

Bridestowe and Sourton Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to West Devon Borough Council and Bridestowe Parish Council

I have carried out a preliminary review of the Neighbourhood Development Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Basic Conditions Statement

On page 19 of the Basic Conditions Statement there seems to be an additional sentence at the end of paragraph 8.8 which states:

8.2 It was determined by West Devon Borough Council that a Strategic Environmental Assessment was required. See attached report.

This seems at odds with the rest of the text. Please can the Councils confirm whether this sentence is necessary and if any amendments are required?

During the SEA Screening process issues were raised by Natural England regarding the proposed Sourton Settlement Boundary. As a result the Qualifying Body opted to undertake SEA voluntarily. The text, at this location, will be amended to fully explain these circumstances.

Housing Provision

Paragraph 1.5.22 of the DNDP refers to two housing sites having been given planning consent in Bridestowe which contribute to the overall housing provision for the plan area of 30 dwellings. Please can the Councils confirm how many dwellings were granted planning consent and have been built? Similarly, have the 9 dwellings granted in Sourton and mentioned in para 1.5.20 also been built?

The sites referred to are as follows:-

- 1) Site 1 identified on Figure 5.3 Page 39:
Town Meadow (Application No: 2472/17/OPA) Outline Application for 24 dwellings:
Approved 21/7/2017
- 2) Site 3 identified on Figure 5.3 Page 39:

South side of Pig's Leg Lane (Application No: 4161/16/OPA) Outline Application for 4 dwellings: Approved 28th April 2017

Development has not commenced on either of the sites in Bridestowe. The development of the now 8 dwellings approved in Sourton has commenced.

Policy H3 allocates two sites for residential development – site 4 and site 5. Please can the Councils confirm how many houses each site could accommodate?

In Appendix V submitted as part of Bridestowe and Sourton NP the QB have provided an assessment of Sites 4 and 5. That Assessment, in terms of potential housing numbers is as follows:-

Site 4: Land Adjacent to the Cemetery (1.53ha): This site is estimated to be capable of accommodating 44 houses

Site 5: Land at Springfield Residential Home, Bridestowe (1ha): This site is estimated as capable of accommodating 20 houses.

The background document, Strategic Housing Land Assessment: Final Report (enclosed), submitted in regard of the JLP sets out, at paragraphs 3.16 and 3.17 , the multiplier used in South Hams and West Devon to calculate housing numbers set at 35 dwellings per hectare. Applied to site 4 this would give a total of 53. Although this will be reduced in the light of the Environment Agency's comments (enclosed) in terms of accounting for flood plain. I also believe the sloping nature of the site and the need for substantial landscaping will further reduce number that can be achieved. Applied to Site 5 this would suggest a total of 35.

On pages 36/37 there are three paragraphs 5.2.3, 5.2.4 and 5.2.5 which seem out of sequence with the rest of the chapter, so may be in the wrong location. I would be grateful for the Councils' comments.

These paragraphs are in the correct location but wrongly numbered.

Bridestowe Settlement Boundary

I note that at the northern end of Bridestowe, the Village Hall and housing site 4 are included within the settlement boundary, but the cemetery is excluded. Was there a particular reason for this decision?

The QB accept the cemetery lies within the urban fabric of the town and would be better included in the settlement boundary.

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils' websites as appropriate.

Barbara Maksymiw

3 September 2020