

Neighbourhood Plan :- report to the Parish Council 15th January 2019

During November four members of the Steering Group attended a half day course at Devon Communities Together in Exeter to learn about Policy Writing and some of its pitfalls. Several valuable lessons were learned from the government planning inspector who led the course and these will be applied through our own process.

The Steering Group has met once this year to further discuss and move forward on the issues raised by the answers to the Questionnaire.

We have completed an initial discussion of these answers and are now grouping answers into a cohesive view expressed by the residents concerning the future developments within the parish.

Policies will concentrate purely on planning related matters and other items will be dealt with as “Aspirations”. Policies will be brief and will not repeat what is already National or District Council policy, however these may be referred to in the narrative part of the final Neighbourhood Development Plan. All policies must be backed by sufficient evidence, either national or local.

At the end of this process our agreed and verified Policies will form part of the National Planning Policy and the Joint Local Plan as it is applied to Ringmore Parish and will therefore have legal status.

Parts of the Neighbourhood Plan may need reviewing every five years to accommodate any changes that may occur.

Richard Baker

13th January 2019

Neighbourhood Plan :- report to the Parish Council 19th February 2019

The Steering Group was unable to meet during early February due to a number of circumstances. However a meeting is planned for Tuesday 26th February to continue the work coming from the answers to the parish questionnaire.

Bigbury steering group have published their Neighbourhood Plan for initial consultation with their parish. The full report can be viewed on the Bigbury Parish website. Bigbury were at the stage that Ringmore is now at approximately 18 months ago.

Bigbury have a much bigger population than Ringmore Parish and their centres are more divided by distance. However there are several things which are of interest and RNPSG can learn from the presentation. They are fortunate to have a professional town planner as a resident and heading up their NP Steering Group.

Their report covers many aspects of life in Bigbury but in summary they plan to build 13 houses on a plot of land gifted by a local landowner which is situated behind the shop in St Ann's Chapel. 8 of these houses will be "affordable", 2 more will be for the landowners use and a further three will be free market dwellings but restricted to local people. The Bigbury definition of local is born, raised or resident in Bigbury Parish or showing an equally strong connection to Bigbury Parish. (eg main relative lives there)

This 13 house build is in addition to the 12 new houses which have 'beaten the clock' to get planning permission on both sides of the main road in St Ann's Chapel. Four of these are currently under construction. None of these 12 houses are "affordable".

Richard Baker
Ringmore NPSG

14th February 2019

Neighbourhood Plan :- report to the Parish Council 19th March 2019

The Steering Group has met twice since the last Parish Council Meeting and is making good progress in writing draft discussion documents for the cardinal items to be included in the final plan. These documents will need to be refined and agreed before being set out in a final format. All policies emerging from this process will be supported by the responses to the Parish Questionnaire and referenced to national and local planning policies.

Bigbury have completed their Neighbourhood Plan up to publication stage. They use a proposal from the National Planning Policy Framework, namely "Heritage Assets", to identify any structure or place which although not Grade II listed in the normal way, still is part of the environment of the village which might be spoilt by indiscriminate development. Such listing does not affect the householders rights to alter their property but may affect any nearby development by a third party..

Viz:- 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of **heritage assets** and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of **heritage assets** can make to sustainable communities including their economic vitality;

There are several Heritage Assets in the parish which are already scheduled as 'Monuments'. The steering group will add to this schedule any building or structure of significance where its history or contribution to the local environment justifies inclusion. Each property owner will be individually consulted concerning its inclusion.

Members of the Steering Group are engaged on a detailed look at CLT and self build options for new development, especially where this may assist younger families to get on the housing ladder in Ringmore. However there are quite severe constraints that will need to be overcome if this is to be successful.

The steering group is to organise a meeting in the WI Hall probably in May to discuss this with interested residents and also to give an opportunity to those people who responded to the parish questionnaire suggesting new activities for the population.

Richard Baker
Ringmore NPSG

19 March 2019

Neighbourhood Plan :- report to the Parish Council 23rd April 2019

The Steering Group has met again since the last Parish Council Meeting.

The main areas of discussion have been Challaborough Holiday Parks, Future Housing Development, Heritage Assets, Employment and Business, Community Land Trusts and Self Build.

Good progress has been made in formulating the narrative necessary for these titles and drafting policies in line with the replies to the questionnaire.

Richard Baker
Ringmore NPSG

23rd April 2019

Neighbourhood Plan :- report to the Parish Council AGM 21st May 2019

Almost exactly two years ago the Ringmore Parish Council confirmed its wish to undertake a Neighbourhood Development Plan as outlined in the National Planning Policy Framework. Our Neighbourhood Development Plan forms the third tier of this government policy with the Plymouth and SW Devon Joint Local Plan being the second tier.

The Neighbourhood Development Plan gives local people a chance to have their say on how their parish should develop in the future.

To this end the Steering Group have held several consultations at parish social events and this has been backed up by a detailed questionnaire and Housing Needs Survey. There will be further focussed consultations with the local community before the report is finalised.

Currently the Steering Group are analysing the results of this consultation and drafting policies that are suggested by the majority result of that process.

There is lively debate amongst the Steering Group over several issues which we hope can be resolved by reasoned argument and consensus.

There is still a long way to go before the report becomes accepted by SHDC, a Government Inspector and a parish referendum but when it does it will have the same force as District and National policies and it must be given serious consideration during any planning application for development in Ringmore Parish.

Richard Baker
Ringmore NPSG

20th May 2019

Neighbourhood Plan :- report to the Parish Council 18th June 2019

Members of the RNPSG have been re-writing and updating previous reports but there has not been a meeting since the last Parish Council. However the next meeting of the RNPSG is this coming Thursday 20th June 2019.

Richard Baker
Ringmore NPSG

20th May 2019

Neighbourhood Plan :- report to the Parish Council 19th November 2019

The Ringmore Neighbourhood Plan Steering Group held a coffee morning and presentation of the draft Neighbourhood Plan to date, on Saturday 16th November 2019 in the WI Hall. The event was advertised via the Newsletter and with posters. It was well attended, with the visitors engaging with individual members of the steering group on their specialist areas. This was an opportunity for any member of the parish to come and see the progress and make their comments on direction or content and to question members of the Steering Group

The investigation and writing phase of the Neighbourhood Plan is nearly complete and will be ready for the next phase early in 2020. Each item in the plan has had to be clearly evidenced, either from publically available statistics and/or from the results of the Parish Questionnaire circulated in the spring of 2018. The Ringmore Neighbourhood Plan sits under the NPPF and JLP and must comply with them. The NPPF and JLP are subject to change and therefore the Neighbourhood Plan needs to be up dated as appropriate until it is finally agreed.

The document which currently runs to approximately 30 pages and will be professionally set out before being proof read for content or omissions.

After any corrections etc., it is intended that the draft document will be presented to the Parish Council and published on the Parish Council website, making it available to residents of the parish for their comments. We may consider distributing a hard copy of the draft, particularly to those who don't have computer access to the internet.

After this, the document will be ready for viewing by SHDC, before an independent government inspector reviews the Plan who may suggest omissions or modifications. Finally the agreed document will return to the Parish for a referendum. The latter must be held amongst electors and the Plan accepted.

These latter stages take an extraordinary length of time and therefore I would anticipate that the final document will be finalised early in 2021.

Richard Baker
Ringmore NPSG

17th November 2019