

Steering Group

Meeting No. 11

Notes from Steering Group meeting held 23rd October 2018, 2 pm Frogmore Village Hall.

Present: Amanda Starkey (AS), Keith Turner (KT), Ravinder Balasingam (RB), Alison Balasingam (AB), Ben Johnson (BJ), Peter Hadley (PH). Joining the meeting: Nigel Smith (NS), Jo Smith (JS). Apologies: David Jinks.

Guest: Duncan Smith, Neighbourhood Planning Officer, South Hams District Council / South West Devon Borough Council.

The meeting was arranged in order to receive advice and guidance from Duncan Smith following his inspection of the current Neighbourhood Plan working draft.

Ref	Item
1	The Joint Local Plan
1.01	The Plymouth and South West Devon Joint Local Plan is now at final 'modifications consultation' stage. Comments are required by 3 rd December 2018. The Joint Local Plan adoption can then be expected in Spring 2019.
1.02	Frogmore is one of 46 'Thriving towns and villages' within the Plan area and was originally targeted to add 10 new homes during the period 2014-2034. These targets are being revised to exclude villages within or partly within the AONB. The Plan aims to afford more protection against development within the AONB. Frogmore will not, therefore, have a specific target.
1.03	The Plan identifies in excess of 5 years' residential land supply. This will be subject to regular monitoring. The development of future 'windfall' sites, not included at present forecast, cannot however be discounted.
1.04	Our Neighbourhood Plan 'Objectively Assessed Need (OAN) for housing should, consequently, be reviewed on a 3-5 year basis.
2	Neighbourhood Plan Progress across South Hams
2.01	It was noted that 27 Neighbourhood Plans are in preparation. Those at adoption or referendum stage (Regulation 15) include, Thurlestone, Strete, Stoke Fleming, Malborough, Bickleigh, Ivybridge, Newton and Noss.
2.02	A number are at public consultation stage (Regulation 14), prior to submission to SHDC for expert examination and referendum.
2.03	Duncan Smith advised that SHDC will continue to give informal guidance in preparation for our Regulation 15 submission.
3.	Settlement Boundaries
3.01	The NP may define / redefine sustainable development boundaries for the village of Frogmore. The parish as a whole will be subject to National Planning Policy Framework countryside development policies and controls.
3.02	The Steering Group may consider nominating 'exception sites' for specific development opportunities with the NP.

4.	Housing Development Sites
4.01	The Plan will be expected to include, with analysis in the prescribed form (templates to be supplied), all potential development sites nominated during community consultations. Site assessments already published in the South Hams Land Availability Assessment (SHLAA) will be relevant in the analysis.
4.02	Sites granted planning consent prior to March 2014 are not admissible as new development sites within the NP. Variations to consented, unbuilt schemes will however be admitted.
4.03	Specific development sites may require full technical analysis: a Strategic Environmental Assessment (SEA) and / or a Habitats Regulation Assessment (HRA). In such cases access to additional MHCLG (Our Community) grants for consultant studies will apply. If sites are within village centres lesser analysis may suffice. These could be site screening opinions provided by SHDC without charge.
4.04	The NP must be specific about new homes requirement in the Plan. Any sites identified should be tailored to Objectively Assessed Needs.
4.05	In most cases a Housing Needs Survey is required to accompany an NP. Given the weight of affordable housing already present in the parish and recent Parish Council initiatives, Duncan Smith said he would check on the need in our case. [Post meeting: Duncan reported on 24 th October as follows: ' <i>Housing have confirmed that there is no need for a Housing Needs Survey in the light of the work that has been done over the last couple of years. It will be necessary to obtain that information and include it in your evidence base.</i> ']
4.06	Our parish is within a 'Special Rural Area' under National Planning Policy Framework provisions. In such locations developers can be required to include provision for affordable homes on schemes from 6 housing units, rather than the standard threshold of more than 9 units.
5	Dark Skies
5.01	Duncan Smith to provide examples of policy statements included in other Neighbourhood Plans. [Post meeting reference: https://www.tauntondeane.gov.uk/media/2299/rf8-neighbourhood-development-plan]
6	Community Actions
6.01	In areas where specific NP polies are not admissible, such as infrastructure controlled by Devon CC highways, 'Community Actions' can be specified in order to signpost the need for action. This could apply for example to traffic calming measures, road widening and footpaths.
7	Programme and Liaison
7.01	The Steering Group will continue with the appointment of planning consultant, Lee Bray, targeting early 2019 for completion of the draft NP to Regulation 14, the final community consultation/review stage.
7.02	The NP working draft to be forwarded to Duncan Smith at intervals for comment and guidance.
8.	Next Steering Group Meeting
8.01	Thursday 1 st November 2018 – 4.00 pm Sherford Village Hall. Note: Lee Bray is invited to attend.

