

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Minutes of the meeting held in the village hall on Thursday 13th September 2018

Attendance: Peter Fenwick, George Ord, Andrew Houghton, Paul Bedford, Richard Harris, Cathy Mittler, Nick Chisholm-Batten

1. Apologies: Mike Webster, David Watts, Chris Roach, Tom Morris

2. Minutes of the meeting of 12th July'18 agreed and approved.

3. Matters arising:

Outstanding Actions – RH Draft of NP designation and area docs to be circulated

4. Update on JLP, SHDC response, Impact on Call for Sites

SHDC Neighbourhood Planning Officer Duncan Smith reported to the meeting, his 14th September'18 email to all NP Groups in the JLP area covers the same ground as his presentation to the group, the email text is included below. The 3 attachments to the email are available on the Stoke Gabriel Neighbourhood Plan Group website and are as follows:-

The National Planning Policy Framework;

Examination into the soundness of the Plymouth and South West Devon, Joint Local Plan (JLP) 2014 -2034 Post Hearing Advice; and [1]
[SEP]

JLP Councils Response To Inspectors Post Hearing Advice Note.

Duncan Smith's 14th September'18 email reads -

Dear Neighbourhood Planner,

As you are probably aware during the course of summer the following documents were published:-

- 1) The Inspectors overseeing the Inquiry into the Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) issued a Post Hearing Advice Note on 15th August.
- 2) The JLP Councils' reply to the Inspectors was sent on 23rd August.
- 3) On 24th July the Government issued a new version of the National Planning Policy Framework (NPPF 2018). This will replace the 2012 version.
- 4) On 13th September the Government published new National Planning Policy Guidance (NPPG) covering the following subject areas: Housing need assessment, Housing and economic land availability, Build to Rent, Plan-making, Local Plans and Neighbourhood Planning. These can be access on the following link :-

<https://www.gov.uk/government/organisations/latest?organisations%5B%5D=ministry-of-housing-communities-and-local-government>

Each of these documents contain policy implications for the preparation of Neighbourhood Planning. An analysis of the JLP issues that have a bearing on the preparation of Neighbourhood Plans is set out below.

In terms of the NPPF and NPPGs, I intend to prepare a further explanatory note at later date which will set out the main issues/changes resulting from this guidance.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN

Please note I have not covered in detail below issues raised by the Inspector's relating to LGS or Strategic Landscape Areas (DEV 26) which relate to the Plymouth Policy Area. These matters may affect Neighbourhood Plan Areas that lie within or adjacent to the Plymouth urban fringe. I am already directly advising the Brixton and Bickleigh Groups. Any other Groups who consider they may be affected in this regard should contact me

HOUSING PROVISION IN AONBS

Summary

Paragraphs 4,5, and 7 of the Post Hearing Advice Note state as follows:-

4. As discussed within the hearings we have concerns with regard to some allocations proposed within the TTVPA, in particular those which are located within an Area of Outstanding Natural Beauty (AONB).

5. It is stated in the NPPF that the AONB should be given the highest status of protection in relation to landscape and scenic beauty. The available evidence does not demonstrate that sufficient weight

has been given to this requirement when allocating some sites for housing. Unless clear evidence is available now, sites within the AONBs should be deleted as housing allocations. Exceptions to this are TTV6 (Dartmouth); TTV13 and TTV15.2 (Kingsbridge); TTV29.1, TTV29.2 (Bere Alston) and TTV29.19, TTV29.20 and TTV29.21 (Salcombe) which should remain as allocations.

6. Those housing sites within the AONB where planning permission has been granted and has not lapsed should still be included as commitments in the housing trajectory but should not be included within the JLP as allocations.

7. In relation to Policy TTV30 the JLP appears to be reliant on the delivery of 650 dwellings within the sustainable villages. This should be clearly set out within policy. The addition and removal of villages from the Figure 5.8 list of sustainable villages must be set out as a MM. In addition some of the villages listed within Figure 5.8 are located within an AONB. Whilst paragraph 5.159 recognises this, the available evidence does not demonstrate that sufficient weight has been given to the AONBs when determining whether settlements are suitable for housing. Unless clear evidence is available now, settlements within the AONBs should be removed from Figure 5.8 and this should be set out as a MM.

The key implication is that sustainable villages identified in Figure 5.8 that are within an AONB will no longer be identified in the list which identified minimum housing provision for each of those settlements. It should be noted however that those settlements continue to be identified in paragraph 5.10 of the JLP and are described as sustainable villages that have limited but vital provision of services and amenities.

Comment

Whilst sustainable villages within AONBs will not be assigned indicative minimum housing figures in the JLP they will remain listed in paragraph 5.10 of the JLP as sustainable villages. There will continue to be a need, therefore, for housing development both to fulfil private and affordable requirements in these villages. Preparing well evidenced and robust Neighbourhood Plans, that recognise the need to meet acceptable levels of development and protection of the AONB, will create the Statutory Framework to provide the best outcome for local communities. The alternative, developer-led proposals and reliance upon planning applications and appeals would, in most instances, result in outcomes that would not meet the aims and aspirations of the local community.

NPPF 2018 states....*"Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body."* It is suggested this is best fulfilled by Neighbourhood Planning Groups working jointly with the Local Authority to analyse, assess and predict housing requirements and identify sufficient land to meet them against the backdrop of protecting the AONB.

The Councils will request clarification from the Inspectors in respect of sustainable settlement that straddle an AONB boundary.

LOCAL GREEN SPACE (LGS)

Summary

The key implications of the Inspectors' comments relate to the LGS sites identified in the Plymouth Policy Area itself. No LGS sites were identified in the Thriving Towns and Villages (TTV) Policy Area. In essence identification of LGS in the TTV Area was a matter considered more appropriately left to Neighbourhood Plans. The JLP Councils, in their letter, have requested that the designation of LGSs is retained as part of the suite of green space designations even if the JLP does not designate any sites.

Comment

It is preferable that the JLP identifies the LGS designation in its policy for clarity's sake. Regardless of whether this formal link to identifying LGS sites remains in the JLP or not, however, both the 2012 and 2018 NPPFs provide that policy link albeit from a higher strategic level. Neighbourhood Plan Groups are therefore advised to continue to identify LGSs in line with the NPPF (an explanation of which NPPF is provided in the final section of this email).

NB: Neighbourhood Plan Groups that were involved in the identification of LGS in the Plymouth Urban Fringe area as part of the JLP process are advised to check the content of their Plan in terms of LGS since LGS identified in the Plymouth Plan Area will be removed from the JLP. Please contact me for specific advice.

SETTLEMENT BOUNDARIES

Summary

The Inspectors did not consider that the proposed settlement boundaries identified as part of the JLP process had been given sufficient consultation for inclusion. As a result the formal identification of settlement boundaries in the TTV Area will be removed from the Plan. The JLP Councils are proposing to produce a DPD (Development Plan Document) setting out the settlement boundaries and the principles applied in the drawing of those boundaries. It is proposed to amend the JLP in order that there is clarity whilst the DPD is being produced. The JLP Councils have stated their wish to move quickly to the preparation of the Settlement Boundary DPD and will publish a timetable in Autumn 2018 if the Inspectors are content with this approach. The DPD will be subject of formal consultation before it is adopted.

Comment

Neighbourhood Plans have and continue to be empowered to appropriately identify settlement boundaries themselves, subject to the boundaries proposed being consistent with the principles established by the JLP process, despite the issues raised by the JLP Inspectors.

NB: The JLP Councils have formally published a settlement boundaries Topic Paper as part of the JLP evidence base for sustainable towns and villages within the TTV Area. This can be used as guidance by Neighbourhood Plan Groups in preparing their own settlement boundaries.

MAIN MODIFICATIONS

Summary

A number of Main Modifications (MMs) to the JLP were identified during the Inquiry process. The Inspectors have stated that the JLP is a plan that could be found sound subject to

those MMs, however, they have reached no final conclusions. It is expected the Inspector's will confirm the MMs in the early part of October. The MMs will then be subject to consultation and the Inspectors' final conclusions will not be reached until representations on the MMs have been taken into account.

Comment

I will ensure that your attention is brought to MMs consultation process at its outset. I will provide advice at that stage to Groups that have concerns/questions regarding MMs that may impact on their Neighbourhood Plan.

NB Neighbourhood Planning Groups whose areas lie in the Plymouth Area Urban fringe should contact me.

NATIONAL PLANNING POLICY FRAMEWORK 2018/NATIONAL PLANNING POLICY GUIDANCE

As indicated above I will provide a separate explanatory note covering the NPPF 2018 and NPPGs at a later date. You will note the NPPG Papers were only issued yesterday. Covering the Framework and Guidance together I feel would be the best approach and reduce the potential for confusion.

I would draw your attention, however, to Annex I of the NPPF, paragraph 214, which states:-

"214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned."

Simply put, if your Plan has or will reach Regulation 15 before 24th January (ie you will or have formally submitted your Plan to the Council before 24th January) then continue to use NPPF 2012 for your strategic policy context if not move to NPPF 2018.

Do not hesitate to ask questions or seek clarification from me.

Regards, Duncan

Duncan Smith

Neighbourhood Planning Officer

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5. Web site

The site - www.stokegabrielnp.co.uk - is now live, accessible via <http://www.stokegabriel.co.uk/Neighbourhood-plan>

6. NPPF update

See 4. above.

7. Plan Writing

Action: PF with **Andy Houghton** to review first draft template against other Neighbourhood Plans and recirculate the task list and those responsible for each section.

8. SGCLT

Apologies received - no update available at this time.

9. AOB

Call for Sites process to go ahead, in light of information and discussion – see 4. above – content to be reviewed.

Action: PF

10. Date of next meeting ^[11]_{SEP} Thursday 11th October 2018 in the Village Hall, 6:30pm