

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 8:15pm on Tuesday 3rd December 2019.

Administrator - Ralph Clark

Steering Group Members:

Kate Gill	Penny Penhale	Graham Campbell
Andrea Phillips	David Rothwell	Jill Welham

Apologies: Pam Wills Louise Newman

Minutes of the SG meeting held on 9th January 2019 were referenced.

2019 Update

The last SG meeting in January 2019 was followed by the Regulation 15 Submission Version of SNP being submitted to SHDC for acceptance on 10/01/2019.

SHDC accepted SNP and issued a Regulation 16 notice in February for a six-week consultation that ended on 22/03/2019.

Mrs Deborah McCann BSc, DipArchCon, MRICS, MRTPI was appointed as the Examiner on 21/03/2019 and all necessary paperwork was passed to her on 26/03/2019.

The Examiner called for an Exploratory Meeting that took place on 11/06/2019 to specifically explore in detail issues arising from the plan in connection with the delivery of housing in the plan. This meeting concluded that the current impasse for CFF as a housing development site in SNP could only be resolved if the parties involved entered into discussions to address the concerns. It was suggested an initial meeting be arranged to establish if suggested changes to policy wording could be proposed for consideration and possible acceptance.

The Examiner informed the meeting of the intention to suspend the examination of Strete NP for six months to provide an opportunity for all parties to meet and discuss the allocation of Cox's Farm Field for residential development in Strete NP.

Two meetings with Strete Estate in July and August produced revised wording comments from Mr Dixon in respect of policies SNP8 and SNP9. These were discussed with the objective of trying to find common ground that might lead to CFF being included in SNP for housing development. The issue of perceived viability could not be resolved.

It was suggested a letter be sent to the landowners of CFF enquiring if they would be willing to consider releasing the land at a reduced value as this would assist in making policy SNP8 for housing development more viable.

A letter was submitted for consideration to Strete Estate via Mr Dixon on 09/09/2019.

A reply was received from Mr Dixon on 20/11/2019 explaining that Strete Estate objected to the conditions included in SNP and that their preference was for the site to be removed from SNP.

It also confirmed that the revised wording proposed was still on offer for consideration also for SNP Steering Group members to revert back with alternative suggestions.

With the end of the six-month period becoming due on 10/12/2019 a letter with alternative suggestions was prepared for discussion and submission to Mr Dixon. Discussions resulted in the following proposals.

Proposed Word Changes

SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM FIELD

4.11 The plan proposes that the development can be accessed from the A379 and The Plat. Subject to a suitable planning application being submitted, the Highway Authority and SHDC Conservation Office acknowledge that access to and from the A379 could be safely and satisfactorily delivered. The two access points are to be connected which will provide permeability, minimise trip lengths and maximise safety and access, particularly to the proposed village car park.

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

Development is proposed at the site known as Cox's Farm Fields. The development shall include:

- a) 17 new homes, including at least 5 affordable homes subject to the principal residence restriction required under Policy SNP9, 8 open market homes **not** subject to the principal residence restriction required under Policy SNP9 and 4 open market homes restricted to the principal residence restriction required under Policy SNP9.
- b) Vehicular access from the A379 and The Plat, joined up to enable permeability;
- c) Footpath links between the A379, The Plat and Blackbird Wood.

Subject to demonstrating viability, the landowner or developer shall investigate providing a car park for up to 15 cars for use by the public and accessible from the A379.

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

The detailed development plan requires consultation with the local community.

SNP9: PRINCIPAL RESIDENCE REQUIREMENT

4.15 It should be noted that this Policy will only apply to four of the homes for open market sale proposed under Policy SNP8. The Policy will apply to the 5 affordable homes also proposed under Policy SNP8.

POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT

1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.

Consultation feedback from the community identified second home ownership as the greatest sustainability concern within the parish of Strete if this was not restricted. SG members decided to retain the current wording of Policy SNP9 as this will apply to all other developments that may arise in the village in the future.

The limited 2nd home policy restriction suggested for Cox's Farm Field site will provide Strete Village and Strete Estate with a more viable alternative to what would result from the application of Policy TTV 27 included in the Plymouth and South West Devon Joint Local Plan.

If the proposed word changes are not accepted and Strete Estate intends to release the site for development in the future, there would be no alternative for the Neighbourhood Plan Steering Group but to request the Examiner to remove the Cox's Farm Field allocation from the Plan and return the settlement boundary to the edge of the settlement.

This would place the site outside the settlement boundary and any proposal for it would be considered against JLP Policy TTV 27.

SHDC have been approached and have confirmed their support for the word changes.

The Examiner has released a public notice extending the suspension period to 31st January 2020. Depending on the response from Mr Dixon to the letter with proposed word changes and the consequences for SNP if they are not acceptable, the Examiner will then consult on the progress made and consider whether to recommence the examination of the plan.

The meeting closed at 9:00pm.