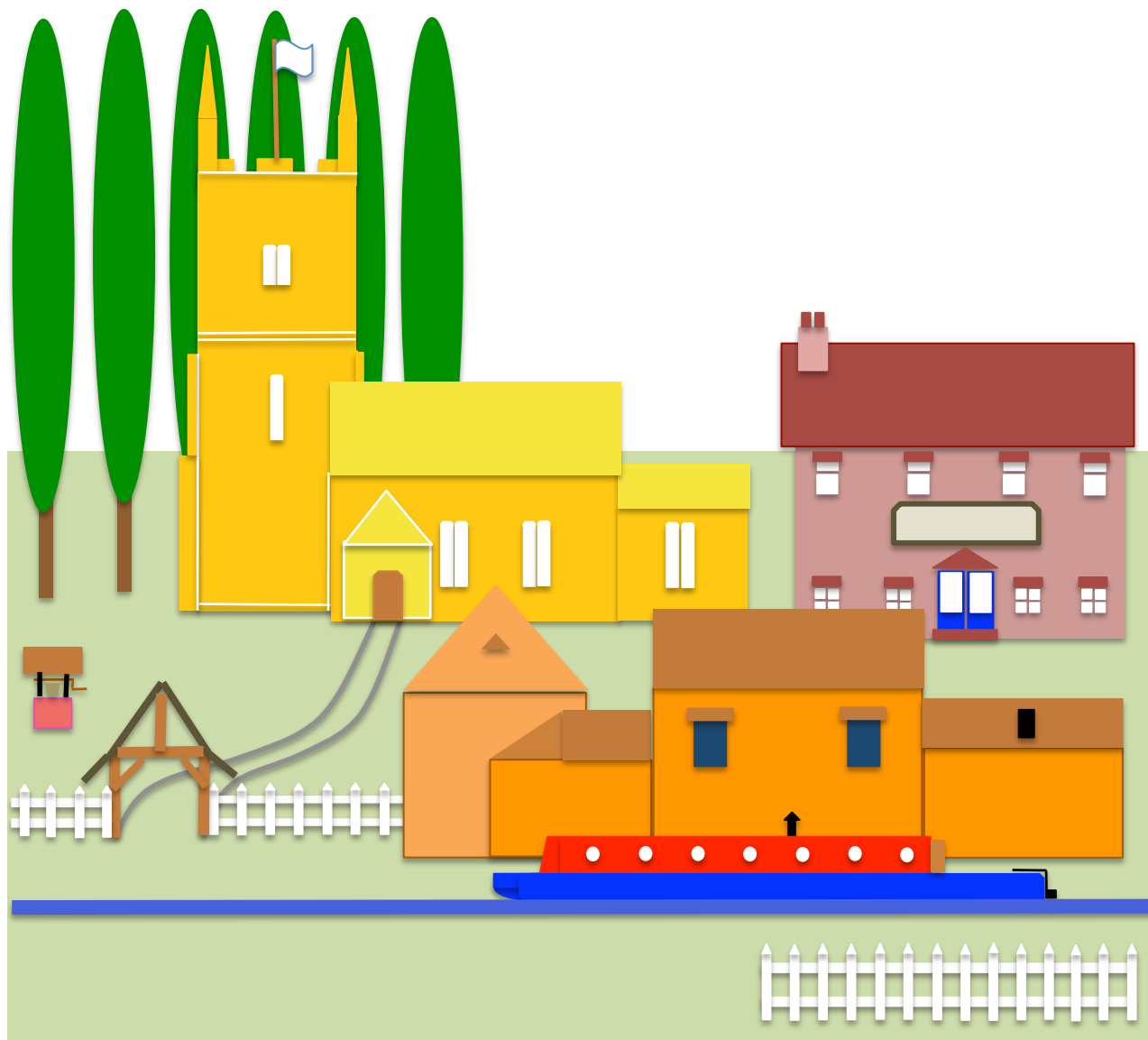


Clarborough & Welham

Neighbourhood Plan



Clarborough & Welham

Neighbourhood Development Plan

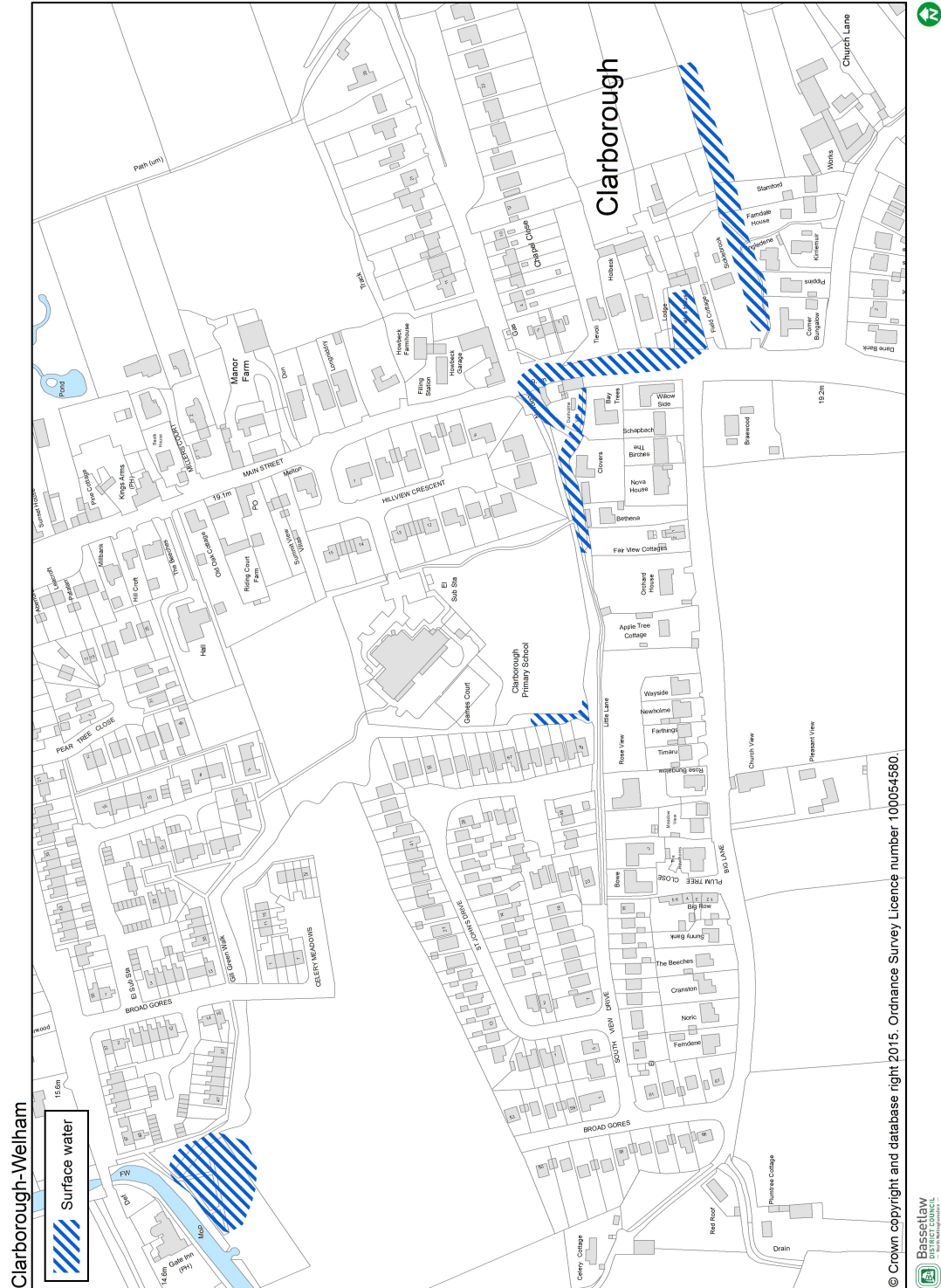
2016 – 2031

Your village. your plan. your future

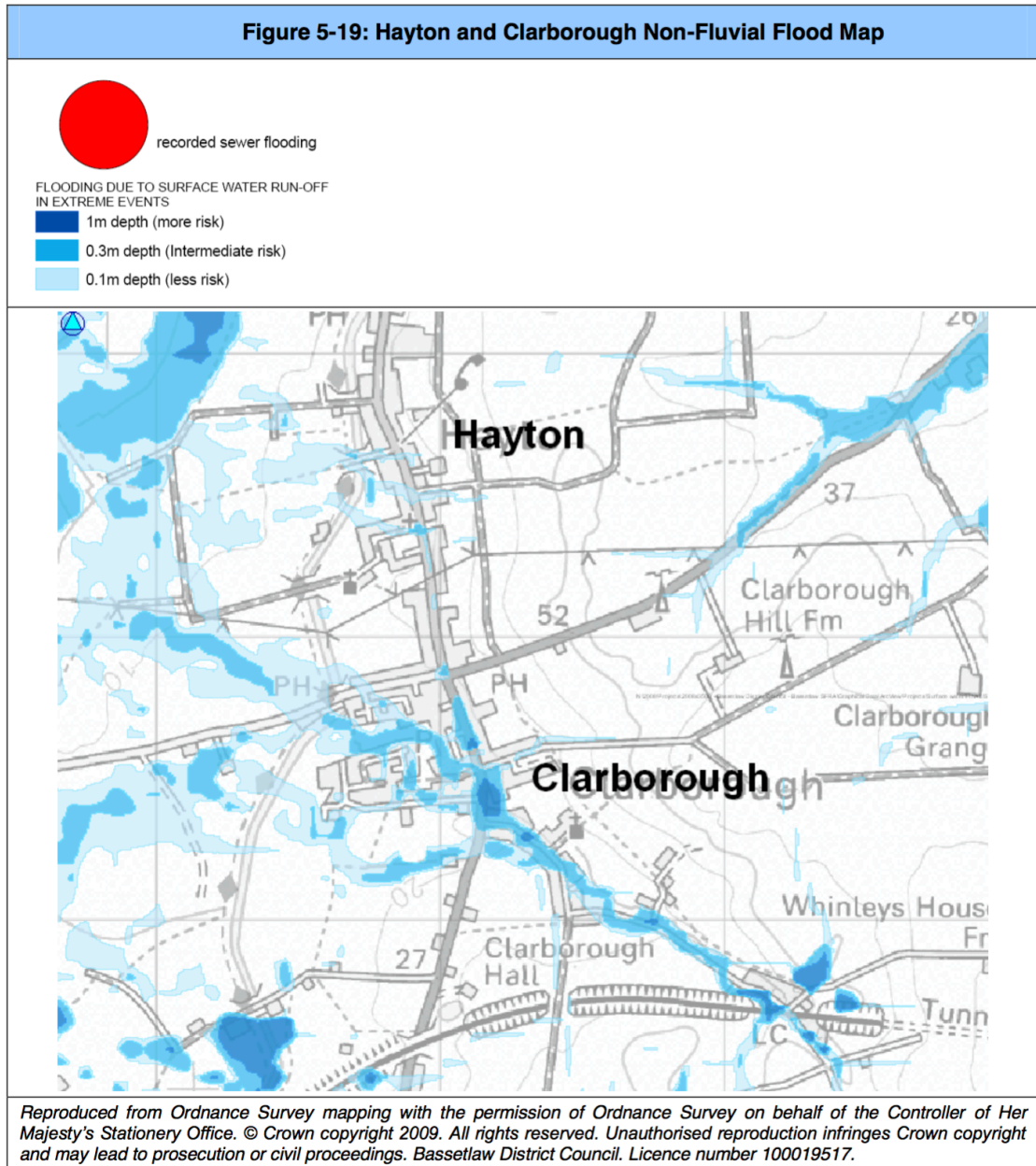
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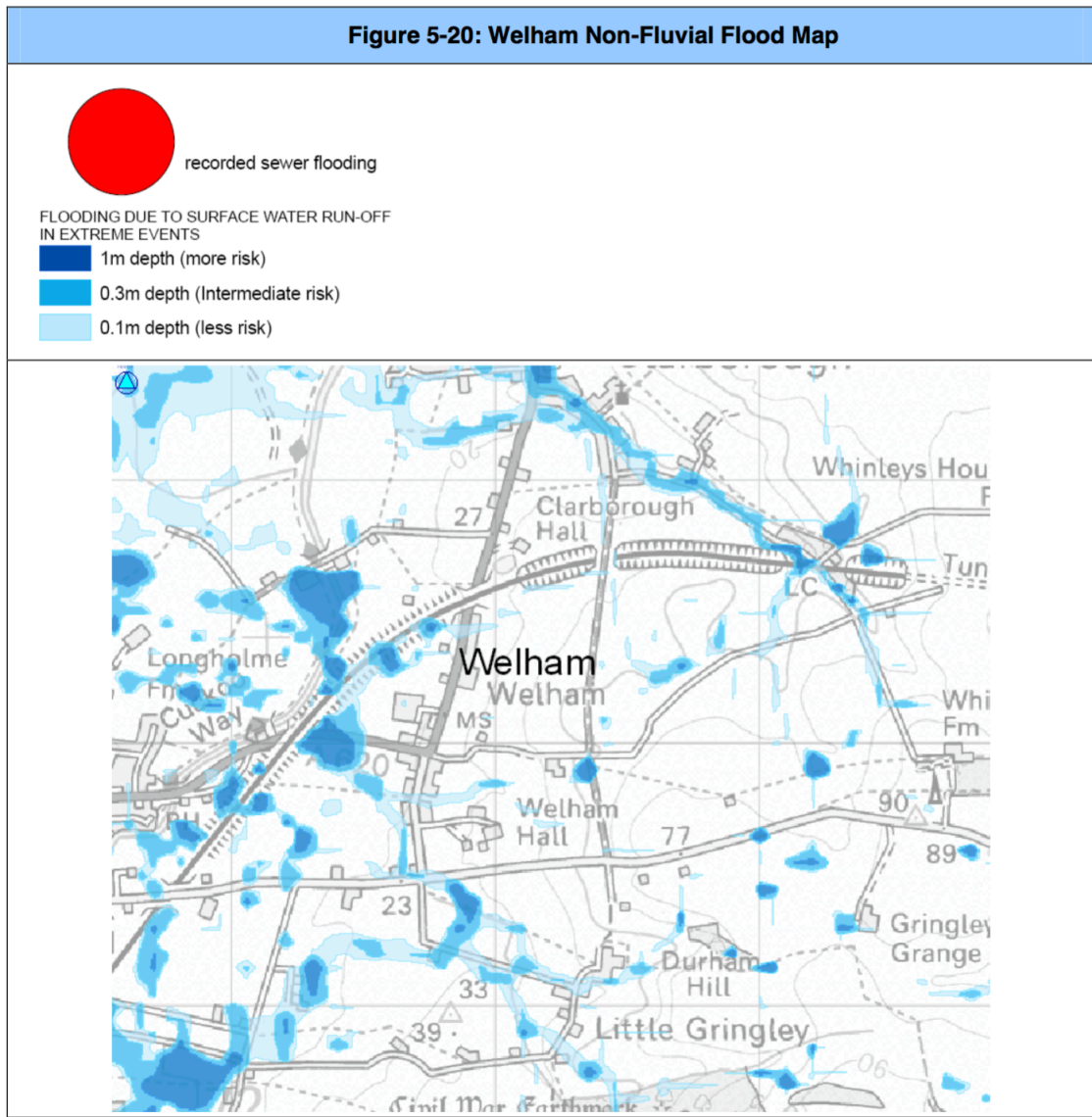
Map 8: Areas at Risk of Flooding



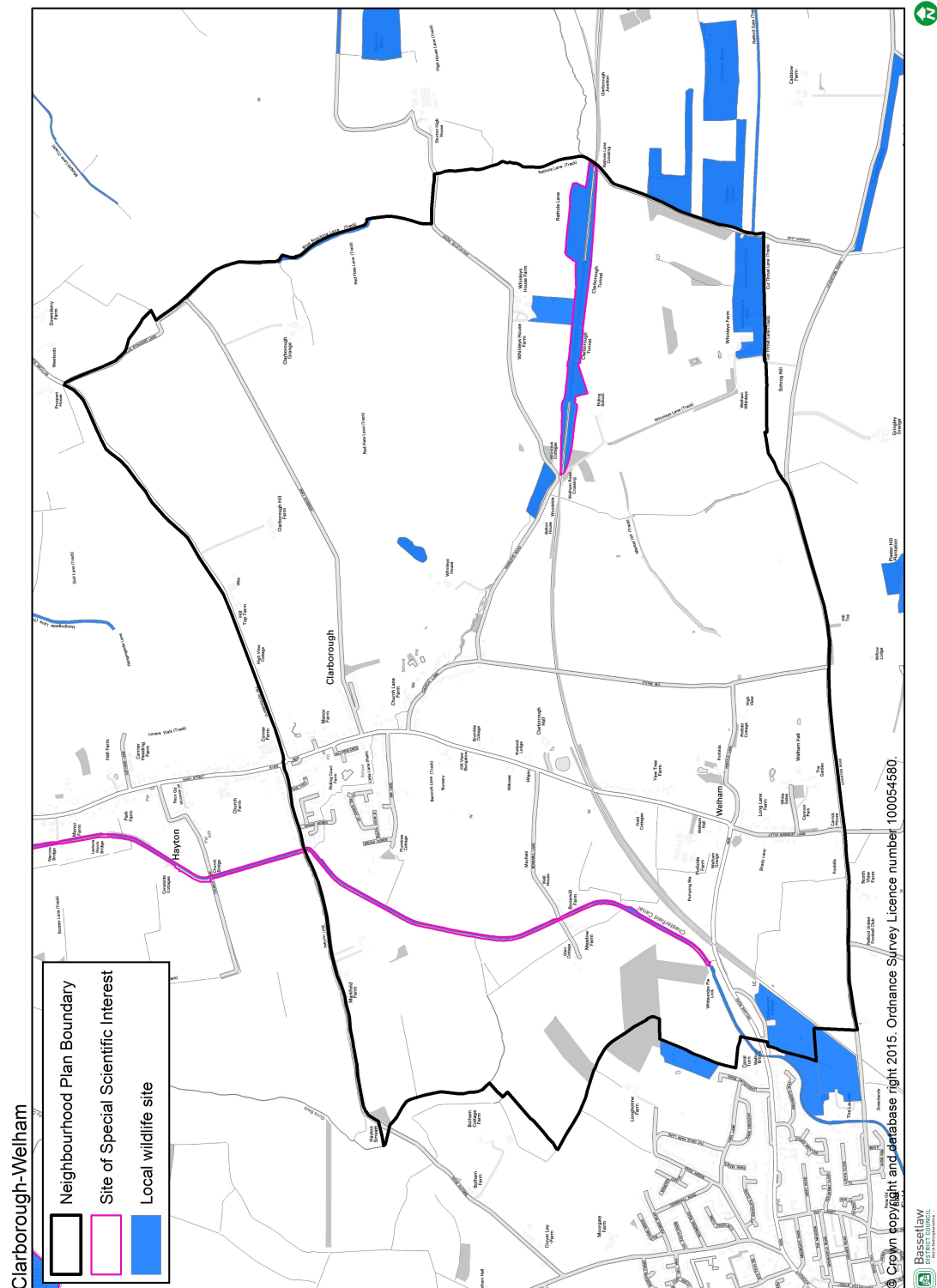
**Map 9: Flood Risk Assessment for Hayton & Clarborough
(from BDC Strategic Flood Risk Assessment 2009)**



Map 10: Flood Risk Assessment for Welham
(from BDC Strategic Flood Risk Assessment 2009)



Map 11: Green Infrastructure Assets





24 Appendix A: Engagement Strategy

The purpose of this Engagement Strategy is:

- To identify initial issues of interest to residents and businesses in the Villages
- To hear of concerns
- To identify problems associated with living or working in the Villages
- To identify opportunities for the prosperity of the Villages.
- To develop an on-going process of engagement with residents and businesses which will support the further stages of creating a Neighbourhood Plan.

The Engagement Strategy is set out as a table that identifies different groups, the method for engaging with the group, where and when the engagement will take place and how views will be recorded and used in the development of the Neighbourhood Plan.

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
1	Residents: In general and including Elderly Youth Disabled Low income	1 General Awareness raising: Banner o/s the Village Hall An 'A' Board Pull-up display unit	Village Hall Ad hoc events Starting asap		Design & buy banner, 'A' board and pull-up display units.
		2 Specific events. Pub Drop-ins Coffee Mornings Pantomime (February Half-term)	Village Hall and 2 Pubs Mid-February	Identify issues and concerns for Draft NP Identify ideas and opportunities for Draft NP	
		3 Written communication 1/4ly Village newsletter Retford Times Community page Flyers Posters	On-going communication Already started		Needs plan as to content in step with project plan

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
2	Businesses: Identified so far: Farms; 2 pubs; Farm Shop & Nursery; Caravan Site; Agricultural Machinery Sales; Taxi Firm; Temporary Post Office; Builder; Repair Workshop;	Letter to raise awareness Invitation to a Business Breakfast Arrange 'experts' to be at Breakfast from BDC, NCC, (Planners, Economic Development Officers – see Stakeholders 7 below.	The Gate Inn or Kings Arms End February	Identify issues for draft NP Build a network for on-going consultation during drafting of NP	Businesses need to be researched and listed with full details including proprietor, address, nature of business . . . Sturton involved experts – find out who and how
3	Young People: (Year 7 – 12 +)	Hire the Youth Bus Liase with Youth Workers Engage with Scouts and Guides Student-led project with Facebook, Twitter or other social media	Various Beginning March	Identify issues and concerns for draft NP Identify ideas and opportunities for draft NP	
4	Voluntary & Community Groups: Church Gardening Club Indoor bowls IT Group Village Ventures Village Hall Committee Women's Institute	Already sent letter explaining NP Offer to address the Group Repeat offer and meetings to hear ideas and opportunities	Partly Complete Various Restart February	Identify issues and concerns for draft NP Identify ideas and opportunities for draft NP Build a network for on-going consultation	Needs a project plan in itself

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
	Over 50's Keep Fit Sure Start Others				
5	Stakeholders: Canal & River Trust Notts Wildlife Trust Natural England Notts Geo & Bio Diversity Centre Environment Agency	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Stakeholder's premises or homes in Clarborough Beginning March	Identify issues for draft NP Build a network for on-going consultation during drafting of NP	Needs a project plan
6	Service providers, Voluntary Sector: Who? Charities	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Service Providers' premises or homes in Clarborough Beginning March	Identify issues for draft NP	
7	Service Providers, Public Sector: Health Watch Education Authority	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Service Providers' premises or homes in Clarborough Beginning March	Identify issues for draft plan Identify ideas and opportunities for draft NP	

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
8	Landowners: Who? Farmers – see No. 2 Businesses	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Landowners' premises or homes in Clarbrough Beginning March	Identify issues for draft plan Identify ideas and opportunities for draft NP	
9	Local Authority Departments: BDC – various departments (Paths, Refuse, Lighting, Parks) NCC – Highways, Economic Development, Water (flooding)	Letters to each section Request to consultation meeting with lead or local representative and 2 Steering Group members	LA offices Beginning March	Identify issues for draft NP Identify ideas and opportunities for draft NP	This needs to be 2 way traffic to pick up the plans within the 2 Councils that can be relevant to NP
10	Statutory / Essential Service Providers: Network Rail Electricity Water Gas Telephone infrastructure	Letters to each service Request to consultation meeting with lead or local representative and 2 Steering Group members	Providers' offices End March	Identify issues for draft NP Identify ideas and opportunities for draft NP	
11	Neighbouring Parish Councils: Clayworth N&S Wheatley Sturton-le-Steeple Others?	Letter to each PC Request to address a PC meeting	PC meetings in villages March & April	Identify issues for draft NP Identify ideas and opportunities for draft NP	

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
12	<i>MP John Mann and County & District Councillors</i>	Letter to each person Request to consultation meeting with MP / Councillor and 2 Steering Group members	Constituency Office Council Building April	Identify issues for draft plan Identify ideas and opportunities for draft NP Build a network for ongoing consultation during drafting of NP	

25 Appendix B: Projects/Actions

Listed under the objective theme

Employment

Action

1. Encourage the use of electronic communication to inform the wider community about the neighbourhood.

Environment

Action

1. Identify the local demand for allotments and where these could be sited.
2. Work with the Canal and River Trust and the Chesterfield Canal Trust to develop the banks of the canal as wildlife habitats and as part of an improved green infrastructure for the villages.
3. Work with the Nottinghamshire Wildlife Trust to develop and improve the Claborough Nature Reserve for use by the local community.
4. Work with other bodies to achieve the environmental improvements set out in *Appendix E, p 71*.

Community Facilities

Action

1. To work with young people to identify the type of additional outdoor space and equipment they would like.
2. Work with the Claborough and District Community Association to identify ways to improve Claborough Village Hall to increase its capacity.

Transport

Action

1. Examine the possibility of improving the ability of HGVs to turn in Bone Mill Lane.
2. Work with Nottinghamshire County Council and public transport providers to increase links between the villages and Retford.
3. Work with Nottinghamshire County Council and local landowners to develop a safe footpath / cycleway between the villages and Retford.
4. If high-sided vehicle drivers continue to ignore warning signs then look at other safety provision.
5. Work with Nottinghamshire County Council and other agencies to provide an alternative route for the A620 to by-pass the villages and alleviate traffic in Tilt Lane, Retford as well as Smeath Lane, Claborough.

Tourism

Action

1. Work with the Canal and River Trust to encourage the development of mooring and related facilities along the canal in Clarborough.

Flooding

Action

The Parish Council will

1. Work with local farmers and landowners to implement flood mitigation measures.
2. Undertake a survey of the village to determine where flooding has affected private and public properties over the last 15 years and the extent to which those properties have been affected.
3. Work with residents to determine an approach to reduce or eliminate this flooding
4. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, to identify the causes of the flooding in the Parish.
5. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, in proposing solutions to the causes of the flooding in the Parish.
6. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, in putting into effect measures which enact those solutions.

26 Appendix C: Extracts from Bassetlaw District Council's Supplementary Planning Document

Supplementary Planning Document 'Successful Places a Guide to Sustainable Housing Layout and Design' points to highlight

Page 42	Green and blue infrastructure should be incorporated within the overall design (e.g. Clarborough Beck)
Page 45	Courtyard layout – this could reduce the need for parking in the front of houses adjacent to the leisure area
Page 51	Informal loose knit layout rather than a close knit urban scheme
Page 53	Very important that the scheme be eco-friendly. Construction techniques incorporating promoting energy saving will be encouraged. Energy efficient construction required
Pages 54/55 -	The boundary between the development and the open space should be softened (see pictures page 26).
Page 63	The provision of car parking will depend on the house type. However smaller dwellings (preferred) may suit well landscaped courtyard parking.
Page 67	Provision of storage for refuse bins, outdoor toys and cycles must be incorporated in the design.

27 Appendix D: List of Sites of Special Scientific Interest (SSSI) and Sites of Important Nature Conservation (SINC)

List of SSSIs within the Plan area (sites of special scientific interest)

- 1/81 Clarborough Tunnel (8.53 ha) - species rich calcareous grassland and scrub
- 1/82 Chesterfield Canal (29.81ha, 20 km Retford to Misterton) – Brackish aquatic plant community.

List of SINCs within the Plan area (sites of important nature conservation)

- 1/81 Clarborough Tunnel – as above
- 1/82 Chesterfield Canal – as above
- 2/467 Whinleys House Farm Grassland – ridge and furrow field with notable species.
- 2/629 Hutchinsons Holt (6.215 ha) – unmanaged woodland with dense understorey.
- 2/631 Clarborough Gypsum Pits (0.639 ha) – calcareous scrub and grassland on a disused gypsum quarry.
- 5/129 Blue Stocking Lane (1.167 ha) – Green Lane with species rich grassland and hedgerows.

List of SINCs just outside the Plan area

- 1/83 Caddow Wood, north (4.006 ha, to the east) – Neglected coppice wood, floral interest.
- 1/462 Hangingside Lane and Hollinhill Lane (0.869 ha, to the north)
- 2/466 Muspit Lane (0.892 ha, to the east) – Roadside verge and ditch.
- 2/622 Maumhill Wood (to the east) – Broadleaved wood on Mercia Mudstone clays.
- 2/630 Caddow Wood, south (11.378 ha to the east) – discontinuous and open old woodland.
- 5/128 High House Road Verges (to the east) – neutral grassland, ditch bank and species rich hedges.

Information extracted from Bassetlaw's "Green Infrastructure Survey"

28 Appendix E: Identified Environmental Improvements to be implemented over the Plan period

i) Tree Planting

1. Encourage and help local farmers/landowners to plant and/or retain hedgerow trees and small blocks of trees on farmland.
2. Encourage and help landowners to plant trees within and around the edges of Clarborough including BDC and Parish land.
3. Encourage and help landowners to replace and plant parkland trees around Welham.
4. Encourage and help plant and/or retain trees along
 - a) The Chesterfield Canal SSSI ;
 - b) The Railway Line;
 - c) Footpaths and bridleways.

ii) Visual Improvements

1. Within the villages, continue to keep grass verges neat and short mown. (ie. at least 6 cuts per year)
2. Encourage more regular litter picking on all road verges, especially the A620 and Leverton Road.
3. Fences in Clarborough - plant hedges to soften appearance of high boarded fences backing on to Main Street. Remove chain link fence at Howbeck Lane/Main Road junction.
4. Railway Depot - improve entrance by painting and/or planting a hedge in front of the high galvanised steel palisade fence.
5. Pinfold Farm, Welham. – Encourage early development and/or
 - a) Replacement of temporary sheet metal fence at entrance;
 - b) Re-erect or remove collapsed close boarded boundary fences;
 - c) Plant trees/shrubs around site in advance of housing development;
 - d) Use or re-use waste material on the site.
6. Sheds on small-holding near the railway bridge near Hop Pole public house - Improve or screen with planting.

iii) Improvements for Biodiversity

1. Work with the Chesterfield Canal Trust to develop the banks of the canal as wildlife habitats.
2. Work with the Notts Wildlife Trust to develop and improve Clarborough Nature Reserve.
3. Work with BDC and Drainage Authority to make sympathetic improvements to the Clarborough Beck including any flow balancing ponds that may be required.
4. Encourage local farmers and landowners to:
 - a) Conserve permanent and improved pasture.
 - b) Seek opportunities to restore arable farmland to pastoral.
 - c) Conserve and enhance tree cover and planting to improve landscape and habitats.
 - d) Conserve and enhance ecological diversity of SSSIs and SINCs.
 - e) Conserve, restore and reinforce the historic field pattern of hedges and hedgerow trees.
 - f) Conserve network of drainage ditches.

- g) Improve and extend 'headland' areas within arable fields.
- h) Link woodlands to improve field margins, hedgerow management and provide wildlife corridors.

iv) Improved Access to the Countryside

1. Establish short, hard surfaced, circular walks (mostly on existing public footpaths) within and immediately around Clarborough and Welham to encourage more walking, especially amongst the young, old or less fit people in line with government policy:
 - a) Across Bassetlaw District Council land at Broad Gores.
 - b) From the rear of Clarborough Church to Howbeck Lane.
 - c) Across Fields from Big Lane to Bone Mill Lane.
 - d) Canal Towpath from Bone Mill Lane to Smeath Lane.
 - e) Shady Lane from Welham to The Hop Pole layby.
 - f) Bridleway in Welham, from Pinfold Lane to Little Gringley Lane.
2. The Parish has an extremely good network of footpaths, bridleways and tracks giving very good access to the countryside. However, In some places, poor drainage combined with use in wet weather by tractors, 4 wheel drive vehicles and horses has resulted in some areas becoming severely damaged and almost impassable when wet. Encourage owners to repair with stone if necessary:
 - a) Parts of Blue Stocking Lane track.
 - b) Rathole Lane track, in part, just to the south of the railway.
 - c) The footpath through Hutchinson's Holt.
 - d) Market Hill bridleway.
 - e) Bridleway from Pinfold Lane to Little Gringley Lane.
 - f) Parts of Shady Lane footpath.
3. Create a new footpath route connecting Market Hill and Whinleys Road with Clarborough Nature Reserve, using the existing track.

29 Appendix F: Listed Buildings

Below is a list of buildings lying within the Plan area which have 'listed' status. This has been supplied by the Heritage and Conservation team at Bassetlaw District Council.

List Entry

These buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- | | | |
|----------|---|---|
| 1 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | The Old Vicarage
045691
The Old Vicarage, Church Lane, Clarborough
II
01-Feb-1967
SK 73403 83277 |
| 2 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Chest tombs west of St John the Baptist
1045692
St John the Baptist Church, Church Lane
II
04-Dec-1985
SK 73443 83275 |
| 3 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Lily Cottage
1045693
Lily Cottage, Hayton Smeath
II
04-Dec-1985
SK 72580 83711 |
| 4 | Name:
List Entry Number:
Grade:
Date first listed:
Grid Reference: | Welham Park House
1045694
II
04-Dec-1985
SK 72716 81915 |
| 5 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Gate and Railing at Welham Park
1045695
Gate and Railing at Welham Park
II
04-Dec-1985
SK 72657 81983 |

-
- | | | |
|-----------|---|--|
| 6 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Welham Grange
1045696
Welham Grange, Main Street
II
01-Feb-1967
SK 72747 82018 |
| 7 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Welham Hall
1045697
Welham Hall, Welham Main Street
II
01-Feb-1967
SK 72738 82083 |
| 8 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Coach House at Welham Hall
1045698
Coach House at Welham Hall, Welham Main Street
II
01-Feb-1967
SK 72718 821309 |
| 9 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Whinleys Farm House
1045699
Whinleys Farm House Whinleys Road
II
04-Dec-1985
SK 74938 82857 |
| 10 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Boundary Wall, Railing and Gate, Welham Hall
1212061 Location
Boundary Wall, Railing and gate, Welham Hall
II
04-Dec-1985
SK 72789 82073 |
| 11 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Ivy Cottage Yew Tree Farmhouse
1212103
Ivy Cottage, Main Street, Welham
II
01-Feb-1967
SK7290082283 |
| 12 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Chesterfield Canal, Whitsunday Pie Lock
1268483
Whitsunday Pie Lock Bridge 60 at SK 7216 8204
II
22-Apr-1996
SK 72165 82063 |
-

30 Appendix G: Summary of Data to Support Housing Type Policy

The Clarbrough and Welham Neighbourhood Plan includes a housing policy that requires housing development ‘to meet the demonstrable need for smaller market dwellings’. This statement is intended to provide additional justification for this approach.

The following analysis is based on the format advocated in ‘Housing Needs Assessment at Neighbourhood Plan Level’ produced by AECOM for Locality. It can be found at <http://mycommunity.org.uk/wp-content/uploads/2016/01/Housing-needs-assessment-at-NP-level.pdf>

The tool kit advises that *‘The Government’s planning practice guidance (PPG) states that establishing future need for housing is not an exact science. As such, no single approach provides a definitive answer. However, a process that gathers a wide range of relevant data, and then makes balanced, reasonable judgments on the basis of that data, is likely to be on the right lines. the PPG explicitly states that you can also use the guidance to identify specific needs relevant at neighbourhood level, but that any assessment should be proportionate.’*

Planning Practice Guidance on *Housing and Economic Development Needs Assessments* identifies that planners should seek to consider the needs of specific house-hold groups.

The community consultation revealed a concern about the lack of suitable market houses for older people to downsize, as well as a need for smaller market dwellings to provide the opportunity for young people to move into or stay in the Parish.¹

National, district wide and local evidence supports the Neighbourhood Plan Policy 4: Housing Type as follows:

1. Generation Stuck: Report 2016², based on a Yougov Poll 33% of home owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
2. Government policy states that *‘Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over’*.³
3. SHMA 2014 covering Bassetlaw’s Housing Market Area: 25% of households is headed by someone over 65. Across the district this will increase by 13% by 2033.
4. Clarbrough and Welham Parish has a much older population at 25% over 65 compared to the District 19%.

²⁵ Public Consultation September 2014

² Generation Stuck Report at <http://6c6ad24b91280faab9ef-a33e598b21c2445c4eca86a9b4f92e58.r96.cf3.rackcdn.com/ILC-downsizing-report.pdf>

³ Laying the Foundations: Government Strategy 2011 at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

5. 62% of all dwellings are detached compared to 36% across the district (although analysis of house size based on bedroom numbers suggests they are not all large homes).
6. 26% of households in Clarborough and Welham have no children compared to 22% in the District.
7. Average selling price in 2015-2016 was £304,000 in Welham, £199,000 in Clarborough⁴ and £149,000⁵ in Bassetlaw.
8. Clarborough and Welham Parish is within the Clayworth Ward. The SHMA 2014 includes this area within Rural East. The SHMA calculated a housing size requirement between 2013 and 2031 as follows

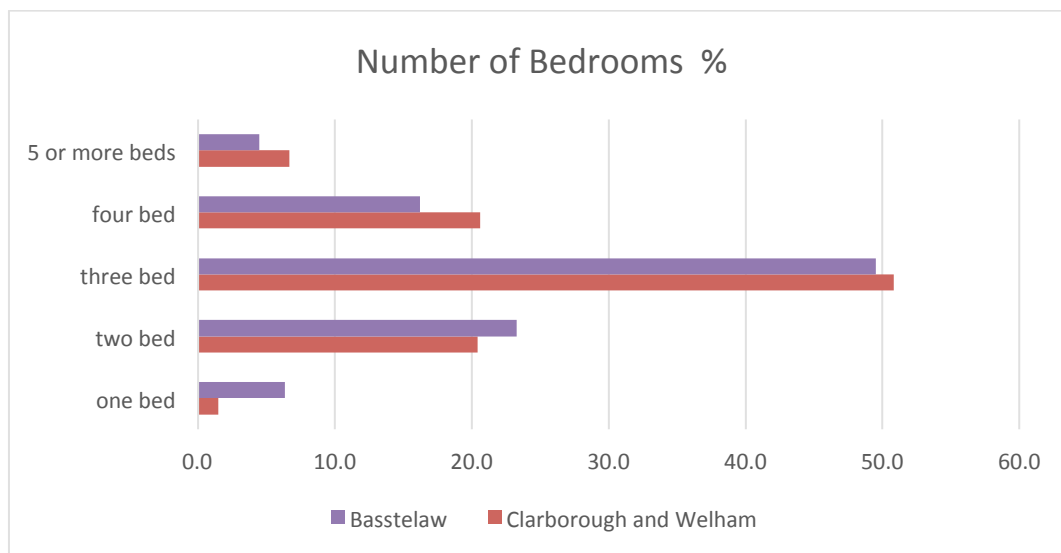
Table 70: Market Housing Size Requirements (2013-31)

Sub-Market	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Worksop	4%	40%	47%	9%	100%
Retford	7%	50%	20%	23%	100%
Rural North West	1%	29%	53%	17%	100%
Rural South West	3%	38%	50%	10%	100%
Rural East	2%	28%	40%	30%	100%
DISTRICT	4%	39%	41%	17%	100%

Source: Housing Market Model

9. The 2011 Census provides an analysis of the number of bedrooms in houses in the Plan Area. The % split of different house sizes (based on bedroom numbers) is shown below and compared to the District average. Currently 20% of the housing stock in the Parish has 2 bedrooms. There is a requirement for more 2 bedroom houses to align with District and Parish need. In addition there is a need for some family housing (currently 27% of the housing stock has 4 or more bedrooms). 51% of dwellings in the Plan area are 3 bed which exceeds the 40% requirement.

⁴ Zoopla on 17.3.16⁵ Proviso Property Web site 17.3.16



10. In coming to its final assessment of market housing mix the SHMA analysis overlaid the demographic modelling, the market analysis and consideration of current housing stock and concluded:

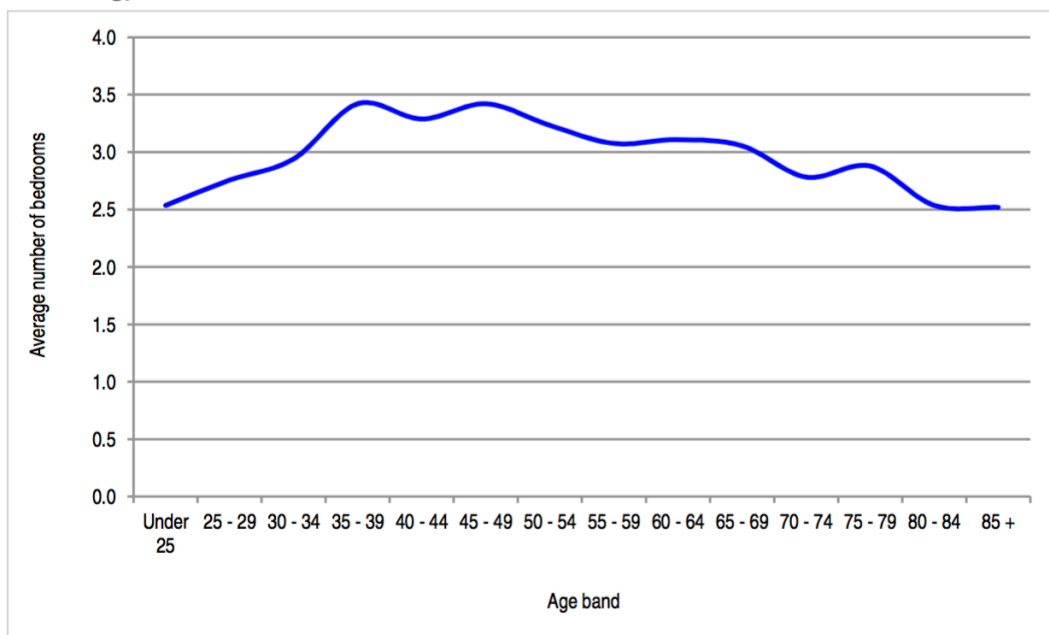
'we consider that the provision of market housing should balance provision of smaller family housing for younger households to enable access to home ownership and to facilitate downsizing; as well as appropriate provision where the opportunity exists to deliver larger homes with 4+ bedrooms to support economic regeneration and reduce in-commuting of those with higher earnings.'

11. The house prices show that the Plan area can attract higher prices than the district average and some larger dwellings would be justified although the SHMA concluded:

'that there was not a strong demand for aspiration housing from current residents but [the analysis] does suggest a potential demand from people moving into the area. However, this demand is largely being met through the second hand market rather than through a need for new build homes'.

12. The SHMA analysis linked age of household reference person with size of dwelling. People on average live in the largest houses between the ages of 35 and 49 (see table below).

Figure 56: Average Bedrooms by Age of Survey Respondent (household living in market housing)



Source: Household Survey

13. The SHMA concluded that the following table represented the appropriate housing mix for the Housing Market Area.

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	35-40%	40-45%	15-20%

Key findings and Policy Implications for Clarbrough and Welham Neighbourhood Plan

Compared to the District average the Plan area has a higher proportion of detached dwellings and a higher proportion of people over 65.

There is evidence from the local consultation to show that the demand for smaller market dwellings is increasing. There is also local concern about the need to continue to attract families and younger people to the Parish to maintain the existing facilities like the school and the shop.

The SHMA analysis shows that 35-40% of the market dwellings provided should be 2 bed. Currently only 20% are 2 bed; reflecting the location of the Parish in Rural East. This should increase to 28% and development on the Broad Gores site should provide a mix of house types but particularly address the current shortfall in 2 bedroom properties.