

## Changes requested by Dartington Parish Council and Neighbourhood Plan

27<sup>th</sup> Feb hearing matter 8

### Policy TTV30

Insert the text in red to the policy wording

The LPAs support the preparation of neighbourhood plans as the means of identifying local development needs in the sustainable villages whilst acknowledging that not all communities will bring forward such plans.

For those communities that want to bring forward Neighbourhood plans, the LPAs will provide comprehensive support in different ways that encourage sound plan creation while retaining local ownership of the process and meeting the requirements of the Localism Act.

For sustainable villages without neighbourhood plans the LPAs will still support development that meets the essential local needs of local communities. All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan.

And

Add extra wording in paragraph 5.155 (or insert an additional paragraph in between 5.155 and 5.156) detailing what the Councils will do to support communities wanting to produce Neighbourhood Plans. Suggestion below in red.

**5.155** In the Sustainable Villages, the most appropriate way to balance these considerations will often be for local people to develop neighbourhood plans, responding to local needs and opportunities. The LPAs are supportive of the neighbourhood planning process as a means of identifying and responding to local needs for development and the delivery of sustainable communities. For communities producing neighbourhood plans, the LPAs will produce a neighbourhood plan strategy document which will outline the support available. This support will include a comprehensive web-based database containing advice, links to background evidence, JLP area-specific guidance and information about the local neighbourhood, advice on buying in additional support, template documents to include consultation, engagement and project planning, guidance on policy writing and policy implications. However, where there is no neighbourhood plan, development proposals could still come forward through the planning application process, and these would be assessed against the policies of the JLP.

Add clarification to paragraph 5.156 so that it is clear that the housing figures are not targets.

**5.156** It will be for neighbourhood plans themselves to determine which sites to bring forward for development, provided that they are consistent with the provisions of the JLP. However, for the purposes of plan monitoring only, an indicative assessment have been made of the potential number of homes that are capable of coming forward through neighbourhood plans. This assessment is based upon factors such as the level of services and facilities available in each settlement, the accessibility of larger settlements, the quality of digital communications, and the availability of sites in the SHLAA. These indicative housing figures are not targets but indications of what could be supported and are set out in Figure 5.8.

**Figure 5.8. Indicative Levels of New Housing in Sustainable Villages**

Villages able to accommodate around 30 dwellings each	Blackawton, East Allington, Harbertonford, Marldon, Sparkwell, Ugborough Bridestowe, Exbourne, Lewdown & Spreyton
Villages able to accommodate around 20 dwellings each	Berry Pomeroy, Halwell, Harberton, Lee Mill, Rattery, Staverton, Woolston Green Bratton Clovelly, Highampton, Lamerton, Milton Abbot, Northlew, Sampford Courtenay
Villages able to accommodate around 10 dwellings each	Ashprington, Aveton Gifford, Avonwick, Beesands, Bigbury, Brixton, Churchstow Dittisham, Down Thomas, East Prawle, Frogmore, Holbeton, Hope Cove, Kingswear Loddiswell, Malborough, Morleigh, Newton Ferrers, Noss Mayo, Ringmore, St Andrew South Milton, Stoke Fleming, Stoke Gabriel, Strete, Torcross, Thurlestone, West Milton West Charleton, Wotter, Wrangaton.  Bere Ferrers, Broadwoodkelly, Buckland Monachorum, Crapstone, Folly Gate, Folly Farm Monkokehampton, Stowford, Sydenham Damerell

Please can you confirm that the designation of Sustainable Villages, identified in figure 5.8 (above), ensures the level of Affordable Housing as identified in Policy Dev 8 point 2 (below)? If so, this sentence **Affordable Housing proposals to be delivered via off site commuted sums should be sited in a location that meets the Affordable Housing need in the TTV rural area** should be inserted in Policy Dev 8 or in Figure 5.8.

If not, the delivery of Affordable Housing in the Sustainable Villages is severely compromised and the Sustainable Villages need to be identified as a special designation.

Policy Dev 8

2. Within rural areas and areas with special designations:

All residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of 30% of the total number of dwellings in the scheme.

All residential developments of 11 dwellings or more will provide 30% affordable housing on site.

26/2/18