

# URGENT CHAT UPDATE NO 16

## PROPOSED JOINT LOCAL PLAN 2014 TO 2034

**Public Meeting.** A Chillington Open Day “drop in” meeting has been arranged at the Chillington Village Hall on **Wednesday 27<sup>th</sup> July 2016 from 3pm to 8pm**. Representatives of CHAT and the Parish Council will be in attendance to help residents with the Joint Local Plan Response Form and where possible answer any questions.

**Joint Local Plan.** The South Hams housing plan is evolving and has now become part of the Plymouth and South West Devon Joint Local Plan. There was an article recently published in the Kingsbridge & Salcombe Gazette which you may have seen.

This Joint Local Plan will be a single strategic plan dealing with land use and development across Plymouth, the South Hams and West Devon. It will set out proposals that will balance the need for housing, employment and the environment through to the year 2034.

Rural areas such as Stokenham & Chillington are listed in a booklet called “**Thriving Towns and Villages**”. Within the plan **Stokenham & Chillington is shown as a Local Centre with a combined proposed target of 95 houses**. The minimum number of houses for the South Hams Local Centres (Modbury, Salcombe, Stokenham/Chillington, and Yealmpton) is 500 spread over the years up to 2034.

**Parish Meeting.** There was a meeting in Stokenham Village Hall on Monday 18<sup>th</sup> July 2016 between representatives of the Parish Council / CHAT / Stokenham Group to agree how best to approach this Joint Local Plan and encourage the widest possible response from residents by the SHDC target date of 12<sup>th</sup> August 2016. The following was agreed:

- Stokenham and Chillington would complete their own “mail drop” as soon as possible.
- Two public “drop in” open days would be held as quickly as possible in Chillington and Stokenham. Residents would be able to attend either Open Day to try and achieve the highest possible turnout and Response Form submission %.
- Chillington and Stokenham both have alternative sites and details would be made available so that residents can include them in their Response Form if they so wish.
- The Parish Council agreed that consideration should be given to the disruption and turbulence caused by the 62 houses built in Chillington over the past years and that a **period of stability for say 7 years would be prudent**. This point will be included in the Parish Council response to SHDC.

**Public Consultation Period.** The public consultation period is outside of our control and we have been advised by SHDC that it started on the 1<sup>st</sup> July 2016 and ends at 5pm on the 12<sup>th</sup> August 2016. If you wish to make your voice heard and help shape the village housing allocation up to the year 2034, please complete and **submit your Response Form by the 12<sup>th</sup> August 2016.**

**Green Park Way Site.** Although the current planning application 0771/16/OPA will not be looked at by the SHDC Planning Committee until the 1<sup>st</sup> September 2016, the Joint Local Plan has included the Green Park Way Site for 65 houses.

There are many reasons why this site should not have been included and we must now put them in the Response Form mentioned below to try and get the site removed from the Plan. Some examples of relevant reasons will be made available at the Chillington Open Day “drop in” on the 27<sup>th</sup> July 2016 and you will also be able to discuss with CHAT on the day.

**Alternative Site.** Over the months we have been advised by a number of people (including the Parish Council, Julian Brazil and a Consultant Chartered Planner) that the village must offer an alternative site because in the current housing climate “no more houses” will not carry much weight with the SHDC LPA or the Government Inspector.

Although 55% said “no more houses” an alternative more sustainable site was identified by approximately 30% of residents in the Village Survey carried out in September 2015 **(Meadow Field SH\_53\_12\_13 and Meadow Field & Bulls Field SH\_53\_13\_13).**

- This site could be considered for the number of houses required (a figure of about 30 has been suggested) to meet the local requirement for a mix of truly Affordable Houses / Starter Homes / Self Build Homes / Sheltered Homes for the Elderly etc. and would be within walking distance of the village centre.
- There would need to be infrastructure improvements in and around the village and appropriate local restrictive covenants to ensure homes for local people had a priority.
- To get this site included in the Joint Local Plan residents need to include details in the Response Form mentioned below.
- CHAT will have more information / site details available at the Chillington Open Day “drop in” on Wednesday 27<sup>th</sup> July 2016.

**Response Form.** Residents have a choice on how they respond. It can be submitted electronically on line, by email or manually by completing a pre-printed Response Form available at the open days in Chillington Village Hall on Wednesday 27<sup>th</sup> July (3pm to 8pm) & Stokenham Village Hall (Wesley Smith Room) on Thursday 28<sup>th</sup> July 2016 (11am to 4pm).

To submit your comments on what SHDC is proposing and make your views known, all residents are urged to complete an **INDIVIDUAL** Response Form as follows:

- Submission on Line via: [www.southhams.gov.uk](http://www.southhams.gov.uk)
- Submission by Email to: [strategic.planning@swdevon.gov.uk](mailto:strategic.planning@swdevon.gov.uk)
- Complete the Response Form at the Public Open Day and they can be delivered to SHDC in bulk by CHAT / Parish Clerk. CHAT representatives will be available to help individuals with the completion of the Response Form if required.
- Complete Response Form and post it to: South Hams and West Devon Place Making Team, c/o Follaton House, Plymouth Road, Totnes, TQ9 5NE
- Write a Letter using the relevant headings in the Response Form and send it to: South Hams and West Devon Place Making Team, c/o Follaton House, Plymouth Road, Totnes, TQ9 5NE

SHDC must submit the Joint Local Plan in October 2016. It must then be inspected and approved by a Government Inspector and can only then be Adopted by SHDC.

- Failure to have an Adopted Joint Local Plan in place before 2017 will see SHDC in default again and **Central Government will decide how many houses and where they will be located.**
- Without a Joint Local Plan, **the location and type of development will be largely led by landowners and developers.**

Following the meeting with representatives from the Stokenham Parish Council and the Stokenham Group on the 18<sup>th</sup> July 2016 we would strongly urge all residents to attend the Open Day “drop in” at Chillington Village Hall on Wednesday the 27<sup>th</sup> July between 3pm – 8pm.

- Look at the proposed Joint Plan.
- Put relevant questions to CHAT and the Parish Council representatives.
- Submit the Response Form by 5pm on the 12<sup>th</sup> August 2016.

**Other Web Addresses.** Other interesting and useful web addresses:

- <http://www.southhams.gov.uk/jointlocalplan> South Hams has joined up with Plymouth and West Devon Councils to produce a Joint Local Plan. "Thriving Towns and Villages" Booklet covers Stokenham / Chillington.
- <http://plymouth.objective.co.uk/portal/planning/ilp/> Consultation Portal. Look under "Thriving Towns and Villages" for Stokenham / Chillington.
- <https://content.govdelivery.com/accounts/UKSWDEVON/bulletins/152f75e> First New Joint Local Plan Newsletter Dated 1st July 2016.
- <http://www.southhams.gov.uk/CHttpHandler.ashx?id=17859&p=0> Considering Sites for Development in Stokenham Parish Site Information Pack dated July 2016.

**Access to the Internet.** It is appreciated that many residents do not have email addresses or use the internet. **Unfortunately SHDC has decided that information can be viewed on the internet and responses sent via the internet.** This rather negative attitude towards non-internet users is just not understood and Julian Brazil has been advised.

Copies of the Important Booklet "**Thriving Towns and Villages**" are just not available for distribution down to household level yet the Response Form is asking for your views on the content!! **Three copies of this important booklet will be available at the Open Day in Chillington for viewing and note taking. Please bring your notebook, pen and reading glasses!** We will try and provide as much information as possible to ensure that **ALL** residents have the opportunity to complete the Response Form.

**Conclusion.** The Joint Local Plan is going to happen and will influence housing in Chillington up to the year 2034. It is therefore prudent that as many Chillington residents as possible put forward their views to the South Hams and West Devon Place Making Team by 5pm on the 12<sup>th</sup> August 2016.

Whether the Response Form is being submitted electronically or manually it is important that residents attend the Open Day "drop in" on Wednesday 27<sup>th</sup> July 2016 between 3pm and 8pm to gather information to put into the Response Form.

CHAT and representatives from the Parish Council will be available to try and answer your questions.

Chillington Housing Action Team (CHAT)

22 July 2016