

MILTON ABBOT, CHILLATON AND KELLY NEIGHBOURHOOD PLAN (MACK PLAN) CALL FOR SITES

Introduction

The Plymouth and West Devon Joint Local Plan has set an indicative figure of 20 new homes to be built in the MACK Plan area (nominally stated as Milton Abbot) in the period to 2034. The Milton Abbot Group Parish Council commissioned a Neighbourhood Planning Committee to develop a Neighbourhood Plan which, amongst other things, will determine the local housing need in terms of size, design and affordability and, if possible to identify and agree with local residents, sites for future development. Evidence with regards to size, design and affordability has now been gathered enabling this Call for Sites to be drafted in a more informed manner on the basis of clear evidence.

In order to be as transparent as possible with landowners and developers from the outset, what follows is a summary taken from the relevant sections of the draft Neighbourhood Plan. It is provided as the best guidance available based on evidence gathered from a 2017 Resident's Survey, an independent 2019 Housing Needs Analysis, an independent 2020 Housing Needs Survey and regular engagement with the community. This advice must however, come with a health warning as the draft plan has not yet been seen by examiners. It is provided to help guide potential proposals for new development.

We are deeply grateful for the patience demonstrated by landowners and agents as we have navigated the lengthy but necessary path to this point in the creation of a Neighbourhood Plan.

Summary of Draft Housing Policy

- **Scale of Development.** The indicative figure of 20 houses is recognised as meeting local housing needs but is right at the upper limit of what is supportable by local infrastructure capacity and should not be exceeded.
- **Affordable Housing.** There is a clear and evidenced need for affordable housing to be incorporated into any future development. A comparison of the needs identified by the AECOM Housing Needs Assessment (HNA), the Devon Communities Together Housing Needs Survey (HNS) and longer term scrutiny of the Devon Homes Choice figures from WDBC identifies a need for 6 affordable homes in the MACK area.
- **House Size.** 76% of the housing stock in the MACK Plan area has 3 bedrooms and above with a significant lack of smaller homes. The Resident's Survey, the HNA and the HNS all clearly identify a need, in priority order, for 2 bedroom, 3 bedroom and 1 bedroom properties with no evidence of need for 4 bedrooms or above. It is recognised, however, that limited numbers of larger properties may be required to subsidise affordable houses.
- **Density, Gardens and Parking.** The density of new development should reflect the rural character of the area with no greater density than 30 homes per hectare (12 homes per acre). Gardens should be at least 60 m² and 2 or more off road parking spaces should be provided in addition to any garage.
- **Climate Change.** Given the declared national intention to achieve a zero carbon economy by 2050, it is clear that significantly higher standards of insulation and more sustainable forms of heating will be required, including community heating systems. Proposed developments that reflect these future national needs which are articulated in The Future Homes Standard consultation document from the Ministry of Housing Communities and Local Government are likely to achieve higher local support.

SITE SUBMISSION FORM

- Please complete this form if you wish to put forward a potential housing site to be considered for development in the Neighbourhood Plan process.
- You must provide your name and address and attach a map clearly showing the precise boundary of the site for your proposal to be considered.
- Please use a separate form for each site.
- Do not submit sites that already have planning permission for housing or other development, unless different proposals are now envisaged.
- 8 sites in the MACK Plan area were submitted to the South Hams District Council & West Devon Borough Council's Strategic Housing Land Availability Assessment (March 2017) with varying degrees of assessed suitability for development. Those sites still offered for development, should be resubmitted using this form so that they can be compared with all other options for meeting the JLP housing allocation.

Site Reference	Site Address
wd_42_01_08/13	Land adjoining Fore Street, Milton Abbot (west of Lutyens Fold)
WD_42_03_08/13	Land adjoining Milton Abbot Primary School, Milton Abbot
WD_42_05_08/13	Allotment Gardens, Fore Street, Milton Abbot
WD_42_06_08/13	Land adjacent Vicarage Gardens
WD_42_07_08/13	Land west of 1 Springfield Cottages, Chillaton
WD_42_08_13	Land east of Marlow Crescent, Chillaton
WD_42_09_13	Land between Sunwaye and Marlow Crescent, Chillaton
WD_42_10_13	Land at Endsleigh House and Gardens, Milton Abbot

- Please note this is not an online form. Completed forms should be emailed to mackplan2019@gmail.com (preferably) or if required posted to the Parish Clerk at the address set out at the end of this form. We will acknowledge receipt of all forms. The deadline for submission of sites is **4pm on Monday 20 April 2020**.
- **It is important to be clear that submitting land for consideration does not mean that it will necessarily be allocated in the Neighbourhood Plan, nor does it mean that it is more likely to gain planning permission. Potential sites will be verified for feasibility by WDBC and those that remain will be presented as options for development to a meeting of the local residents in order to identify the site or sites that they would support at referendum.**

MACKPLAN SITE SUBMISSION FORM

1. Your Details:

a. I am: (please tick as appropriate)	The Landowner		A Developer	
	A Land Agent		A Planning Consultant	
	Registered Social Landlord		Other (provide detail)	
b. Contact Name				
c. Company (if relevant)				
d. Address				
e. Telephone number				
f. Email address				
g. Landowner details (if different)	Name:			
	Contact details:			
	Has the landowner(s) been informed of this site submission?	Yes		
No				
h. Willingness to develop	Are the landowners willing to release this land for development?	Yes		
		No		

2. Site Details

a. Site address		
b. Site OS grid reference		
c. Site area in hectares		
d. Estimated number of dwellings that could be provided on the site (please consider the guidance provided with this form).		
e. Current and/or previous use of the site if vacant.	Current use:	Previous use (if applicable):
f. Relevant planning history (e.g. previous planning applications with reference number - including refusals).		

3. Map of Site Boundary

Proposed sites will not be registered unless an Ordnance Survey based map showing the precise site boundary has been provided.	Map enclosed?	
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4. Site Condition

a. Type of site (estimated % of site).	Greenfield		Brownfield (previously developed land)	
b. Are there any buildings on the site suitable for conversion for residential or employment use?	Number of buildings:		Type of buildings:	

5. Site Constraints

Please provide details:	Are there any factors which may prevent development on the site?	Could these constraints be overcome?
a. Ownership issues (e.g. multiple ownership, ransom strips)		
b. Contains, or is within or adjoining to a protected area (e.g. SSSI, Conservation Area, protected employment area).		
c. Physical constraints (e.g. topography, drainage, contamination, tree preservation order).		
d. Access issues (e.g. distance from the road network, location of site entrance, constrained access).		

e. Ecological constraints (e.g. species, habitat).		
f. Flood risk.		
g. Legal issues (e.g. covenants).		

6. Predicted Timescale for Development

a. How soon could the site be available for development?	Within a year	
	1 - 7 years	
	8 - 14 years	

7. Market Interest

a. What level of market interest is there for the site?	Site owned by a developer		Site under option by a developer	
	Enquiries received		Site is being marketed	
	None		Not known	

8. How you propose to meet the housing need.

Please provide a brief description of what you propose and how it will meet the evidenced housing need of the MACK Plan area. Include any other information that might affect development on the site that we should be aware of. If you are solely offering land for development by a third party then please state this.

I accept that this information can be held for use by the Milton Abbot Group Parish Council and the MACKPlan Committee.

Signed:

Date:

Data Protection

The information that you have provided will be held by the MACKPlan Committee on behalf of the Milton Abbot Group Parish Council in accordance with the Data Protection Act 2018. The information collected in the form will be used to assist in the preparation of the Neighbourhood Plan and for no other purpose. By responding you are accepting that your response, and the information within it, will be made available to the public. Your personal information such as address, telephone number and email address will not be published.

Please return completed forms to:

By email to: mackplan2019@gmail.com

By post to:

**The Parish Clerk,
Milton Abbot Group Parish Council
Briardale
Woodlands
Dousland
Yelverton
PL20 6NB**

The deadline for submission of sites is 4PM Monday 20 April 2020.