

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft Minutes of the meeting held in the village hall on Thursday 11th April 2019

Attendance: Peter Fenwick, Chris Roach, Andrew Houghton, Tom Morris, Paul Bedford, David Watts, Roger Stobbs, Julian Williams.

1. Apologies: Mike Webster, Cathy Mittler, Helen Kummer, George Ord, Nick Chisholm-Batten

2. Minutes of the meeting of 14th March 2019 agreed and approved

3. Matters arising:

Still outstanding

- **PF actions regarding uploading documents on web-site**

4. December DROP-IN EVENT - update.

- Cassandra Harrison has accepted the event and report as an acceptable update to the original survey,

- **Action – Tom Morris to request confirmation e-mail.**

(Question from DW for consideration – Is there an agreement by SHDC that SGNP can limit future housing to local people only, given that SG has no need for additional housing, according to JLP – can this be a general policy?)

5. PLAN WRITING

Following a working group meeting the skeleton (shown in the accompanying ppt presentation) was discussed. As well as the general introductions etc to the plan there are 3 policy areas:-

Objectives and Policies

1. *People and the Community*
2. *Development and Homes*
3. *The Environment*

Each of these 3 areas is divided into elements as shown in the ppt attachment.

DW comment – Parking requires evidence base. Also a reminder that the Plan has to be about land use.

The general format was agreed by all.

Action :- on the 'Environment Policy' (which NCB has volunteered to do) all present to write a single sentence against each of the 'environment elements' & circulate. Discuss with NCB at next

meeting (note, check other NPs and ‘DEFRA biodiversity Plan’)

- **Green Spaces (element of Environment)** – Helen Kummer advised by e-mail that the audit was continuing.
- **Historical/Heritage(element of environment)** – Neil Millward is preparing a draft for this.

6. SGCLT – see appendix containing an assessment by TM of the impact of the JLP on land trust matters.

Points for consideration;

- CLT wants affordable housing in perpetuity
- SGNP can comment on future home quality
- Any (CLT) site selection would have to be justified – availability would be subject to generic JLP restrictions(AONB , settlement boundary)
- need careful wording of CLT local requirement in plan

7. New SHDC web-site

<https://www.neighbourhoodplanning.swdevon.gov.uk/>

The site was demonstrated, is very comprehensive and user friendly. It should be used as a reference to access other plans when researching content.

Discussion generated **ACTION: ask South Hams to specify their ‘Strategic Policies’ – PF to Duncan Smith**

8. David Watts update. – The 3 Torbay Plans go to referendum on 2nd May .

9. Action :- PF to check timeframe for renewal of SGNP mandate with SHDC

10. Next Meeting Thursday 9th May.

Appendix 1

Progress of the Stoke Gabriel Community Land Trust (SGCLT) April 2019 Adopted Joint Local Plan – What this means for the SGCLT

The Joint Local Plan (JLP) is part of a ground-breaking strategic planning process for Plymouth and South West Devon which looks ahead to 2034. The key purpose of the JLP is to establish an over-arching strategic framework for sustainable growth and the management of change, providing the statutory development plan for Plymouth, South Hams and West Devon.

Policy TTV2

Delivering sustainable development in the Thriving Towns and Villages Policy Area

1. The location of housing where it will enhance or maintain the vitality of rural communities.
2. The delivery of affordable homes that enable rural communities to remain vibrant.

Policy TTV25

Development in the Sustainable Villages

The LPAs support the preparation of neighbourhood plans as a means of identifying local housing and other development needs in the sustainable villages.

5.163 It will be for neighbourhood plans themselves to determine which sites to bring forward for development, provided that they are consistent with the provisions of the JLP.

5.165 It should be noted that Figure 5.8 does not include villages within AONBs. This is in acknowledgement of the great weight that should be given to conserving their landscapes and scenic beauty. However, neighbourhood plans may wish to bring forward positive allocations to meet local housing need where justified by an appropriate evidence base.

Policy TTV27

Meeting local housing needs in rural areas

Proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:

1. It meets a proven need for affordable housing for local people.
2. It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent more than 40% of the homes or 40% of the land take excluding infrastructure and services.
3. Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.
4. The proposal meets the requirement of all other relevant policies of the Plan

5.170 Community led housing initiatives will be supported on rural exception sites. New affordable housing will be subject to eligibility criteria requiring a local connection and suppressed in value against open market values in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.

Policy DEV8

Meeting local housing need in the Thriving Towns and Villages Policy Area

The LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:

1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are:
 - i. Homes that redress an imbalance within the existing housing stock.
 - ii. Housing suitable for households with specific need.
 - iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.

Policy DEV9

Meeting local housing need in the Plan Area

The following additional provisions for the delivery of a range and mix of housing to meet local housing needs shall apply to the Plan Area;

1. Affordable housing could include social and affordable rent, shared ownership, and innovative housing models that meet the local demand/need, such as rent-to-buy, starter homes and shared equity as appropriate.

Policy DEV10

Delivering high quality housing

Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards. The following provisions will apply:

1. Housing developments should be designed to be integrated with the adjacent developments and not appear to be an unrelated addition to the rest of the town, village and neighbourhood. This is to be achieved in the quality of the building design, materials and layout. The development should provide good pedestrian, cycling and public transport connectivity to existing developed areas, open spaces and local services such as schools and shops, as well as visually relating well to adjacent greenspaces to prevent hard urban edges.

Policy DEV23

Landscape character

Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

6. Where necessary, be supported by Landscape and Visual Impact Assessments and landscaping schemes that enhance that proposed development.

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)

PPT PRESENTATION ATTACHED