

NAME OF COMMITTEE	Community Services
DATE	25 June 2013
REPORT TITLE	Hatherleigh Community Plan
Report of	Strategic Planning Officer
WARDS AFFECTED	Hatherleigh

Summary of report:

Hatherleigh Town Council has adopted a Community Plan following a year of public and stakeholder consultation. The Community Plan provides guidance on future development and local community initiatives in the parish of Hatherleigh. In accordance with the adopted Community-Led Planning Protocol, the Community Services Committee is being asked to approve the plan to be used by the Borough Council when determining relevant applications for development in the area the plan covers.

Financial implications:

There are no direct financial costs arising from this report.

RECOMMENDATIONS:

It is recommended that the Committee approves the Hatherleigh Community Plan to use as a material planning consideration when determining relevant applications for development in the area the plan covers.

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1. BACKGROUND

- 1.1 The Hatherleigh Community Plan is the first to be prepared of its kind in the Borough. It has been prepared under the provision of Core Strategy Strategic Policy SP24 using the recommended 'Plan-It' approach.
- 1.2 The process began in September 2011 in response to development pressures on the existing brownfield market site in the centre of the town. The Hatherleigh Plan-It Group, made up of volunteers from the local community and town councillors, have led the process with the support of Hatherleigh Town Council.

- 1.3 The Hatherleigh Plan-It group has carried out extensive consultation with all parts of the community to achieve a good understanding of the issues and aspirations of local residents and businesses. A Statement of Consultation accompanies the Community Plan and is provided as an appendix within it.
- 1.4 A draft version of the plan was consulted on between 4th October and 15th November 2012 and has since been amended to incorporate any suggested changes that were appropriate. As the Borough Council, we provided a response to this consultation which stated that we supported the broad principles of the plan but recommending some changes. These changes have been included in the final version which was adopted by Hatherleigh Town Council on 9th April 2013.
- 1.5 It is important to note that as this is not a neighbourhood plan it does not carry statutory weight. However, it will be a material consideration in the determination of relevant applications.

2. REQUIREMENTS TO APPROVE THE PLAN

- 2.1 The plan itself has not been attached as an appendix to this report as it is not the content which Members are approving but the process by which the plan has been undertaken. Officers have reviewed the plan and an assessment of it is provided in Appendix A. This assessment has used the criteria included in the Council's adopted Community-Led Planning Protocol which contains a set of criteria which a Community Plan must fulfil in order to be approved by the Borough Council.
- 2.2 The plan is available to view on Hatherleigh Town Council's website – www.hatherleightowncouncil.org.uk and the West Devon Borough Council website – <http://www.westdevon.gov.uk/article/3686/Community-Plans>

3. STRATEGIC PLANNING CONSIDERATIONS

- 3.1 The plan covers a range of issues and activities in the community using the recommended 'Plan-It' approach. All aspects of the community have been considered and include community life, housing, local facilities and activities, local services, the economy, the environment and transport and communications.
- 3.2 The particular strategic planning considerations which have been included within the plan are:
 - The community has had a high rate of development over the last few years and wants to try and achieve a steadier rate of growth in the future, so that the community has time to absorb new development and the roads and infrastructure are not overburdened.
 - The plan therefore makes provision for around 105 homes. Around 80 of these are proposed for the Hatherleigh Market site with the remainder being provided by opportunities for small-scale infill and self-build projects.
 - A Parish Housing Needs Survey carried out in 2012 only identified a very small amount of affordable housing need. As such, the community would like financial contributions/planning obligations from any redevelopment of the

market site to focus on delivering a market facility, whilst still enabling an element of affordable housing.

- The plan has consulted with the local infrastructure providers and has identified any improvements needed as a result of this level of development.

3.3 The guidance included within the plan accords with the policies of the Council's Adopted Core Strategy (2011) and Local Plan (2005) and the policies of the NPPF.

3.4 Importantly, the Community Plan makes provision for 105 homes of the 430 rural housing requirement as set out in Core Strategy Strategic Policy 7.

4. LEGAL IMPLICATIONS

4.1 The Hatherleigh Community Plan has been prepared under the provisions of Chapter 8 of the Core Strategy and the strategy for development in local centres and villages.

4.2 The preparation of the Hatherleigh Community Plan has met with the requirements of Section C of the Borough Council's adopted Community-Led Planning Protocol.

4.3 The Hatherleigh Community Plan is in accordance with higher tier policies and EU regulations.

5. FINANCIAL IMPLICATIONS

5.1 There are no direct financial implications arising from this report.

6. RISK MANAGEMENT

6.1 The Risk Management implications are shown at the end of this report in the Strategic Risks Template.

7. OTHER CONSIDERATIONS

Corporate priorities engaged:	Community Life; Housing; Environment; Economy
Statutory powers:	<ul style="list-style-type: none"> • National Planning Policy Framework • Adopted Core Strategy 2011
Considerations of equality and human rights:	The Plan has addressed community life as a specific section and identifies how the community can continue to be involved in local activities so that they are equally able to enjoy and use the town. There are no aspects which have any direct impacts on human rights.
Biodiversity considerations:	The Plan makes provision to conserve and enhance biodiversity with specific reference to features of the Hatherleigh Market future development site. The planning application would assess the impact that any proposed development would have on biodiversity.

Sustainability considerations:	The Plan looks at seven different areas of sustainability and provides a strategy to maintain a sustainable future for the parish of Hatherleigh. The suggestions included within the plan are likely to be of benefit to both existing and future residents of Hatherleigh and the surrounding area.
Crime and disorder implications:	The overall strategy promoted in the Plan is to ensure that there is a good quality of life for all residents and that there are sufficient facilities and services available to avoid any increase in crime and disorder.
Background papers:	<i>Hatherleigh Community Plan Community-Led Planning Protocol Adopted Core Strategy 2011</i>
Appendices attached:	Appendix A: <i>Assessment of the Plan</i>

STRATEGIC RISKS TEMPLATE

No	Risk Title	Risk/Opportunity Description	Inherent risk status				Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	Lack of community planning guidance for new development in Hatherleigh parish	There is a risk that without the Hatherleigh Community Plan, all decisions relating to future development in the parish of Hatherleigh will default to the Borough Council's adopted policies and the NPPF. This will mean that the Hatherleigh community has limited influence about where and how future development can take place.	2	3	6	↑	Approve the Hatherleigh Community Plan to be used as a material consideration alongside other plans and policies of the Council and the NPPF.	Strategic Planning Development Management

Direction of travel symbols ↓ ↑ ⇄