

## **NP Report for PC – April 2020**

Duncan Smith (SHDC) provided details of an email received from Mr Dixon advising that despite problems from the Government imposed lockdown they have been pursuing their researches into the viability of the proposals included in the NP.

The main figure missing from their analysis is that from Western Power Distribution. Western Power have estimated the engineering costs for relocating the sub-station in Cox's Farm Field to be £52,491.71 plus VAT. However Western Power have not yet advised what sum they require as a share of the development value for agreeing to move their sub-station. In addition, there will be professional fees in relation to the land swap with WPD.

In Mr Dixon's opinion the outlook for the viability of CFF site is not promising. Once the final figures from WPD have been provided Mr Dixon has agreed to discuss them with the viability team at Plymouth City Council as well as with his clients.

In addition, Mr Dixon refers to previous emails in which he seeks some further statutory consultations to be undertaken on the proposed enlarged CFF land area. Subject to the outcome of the Viability Assessment, consultation of the land area in CFF would be the next step.

The Examiner's examination extension is due to expire on 30<sup>th</sup> April 2020. It is considered unlikely that all the necessary stages will be completed by this date whilst the present lockdown restrictions are in place. Mr Dixon has suggested prolonging or deferring the extension indefinitely until the various discussions are complete and the lockdown restrictions have ended.

Duncan has contacted the Examiner and confirmed that Ms McCann is amenable to considering an extension given the progress made and the current circumstances. However, it has been suggested delaying a formal request for an extension until later in April when perhaps the length of extension required can be confirmed.

Important changes in respect of NPs has been advised by the Ministry of Housing, Communities & Local Government (MHCLG). Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6<sup>th</sup> May 2021. This includes neighbourhood planning referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances. MHCLG understands this will be frustrating for communities that have dedicated significant time and effort to the neighbourhood planning process and naturally want their plans to come into force as soon as possible. With this in mind, they have updated [current planning guidance](#) to set out that neighbourhood plans awaiting referendums can be given significant weight in decision making. There may also be delays in progressing neighbourhood plans due to the social distancing measures currently in place across the UK. The planning guidance update also provides further advice on the implications for conducting publicity & consultation and examinations.