

Neighbourhood Plan Steering Group Meeting 14/09/21 15:00pm Via Zoom

Present: David Jury (DJ), Cllr Sue Kingdom (SK), Rebecca Ward (RW) Jude Wood (JW) Administration & Projects Manager, Mark Alcock (MA) (NDC Planning Policy (PP))

Apologies: Julie Adnams-Hatch; Peter Smith

The feedback from Elizabeth Dee (ED), NDC Planning Policy was discussed with Mark Alcock, NDC Planning Policy (PP)

MA advised that the draft was a firm base it just needs a lot more detail in terms of policies and supporting references around the policies associated with it – he advised that we look at the Gerogeham Neighbourhood Plan which has just come back from the Inspector with the decision and is now moving towards a process of referendum. DJ confirmed he had looked at Georgeham PC NHP.

DJ - Do the references to policies need to be individually referenced in the document or can then be part of an appendix – MA advised policies should be within the body of the document and that any evidence could be referenced at the end of the plan. A Planning Consultant would be advised to help 'knock the plan in to shape'.

RW is there was anything majorly wrong with it or is it small bits of details.

MA advised nothing major and just pick up on the points that ED sent.

DJ in response to comments from ED '*green wedges and strategic gaps*' these have been evidenced by feedback from the community in that they wanted green spaces preserved and wanted to keep the communities of Bickington, Fremington, Yelland separate. Is that the support that can be given as evidence?

MA advised that the LP has green wedges between Bickington & Fremington to try and protect the undeveloped areas this is under pressure from developers as NDC cannot demonstrate a 5 year land supply. The NPPF (National Planning Policy Framework) has designated local green spaces which do hold the same weight as green belt whilst the green wedge is in the Local Plan (LP), and it would seem acceptable by the Inspector. How it stands up at an appeal would be interesting to see, Its not something that is mentioned in the NPPF the only thing that is mentioned is local green spaces and they should generally on be small scale. Protecting the green spaces are a good idea but it's finding the most productive way of doing that

SK - the last time she spoke to someone the previous consultant suggested identifying areas where would invite developers to come forward – steering group wanted to turn that on its head and say where we didn't want them to build, has this been identified in the NHP? – this has not yet been added/identified in the NHP.

MA asked if we are looking to facilitate additional development within the NHP.

DJ Original yes but this has changed.

SK There are issues with infrastructure and the roads being busy, NHP is supposed to address this along with no affordable homes or housing. Would like to see something in the NHP that protects the rights of people to continue to live in this area, and that developers accept that we want affordable homes & social housing.

DJ advises that all these concerns are included as various policies within the plan and were where the steering group came from at the early stages; the difference is that when we facilitated the plan first the idea was to instead of having open space it was to allocate certain 'strongly suggested' locations of where development would be supported by the PC; that's changed now in that whereas at those early stages we were going to come up with locations, now we don't want to do that and say that nothing is acceptable - the group now wants to get to a position where they can develop what the Parish Council has decided on and take that forward.

MA looked through the plan and notes that are a lot of aspiration in what we want to deliver as a community in terms of social and physical infrastructure. He states that the only way some of these things such as the running track and bowls facilities will be deliverable will be through development, this is something that needs to be balanced in the NHP.

SG this is accepted but it would appear the all the developers do not provide the percentage of affordable homes and social housing that is meant to be provided.

MA states that the whole thread through the NPPF framework is one of viability. Developers are saying that nothing is viable, NDC have these figures of viability assessments independently assessed and where the assessment sides with the developer that is something that is taken into consideration, development should not be held up by viability and if something is not viable it won't get built.

DJ states that PS has a strong argument to suggest that money can be raised through localised sustainable energy projects.

MA gave an example of Fullerbrook set up a community interest funds, where you can bid into the money what is generated into renewable energy.

DJ areas have identified within parish that could be used for renewable energy projects to raise funds. But asked if a lot more money comes from development than comes from renewable energy projects.

MA it would probably be the case but could not really comment but that generally infrastructure is paid for through development, but renewable energy projects are something that we can keep looking at.

RW asked about the comments on page 5 (8.3) from PP – do we need to allocate sites for wind turbines.

MA advised that this something that PP may be able to help with because they did a lot of evidence on this as part of the LP process, evidence can be shared with us to help identify areas within the Parish.

DJ some ideas where solar farms and wind turbines have been identified in the NHP.

MA would FPC only benefit from that if it was actually on land owned by the Local community would we want to look at national renewable energy providers?

It was agreed it would need to be if wanted it to be pay for the deliverables.

MA picked up on one point in that the NHP seeks to go to 2031 which makes sense in terms of the same period as the LP, if say for example it takes 2 years to adopt which is possible, that only gives you 6-7 years of a plan – The LP has been agreed to be review, PP are going to be doing a new LP which members want adopted by 2023 so that plan that NDC have got at the moment will be superseded by a new plan – looking at going possibly up to 2045. Something to bear in mind in terms of your neighbourhood plan that that what you want once it gets adopted could be superseded by new strategic policies in the LP

SK Are we to wait a few more years before completing the plan to link up with the new LP.

MA no but it is something to keep in mind. It is accepted that the NHP is not necessarily looking at allocation, it's just whether that is then superseded by anything strategic in the LP.

DJ Could there could be allocations in the LP.

MA PP getting development pressures – those developers that NDC/PP can fend off will come back to try and get the sites allocated Barnstaple, Fremington, Yelland to Bideford is an attractive area for developers.

SK those areas for development wouldn't be so bad if affordable housing and social housing was provided. With the suggestion of the council's being able to do something about second homes, how will that affect the LP and FPC NHP we will be able to put something in the NHP to prevent it.

MA Georgeham Parish Council, have got the principal residence policy in their plan and time will tell how that impacts on things like new build developments and how it will potentially impact on the existing housing stock in term of values. We are trying to seek some evidence from Cornwall because they've being that sort of principal residence for quite some time – just to see what data is out there in terms of how it has affected development. Conversation as to whether this acceptable in a LP will be had.

SK it has been heard that councils can stop second home sales, this is being muted from the Government, how will this relate to a NHP or a LP?

MA possible it could be put into a separate use class – monitoring will be hard to establish what is a second home and what is not.

SK In America they have zones where holiday homes can be purchased. Is this something that be put into a LP?

MA Not under current legislation. SW district councils are lobbying government on the issues of affordable housing, second homes and possibly Air B & B.

JW passed on Julie Adnams-Hatch request to open a dialogue with Fremington Medical Centre.

Next steps:

- Look into a consultant and funding

- Arrange another meeting

- David to address the comments from Planning Policy and amend/address where he can.

Meeting ended at 4pm