

## **NP Report for PC – February 2020**

Correspondence with Mr Dixon has been more frequent over the past month.

Following Mr Dixon's request for an extension of the examination of the Plan this was submitted to the Examiner and formally agreed until the end of April 2020.

After considering the positive negotiations to date there is an opportunity until the end of April to determine whether a scheme that is satisfactory to Mr Dixon and the NPG looks likely to succeed.

It is not unreasonable to expect that this time should be used as productively as possible before a termination of the plan by the Examiner is requested.

The Neighbourhood Plan Group would not reject withdrawing the Plan from the current Examination process if an appropriate scheme to reflect that development can be accommodated within the whole of CFF site without necessarily including all of the land in the built development could be negotiated.

This would require consultation with the community and relevant bodies prior to Regulation 15 submission if this circumstance arose.

In consideration of this it is suggested that, prior to undertaking any further rewrites of the Policy or consultation on it, that Mr Dixon arranges a viability appraisal to establish whether there is scope for a negotiated scheme that could be agreed.

SHDC confirmed no objection to the site enlargement being proposed as a precursor to the Viability Assessment as well as the Plan having to return to Regulation 15 and undergo further consultation under Regulation 16 followed by a second Examination.

Mr Dixon commented that SNPG actions have forced costs of a viability study upon the Landowner. In addition, Mr Dixon advised that, if his clients agree to proceed with the viability study, they may not necessarily make it available to SNPG or SHDC if they decide to treat it as confidential.

SHDC have suggested the Viability Team at Plymouth contact Mr Dixon in the hope of finding a way forward with Mr Dixon.

They will try and facilitate a conversation/solution to the current impasse at no cost.

Apparently, we can assess and control their involvement in any event to ensure costs are not incurred at least in the facilitation phase.

We can decide after this is if we want to continue with their services.

The Viability Team at Plymouth have spoken to Mr Dixon who has confirmed that a viability study for CFF has been commissioned with an anticipated completion in three weeks.

Mr Dixon has agreed to liaise with the Viability Team at Plymouth on the content of the viability study who will assess its validity against recognised processes used in these circumstances. They have details of all correspondence between Strete Estate, SHDC and SNPG and will provide an update on any negotiations that take place.