

A NEIGHBOURHOOD PLAN IS

- ☐ A legal document that, once approved, is a statutory document with respect to planning decisions
- ☐ A document which is prepared by the community, supported by the local authorities
- ☐ A document which covers a defined area - in our case, the entire parish of Stoke Gabriel
- ☐ A document which must reflect the needs and aspirations of the community
- ☐ A document which must demonstrate a significant amount of consultation with residents
- ☐ A document which must be approved by a majority of voters at a referendum

What does the community want?

The Neighbourhood Plan could...

- ☐ Reflect the historic values of the community
- ☐ Consider the needs of current and future generations
- ☐ Protect what is important to the community
- ☐ Consider how we want Stoke Gabriel to appear to visitors
- ☐ Encourage residents to feel proud about where they live

What can the plan influence?

- ☐ **ALLOCATION OF SITES (Joint Local Plan)**
- ☐ **Housing numbers per the Joint Local Plan**
- ☐ **Design of sites buildings and facilities**
- ☐ **Site Infrastructure e.g.cycle paths, footpaths etc.**
- ☐ **Affordable housing.**
- ☐ **Protection of our rural community.- Local Green Spaces**

What can't be influenced?

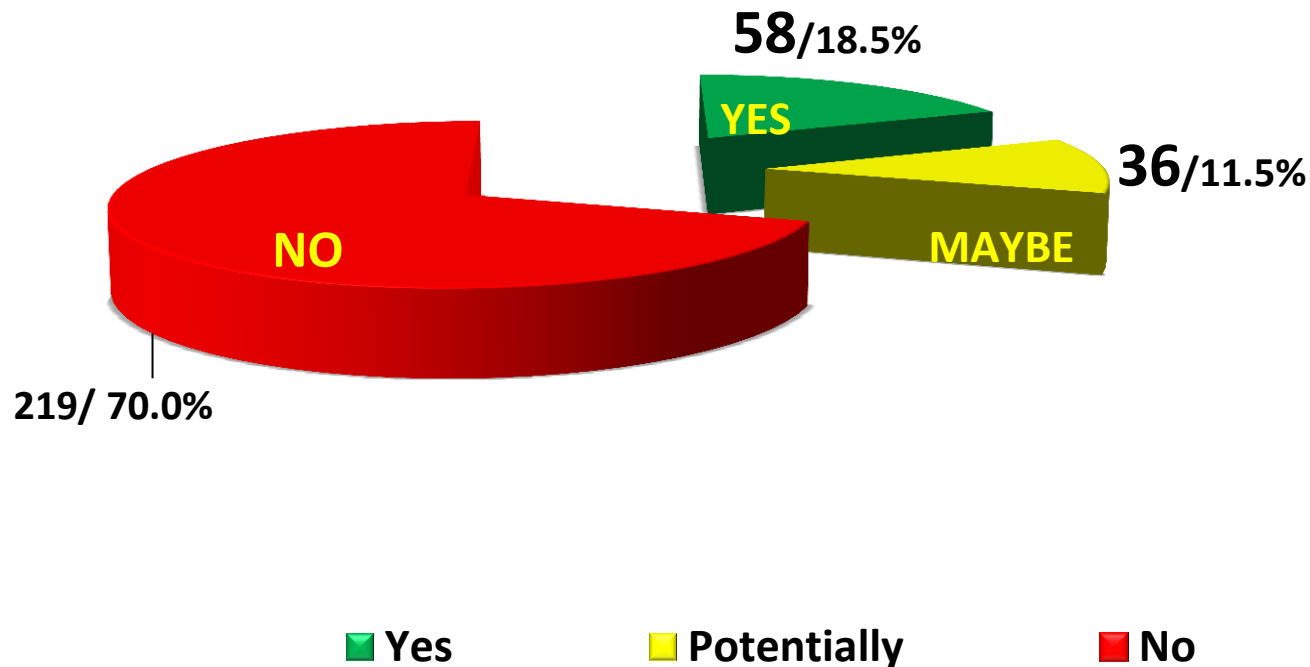
- ☐ Anything outside of the Neighbourhood Plan Area
- ☐ Existing local or national planning policies e.g. the existing South Hams DPD
- ☐ Anything that is built or has planning permission agreed prior to the adoption of the Neighbourhood Plan
- ☐ The choice of builders or developers

Housing

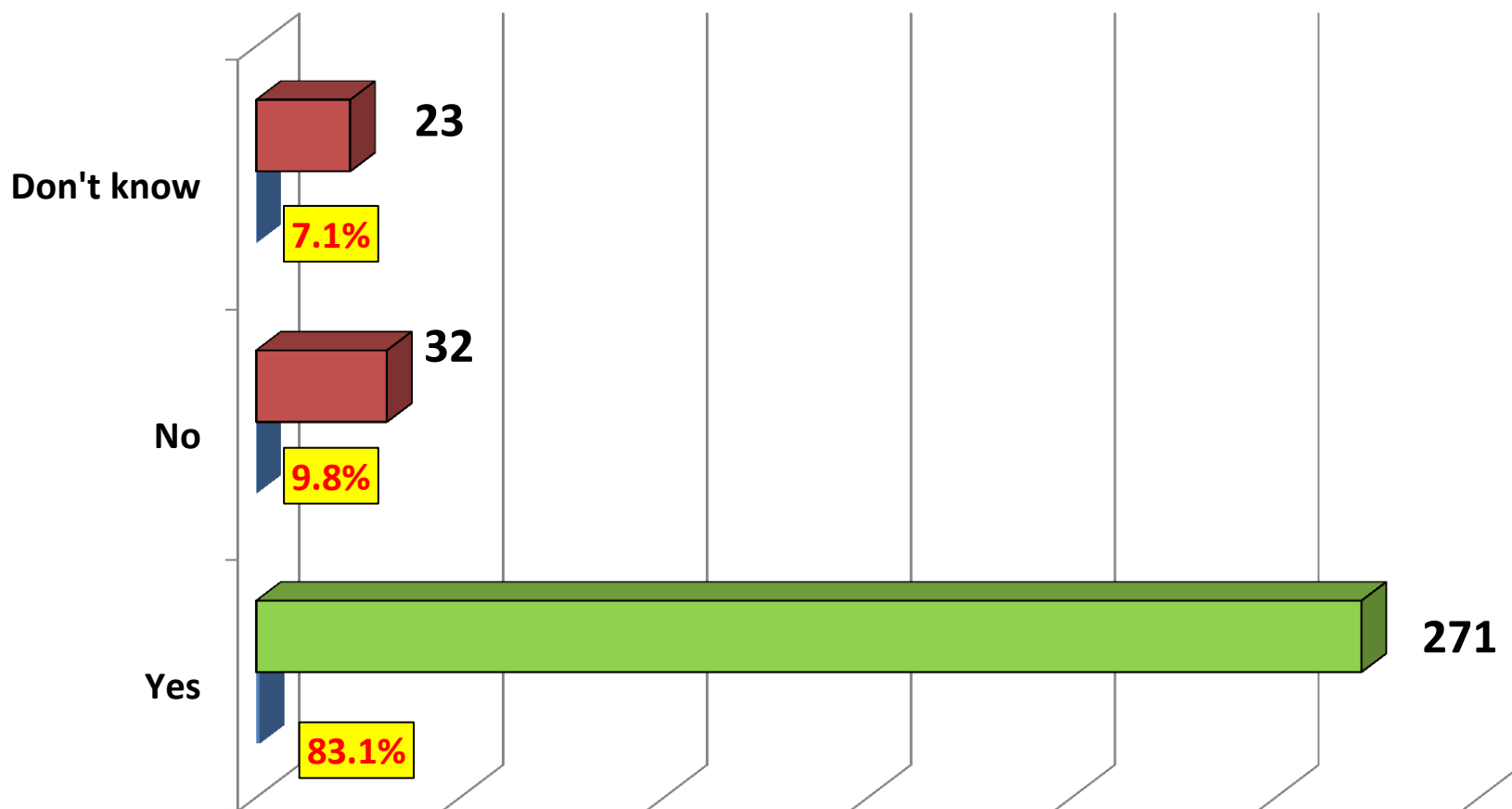
- **Your Feedback**
 - Mostly negative with respect to additional housing
 - More than 75% thought that new housing should carry a condition that it could not be used for holiday lets or second home.
 - Positive with respect to starter / affordable homes particularly for younger local people
 - Positive with respect to self build with 58 responding positively

Would you consider undertaking a self-build project for your next home if the land was made available in the parish?

A significant number (58) expressed a **positive** interest in self-build



Should an element of new housing in the parish be reserved for people with a local connection?



Number / percentage of respondents ->>

The Neighbourhood Plan sits alongside the Joint Local Plan for Plymouth, West Devon and South Hams which runs from 2014 to 2034

- 30 Year Housing Projections as follows

	Plymouth Policy Area	Thriving Towns & Villages Policy Area	Plan Area
Completions 2014-6	1,696	876	2,572
Under Construction Apr 2016	644	3,926	13,300
Outstanding Commitments	8,730		
Identified supply 2016-34 (site Allocations)	9,485	2,833	12,318
Sustainable Village Allowance	0	720	720
Windfall Allowance	630	664	1,294
Allowance for Student Accomodation	225	0	225
Demolitions	-621	0	-621
Total Supply	20,789	9,019	29,808

South Hams & South West Devon

Sustainable Villages housing numbers 2014-2034

Settlement Type	New Homes 2014-2034	New Employment Space 2014-2034 (sq m)
Main Towns	4,471	143,090
Smaller Towns & Key Villages	970	53,868
Sustainable Villages	720	0

How the numbers drill down!

- In the Sustainable Villages the JLP does not specifically allocate sites for development. In these villages, it is anticipated that housing will be provided for in the following ways:
- through [neighbourhood plans](#) which come forward throughout the plan period;
- through the application of development management policies where there is no neighbourhood plan;
- though the possibility of separate planning studies which identify new sites, and which will be an evidence base input to the next review of the JLP.
- 170
- 5. Strategy for Thriving Towns and Villages Policy
- Area
- 5.13 A 'Sustainable Villages' allowance for these sites has been included in the
- housing land supply for the whole plan period, taking account of the sustainability of
- each village and the availability of sites in the SHLAA. It should be noted that this
- allowance does not count against the 5 year land supply for the Thriving Towns and
- Villages, and does not form part of the housing trajectory for the policy area until the
- later stages of the plan period. This approach avoids the risk of the JLP predetermining the outcome of the neighbourhood plan making process.

Indicative levels of additional new housing in sustainable villages

Villages able to accommodate around 10 dwellings each	Ashprington, <i>Aveton Gifford</i> , Avonwick, Beesands, Bigbury, Brixton, Churchstow, Cornworthy, Diptford, Dittisham, Down Thomas, East Prawle, Frogmore, Holbeton, Hope Cove, Kingston, Kingswear, Lee Moor, Loddiswell, <i>Malborough</i> , Morleigh, Newton Ferrers, Noss, Mayo, Ringmore, St Ann's Chapel, Slapton, <i>South Milton</i> , <i>Stoke Fleming</i> , <u><i>Stoke Gabriel</i></u> , Strete, Torcross, Thurlestone, Wembury, West Alvington, West Charleton, Wotter, Wrangaton.
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JOINT LOCAL PLAN GUIDANCE

- **"Neighbourhood plans for sustainable villages within the AONB are encouraged to identify small scale sites of below 10 dwellings if available, to limit the potential impact on the sensitive AONB landscapes."**

What are others doing?

- 4 well advanced Neighbourhood Plans in the South Hams are seeking to deliver more housing than allotted in the Joint Local Plan (JLP) guidance. They all fall in the 'around 10' definition. They are:
- South Milton
- Stoke Fleming
- Malborough
- Aveton Gifford

What are others doing?

- **Aveton Gifford Neighbourhood Plan:** Intends to allocate c.20-30 houses in the parish to support community vitality, facilitate the re-siting of the village hall and support the viability of the existing village shop and school.
- **Stoke Fleming Neighbourhood Plan:** Allocates up to 30 dwellings on two sites in order to make adequate provision for local need, ensure a supply of affordable housing and allow for natural growth in terms of permanent residents moving from other areas (a trend that the Neighbourhood Plan states has been both continuous and beneficial in terms of maintaining the vigour of community life).

What are others doing?

- **South Milton Neighbourhood Plan:** There is a strong demand for older people's housing in the village, and a perception that a lack of housing supply is preventing local people from downsizing- with knock on effects on the availability of family housing. Community engagement has also highlighted that a key issue for South Milton is a lack of car parking in the village. As such the Neighbourhood Plan allocates 20 dwellings on one site to 1) help meet identified local housing needs (including older people's housing) and 2) deliver a new village car park on the site.

What are others doing?

- **Malborough Neighbourhood Plan:** Housing needs assessment for Malborough Parish highlighted there is a local need for 23 affordable homes in the parish. 7 affordable homes have since been built. As such the Neighbourhood Plan allocates 16 affordable homes on one site to meet identified local need. The Neighbourhood Plan also facilitates the development of a further c.10 dwellings for custom and self-build on a further site. This is with a view to ensuring the village has a balanced demographic with a broad range of age groups present.

What do we do now? -Housing

- **With respect to housing we need to**
 - **Decide on our interpretation of ‘around’**
 - **Consider potential ‘gains’ in going above 10.**
 - **Decide if design rules should be applied to sites**
 - **Decide how we assess and implement your recommendations!**

What do we do now? – Employment Sites

- **Employment Site(s)**
 - To be sustainable as the population increases we need to identify sites for potential local employment
 - We ask you to mark your ideas on the map as to where you think are suitable employment sites might be.

Design Preferences

- **What are your preferences?**
- **Review the options & record your choices**

Sites Put Forward

- **THESE HAVE NOT BEEN ALLOCATED!**
- **AT THIS STAGE WE ARE ONLY LOOKING FOR
FEEDBACK ON NUMBERS (2014-2034 TOTAL)**