

North Tawton Neighbourhood Plan Group response to West Devon & South Hams response to the North Tawton Neighbourhood Plan Regulation 16 Consultation

References to West Devon Core Strategy

Agreed to remove all references to the West Devon Core Strategy as listed below:

Paragraph 6.2 first sentence

Paragraph 11.1 Second sentence

Diagram below paragraph 11.2

Paragraph 50.4 second sentence

'Relevant Local and National Policies' set out on pages 37 & 50 Bullet point reference to 'green belt' in Paragraph 19.5

Policies

Conserving our Historic and Natural Environment

CH1 Local Green Space

The commitment to engagement with the local community and Town Council is a fundamental principle underpinning the Neighbourhood Plan. The group feel strongly that taking this out of the policy framework and placed in supporting text could lead to this being ignored by developers. Therefore we propose that the last sentence of the policy 'proposers of development.....' should be amended and moved to beneath Map CH1 and written in italics. This retains the significance of the point but highlights that it should be read outside the policy.

Amended sentence – ***'Although not a land use consideration it is the expectation that proposers of development should engage with the local community and Town Council at the earliest opportunity to help ensure that proposals for LGS replacement take into account both this plan's aims and objectives, the needs of users and the views of the local community.'***

CH2 Design, Heritage and the Built Environment

Agree with the comments – change second paragraph to:

To be considered as high quality design, development proposals should take full account of the North Tawton Town Design Statement. Particular attention should be paid to

- i) The size, height, density, scale and location of the development so that it is appropriate to the form, scale and setting of the surrounding built environment, respecting key characteristics;

- ii) The materials and design of the development so that they are in keeping with the character of the surrounding built environment, with a preference for the use of local materials;
- iii) The design and scale so that they should minimise adverse impact on the:
 - a) visual amenity of the surrounding landscape;
 - b) views of the proposed development; and,
 - c) natural environment;
 and, either, does not result in the loss of the local amenity views identified on Map CH2, or, any adverse impacts on them can satisfactorily be mitigated;
- iv) the design and layout which, where practicable, maximises opportunities for solar gain (for example, following 'passivhaus' principles);
- v) the use of traditional design, where appropriate, in the North Tawton Conservation Area and protecting or enhancing the essential character of the Conservation Area.

Community Life

Policy CO1 Protecting community facilities from loss

Agree with the comment to remove the reference to the GPDO at the end of the policy.

Policy CO2 Replacing, improving and increasing play, sports and recreation facilities.

Agree to remove criterion v)

Policy CO3 Priority local infrastructure and projects

The commitment to engagement with the local community and Town Council is a fundamental principle underpinning the Neighbourhood Plan. The group feel strongly that taking this out of the policy framework and placed in supporting text could lead to this being ignored by developers. Therefore we propose that the first sentence of the policy 'Proposers of development....' Should be amended as follows and put at the bottom of the policy box in italics. This retains the significance of the point but highlights that it should be read outside the policy.

'Although not a land use consideration it is the expectation that proposers of development should engage with the local community and Town Council to help ensure that any proposals for development take into account both this plan's aims and objectives and the views of the local community.'

Economy

Policy E1 Local Employment Land

Agreed that the second part of the policy required some re wording, so revised policy is below:

- 1. Proposals which result in a more appropriate or efficient use of the site as employment land will be supported where they are for the extension of existing premises and demonstrate a need for the additional space to enable the business to grow.***
- 2. Proposals will be supported where the alternative proposed use meets a demonstrable local need and where it can be evidenced by a 12 month marketing exercise that there is no reasonable prospect of employment use (Use Classes B1, B2 and B8) for the site in future.***

Safeguarding public transport

Agree with the comment - Paragraph 43.2 – remove sentence 'Policy E6 reinforces this commitment to supporting the reinstatement of the railway.'

Housing

Policy HO1 Site allocation for housing development

Agree with first point of this comment – we will redesign page 48 so that it reads clearly.

We agreed to change 'up to' to 'around' in relation to numbers of dwellings. We based the number on the assessment we undertook for each site on the basis of the size of the site. We also wanted to ensure that where possible the numbers of dwellings would trigger the need for affordable dwellings.

Agreed to change third bullet point reference from HO7 to HO6

Land South of Strawberry Fields – agreed to change second bullet point reference from E7 to IN5

Land East of Devonshire Gardens - agreed to change second bullet point reference from HO7 to HO6

Policy HO2 New Dwellings

Bullet point i) is in conformity with paragraph 50.4 where there is the justification for the choice of 0.5 hectares, therefore we would wish to retain this in Policy HO2

Policy HO4 Private Rear amenity space (gardens)

We acknowledge the feedback and concerns raised at Regulation 14, however this is a policy we would like to retain in response to the strong views of residents. However in recognition of the concerns to achieve this standard we would be happy to change the word 'feasible' to 'desirable' or 'achievable'

Policy HO6 Parking in residential development

Comment in relation to setting actual standards

This is what the policy states

Proposals for development will be supported where they demonstrate, through a Transport Impact Assessment or Planning Statement, how they comply with standards set out by the Highways Authority in its most up-to-date standing advice, including the provision of 'Plug in' facilities for charging electric cars.

Proposals are encouraged to exceed this standard where viable.

We refer to standards set out by highways in its most up to date standing advice – if we set standards these might go out of date.

To future proof we do need to state quite clearly the need for plug in facilities.

Therefore we agreed not to change the wording.

Policy HO7 Small scale self- build housing

Agree with comment – remove reference to the Self-Build and Custom Housebuilding Act.

Infrastructure

Policy IN2 Development and the implications for Education

We note the comments made in relation to this policy however this is an important policy for the current and future residents of the town. It demonstrates a strong commitment to retaining and supporting the local Primary School and ensuring that the developers' contribution to 106 monies is directed to local educational needs.

Policy IN3 Development and the implications for Car Parking Provision

Policy IN4 Development and the implications for traffic congestion

Car Parking and traffic congestion are high on the agenda of local concerns for residents as demonstrated in the various consultations and in ongoing issues raised with the Town Council. It is important therefore that these policies remain within the Infrastructure section of this plan as they must be taken into account when considering the impact of any future development proposals on the infrastructure of the town.

Energy and Environment

Policy EE1 Individual and community energy schemes

Remove v) from the policy and add the following paragraph in italics to the bottom of the text. This retains the significance of the point but highlights that it should be read outside the policy.

'The Neighbourhood Plan and local community are aware of the need for fuel sources to be sustainable and local for individual and community energy schemes. We would urge proposals to wherever possible adhere to this.'

Policy EE2 Commercial energy installation

We would wish to retain this policy as this is an important issue for residents.

EE3 Sustainability and housing

We agree to remove 'only' and that they will be supported if they are constructed to low/zero carbon housing (including Passivhaus standards)

North Tawton Neighbourhood Plan Group

July 2019