

NEIGHBOURHOOD PLAN GROUP REVIEW MEETING, TUESDAY 4TH FEBRUARY 2020

Aim

To review the reconsultation response document and substantive amendments to the NP prior to the PC meeting on Feb 11th.

Context

- ❖ The draft NP was published in March 2018
- ❖ The statutory consultation period was from March 17th to May 5th 2018.

Key points

- Responses from the consultation period were noted and, where appropriate, amendments made to the Draft Plan. (See consultation response document) Key points... Brownston Street traffic etc.
- There was a delay in amending the draft NP as the official response from SHDC was not received for some months. - At that time SHDC were occupied with the JLP.
- The NPG and the PC had made representations to the JLP inspector at the public hearing, maintaining that the number of houses allocated to Modbury was disproportionate and that allocation of all development on the west of the town did not meet the expressed wish of the community for a distribution of smaller sites around the town.
- The argument on housing numbers was turned down but the NPG/PC were given permission to propose an alternative site to that in the JLP (Penn Park) provided that it delivered the same number of homes (40) and could be shown to be viable.
- The owner of the land east of Ayleston Park was keen to work with SHDC Community Housing Team and the NPG/PC to bring forward a scheme which would bring forward 50% affordable housing.
- The PC had already passed the draft NP which contained the proposal to substitute the JLP site with the site east of Ayleston Park but at that point the proposal was for 25 homes only.
- In order to fulfil the JLP housing quota, the requirement was to deliver 40 homes. As this was considered a substantive change to the draft NP it was decided to undertake a reconsultation on this specific issue. While there was no statutory requirement to undertake a reconsultation it was accepted as good practice to give the community the opportunity to comment.
- The PC agreed that it would await the outcome of the reconsultation before formally approving the amended NP for submission.

- A reconsultation document on the housing development site proposals of the plan, with feedback form, was distributed with the August Messenger last year, with a four week period for responding. The same document was also sent to relevant organisations and statutory bodies.
- The overall response from the community was 59% in favour of the amended proposal and 41% opposed. Full details of community and organisational responses can be seen on the reconsultation response document.
- All comments were collated into a response document and independently reviewed by SHDC.
- Publication of the response document was delayed as we awaited clarification of some details and for a site-specific independent Habitat Regulation Assessment (HRA). We also needed to wait for completion of an independent Strategic Environmental Assessment (SEA) of the whole NP.
- SHDC has guaranteed the 50% level of affordable housing on the east of Ayleston Park site, with commitments to high levels of energy efficiency and landscaping - as detailed in the proposal. This site will also be subject to a covenant which prioritises local need and safeguards against affordable properties being sold on at inflated prices. Additionally, there is an opportunity to form a Community Land Trust which would give the community greater control over the properties. This model has been successfully used elsewhere.
- If the PC approves the amended NP on Feb 11th, in the light of the reconsultation outcome and the commitments made by SHDC's Community Housing Team, then final updating and amendments will be carried out by our independent planning consultant and reviewed by the NP Officer at SHDC. The restored NP website will also go live at that point. The aim is to submit the Plan in early March.