

## Post Referendum: Back to the Realities of Life

### The Neighbourhood Plan

We are pleased to report that N3P, the Neighbourhood Plan is now moving forward again at a good pace. Those involved have set themselves a target of July 2017 to complete the task in hand. A significant number of new recruits have recently come forward to give much appreciated help. Devon Communities Together have completed the **Housing Needs Survey** and delivered their final report and the team are about to bid for further funding in order to acquire more professional support for upcoming studies.

The all-important Housing Working Group in particular has attracted a number of new recruits recently. However help is still needed – particular to look at infrastructure problems in the community such as parking, sewage disposal, recycling, etc.. If you think you can help – even if you think you have no expert knowledge but are prepared to get out and collect data – then please visit the website at <http://www.n3p.co.uk/support-us/> and click on 'Join the Team'.

Whatever else you do, we would encourage you to go along to one of the next round of briefing/feedback sessions to be held as follows:

**Saturday 23rd July**                      **Newton Ferrers**                      **WI Community Hall at 10:00 am**

**Sunday 24th July**                      **Noss Mayo**                      **Village Hall at 2:00 pm**

These sessions will include a briefing on the results of the Housing Needs Survey and the opportunity to have your say on how you believe the villages should develop over the coming years. The organisers will be very pleased to see you. So much so that they will be providing free coffee and cream teas for all!

### Did you Know?



Have you ever wondered why there are two very fine barometers, one outside Tubbs Chemist in Newton and the other on the wall next to the Village Hall in Noss? Have you even noticed that they are there?

They are known as Fitzroy Barometers after a Rear Admiral of the same name. Born in 1805, he was captain of HMS Beagle on that legendary 5 year voyage in the Southern Ocean with Charles Darwin, was an extraordinary scholar, scientist and philanthropist – and a force behind the RNLi's earliest safety work.

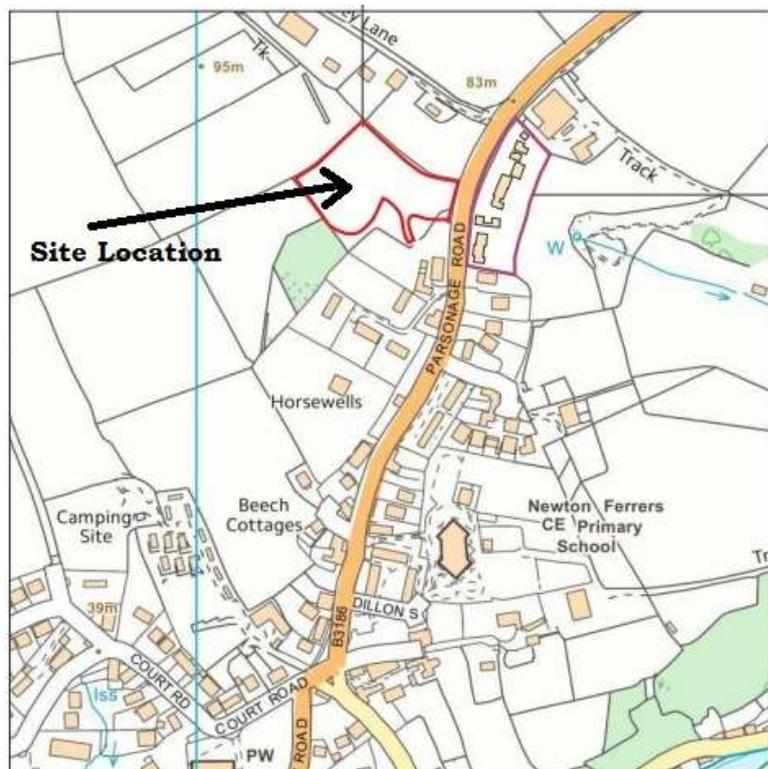
On 26 October 1859 a hurricane roared up the Irish Sea. The steam clipper Royal Charter broke up off Anglesey and – despite desperate rescue attempts by villagers – 450 men, women and children perished. The storm raged for days, hundreds more ships were wrecked and the death toll almost doubled.

The tragedy had a profound effect on FitzRoy, by now a member of the RNLI's Committee of Management and head of a fledgling Meteorological Department (later the Met Office). He became convinced that many lives could have been saved and demonstrated this by showing how storms could be predicted using data collected simultaneously from around the UK and telegraphed to a central point.

Within little more than a year he had given barometers to 40 poor fishing communities around UK and taught the fishermen to use them. Inspired by this the RNLI soon issued further barometers to every place around our coasts where a lifeboat was stationed – including Newton and Noss. Today you will find our barometers listed in the RNLI roll of honour as two of those that heralded the birth of modern meteorology and the reliable weather forecasting upon which all seafarers now depend.



### Parsonage Farm



Members will be interested to know that an outline planning application has been submitted for a significant development to take place on land to the rear of Parsonage Farm opposite the affordable housing site that is currently under construction in Parsonage Road. This site, which is behind the farm buildings, was scrutinised by SHDC in 2013/14 as part of a Parish-wide survey conducted in order to identify future potential building sites. Of the 5 sites surveyed this one was considered the best against criteria such as access, proximity to services and village facilities, impact on the environment. Overall it was considered to be the most suitable of all. The site lies to

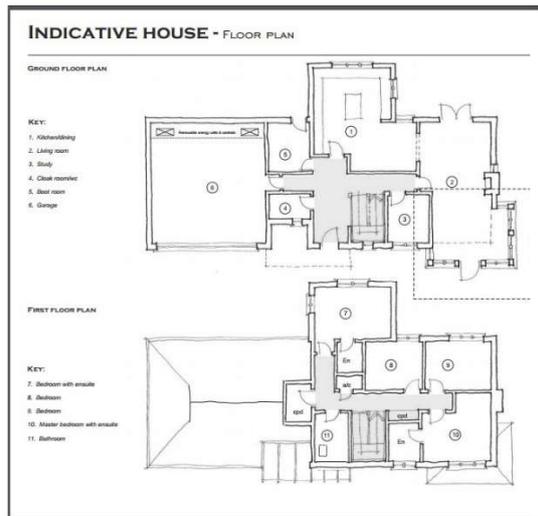
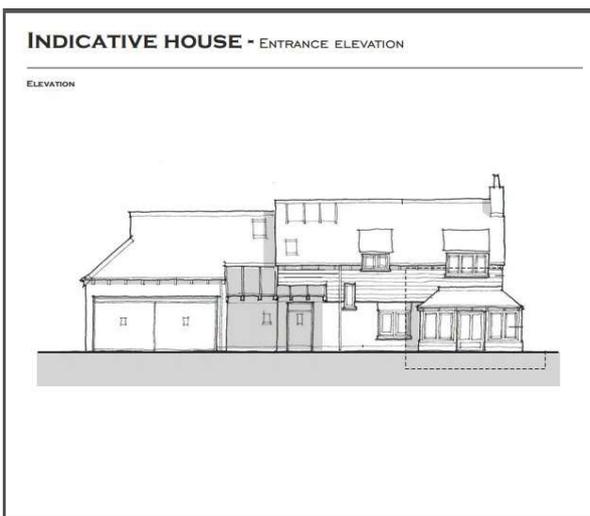
the west of and behind the farmhouse. Access will be via the existing vehicle entrance from the B3186.

The proposal is for a mixed development of 12 houses. Six will be detached open market houses located around a central circle at the back of the site. The other six will be semi-detached affordable houses located closer to the site entrance as shown on the Master Plan below.



Since this is only an outline planning application no details of either design or management of the affordable houses is available. However examples of possible plans and elevations for the open market houses is shown below.

It is our view that the proposal is generally to be supported. From the few design details available plus the location of the development we believe that there will be minimal or no adverse impact on the community as a whole; that the influx of additional people can only help the sustainability of communal facilities such as the shops, pubs, etc.; and that the extra housing will help to meet a regional shortfall, particularly in social housing.



The only reservation might be that along with other projects in Parsonage Road and at Collaton, the total number of proposed affordable houses in the Parish will now rise to 53. It must therefore be

undeniable (particularly in light of our recent Housing Needs Survey figures) that these will never all be filled with local people.

It should be pointed out however that it is highly unlikely that these houses will ever all be built. Economics and past experience indicate that an offer to build a development of which 50% of homes are 'affordable' just is not viable. The very best developments nationally to have reached contract award stage in the last 12 months have all achieved below 35%. And they are all local authority/community supported projects - not developer led projects which have invariably achieved lower percentages. We are reliably informed that the Collaton developer is already attempting to walk away from their promise of 50%.

There is a feeling amongst some that our community would be much better served if this latest proposal had been for eight open market houses rather than 'six plus six' and that we relied on the more remote Collaton development, albeit with less than 50% affordable, to make up the numbers required to meet local needs as predicted by the Housing Needs Survey. If the Housing Needs Survey prediction is accurate then Collaton would have to provide as little as 20% of their stock for affordable housing. In our view we, as a community, should be playing our part to help meet the regional shortfall, but to plan for us to build more than twice as many affordable houses as we actually need for ourselves is excessive.

As ever, please let us have your comments. If you feel inclined to comment to SHDC this should be done by 6<sup>th</sup> July if possible quoting 3139/16/OPA.

### **Housing Needs Survey**

As recorded at the start of this Newsletter, Devon Communities Together have now completed their report following the recent Housing Needs Survey. For those who completed and returned their questionnaires, thank you. The response rate was 40% which is excellent for this type of survey. The report is being discussed by the Parish Council on 14th July, after which the results will be made public. You can get the details by attending one of the briefing sessions listed above and we will also produce a digest in a future Newsletter for those who cannot make one of the briefings.

### **Joint Local Plan**

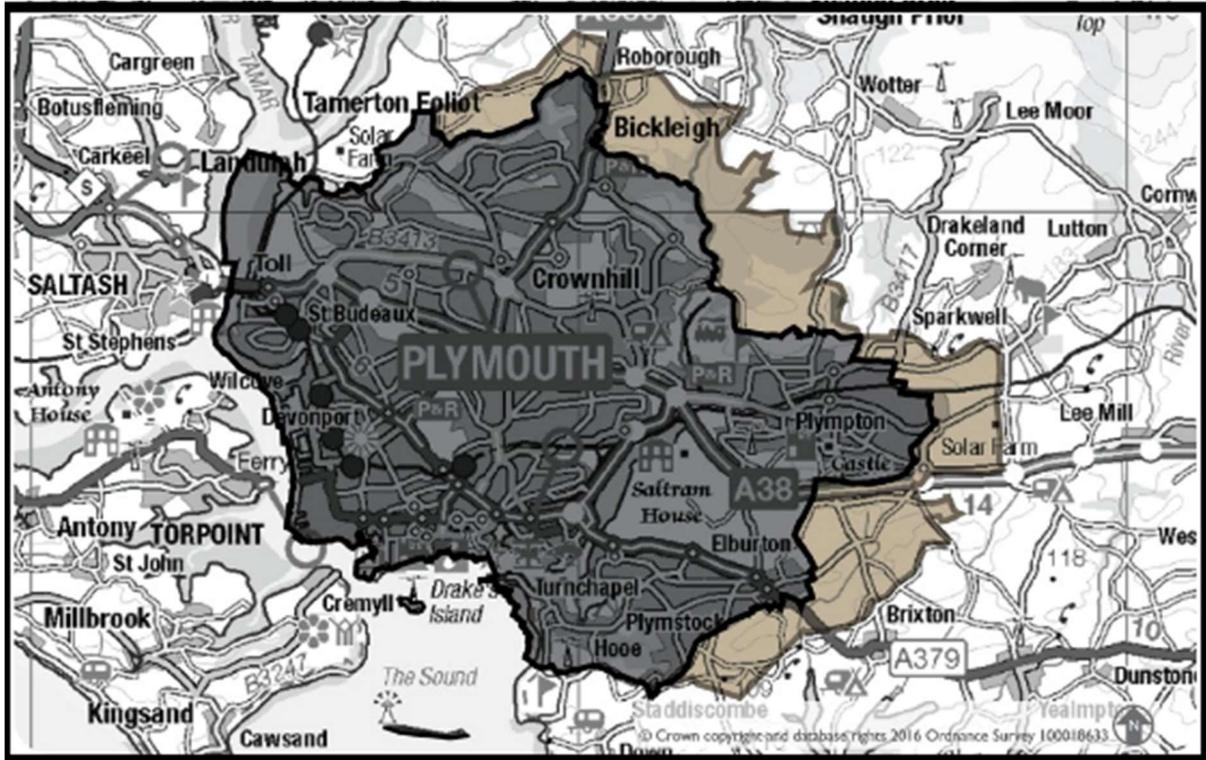
You may recall that we have told you in a previous Newsletter that South Hams District Council (SHDC) are redrafting their Local Plan which, confusingly, they had called 'Our Plan'.

### **All change!**

SHDC, Plymouth City Council and West Devon Borough Council have now agreed to stop work on their individual plans and amalgamate them into a single plan for all 3 Local Authorities. This will be called the 'Joint Local Plan (JLP)'. A number of briefing events for parish councils and neighbourhood plan groups have been arranged by SHDC where more details will be given. This is of considerable significance to us because we are obliged to conform to the JLP in the production of our Neighbourhood Plan. "The JLP will set out the number of new houses needed and the amount of land for employment. It will show land allocations, to deliver the required housing and employment along with policies to support and manage future development."

---

It is already clear that this change of direction will give us much better visibility of future development plans in Plymouth. For instance we are now already clear that it is their intention to create a band of urbanisation to the north and east of the city (including Sherford) as shown on the map. The RYDA has been invited to take part in the consultative process which is now running and it is hoped that we will be able to treat this as an opportunity, rather than a threat. We will keep you updated in future Newsletters.



Should you be interested in more detail and also take advantage of the opportunity to take part in the consultative process yourself, then you should go to:-

<http://www.southhams.gov.uk/jointlocalplan>

---