

Minutes

Lamerton Parish – Neighbourhood Plan Steering Group

Village Hall, Lamerton. 7 pm Monday November 21st, 2016

Apologies – A Schraibman, N Hill, M Pollock, S Matthews, M Jeffries

Present – M Bevan, J Edgar, G Manning, D Green, G Doble, J. Broadbridge, Cllr R Baldwin

Guest - Stuart Todds, a planning consultant who has reviewed the draft Neighbourhood draft plan and returned it with next steps. Attending to give feedback and guidance.

Minutes of meeting September 26th 2016

Accepted as a true record.

Feedback and discussion

Stuart talked the group through the various stages of the process and items that we need to address. These included;

- External groups that might need to be consulted such as highways.
- National evidence to support our plan: Understanding the Joint Local Plan, national framework (Strategic stuff)
- Conservation maps etc. would be local evidence.
- Within the plan, policies need to be in bold. Some areas need to be in prose rather than bullet points to tell the story.
- Evidence compromises consultation and data. Constraint mapping, statistics. The more we can as a group show, via the website, the data collected etc. the better.
- It was questioned as to the order of events – public consultation of housing sites or go via planning, highways, ecology etc. The answer suggested was to use possible sites, complete basic checks site as those done under site allocation. Go to public consultation ensuring it is clear that these sites are only possible sites and have not been through planning. At the planning stage some sites might not get approval. Sites that have been put forward to West Devon would have been through and they would have other comments not included in the summary version.
- With a number of sites available we need to consult over preferred sites with the public and this feedback could then be added to evidence. Provide a choice and ensure the community know the limitations of the group. Emphasis the numbers in the SLAR are more than required. If we lower the number than on the SLAR then we need to be able to say why less.
- Should we develop one big site or smaller sites? Discussed advantages and disadvantages of each including the parish feedback via the survey.
- Can we gather evidence from estate agents as to local housing needs? Provide evidence of need and show agreement from consultation.
- Policies should not be repeated. We need to ensure we use West Devon's policies unless we can show a unique local difference with evidence.
- Based on previous build rates we would prefer an annualised average of (2) per year. We can't say a preferred order but could put forward a number of sites with reasons. We can put forward a preferred house format based on housing mix.

Strategic Environmental Assessment

Once we have a draft plan and policies go for a West Devon Screening Opinion which will decide if we need a Strategic Environmental Assessment (SEA). This could be costly and might be out of reach for the group. If this were the case we would have two options.

Options:

1. Offer more sites than the plan asks for and possibly get a free SEA.
2. Don't put forward sites for development. Try to influence housing development within the parish via guidance in the plan which can be supported with evidence such as public opinion, national guidance etc.

Questions / next steps

- Should we allocate sites at all or try to guide new developments via policies?
- As a group could we afford the SEA if we allocate sites for development?
- Approach West Devon for guidance as to whether we would need to get a SEA completed.
- Our aim as a group is to amend the plan following Stuart's comments. Get West Devon's feedback and respond to that. Then put the draft document to public consultation for reviewing.