

## **NP Report for PC – August & September 2019**

A meeting took place on 6<sup>th</sup> August 2019 in Strete Parish Hall. This was chaired by Duncan Smith of SHDC with Mr C. Dixon and Mr J. Smith (representing Strete Estate), and members of the Steering Group for Strete Neighbourhood Plan in attendance.

The purpose of this meeting was to review the comments raised by Mr Dixon in respect of the following policies in the NP together with the objective of trying to find some common ground that might lead to CFF becoming part of SNP.

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

**And**

### **POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT**

It was suggested that the focus in respect of second homes should be on Policy SNP8 Housing Development Site at Cox's Farm Field.

Viability is at the heart of the concerns expressed, and the question is whether the proposed changes from Mr Dixon were appropriate in order to enhance and assure the site's viability. Members of the Steering Group representing the community acknowledge that a reasonable profit from the sale of CFF for development is the objective of Strete Estate.

Without the evidence of a viability assessment for the development of 17 houses, including 5 affordable homes and the following community aspirations:-

1. a car park for up to 20 cars; and
2. a link road from the A379 to The Plat through the site to include footpath links

a reduction in house prices affecting the viability of the site as a result of the second home policy cannot reasonably be determined.

Any housing development proposal in CFF 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 majority in the community.

Mr Dixon expressed concern that members should not attempt to design a housing scheme or be allowed to veto a scheme that might be submitted by a potential developer.

It was explained that the NP has been developed after significant consultation with SHDC, Historic and Natural England, other regulatory bodies and the community to ascertain how a sizeable housing development on open space in the centre of the village could meet all the regulatory requirements as well as add to the character and sustainability of the village. It is essential that the examiner's approval incorporates the vision put forward in the NP.

Duncan Smith 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 more viable. Duncan Smith advised this suggestion has proven to be successful in other communities.

A letter was prepared in accordance with this suggestion and submitted to the executors of Strete Estate and the landowners (Mr Toll) via Mr Dixon on 9<sup>th</sup> September 2019.