

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 3rd May 2017.

Administrator - Ralph Clark

Steering Group Members:

David Ferguson	Pam Wills	Andy Pound
Kate Gill	Claire Smith	Jeremy Swainston
Mark Hanson	Louise Newman	

Working Group Members:

Jill Welham	Liz Ferguson	Penny Penhale
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Apologies: Graham Campbell David Rothwell Jane Hall
 Andrea Phillips

Minutes of the meeting held on 5th April 2017 were reviewed and approved.

Matters Arising

RC reported the responses to the Outline Structure from the last meeting were circulated to all members for comment. No amendments were received; therefore, the responses circulated were forwarded to enable Lee Bray to prepare a draft plan.

RC reported that the decision to support Plymouth and South West Devon Joint Local Plan Policies DEV18, DEV21, DEV 22, DEV24, DEV25, DEV27, DEV29, DEV34, DEV35, have been registered and confirmation has been received. The reason for supporting these policies is that their content meets with the aspirations of SG members and, therefore, cannot be repeated in the draft plan. It is hoped that reference supporting these policies can be included in the plan.

As the result of attending the Neighbourhood Plan Workshop at Follaton House on 12th April a request for a screening opinion from SHDC for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) has been submitted. This is to ensure our plan has no unacceptable impacts on the environment (regulation 15).

RC reported that the last tranche of grant funding received from 'Locality' has been spent and an 'End Report' substantiating the expenditure has been submitted. Confirmation that this has met with the conditions of the grant being awarded has been received.

Housing Development Site/s – Site Assessment Process

Following receipt of email correspondence from some SG members on the issue of land at Cox's Field being referenced in the draft plan for housing development, each member was given a maximum of three minutes to present their views on the issue to group members. In summary the views were as follows:

1. The land offered for development by the land owner (Cox's Field) should not be included in the draft plan as the only site available.
2. The site is too large for the 10 homes Strete proposes to allocate in its Neighbourhood Plan.
3. The land owner/s should be approached to enquire if a smaller site could be made available towards the north of the village.
4. Alternative development locations to Cox's Field need to be discussed with land owners to determine if they could be made available.
5. If Cox's Field is to be the only site used for development then clarification as to where 10 homes should be placed on the site together with highway access should form part of the NP.
6. A 'call for sites' notification was hand delivered to each property in the parish prior to this being advertised in the Dartmouth Chronicle. From this, two sites have been offered for development – Cox's Field and land to the south of the A379 – it is unreasonable to approach land owners to consider offering further sites. The land offered south of the A379 is in an area considered too sensitive for housing development due to its closeness to the Coastal Path and the coastal vista.
7. Cox's Field is landlocked for modern farming activities. Land to the north of the village is more suitable for modern farming and has not been offered for development.
8. A Strategic Housing Land Availability Assessment report (SHLAA) for Cox's Field has been produced by SHDC following the site being offered for development by the land owner. The Site Assessment guidance document states a SHLAA should be considered as a starting point in the plan for housing development. Issues relating to highway access and where 10 homes should be located in Cox's Field should be determined from a site assessment.
9. The site provides an opportunity to implement the Low Density policy of the plan for the proposed 10 homes. In addition, it provides the opportunity to provide the facility of a village car park and a footpath for safe access to the public bus service from The Plat.
10. A future requirement of the village could be open space for recreational activities and village events. Part of Cox's Field could be protected as a green space for this.

RC presented a summary of the guidelines from the 'My Community Site Assessment for Neighbourhood Plans'. This is a toolkit document to inform members of the procedures that need to be addressed for a site assessment.

Advice received from Lee Bray on the risks associated with including a second site in the plan was also presented by RC.

Following discussion on these points a vote was taken by members present on two proposals:

1. Should land owners be approached for an alternative /second site
2 voted in favour – 9 voted against
2. Should Cox's Field be included in the plan as the only site for development
9 voted in favour – 2 voted against

The decision to include Cox's Field in the plan as the only site available for housing development was approved.

NP Draft Plan – Additions / Alterations / Amendments

SG members received an email copy of the Initial Draft NP produced by Lee Bray prior to the meeting. Members were requested to forward points for discussion with Lee Bray to RC. Initial comments and thoughts include:

- Can reference to support of JLP policies be included in an Annexe to the plan?
- Statement of Basic Conditions / Statement of Consultation / Monitoring Framework
- Vision and Objectives statement
- 3.5 - St Michael's Church
- 3.6 and 3.7 - Heritage Assets and Conservation Area Appraisal – Referenced in an Annexe
- 3.9 - Land south of the A379 – development restricted to existing properties
- 3.10 – Hynetown Road
- 4.8 – Change affordable housing to rented housing
- 4.10 – Can we strengthen 'provision for' in the policy
- 5.2 (2c) Include privacy

AOB

RC submitted a map with an outline proposal showing where housing development in Cox's Field could be positioned together with a village car park, footpath from The Plat to the bus stop near the pub car park and an area of protected open space.

It was agreed that a site assessment should be undertaken before any site layout proposals are considered.

The meeting closed at 9:00pm.

The next meeting will be Wednesday, 7th June 2017, at 7:30pm in the Parish Hall.