

## **STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING**

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 5<sup>th</sup> December 2018.

Administrator - Ralph Clark

Steering Group Members:

Kate Gill

Pam Wills

David Rothwell

Penny Penhale

Graham Campbell

Andrea Phillips

Apologies: Louise Newman      Jill Welham

Minutes of the previous meeting held on 9<sup>th</sup> October 2018 were reviewed and approved.

### **Changes to the JLP / The Need for a Neighbourhood Plan**

RC reported the changes imposed by the examiners of the Joint Local Plan to SHDC confirm the allocation of the number of homes in the village is withdrawn. There is also no longer a need to deliver a development within the plan period (2034).

However, SHDC consider there will continue to be a need for housing development to fulfil private and affordable home requirements in the village.

Preparing a well evidenced and robust Neighbourhood Plan, that recognises the need to meet acceptable levels of development together with the protection of the AONB, will create the Statutory Framework to provide the best outcome for the community.

The need for a Neighbourhood Plan in Strete has been driven by the need to manage the risk of over development in the village.

A Neighbourhood Plan gives Strete community a much stronger voice in shaping the future of the village. Without it there is a risk that development may be introduced that does not consider the views of those who live and work in the parish.

Cox's Farm Field is considered, by the majority in the parish, to be the best place for development in the village should the site be offered for development in the future (regardless of how long it might take to materialise) but with control in keeping with the requirements of the Neighbourhood Plan

The plan will sit within the Plymouth and South West Devon Joint Local Plan currently being finalised. Once finalised and approved, both will have statutory force.

### **Traffic Speed Survey**

RC reported that cables had been installed on the A379 near the access to Cox's Farm Field to record traffic speed in both directions over a period of one week as required by the Senior Highways Development Management Officer for Devon CC.

Traffic speed results had yet to be received in full but an initial report indicated an 85% speed percentile of 23.6mph. RC to secure the full report for presentation at the next meeting.

### **Strategic Environmental Assessment (SEA)**

RC reported on the amended Strategic Environmental Assessment report and urged members to skim pages 7 to 22 but read through pages 23 to 30 (available to download from Strete website). The rest of the document provides technical and regulatory references.

RC suggested these pages sum up the objectives of the plan by taking every aspect into consideration including, a vision for the future, sustainability of the village, protection of the AONB and Conservation Area, a settlement in keeping with its surroundings that is well constructed and incorporates up to date low energy construction techniques together with facility improvements for the well-being of the community.

### **Re-Consultation Feedback Forms and Comments**

RC reported 57 Feedback Forms had been received from a total of 284 delivered which represented a return of 20%.

These were distributed amongst SG members present at the meeting to review and verify - *(2 additional Feedback Forms have been received since the meeting).*

The percentage supporting the changes to the plan totalled 86%; the total not supporting totalled 13% with 1% not responding to some of the changes.

In addition 20 members of the community submitted comments – 8 supporting the changes; 10 not supporting and 2 requesting clarification on some of the terminology.

Of the 60 Bodies and Organisations invited to comment on the changes only 4 responded. *(One additional response has been received since the meeting).*

RC referred to the comments received from SHDC which relate to the new Policy covering Cox's Farm Field at Paragraph 3.8 which are as follows:-

1. Policy point b) a public car park. Might it be helpful to include reference to scale/capacity, say 'in the region of x-y spaces'. This might be more appropriate in the supporting text rather than in the policy, but might be helpful to the preparation of the required Masterplan.
2. Policy point c) vehicular access. It remains necessary to obtain the approval of Devon CC Highways for the access onto the A379. If any physical changes are necessary to implement that arrangement full account will need to be taken of impacts on the adjacent Conservation Area,
3. Policy point c) vehicular access. The plan refers to vehicular access being from both the A379 and The Plat, but is it seeking vehicular access through the site to help connectivity? If such a vehicular linkage through the site is the aspiration, it would be helpful to make this explicit in the plan and include it (probably in the policy).

SG members agreed that RC should liaise with Lee Bray in preparing appropriate responses to the above comments and those received from members of the community. These to be included as a supplement to the Response Report and reviewed at the next SG meeting.

This may result in wording being added or altered in the plan.

### **Provisional Revised Plan**

RC presented a previously circulated current revised version of the plan for comment. This includes the re-consultation map changes and removal of policies SNP7 and SNP13 of the initial draft NP. The word changes previously agreed by the SG following a review of the responses in the initial Response Report to the comments received from the six-week consultation in February/March/April, 2018 are also included.

### **SHDC Second Home Statistics**

The latest South Hams second home statistics reveal that one in every 12 homes in the South Hams is a second home. The third highest in the UK.

Recent data released by Government shows there are 3,835 second homes in the South Hams. This figure is more than seven times higher than the national average.

South Hams District Council recognise there is a high proportion of second homes in the area and are supporting Neighbourhood Plans that limit second homes by introducing a principal residence policy that should result in restricted occupancy being applied on new housing developments.

Strete Neighbourhood Plan includes such a policy.

### **NP Costs to Date**

RC reported costs to the Parish Council to date amount to £819.63. In addition, the maximum grant funding of £17,000 has been secured from Central Government to cover all other costs over the 3½ years of work including professional consultants who, without their expertise, the plan would not have progressed.

### **Consultants On-Going Involvement**

Re-consultation comments received to the pre-submission changes to Strete Neighbourhood Plan are to be responded to and included as a supplement to the Response Report.

Proposed changes to wording in the plan are to be provided for review and approval by the SG.

Subject to the plan being submitted for examination by SHDC any comments that may be received from the examiner may require the assistance of Lee Bray to provide any appropriate response.

*Final versions of the Basic Conditions Statement, Statement of Consultation, Monitoring Framework and Sustainability Appraisal have been received since the meeting.*

The meeting closed at 9:00pm.

The next SG meeting will be Tuesday, 9<sup>th</sup> January 2019, at 7:30pm in the Parish Hall.