



Northam Neighbourhood Plan Steering Group Meeting
Monday 13 August 2018, 7pm

Present

Cllr Chris Leather (Chair), Cllr Ken Davies, Cllr Peter Hames (PHa), Graham Ash, Joy Smart, Felicity Sylvester, Maria Bailey, Jane Mills (Town Clerk), Jo Johnson

1. Welcome

Welcome to Felicity who is standing in for Josie. Roger Levick has moved out of the Neighbourhood Plan area and wishes to resign from the Steering Group.

2. Apologies

Cllr Hugh Brading, Cllr Rev Derek Arnold, Cllr Nick Laws, Jose Gosbee, Angie Whitaker, Roger Levick, Nick Arnold, Val Deering.

3. Minutes

The minutes were agreed to be a true and accurate record.

4. Sub Groups and Updates

Green Spaces and Heritage

The Steering Group were led through the draft policy by PHa. The following points came up during the discussions:

- Page numbers to be added to this and every policy
- An updated copy of the National Planning Policy Framework has been issued. Policy numbers need to be cross-checked in case of changes.
- It was discussed that at present Torridge District Council is in a difficult position. As the emerging Local Plan isn't yet adopted, developers are trying to secure approvals for sites that wouldn't be passed under the new document. As yet, Torridge District Council haven't reached their 5-year housing land supply.
- It was confirmed that in planning terms, the phrase 'sustainable development' has 3 strands that need to be met; economic, social and environmental.

NNP1 Local Green Spaces

- Possibly include Anchor Park, Appledore in the Local Green Spaces designation list. Cross referencing will need to be carried out to ensure that the Park and other sites

aren't already listed within either the emerging Local Plan or the Open Space Strategy to avoid duplication.

- Appledore Football Club is covered within the emerging Local Plan
- Reference should be given to the Green Infrastructure Strategy 2013 – 2031
- There is a new strongly worded policy, the Coast and Estuarine Zone, that gives a greater level of protection to the coastline for future development.

NNP 3 Development in the Undeveloped Coast and Estuary between Settlements

- Within Policy 2 – a change of words from 'can reasonably' to 'should'.

NNP4 Protecting the Rural Character of the Undeveloped Coast between Settlements Policy

- A question was raised about the size of the 'Coastal Strip'. This term relates to the whole peninsula that isn't designated within the 'Undeveloped Coast', a new policy in the emerging Local Plan.
- In Justification point 5, change of wording to '... extending the network of public bridleways, public footpaths and cycle ways ...'
- It was confirmed that the wedge of land between Puse Hill Road and Goats Hill Road is protected within the emerging Local Plan.

NNP 6 Protection of Heritage Assets

- It is thought that there may be many more additions to be made to the Northam Local List of Heritage Assets, which can be added in due course.

NNP7 Protection of Biodiversity

- The Steering Group agreed to spend £100 on the Devon Biodiversity Records to gather data on wildlife habitats in the area from the Devon Wildlife Trust.

NNP8 Energy Conservation and Carbon Reduction

- It was confirmed that the Code for Sustainable Homes has been withdrawn nationally as the elements included are now covered by building regulations. However, the Neighbourhood Plan could state that 'increased energy efficiency would be supported' with justifications given on the local cost of living and average household incomes in the area.

NNP8 Cycle and Pedestrian Routes

- Sustainable development encourages cycleways, footpaths, bus routes etc

The Chair thanked Peter and his team for all their hard work in writing this draft policy, giving the other groups a good format to work to.

Housing and Development

The Steering Group were led through the draft policy by CL. The following points came up during the discussions:

- It was suggested that a Transport Policy, protecting existing bus routes and encouraging developments along those routes, should be included in the Housing and Development Policy
- Change to Policy wording; '... within policies elsewhere in the North Devon and Torridge Local Plan, the Plan supports ...'
- Designations and occupancies can be found in the Housing Needs Survey 2015 and the Ward Profiles, both documents on the Dropbox account.

- The new NPPF is more robust on future negotiations to reduce affordable housing for viability reasons. This document, issued in July, is now in force and supersedes previous copies. A copy will be added to the Dropbox account. **Action: MB**

Residential Care and Nursing Homes

- It was confirmed that C3 is the planning term for care provision

Quality of Design

- Point D: Include wording such as 'Diversity of Design' to encourage developments of varying size and design.
- The Steering Group discussed the possibility of writing a Design Guide to accompany the plan. It was agreed that this would be a substantial piece of work, and perhaps something that the Group could look at producing in the future.

Parking Provision

- It was suggested that the Policy could designate areas for 'no car' developments situated near bus routes.

Full Time Principal Residence Housing

- Alter section beginning 'New second homes ...' to specify, Appledore only

Tourism, Business and Infrastructure

- To date, the group hasn't had chance to meet. CL agreed to discuss with NL.
- KD confirmed that he is trying to encourage a representative of the Shipyard to join the group.

Consultation Event

- It was suggested that to give clarity on protections of our local environment, information on sites within the Area of Outstanding National Beauty and the Sites of Special Scientific Interest should be given.
- Definitions, including 'Affordable Housing' would be useful.
- Public consultation resulting from the 'Call of Sites' (see below) to be included

5. Next Stages

MB confirmed that the first two draft policies discussed were very comprehensive and now is ready to start work on pulling together the final document.

It was agreed that a 'Call of Sites' be made in the local press for landowners to put their land up for consideration in the Northam Neighbourhood Plan. This will give the Neighbourhood Plan area protection of sites as chosen by the community, rather than imposed by decisions made by the Local Authority in the event of it not achieving its 5 year land supply in future years. **Action: NTC**

MB agreed to send a template. **Action: MB**

It was confirmed that when the plan has been written, it will be independently assessed by the Planning Inspectorate. Torridge District Council will then organise a referendum whereby the document will be ratified by a majority vote.

The plan can include an Education and Health appendix outlining the responses received from the initial consultations in order to enable Northam Town Council to lobby on the community's behalf.

MB agreed to adjust the timetable with new target dates. **Action: MB**

6. Next Meeting

The next Steering Group Meeting will take place on **3 September 2018**.

The meeting ended at 8.45pm