

Harberton Parish Neighbourhood Plan Steering Group response to updated Site Options Assessment (dated July 2023)

27th July 2023

Thank you for your email dated 21st July and your responses to the queries and remarks made by the Neighbourhood Plan Steering Group.

Thank you for making amendments and additions in response to those comments. The amended table 1 in particular makes for a much easier understanding of the location of the sites and when/how they were brought into the process.

I forwarded the documents emailed to members of the NP Steering Group and have collated comments received in this past week.

Having read through again there are just a few details to pick up with you.

P4:	Figure 1: Harberton neighbourhood area (source: Harberton Parish Council). Please include reference to the PARISH (Harberton Parish neighbourhood area) Actioned
Appendix Header:	Harberton Neighbourhood Plan. Please amend to Harberton Parish Neighbourhood Plan. Actioned
Item 2.22 and 2.28	<p>Your comments that this section provides a local policy review and its purpose is to outline policies that are relevant to this SOA. Further analysis on economic growth post covid is beyond the scope of this SOA.</p> <p>A member of the steering group has a strong opinion that some notation or footnoting is required to comment that any assertion about rural businesses and working patterns are statements that are dated. They were agreed PRIOR to pandemic policy changes and reworkings in response to a new reality in which we all live now and will do permanently. This is not assertion or opinion but statutory planning policy which is the basis of planning decisions and against which the Neighbourhood Plan is examined. The Neighbourhood Plan can take a different policy approach to this area based on evidence of new rural business operations and working patterns.</p>
Item 3.4	<p>Oak Tree Field</p> <p>The HNP steering group notes your comments and push back on the suggestion that Oak Tree Field (OTF) be included in this report, and understand the fact that it already has planning permission means it's technically outside the scope of the report. Nonetheless, given that the Oak Tree Field development appears to be stalling and remains, in practice, hypothetical, members of the HNP Steering Group think it would be useful to have the site assessed on the same basis as all the other ones that have been put forward. It would mean that the HNP Steering Group and the community have a clear understanding about how the Oak Tree Field compares, in terms of suitability, to potential developments elsewhere. It was commented that people will naturally compare this site and the other potential ones in their minds, and having an objective comparative assessment would be useful and perhaps avoid misunderstandings. Members of the Steering Group would like to see the site included if at all possible. An alternative suggestion is that some kind of addendum could be written up to attach to the final report to include Oak Tree Field as part of a wider conversation of community led housing and the future of development in this way.</p>

	<p>Was any work done in relation to AECOM's proforma while on site that would enable the production of an assessment of this site?</p> <p>Our standard approach is that it is only sites that haven't already been assessed through the planning process (planning application) or in a Local Planning Authority assessment are assessed in full so as not to duplicate work. The principal of development on the site has been established through the planning consent so this site can now be taken forward into the site selection process along with any other sites that have been rated green or amber and compared along with other candidates against Neighbourhood Plan objectives to select the best sites to meet the housing requirement. If the Steering Group would like to carry out its own assessment to compare with other sites this can be done using the Locality toolkit and associated proforma which has been written for this purpose. https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/</p> <p>We have added in a note at para 3.4 to explain this site could be allocated if it planning permission is not implemented. Please see additional narrative at para 3.4.</p>
NP01	<p>It is noted that there are now two NP01 sites marked on the map, which is likely a confusion created by comments from the HNP Steering Group for which we apologise.</p> <p>The confusion has expanded by redlining Brewery Cottage - the 'parent' to the away garden in the middle of Marl Park wildness across the road. Is there a way to show how the cottage is NOT UP FOR redevelopment? Or don't delineate the cottage at all, just put a note in the chart about NP01 as to the location of the main house. It's <u>just the infill land</u> that is up for assessment- is some other coding needed.</p> <p>Should the outline needs to be amber not red?</p> <p>Actioned on both the site identification and RAG maps.</p>
Table 2	<p>It would be helpful if the same notes with regard to identification of the site that were made in Table 1 were also made in Table 2.</p> <p>Actioned</p>