

NP Report for PC – July 2019

Following the Exploratory Meeting arranged by the examiner, Deborah McCann, and her decision to suspend further examination of Strete NP for six months, a meeting was arranged by Duncan Smith of SHDC at Follaton House, Totnes on Tuesday 9th July.

The meeting was chaired by Duncan Smith with Mr C. Dixon and Mr J. Smith (representing Strete Estate), Kate Gill and Ralph Clark (representing Strete NP) in attendance.

The purpose of this meeting was to establish and clarify the objections raised by Strete Estate to Strete NP and to try and find a way forward to resolve these objections.

Duncan Smith of SHDC was supportive of the work undertaken to produce Strete NP and informed Mr Dixon that the NP complied with the Localism Act 2011, the legislative requirements and the policies of the Plymouth and South West Devon Joint Local Plan.

It is important to note that most of the policies in the NP are not contested by Strete Estate.

POLICY SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM FIELDS

a) 17 new homes, designed to enable home working and built to high eco-standards, including at least 5 affordable homes.

Mr Dixon queried the wording 'home working'. It was suggested this should be interpreted as having high speed internet connection to each property.

b) a public car park and open space to serve the needs of the village,

Mr Dixon requested the opportunity to consider some revised/additional wording to this

c) vehicular access from the A379 and The Plat, joined up to enable permeability

Mr Dixon acknowledged this was a practical solution

d) footpath links between the A379, The Plat and Blackbird Wood.

It was suggested the footpath link between the A379 and The Plat would form part of the vehicular access. There was no discussion on the link to Blackbird Wood or open space although the issue of Low Density well-spaced properties was mentioned

The development shall conserve and enhance the Conservation Area and designated assets.

Mr Dixon expressed a wish for the two sections in Cox's Farm Fields that sit inside the Conservation Area to be included within the proposed development site.

Mr Dixon also expressed a wish for access to be included from Cox's Farm to the proposed development site link road. This is requested to improve safe access onto the A379.

The points raised by Mr Dixon in respect of SNP8 ought to be easily resolved.

If agreement can be reached that will enable Mr Dixon to recommend inclusion of the site for housing development to his client, it will then be necessary to arrange dialogue and a site meeting with Historical England.

Historical England has expressed concern at the closeness of the proposed housing development site to the Conservation Area as have some members of the community.

Any housing development proposal in this area has to be treated with extreme sensitivity in accordance with all the regulation guidelines that have been incorporated into the NP as well as the wishes of the community.

The most significant issue raised by Strete Estate was the restriction on second homes detailed in **POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT**

It was agreed that a meeting would need to be arranged involving SG members, Strete Estate and SHDC to listen to the concerns of all parties in respect of this sensitive matter. These discussions may provide an opportunity to secure a compromise leading to Strete Estate agreeing to Cox's Farm Fields being included in Strete NP for future housing development.

The meeting is to take place at Strete Parish Hall commencing at 6:30pm on 6th August.

There may be an opportunity to make progress with Strete Estate.

Mr Dixon is to be invited to comment on policy SNP9 and SG members will be asked to only consider and comment on the points raised by Mr Dixon.

Any decision to remove the Principal Residence Policy can only be made by representatives of the community.

We are entering a phase where negotiations must be focused and clear as to what is included in the NP and where compromise could be proposed.

On-going discussions with Duncan Smith are to take place on the issue of compromise proposals.

Should agreement be reached Mr Dixon advised that any undertaking to proceed with housing development at the site was unlikely to commence for at least three years due to the issue of probate for his client.

This would also be subject to a viability appraisal and planning application to allow consultation with the Parish Council and the community.