

PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



c/o 34 Totnes Road
Paignton
TQ4 5JZ

12 May 2016

By email to: pat.steward@torbay.gov.uk
and future.planning@torbay.gov.uk
Torbay Council
FAO Patrick Steward
Head of Spatial Planning
Spatial Planning
2nd Floor, Electric House
Castle Circus
Torquay
TQ1 3DR

Dear Pat

Reference Group Meeting 3pm Tuesday 17 May 2016

To help save time at the above meeting the current position in respect of the Paignton Neighbourhood Plan on required documentation is as follows:

Neighbourhood Plan – Draft 8 independently assessed via Planning Aid and the suggestions received considered by the Forum on 21 April. Work in progress on the amendments recommended. Test sheets for checking the output were approved by the Forum on 21 April in accord with recommended guidelines.

Basic Conditions Statement – Draft 4 approved by the Forum on 18 February containing agreement reached with the Council on 21 January by email in accord with PPG on the scope required and those policies of the adopted Local Plan considered to be strategic for the assessment of general conformity. Agreement was reached in writing with the Council that the housing numbers referred to are in general conformity with the minimum trajectory of Policy SS13 though below those of the “estimated” trajectory of SDP1. The Forum’s letter to you of 19 February contains the detail. Work is in progress on completing the Statement. It is understood however that the Council has changed its view on which Local Plan policies are strategic and further detail is awaited.

Statement of Community Involvement – Draft 1 agreed by the Forum and work is in progress on inserting the details for each part identified.

Supporting Information Document – Draft 1 agreed by the Forum and work in progress of inserting the detail.

Strategic Environmental Assessment – Screening Opinion Consultation Draft jointly prepared with the Council and submitted to the 3 statutory bodies. Replies received from all three statutory SEA bodies are being reported to the Forum on 19 May. Two agree that no SEA is required and the third has requested further information.

Other preparation aspects

Steps remaining to enable the submission are primarily those of 1 to 4 below, and to adoption, those from 5 to 9 below:

1. Completing the drafts and printing
2. Undertaking the 6 weeks pre-submission statutory consultation
3. Making post consultation amendments if necessary
4. Printing and submitting
5. Undertaking the second 6 week period of statutory consultation
6. Joint appointment of the Independent Assessor
7. Consideration of the Assessor's Report
8. Referendum
9. Adoption

We have agreed to use the Council's services for the document artwork and printing stages. How much time this may require is not clear. We can only use the benchmark of the 5 months so far taken to print the Local Plan adopted by the Council in December 2015 but with no finalised copy yet available.

Procedural matters

It has been of concern to experience changing Council views on the expected final housing numbers and text alteration in the Local Plan (still not yet printed); whether or not the SEA Screening Opinion Consultation Draft was jointly prepared; and now the view on identification of the strategic policies of the Local Plan.

These all point to the need for a much better understanding of the formal approval arrangements from here on so far as the Council is concerned.

In particular:

- How formal decisions will be made on remaining aspects of document preparation where formal view of the Council is needed in accord with PPG's
- Progressing the SEA Screening Opinion to formal decision
- Resolving the issue of the Development Plan status of land use designations on the Local Plan Policy maps and SPD's relating to the Town Centre and at Collaton St Mary
- How decisions will be made on appointment of the Independent Assessor or Assessors following submission of the Neighbourhood Plan document set.

To meet your wish to keep the meeting time to a minimum I have copied this letter to the other Forum Chairs and Vice Chairs of Brixham and Torquay who will no doubt be providing similar information at the meeting or possibly beforehand.

Yours sincerely

David Watts

Forum Chairman

Cc Mike Parkes (Forum Secretary)

cc All Reference Group members