

Knapp House, Churchill Way, Northam DISCOUNTED

After discussions, this site was discounted due to its separation from existing development, part of the site is environmentally protected and the site impacts on the coalescence of Appledore and Northam. The Steering Group's reasons are in accordance with the SHLAA Assessment Proforma, reference SHA/NOR/100.

Land at Bloody Corner, Churchill Way, Northam DISCOUNTED

SHLAA reference SHA/NOR23. Substantial discussions took place to consider this site, as its location is nearby other developments and is within walking distance to amenities and traffic links, however was discounted as the site falls outside of the development boundary, as cited in the emerging Local Plan, Submission Proposals Map.

Green Pastures, Lenwood Road, Northam DISCOUNTED

After discussions, this site was discounted due to its isolated location within open countryside. The Steering Group's discussions aligned with the SHLAA Assessment Proforma, reference SHA/NOR/33.

Land at Durrant Lane, Northam DISCOUNTED

OS Grid Reference: SS451284. This site was given great consideration due to its location and other developments nearby. The access was deemed fit for new development, however there was concern raised about the wildlife corridor. Consideration was also given to reducing the size of the plot to maintain some wildlife area, however the site was later discounted as it is mentioned in the Devon Biodiversity Plan which forms a wildlife corridor though the area and falls within the Green Wedge on the Submission Proposals Map and Policy NOR/10 in the emerging Local Plan. The site is also mentioned in the Devon Biodiversity Plan for its wildlife. The Steering Group felt that this Zone should be protected.

Land behind Tregarthyn, Durrant Lane, Northam DISCOUNTED

This site was given great consideration due to its location, other developments nearby and also neighbouring potential site (above). It would also continue the linear developments along Heywood Road. It was discounted however due to the reasons given above.

5. Consultation Events

It was felt that the initial plan for consultation events in November/December would be too premature as the Steering Group need to sign off the draft Northam Neighbourhood Development Plan first. It was agreed to postpone the consultation events until February/March 2019 for the draft plan to be finalised. MB advised that historically, Neighbourhood Plan groups had taken about 3 meetings to finally agree the draft.

6. Sub Group Updates

Green Spaces and Heritage

PHa stated that the sites of local importance, the heritage list and information gleaned from the Devon Biodiversity Policy will be added to the Policy and circulated to the Steering Group prior to the next meeting for comment.

Employment and Business

CL took the Group through the proposed policy. Items NNDP19 a and b compliments areas within the emerging Local Plan.

The steering Group felt that more clarification needs to be given to Policy NNDP19 f). Competition in an area can be healthy however housing development near existing work areas could prove problematic with noise/smells etc.

It was felt that support for business in the environmental sector should be given, however this will need to be supported by evidence.

There was suggestion that Park and Ride schemes or a Land Train could be included within this policy to alleviate the traffic issues in Appledore and Westward Ho! This could also benefit Bideford if the transport hub were to be based there.

Another suggestion for inclusion was that of a bylaw, similar to one enforced by Exmouth Council about overnight parking of campervans.

Housing and Development

There was some discussion about Torrridge Council's position on CIL payments as this now doesn't appear in the emerging Local Plan. Section 106 contributions are still enforced.

Policies NNDP11 and 16 are currently repeated.

CL stated that bungalows and gardens had been mentioned specifically as this was cited as a need from recent surveys.

There was much discussion on the definition of 'affordable'. The emerging Local Plan and the NPPF define the term differently. The Local Plan defines 'affordable' based on the income at a local level, whereas the NPPF include a variety of options as 'affordable', such as starter homes, self-build, shared ownership etc.

Since the meeting MB has clarified that after Looking at the Submission Local Plan it appears that TDC will accord with NPPF definition of affordable housing. The document is attached to these minutes for reference.

It was clarified that a shared ownership property would remain in perpetuity. On the occasion of a sale any profits are split between the outward tenant and the housing landlord.

MB suggested that the Northam Neighbourhood Development Plan needs to decide which definition it would like to align to and will forward a document explaining the difference.

The Steering Group felt that the NNDP should encourage social housing for rent to meet the needs of the local employment profile.

The Steering Group agreed that the Policy that looked at the design of future builds should be re-instated, and agreed that a future goal of the group would be to look at a Design Guide for the area.

7. Next Stages

The next Steering Group Meeting will take place on **Monday 26 November 2018**.

All Steering Group members are respectfully asked to attend this meeting as it is key to moving the process on. The meeting will look at all policies and agree their content. They will then be put into a draft Plan with changes made where necessary, for the January meeting.

As this meeting is expected to be long, it was suggested that the start time be moved forward to **6pm**.

After the Steering Group meet in November, a meeting with the Local Planning Authority will be arranged to introduce the draft plan.

The meeting ended at 8.50pm