



Our
Plan

West Devon

Town & Parish Council Workshop

Friday 9th May 2014

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District Council



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Coming up....

- Why are we preparing Our Plan?
- Context for change
- About the plan
- Consultation on the scope of the plan
- Engagement with Town and Parish Councils
- Key challenges

and....

- Land Availability Assessment

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Why are we preparing a new plan?

- We need to update our existing plans so that they are in line with the National Planning Policy Framework (NPPF).
- The Regional Spatial Strategy and Structure Plan are no longer in place – so we need to set our own targets for housing and other development needs.
- We need to enable communities to prepare Neighbourhood Plans and take ownership of locally important planning matters.
- Move to one single strategic plan for the area that supports communities and helps to commission services more effectively.

How are things changing in planning?

We have to move away from fixed lines on maps and detailed settlement specific policies.....

...and towards a more flexible approach to managing development

We need to apply the presumption in favour of sustainable development

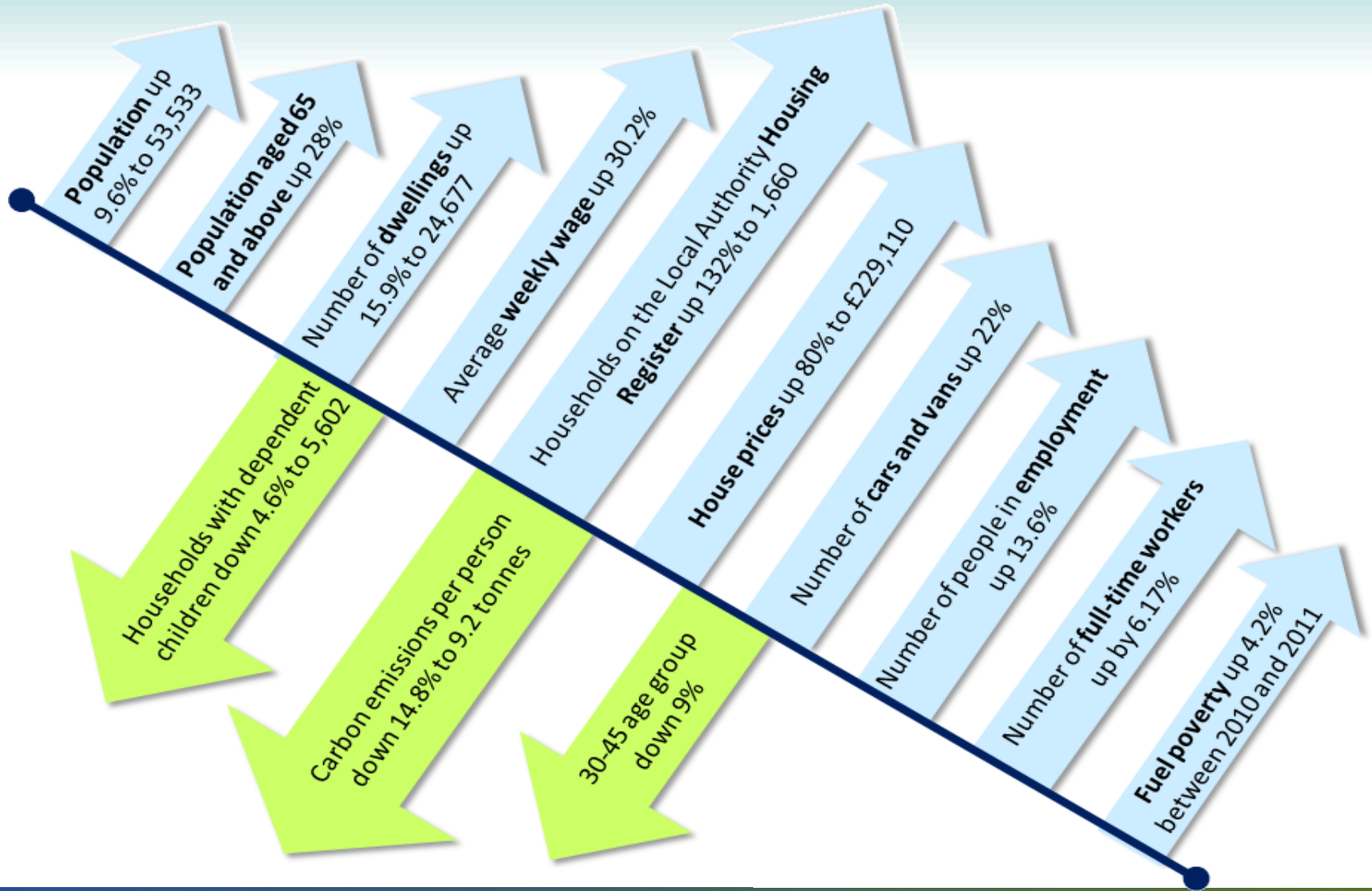
Neighbourhood Planning now enables communities to make more decisions about planning in their area

We need to strengthen the protection and enhancement given to our natural and historic environments

We now have a duty to cooperate with neighbouring authorities and local service providers

Post NPPF

How has the Borough changed since 2001?



What are the big challenges we need to plan for?

Our population is changing with an **increasing older age** population

We have a sustained need for more **market and affordable housing**

There is an **out migration of young and working age people**

Energy security is a growing issue. We need to find ways to **increase renewable energy** generation and reduce fuel poverty

Climate change means we need to respond and **adapt to changing weather patterns** and reduce carbon emissions

We need to **improve the health and well-being** of our communities

We need to empower our communities to **produce Neighbourhood Plans** and take ownership of local planning matters

About the Plan

- High level strategic plan
- Covers the period 2011 – 2031
- Planning policies applied to area outside of Dartmoor National Park only
- We use lots of local evidence to inform Our Plan
- Must be in conformity with national policy
- Engagement with neighbouring authorities and stakeholders
- Community consultation



Consultation on the scope of the plan

Sets out....

- The area the plan will cover
- Key topics the plan will cover
- Timetable for preparing the plan
- Engagement strategy
- Big challenges
- Consultation arrangements

Meets requirements of 'Regulation 18' consultation

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The area the plan will cover



Our Plan

Our Vision

- Aims and framework for future growth
- Our priorities and challenges

Our Communities

- The development strategy
- Role for neighbourhood planning
- Defining 'sustainable development'
- Infrastructure
- Sustainability Appraisal
- Community empowerment and enabling

Our Homes

- Future housing numbers
- Affordable housing
- Self-build
- Gypsy and traveller provision
- Housing mix and type
- Design standards

Our Nature

- Designated and protected landscapes
- Green infrastructure
- Trees and hedges

Our Economy

- Employment strategy
- Employment policies
- Town centre and retail policies
- Regeneration
- Diversification
- Enabling flexibility and supporting change

Our Resources

- Renewable energy
- Zero carbon
- Climate change
- Energy hierarchy
- Sustainable construction
- Flood risk

Our Heritage

- Conservation areas
- Listed buildings
- Heritage assets
- Reuse of land and buildings
- Archaeology

Our Wellbeing

- Social inclusion
- Public safety
- Open space and sport
- Community assets
- Health infrastructure



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Timetable



Any questions?

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Commenting on the scope of the plan

- Consultation from **9th May – 20th June 2014**
- Document available on Council's website at www.westdevon.gov.uk/OurPlan
- Web form to send back views
- Regular updates on Twitter and Facebook



@OurPlanWD



www.facebook.com/OurPlanWD

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Engagement

- Revised Corporate engagement strategy with one annual engagement plan
- Role of Borough Members and Town and Parish Councils
- Social Media and Website
- Working with partners
- Using existing events/meetings and forums
- Targeted engagement



Your role in the engagement process:

- Locally elected representatives – helping your communities have a say
- Town and Parish Voice
- Workshops
- Individual meetings with towns and parishes as appropriate



Other ideas?

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Key Challenges

Attracting a range of jobs

Responding positively to climate change

Retaining young people and families

Enabling healthy and active lifestyles

Increasing self-reliance for individuals and communities

Finding innovative and flexible housing solutions

Building a mix of housing to meet community needs

Improving the overall health, wellbeing and resilience of our communities

Building a mix of housing to meet market and local needs

Enabling waste reduction

Supporting an increasing older age population

Encouraging community planning and ownership

Supporting and retaining existing jobs and local businesses

Improving access to services



Ensuring adequate access to recreation and open spaces

Protecting and enhancing our natural landscapes

Encouraging sustainable construction methods

Recognising and promoting what makes the area 'special'

Making the most of new technologies

Maintaining services with less public funding

Enabling effective waste management

Improving transport links

Enabling the right amount of development in the right places

Adapting to changing weather patterns

Enhancing the role of town centres

Maintaining and enhancing infrastructure (e.g. Schools, roads, healthcare etc.)

Enabling renewable energy

Enabling more affordable housing options

Making the most of our historic environment and heritage assets



Activity: Our Plan Challenges

Do you think we have identified
the right challenges for People
and Place?

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Workshop groups

Group A – Michelle	
Cllr Benson	Bere Ferrers
Cllr Ewings	Tavistock
Sally Challis	Buckland Monachorum
Colin Rogers	Tavistock
Pete Brickley	North Tawton
Jan Goffey	Okehampton
Chris Edmonds	Lifton
Carl Hearn	Tavistock
Hilary Boot-Handord	Bere Ferrers

Group B – Phil	
Cllr Musgrave	Bere Ferrers
Cllr Marsh	Okehampton
Eric Hemsil	Horrabridge
Brian Moore	Lifton
Steve Blood	North Tawton
Susan Woollacott	Buckland Monachorum
Dick Eberlie	Tavistock
Derek Webber	Okehampton Hamlets
Jan Smallacombe	Tavistock

Group C – Debbie	
Cllr Leech	Okehampton
Cllr Sellis	Tavistock
Cllr Morgan	North Tawton
Kerry Howell	Horrabridge
Andrew Sadlier	Bere Ferrers
Harry Smith	Tavistock
Edward Sweet	Iddesleigh
Martin Fowler	Buckland Monachorum
Philip Waters	Bratton Clovelly

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Feedback & refreshment break

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Land Availability Assessment

Role

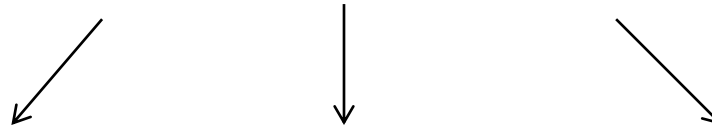
- Key piece of evidence – Government requirement
- Identifies all sites with potential for development
- Does **not** allocate sites for development
- Used to inform the development strategy for Our Plan and neighbourhood plans

Land Availability Assessment

Process

- 'Call for Sites' carried out Autumn 2013
- Assessment underway with a range of experts
- Considers whether a site is 'available, suitable and achievable':

Assessment



Available

The landowner has made the site available for development

Suitable.

Site is in a suitable location for development that contributes to the creation of sustainable communities.

Achievable

There is a reasonable prospect that the development will take place.

What happens next?

- Interim report due early June - will present findings of our assessment
- Puts sites into one of two categories:
 - those with possible development potential
 - those considered to have no current potential
- Opportunity for you to comment on the interim report
- Final report due autumn 2014



Any questions?

Thank you for attending

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