

STOKE GABRIEL NEIGHBOURHOOD PLAN

STEERING GROUP

Minutes of the meeting held in the village hall on Thursday 8th November 2018

Attendance: Peter Fenwick, Andrew Houghton, Paul Bedford, Tom Morris, Nick Chisholm-Batten, Tom Morris, David Watts.

1. Apologies: Richard Harris, Cathy Mittler , George Ord, Chris Roach, Mike Webster.

2. Minutes of the meeting of 11th October agreed & approved.

3. Matters arising:

There was a brief recap of presentations from the previous 2 meetings.

Comments:-

- JLP: Inspectors have made it clear that Plymouth housing numbers have to be supplied by Plymouth. They cannot 'rob' South Hams or West Devon.
- For information the Brixham NP has 'ring fenced' the 'affordable housing' supply to ensure that housing is available to support local employment. –ACTION: review Brixham NP for information on this.
- 'NPPF is not Law' – subject to Judicial review (challenged on environmental issues)
- The overall Government target of 300k house/year is being increasingly questioned. It is imperative for Neighbourhood Plans to have good evidence bases on needs. (JLP/NP process very complex with different understanding by participants on many issues).

Follow up on actions.

Outstanding from September:

- Draft of NP designation and area documents to be circulated – Richard Harris

November Actions:

- Drop In event to provide information for update of Housing Need Survey. The Group will now 'piggy back' on the Stoke Gabriel Community Land Trust event to be held in the Castle pub on December 7th. The Trust now has 110 members with over 400 shares sold. This was judged to be preferable to an isolated 'drop in' since the focus of participants is very much on housing needs. ACTION: PF/PB/NCB to generate 'question sheet' for the event.
- AH/PF meeting covered in 'Plan writing'.

4. Joint Local Plan (JLP).

The three authorities are now consulting on the Main Modifications to the JLP. The consultation runs until 3rd December. Details

<https://www.southhams.gov.uk/jointlocalplan>

A number of 'modifications' have been suggested by planning inspectors following the examination hearings between January and March this year.

The Plymouth and South West Devon Joint Local Plan is in its final stages of preparation. The inspectors issued a formal post hearing advice note in August which set out a number of modifications they considered would be necessary to make the Joint Local Plan sound.

The JLP councils are consulting on the changes, known as 'Main Modifications' and will forward any responses to the inspectors for their consideration.

In South Hams and West Devon the changes include the removal of 'settlement boundaries' (these will now be detailed in a new document which will be consulted on next year) and changes to policies dealing with development in the Areas of Outstanding Natural Beauty.

The Neighbourhood Plan enables us to draw our own settlement boundaries based upon our 'Local Needs'. These will become clear after the December drop-in event.

DW still reviewing the content with regard to the Paignton NP Response.

5. December Drop in Event

December 7th (see above) – Call for sites to be reviewed following this.

6. Plan Writing

Following decisions.

1. AH/PF decided Newton & Noss Plan is good model with similar needs & geography to Stoke Gabriel .

ACTION:PF to ensure on Dropbox along with Excel who does what template.

2. ACTION : Create fully accessible 'skeleton plan' with existing inputs . Anyone will be able to add to this, then edit as we proceed. – PF initial skeleton.
3. ACTION: Decide on number of policies (20 max)– agenda item in December. Supporting documents are very important.

7. SGCLT update. – See attachment

8. Update on Paignton Neighbourhood Plan.

The three Torbay Neighbourhood Plans go to a special meeting of Torbay Council (to consider the examiners' reports) on Thursday 15th November at the Riviera International Conference Centre in Torquay. After agreement a referendum will follow, possibly in May.

9. Any other business. – none.

10. Date of next meeting – Thursday 13th December 2018.

Attachment.

Progress of the Stoke Gabriel Community Land Trust (SGCLT) November 2018 News Update

We held a board meeting in October part of which talked through what a partnership with SHDC would look like:

1. *"The importance of local housing is the number 1 objective for the authority, which has £1.88m which it is keen to put in place a strategic, sustainable plan to spend".* This means that when a scheme comes forward SHDC can fund all the work required to get to planning permission.
2. *There are currently two different approaches to support affordable housing development, direct and indirect.*

With direct SHDC obtains the option on the land (as security) and then takes on the responsibility to drive the project through to planning and then build in partnership with the local group/PC/CLT.
In the indirect path SHDC will help support the local group to completion but without the financial commitment.

3. *SHDC recognises the need for both rental and purchase housing.*

Once land is secured then there is a cost of approx. £150,000 to get to planning permission. The CLT will need to decide if it wishes to join forces with SHDC and loose some control over the development or look to raise its own funds through a Homes England grant. Once planning is secured then the build cost £1 to 2M will then need to be obtained, again either through SHDC (Works Loan Board) or ethical lender (Triodos Bank, Ecology, Resonance etc)

Now that a housing need has been shown and village support demonstrated, the key to the progression of the CLT is Land. We need support from the NP group/Parish Council to help bring this forward. Without this support the scheme has little chance of success.

SHDC can offer £10K per plot, and/or a serviced open market plot to the landowner. The other big advantage is that being an affordable housing scheme planning permission can be sought on an exception site where a standard developer would not get permission.

We look forward to attending the NP open day in December with our objective to find a suitable site where we can then move forward to provide affordable housing to people in need now and future generations.

We are open to constructive feedback from the village community, operating in a democratic, professional manner. Tom Morris and Marie Howard (SGCLT Directors), Paul Bedford, Derek Richards and Jeremy Burgess; (co-opted SGCLT Board members)