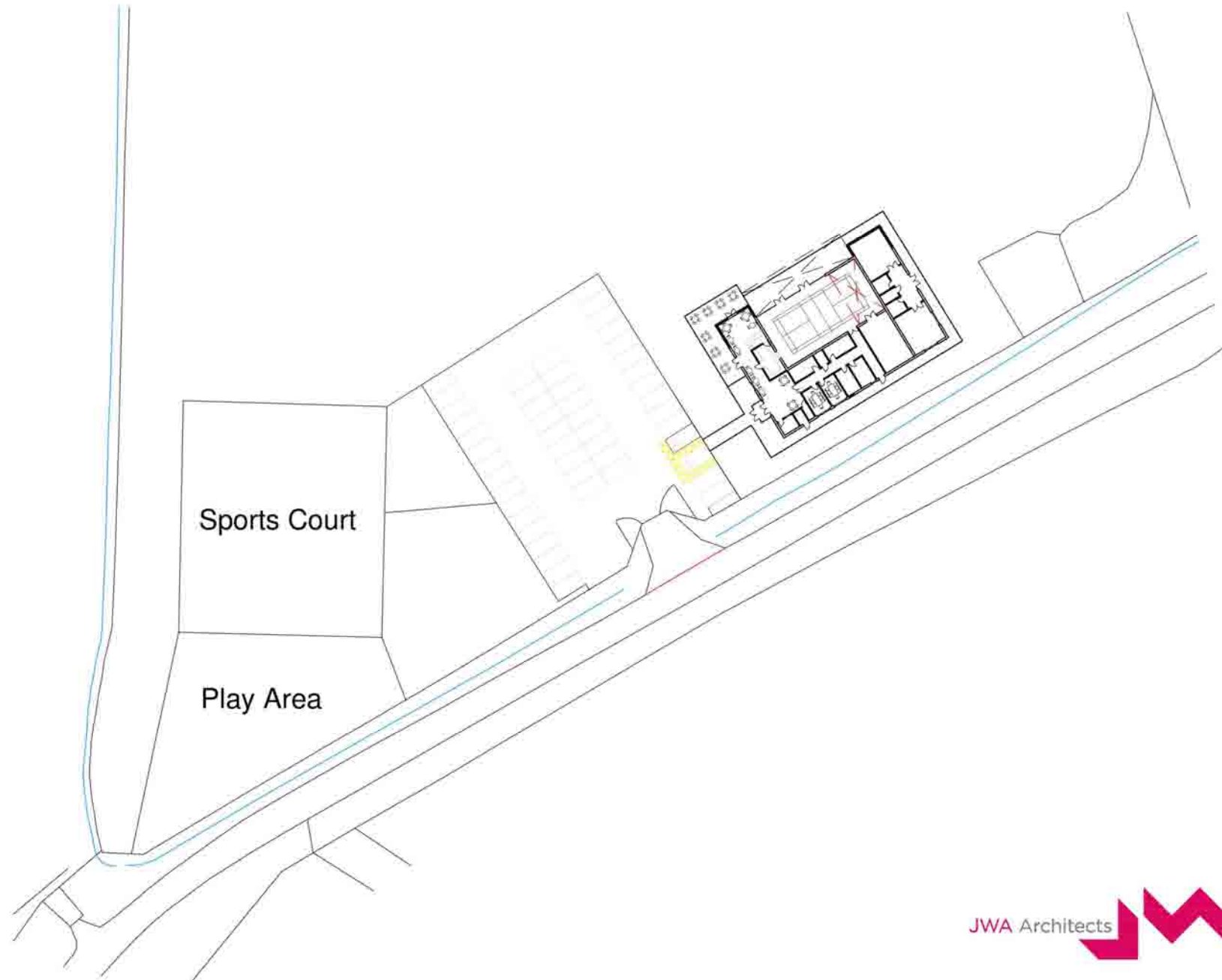


Viewed from the Recreation Field, looking towards the road



Village Hall - Option B

For illustration purposes only - to show what could be possible in a new build at the Recreation Fields



Village Hall - Your Vote

Option	Description	Which option do you think we should pursue? (place your dot*)
A	Retain existing hall/site	
B	New build at the recreation fields	

* The number of dots/votes will not guarantee the outcome. There is a lot of investigation and detail to be worked through before a decision can be made. It is however very useful to gauge the opinion of residents.

Village Hall - Your Opinion

What facilities should be provided? (choose up to 5 - from this list or add your own)

- Parking
- Toilets including disabled access and baby change
- Kitchen - fridge, freezer, oven, hob, sink, dishwasher?
- Bar/ Café - hot drinks, alcohol?
- Comfy seating
- Shop
- Meeting room
- Pre-school/nursery
- Stage
- TV/ large screen
- Games tables
- Changing rooms and showers
- Storage areas - tables, chairs, user group equipment, sports equipment
- Greener energy, using renewable sources
- Others.....??

Village Hall - Your Opinion

What activities/events would you like to be able to hire it for?

What activities/events should be enabled? (choose up to 5 - from this list or add your own)

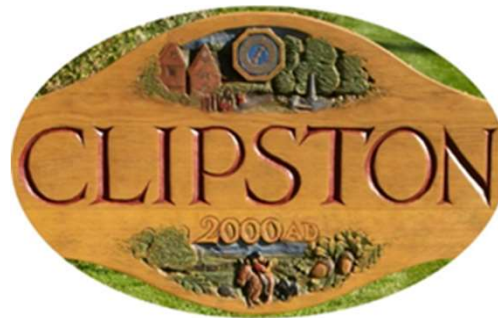
- Private parties/ events
- Village parties/ events e.g. music, dance, drama, comedy, festival
- Club and society meetings/events
- Business meetings
- After school club/Youth club
- Fitness/dance classes
- Court-based indoor sports e.g. badminton, netball/ basketball
- Other indoor sports e.g. table tennis, bowls
- Bingo, beetle drives, whist drives, quizzes
- Televised sports events/ Film nights
- Music/ Drama rehearsal space
- Drop off/collection point e.g. book swap, ironing, dry cleaning, charity collections
- Information point e.g. contact numbers, groups, events
- Others....??

Village Hall - Next Steps

- Votes cast today will inform decision of which option to progress further
- Establish a working party - from existing committee(s) plus new interest
- Working up the lead option:
 - User requirements
 - Environmental considerations
 - Research other halls/hubs
 - Design, layout and costing
 - Funding (grants, fundraising, sale of old hall?, developer contributions?)
 - Charity/Legal considerations
- Further consultation
 - VH (and CRFT) committee(s) and user groups
 - Other interested parties (inc. potential new users)
 - Parish Council etc
- Decision point (by end 2020) - renovate with existing layout v remodel on existing site v new build at the rec
- Delivery 2021-2023 (depending on which option!)
 - Supplier selection and negotiation
 - Transition planning

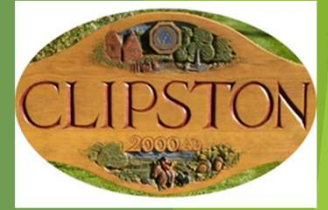


This is YOUR Village
YOUR Neighbourhood Development Plan
YOUR Community Actions
YOUR Village Hall
so
Have YOUR say
and
Offer YOUR contribution



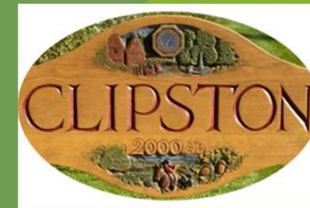
NDP/CAs/Village Hall - Sign up!

Please complete the form below ... and we'll be in touch!

[illegible]

NDP/CAs/Village Hall - Sign up!

Please complete the form below ... and we'll be in touch!

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Thank you for coming to the
OPEN DAY

Please stay for refreshments

