

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft Minutes of the meeting held in the village hall on Friday 21st February 2020

Attendance: Peter Fenwick (PF), Tom Morris (TM), Pat Fletcher (PF), Andy Houghton (AH), & 6 members of the public

10 minute session. – New attendees introduced themselves

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

2. Minutes of the meeting of 18th January were agreed (with amendment from Adrian Parnell on Bike Path).

3. MATTERS ARISING:

- PF demonstrated drop down from the new header 'skeleton plan' on the web-site which will be loaded with draft documents as they become available
- Heritage & Historical – in progress with Neil Millward – initial draft received from Neil who continues to work on this
- JLP Policies – Action - Strategic JLP policies to be referred to in NP – AH reviewed his findings which are attached in Appendix 1.

4. PLAN WRITING

- Policies continue to be drafted. They will be loaded on the web-site as they become available.
- Hard copies of draft policies were circulated to attendees and will be loaded on the web-site.

5. JANUARY 25TH OPEN EVENT

100 attendees at the event. PF showed summaries of feedback on Green Spaces and Views. There was one problem in a document (now corrected) - the documents will be loaded on the web-site and circulated with these minutes. ('ctr +' should allow the maps to be magnified). – Attendees to review- help is needed to take the Green Space & 'Protected Views' documents forward. Overall feedback was very positive.

6. HEALTH & WELLBEING

- PF showed article which will be in the 'Stoke Gabriel News' introducing Pat Fletcher. There is one reference to the SGCLT in this which is confusing but which cannot be changed – apologies from PF

7. ANY OTHER BUSINESS.

SGCLT – Tom Morris provided an update and reviewed his e-mail (see appendix 2) requesting the NP group to carry out a call for sites. After some discussion this was deferred to the next meeting. (The draft 'Development & Homes' Policy document supports the SGCLT but does not allocate sites so review and way forward needed).

8. DATE OF NEXT MEETING.

Friday 21st March 6:30pm in the Village Hall.

Appendix. 1

AH inputs

Stoke Gabriel Neighbourhood Plan

Strategy/Vision links to Joint Local Plan:

<https://www.plymouth.gov.uk/sites/default/files/JLPAdoptedVersion.pdf>

From JLP Section 5.160:

Strategic Objective SO9. Maintaining the viability of the many sustainable villages in the rural area:

To enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve. This will be achieved through:

1. Delivering a mix of new homes that add diversity and accessibility to the rural housing stock.
2. Enabling a balanced demographic profile that retains and attracts young people and working age families
3. Enabling local employment opportunities that can support a thriving rural economy.
4. Delivering digital connectivity that supports the rural economy and reduces the need to travel
5. Responding positively to rural travel patterns through innovation and investment
6. Strengthening links between our rural settlements and the surrounding landscapes.
7. Protecting and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.

Stoke Gabriel, as a sustainable village in an AONB, does not have a quantified JLP target for future housing (5.165). The SGNP can bring forward a positive allocation to meet local housing need, if it is justified by an appropriate evidence base.

Appendix 2

NP Update 21/02/2020 Stoke Gabriel CLT

Being in the AONB doesn't mean that you can't build affordable housing. Examples of this are in St Anns Chapel, Modbury and Aveton Gifford.

Now that the "Green Spaces" exercise has been completed we would like to ask the NP group to carry out a "Call for sites". This can be funded by Locality along with technical support which will help the NP group through more complex issues facing the plan.

This can lead on to Strategic Environmental Assessments of the sites and testing of them.

Would the NP group be happy for me to progress this??

Policy TTV25 Development in the Sustainable Villages

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 DEV25 sets out the policy approach to considering development proposals in AONBs.

Policy DEV25

Nationally protected landscapes

The highest degree of protection will be given to the protected landscapes of the South Devon AONB, Tamar Valley AONB and Dartmoor National Park. The LPAs will protect the AONBs and National Park from potentially damaging or inappropriate development located either within the protected landscapes or their settings. In considering development proposals the LPAs will:

1. Refuse permission for major developments within a protected landscapes, except in exceptional circumstances and where it can be demonstrated that they are in the public interest.
2. Give great weight to conserving landscape and scenic beauty in the protected landscapes.
3. Give substantial weight to other natural beauty criteria, including the conservation of wildlife and cultural heritage in the AONBs and great weight to the conservation of wildlife and cultural heritage in Dartmoor National Park.
4. Assess their direct, indirect and cumulative impacts on natural beauty.
5. Encourage small-scale proposals that are sustainably and appropriately located and designed to conserve, enhance and restore the protected landscapes.
6. Seek opportunities to enhance and restore protected landscapes by addressing areas of visually poor quality or inconsistent with character, securing through the development visual and other enhancements to restore local distinctiveness, guided by the protected landscape's special qualities and distinctive characteristics or valued attributes.
7. Support proposals which are appropriate to the economic, social and environmental wellbeing of the area or desirable for the understanding and enjoyment of the area.
8. Require development proposals located within or within the setting of a protected landscape to:
 - i. Conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes.
 - ii. Be designed to prevent the addition of incongruous features, and where appropriate take the opportunity to remove or ameliorate existing incongruous features.
 - iii. Be located and designed to respect scenic quality and maintain an area's distinctive sense of place, or reinforce local distinctiveness.
 - iv. Be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes and nature conservation interests.
 - v. Be located and designed to prevent the erosion of relative tranquility and, where possible use opportunities to enhance areas in which tranquility has been eroded.
 - vi. Be located and designed to conserve and enhance flora, fauna, geological and physiographical features, in particular those which contribute to the distinctive sense of place, relative wildness or tranquillity, or to other aspects of landscape and scenic quality.
 - vii. Retain links, where appropriate, with the distinctive historic and cultural heritage features of the protected landscape.
 - viii. Further the delivery of the relevant protected landscape management plan, having regard to its supporting guidance documents.
 - ix. Avoid, mitigate, and as a last resort compensate, for any residual adverse effects.