

SOUTH MILTON
NEIGHBOURHOOD PLAN – CONSULTATION MEETING

South Milton Parish Council

Neighbourhood Plan 2016-31

Note of the Public Consultation Meeting held on Monday 5 December

Present: 73 parishioners (approx. 18 per cent of the residents of South Milton)
including parish councillors and members of the NP steering group

Opening Remarks: The Chairman of the Parish Council and Chairman of the Neighbourhood Plan (NP) Steering Group welcomed villagers to the meeting and explained its purpose. The legal basis of NPs and their benefits for communities were described. The national demand for housing was mentioned and the targets set for house building in South Hams villages by district councils were explained. The process involved in the production of the NP was outlined. This has included the involvement of a professional officer from SHDC throughout and the South Milton group has benefited by having a professor of planning at Westminster University as one of its members. Villagers were thanked for their responses to the Questionnaire. Villagers were encouraged to read the draft NP and were urged to send in comments. On a show of hands in the hall, about half those present had already accessed the draft plan on line.

Presentation: The main issues in the draft NP were explained including:

- the 'key issues for parishioners' emerging from the Questionnaire,
- the 'vision statement',
- the constraints imposed on development in the parish by environmental designations set out in statutory plans and covered in the National Planning Policy Framework,
- the proposed site for a small housing development at the Dairy in Sutton and community car park behind the village hall
- the list of proposed local projects.

It was stressed that all new housing development (including the proposed Dairy development) would be subject to the normal planning procedure, including a separate and full consultation, and that the NP did not preclude any landowner from applying for planning at any time.

Issues and Questions raised at the meeting:

Item	Issue	Response
1	Importance of protecting the coastal area from development	Fully agree
2	Why were we offering a site for housing before being asked?	This gives us more control over the location, size and the nature of a development. For reasons listed in the NP the Dairy site has many benefits and will

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		give the village a long desired community car park
3	What would be the percentage of affordable housing?	A third, which was in line with planning guidance given to the NP Steering Group
4	Why is there a need to build in a village with no facilities?	The Questionnaire showed there was a local wish for some new housing (especially affordable housing) and it is important to plan for a vibrant village in the future
5	Will the house building be phased?	Probably, and it may not start for some years
6	Does the sewerage works have the capacity?	SWW confirm that they do and sewage from the proposed site can be piped down the proposed footpath/cycle track to the main sewer
7	Is the access to the site safe as the road is steep and twisting?	The Highways Department has some reservations but these can be mitigated by creating splays and creating the proposed path/cycle track to the village hall
8	Will there be a danger for children using the school bus?	Local school bus drivers are trained to ensure risk is minimised and the site is no worse than other existing pick up points
9	Will surface water run-off be increased?	The current barns are already sited on a large concrete slab and the developer will be obliged to take account of the issue of run off into streams as set out in the draft NP
10	Can the other eight sites offered for housing be made public?	The NP steering group had agreed with the landowners that the assessment of sites would be undertaken confidentially. It was explained that only three of the sites were considered 'possibles' and that when the evaluation exercise was completed one site was the clear winner. The attached note summarises the process that led to selection of the preferred site. The landowners of the possible sites have agreed to them being identified.
11	Was there any conflict of interest in choosing the preferred site?	Only one member of the steering group lived close to one of the 'possible' sites and he supported it. No other member lived close to any of the sites

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12	<p>South Milton Parish Council should learn lessons from the experience in West Alvington. Do not assume that undertakings given by the developer will be met. Consider demanding legal guarantees to achieve what you want.</p>	<p>Noted. Fairly detailed discussions have already taken place with the landowner of the Dairy site about the nature of the development and the main points have been agreed with him in writing. These are listed in the NP. We plan to work closely with him and the developer to achieve a development which, as far as possible, meets the needs of the village and fits its character</p>
13	<p>There is a danger of infill housing in the fields adjacent to the Dairy site</p>	<p>The fields are very steep and were rejected by the SHDC planning officer as unsuitable. This area had therefore been assumed to be green space and this will be clarified in the NP.</p>
14	<p>Will some of the new houses really be affordable to young people?</p>	<p>This problem is recognised and by working with the landowner, developer and possibly housing association we will try to make this a reality</p>
15	<p>Disappointed that the provision of a playpark is only listed as a 'project' and not part of the community benefit from the landowner/developer. Could it not be built next to the community car park?</p>	<p>This will be looked at again</p>
16	<p>If the NP wants to promote more working from home then Superfast Broad band needs to be available throughout the parish and this should be made a priority</p>	<p>Agreed and is included as a project in the draft NP</p>
17	<p>As gridlock on Horswell Lane in the high summer has been identified as an issue, why are no solutions offered such as widening passing places?</p>	<p>This is a matter for debate. Experience suggests that widening roads only leads to more traffic. At the moment the parish council has decided to leave things as they are and to resist any expansion of car parking at the beach or allow any additional permanent food/ retail establishment in the area of the beach. Appropriate policies are included in the</p>

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		draft NP
18	Why cannot the 20mph speed limit in the village be enforced?	Highways and the Police say that it can only be advisory whilst there are no speed calming measures in the village
19	An officer from the SW Coast Path Association offered to provide assistance with the project to create a new footpath to the beach along Horswell Lane	This was warmly welcomed

Concluding Remarks

Several people thanked the NP steering group for their work. Everyone was encouraged to provide comments on the draft NP by the deadline of 9 January 2017.

Postscript

On 12 December 2016, The Steering Group was made aware that Site 7, one of the ‘possible’ sites, had changed ownership (refer to attached note on selection of preferred site). The Steering Group are contacting the applicant for this site to clarify the situation.