

Briefing Note
Full Council Monday 8th March 2021
Draft Neighbourhood Plan

Background

It was agreed at the last Full Council Meeting to hold an informal meeting of Cllrs to review the document and detail to date ahead of the next Parish Council Meeting. This informal meeting took place at 7pm on Monday 22nd February and the recommendations presented to Full Council for consideration are outlined below.

Present:

Cllrs S Kingdom, F Biederman, J Cann, C Connell, I Crawford, L Goodger, M Scott, T Steer and H Walker.

Mrs V Woodhouse, Executive Officer.

1. Foreword

Members felt that it was important for the content of the foreword to explain the Council's position. Members would like to convey to the community that we have a Government that is intent on building, and this is our opportunity to be proactive and prevent hostile developments by aligning our policies with those of the Local Plan and Government's aspirations. It was agreed that the forward needs to be clear that this is in response to Government policy on development.

Recommendation 1

The foreword to include:

"The Neighbourhood Plan is aligning our policies with those of the Local Plan and Government's aspirations. The Parish Council must comply with the Government's housing quota as set out in the Local Plan and as a Council we have been left with little choice, we need to work proactively using forward thinking to prevent aggressive developers from dictating to our parish and be in a position to defend hostile planning applications."

4. SWOT Analysis

Members considered the SWOT Analysis; it was noted that not all areas within the parish have good broadband speed or public transport especially to and from Roundswell. Members would ask if the statement of few facilities for older people had been evidenced or was an interpretation of the evidence, it was felt that there were several facilities for older people but few indoor facilities for younger people.

Recommendation 2

Threats include:

- Slow/unstable broadband speed.
- As a parish we do not engage young people enough and they do not feel engaged or valued.
- Providing people, especially young people, with facilities they do not want if they are not engaged.

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Weaknesses include:

- The link of public transport in and out of Roundswell to both residential, businesses and services.
- Safe Crossing points.
- Amend few facilities for young and older people to few indoor facilities for young people.

Opportunities include:

- Aspiration to lower vehicle speeds through the parish.
- Off site parking for Fremington Quay.

5. Parish Background

Recommendation 3

It was noted that the Roundswell Community Centre is not within the parish but does serve residents of the parish and agreed that the wording on page 12 should be amended to reflect.

It was noted that the 2021 census could change the figures shown on page 13, however, it was also noted that the document will be reviewed during its lifespan.

Recommendation 4 – Page 13

5.4.1 amend to read medical, NHS dental and health and wellbeing.

5.4.7 question the need/evidence for further allotment sites, members would like to see allotments or community growing spaces.

5.8 amend to read “a lack of understanding of specific health and mental health needs especially in the younger age groups”

Page 14 – members challenged the wording in this paragraph Cllr Biederman as County Cllr felt that the traffic has been measured in the parish on several occasions.

Recommendation 5

Amend first line of last paragraph on pg14 to read “Congestion in the parish is recognised as a severe problem which is easily confirmed by observation or experience”.

6. The Vision

Recommendation 6

The Parish Council supports the vision.

8. Strategic Objectives

Recommendation 7

Add as point 8.1 affordable housing for local people. this should be a mixture of tenure in perpetuity for local people.

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The Steering Group be asked to investigate the possibility of wording to include a clause to prevent houses being sold to second homeowners as other councils have included in their Neighbourhood Plans.

8.2 add more affordable one- and two-bedroom bungalows to allow people to down size and remain within the community.

Add improve broadband/good internet connection.

9. Deliverables

Recommendation 8

9.2 alter the wording to include a well-being centre/medical hub, an NHS dentist and mental health provision.

9.4 separate the delivery of a new skatepark facility within the parish into its own point and alter the wording to read a wheeled sports facility within the parish.

9.5 amend to say clay pits Roundswell/Bickington and add and land to the south east.

9.8 amend to say to provide a fully inclusive access point to the Tarka Trail from the settlements of Bickington and Fremington.

9.9 separate a facility for the running club to its own point as it doesn't have to be provided alongside a 3G pitch and amend 3G to 4G or best up-to-date surface available.

9.10 to be removed.

Add:

- Village Green in Bickington.
- Enhancement of Tomlin Hall.
- Replacement of Eilerslie Scout Hut.
- Under cover youth provision.
- Off site parking for Fremington Quay.
- Land for woodland.
- Enhancements to existing allotment sites.

It was highlighted at the meeting that the deliverables will be achieved from developer contributions.

10. Development

Recommendation 9

1st line include Parish of Fremington not just Fremington.

DP03 include a mixture of tenure and in perpetuity.

Consider policy for not selling to second homeowners.

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11. Support Infrastructure

Recommendation 10

The Parish Council would rather see contributions towards existing play areas rather than new/additional play areas and would encourage open spaces on new developments without equipment.

12. Employment

Recommendation 11

EA02 should include the word “affordable”.

13. Community and Wellbeing

Recommendation 12

CA05 split out play areas and make this point Yelland specific.

14. Green Space

Recommendation 13

Consideration to be given to removing the land to the North of the Army Camp which could be included to provide development land and off-site car park for Fremington Quay.

16. Transport and Connectivity

Recommendation 14

TP02 include and safe crossing points for pedestrians and cyclists.

17. Climate and Energy

Recommendation 15

People should be encouraged out of their cars and there should be affordable public transport for all.

Add CEP10 Grey water use for future developments.

18. Green infrastructure.

Recommendation 16

That the view of the estuary and Biosphere from the Yelland Straight is protected.

Add GA06 to include re-planting of native trees removed by developers or householders at a ratio of 2 for the 1 removed as either an on site or off site contribution.

GA02 alter wording to allow re-wilding to encourage wildlife in identified areas, it was noted that the tree roots could provide an issue to the surface of the Tarka Trail and could cause an issue if the aspiration was to widen the trail.

Recommendation 17

To pass back the Parish Council’s thanks and gratitude to the Steering Group on all the work they have undertaken to achieve what is an excellent document.

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Next Steps

Following the amendments as proposed above the next step proposed by the Steering Group is a 4-week consultation on the draft document inviting Architects, Agents and Landowners to put forward land for consideration in order to identify how the Parish Council achieve the agreed deliverables in Chapter 9.

V Woodhouse
March 2021