

Aveton Gifford Neighbourhood Plan 2014-2034

Submission Version

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012

Draft Statement of Consultation

April 2019

Submitted by the qualifying body:

Aveton Gifford Parish Council

<https://www.aveton-gifford.co.uk/local-info/parish-council/>

for:

Aveton Gifford Neighbourhood Plan

<https://www.aveton-gifford.co.uk/neighbourhood-plan/home/>

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SUMMARY

This consultation statement accompanies the submitted Aveton Gifford Neighbourhood Plan.

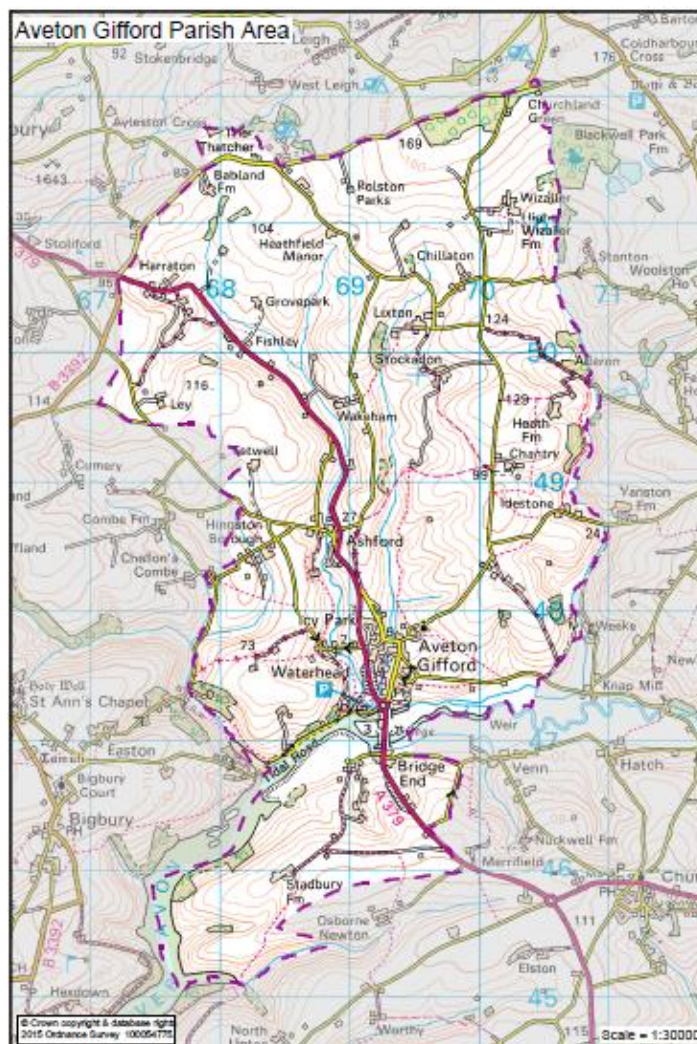
It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 (hereinafter referred to as “the Regulations”) and sets out:

- *details of the persons and bodies who were consulted about the plan;*
- *an explanation of how consultation was carried out;*
- *a summary of the main issues and concerns raised through the consultation; and*
- *a description of how those issues and concerns have been considered and addressed in the plan.*

The steering group is grateful to the district council, other bodies and the local community for their help and involvement in shaping the plan.

INTRODUCTION

1. This statement sets out the way in which the consultation undertaken as part of the Aveton Gifford Neighbourhood Plan meets the requirements of the Regulations.
2. Aveton Gifford Parish Council is the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan. It has been assisted in the process by a steering group and local consultants. The neighbourhood plan group's Terms of Reference are available in Appendix 1.
3. The Aveton Gifford Neighbourhood Plan area has been designated as the whole of Aveton Gifford parish.



LEGISLATIVE FRAMEWORK

4. Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body (Aveton Gifford Parish Council) to submit the plan to the local planning authority, thus:
15 — (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –
(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

- (b) a consultation statement;*
- (c) the proposed neighbourhood development plan; and*
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*

This document fulfils requirement (b).

5. Section 15(2) of Part 5 of the Regulations sets out what a consultation statement (such as this one) should contain:
 1. *details of the persons and bodies who were consulted about the plan;*
 2. *an explanation of how consultation was carried out;*
 3. *a summary of main issues and concerns raised through the consultation; and*
 4. *a description of how those issues and concerns have been considered and, where relevant, addressed in the plan.*
6. This statement meets those requirements, particularly in that part of the statement at para's 29-36 below.

THE CONTEXT FOR THE AVETON GIFFORD NEIGHBOURHOOD PLAN

7. Aveton Gifford is a rural parish about 3 miles inland from the coast at the tidal head of the Avon Estuary. The parish population is about 1,000 people with the village at its centre, providing a shop and post office, local school, pre-school and playgroup, church, pub, car parking, open spaces and a community swimming pool.
8. The parish experiences the social, economic and environmental pressures and challenges commonly associated with an attractive rural location. The local economy rests primarily on tourism and agriculture. Job opportunities are few and house prices are high which can make it hard for local people, especially the young, to afford to stay in the parish. To address such issues, in late 2015, Aveton Gifford Parish Council decided to proceed with the development of a neighbourhood plan.
9. The neighbourhood plan's vision for Aveton Gifford is that:
 - a) *The village and surrounding areas will show a small but continuous growth in housing and population.*
 - b) *In doing so the village will retain its village feel and remain vibrant as a community of friends and neighbours.*
 - c) *The buildings and natural heritage of the area will be retained and protected.*
 - d) *The open spaces and recreational areas including the River Avon will be conserved.*
 - e) *Development must not change the nature of Aveton Gifford but will enhance it.*
10. The plan's policies and proposals are laid out under the following main headings:
 - a) Development and New Homes
 - b) Housing
 - c) Community Facilities and Infrastructure
 - d) Traffic and Transport
 - e) Environment
 - f) Economy

11. The local community has shaped the plan, as is described below, and its policies and priorities respond to the issues and aspirations they have raised.

INITIATING THE PROCESS

12. In late 2015 Aveton Gifford Parish Council agreed to prepare a neighbourhood plan. The parish council is the appropriate “qualifying body” under the Regulations. A steering group was established to guide the process, and the wider parish community has been engaged through a series of events and surveys.

CONSULTATION UNDERTAKEN

13. The first public consultation took place in February 2016, launched at a Community Forum , followed by a parish-wide housing needs survey later that year, and a further public consultation in April 2017. More details are available at <https://www.aveton-gifford.co.uk/neighbourhood-plan/housing-needs-survey/>.
14. The initial Housing and Land Development Survey was delivered to all households in the parish with the October 2016 issue of the parish magazine, mAGpie, with an envelope for its return. For households outside the immediate village this envelope was stamped as well in order to facilitate its return. Initially the forms were to be returned by the end of October 2016, but in the event the date was extended by another month. To doubly ensure that all households had the chance to see and return the survey, additional copies were made available in the shop and the pub to cover any loss or households inadvertently missed in the delivery. It was also made available online. The survey questionnaire could be completed in either one of two ways – on the paper form provided, or online with the use of SurveyMonkey, automatically forwarded to the Neighbourhood Plan group for analysis.
15. All the returned questionnaires were analysed, and a summary of the findings can be viewed here: [housing needs survey results](#). These results enabled the steering group to determine topics for a further public consultation, launched at a second Community Forum in April 2017.
16. Over previous months, owners of possible sites for development had been encouraged to submit their suggestions for development sites to the parish council, and twenty two possible sites in and around the edges of the village were identified and submitted for independent assessment. Twelve sites were initially assessed, but two were withdrawn from further consideration. The remaining ten can be seen in Appendix B
17. The second consultation was held over two days and enabled as many people to participate as possible. The remaining ten sites for consideration were made available for public comment, and results of the consultation can be seen at <https://www.aveton-gifford.co.uk/neighbourhood-plan/housing-needs-survey/>.

THE DRAFT NEIGHBOURHOOD PLAN

18. As work progressed several revised versions of the plan were drawn up. The finalised draft of the plan was published in May 2018 and was open for comment for 6 weeks, from 18th May until 29th June. The consultation period was advertised on this website, the Aveton Gifford Facebook page, in Aveton Gifford Village Voice articles in the Kingsbridge Gazette, in the mAGpie, and by posters and on a large banner hung in prominent places in the centre of the village.
19. Copies of the draft plan were available in the shop, the village hall, the Fisherman’s Rest

public house, the Parish Church, from NP group members and on the website. The results from this public consultation were analysed, and the information gained was incorporated into the next versions as work progressed.

20. Those bodies prescribed in paragraph 1 of Schedule 1 of the Regulations were consulted, along with other relevant local groups and organisations. A copy of the consultation letter/email and details of those bodies and organisations to which it was sent are at **Appendix 2**.
21. The steering group were also advised by the district council that a second survey of parishioners would be necessary to establish the requirement for affordable housing in the parish before inclusion in the plan. Accordingly, on 27th October 2018, a drop-in event was held in the hall, so that interested parishioners could meet the Affordable Housing Enabler for South Hams, and the Devon Rural Housing Enabler. This was advertised by a flyer to all households, also on the Aveton Gifford website and Facebook pages, in Aveton Gifford Village Voice articles in the Kingsbridge Gazette, and with a large banner hung in prominent places in the village. A number of residents registered their interest, and after assessment the Housing Enablers identified that there were three qualifying parishioners.
22. Comments received on the draft plan were collated, carefully considered and have helped to shape the submitted plan. Several key main issues emerged:
 - a) A need for affordable housing and support for self-build homes,
 - b) A need for extra car parking for the village hall and school,
 - c) Refurbishment or replacement of the village hall,
 - d) Traffic passing through the village,
 - e) Better broadband provision,
 - f) The need for a new bridge to safely link both sides of the Avon,
 - g) A need to limit second homes,
 - h) Provision of smaller dwellings for older people,
 - i) Footpath maintenance,
 - j) Helping to keep the shop and pub alive,
 - k) Maintaining the river aspect and ecology of the Avon,
 - l) Protection against over development,
 - m) Providing and maintaining the play park,
 - n) Keeping Parsons Brook clear and free flowing, and
 - o) Repairs and maintenance of the play park equipment.
23. The plan can deal with many of these issues and more, although some matters fall outside of its scope. Those have been notified to the Parish Council who will keep a watchful eye on them. Some will feature in a local action plan which will be used to promote issues, enlist partners, attract funding and coordinate action to tackle them.
24. The draft plan has been amended in the light of the various comments received and survey results

THE SUBMITTED NEIGHBOURHOOD PLAN

25. The neighbourhood plan is now submitted to South Hams District Council, in accordance with Part 5, Regulation 15 of the Regulations, together with associated documents including this Statement of Consultation, the Statement of Basic Conditions, a Monitoring Report and a schedule of evidence. Screening opinions regarding the possible need for Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) have also been requested from the district council.
26. The district council will arrange for the plan's examination by an independent examiner who will decide whether it meets the basic conditions. If these conditions are considered to have been met the district council will hold a local referendum on the plan. So long as more than 50% of those voting in the referendum support the plan it will be declared “duly made” and will become part of the development plan and statutory planning decision making framework for the parish.

APPENDIX 1

AVETON GIFFORD NEIGHBOURHOOD PLAN –TERMS OF REFERENCE

NAME OF GROUP:
Aveton Gifford Neighbourhood Planning Group. Initiated on...10 th September 2015...by the Aveton Gifford Parish Council.
Purpose/role of the Group
To consult with the Parish, South Hams District Council and other official bodies to create and deliver Aveton Gifford's Neighbourhood Plan.
Membership
The Parish Council appointed the following councillors to serve on the Planning Team/Group: David Davis-Berry Pippa Unwin Sarah Harcus This number was supplemented to include a further 6-8 parishioners, whose membership changed over the three years of the Group's work.
Accountability
The Group is accountable to the AGPC.
Review
Progress and content of the Plan is constantly under review, by group members, Parish Council and outside mentors. Also by public consultations with the community.
Declarations of Interest
These were dealt with in accordance with Parish Council Standing Orders.
Working Methods
The Group's preferred method began as working as a whole group, subsequently split into small sug groups in order to work on separate aspects. Whole group meetings continued throughout to assess, coordinate and review progress. Once the main consultations were complete, by which time our numbers had

<p>decreased through natural wastage, we continued meeting as a whole group of approx. 5-6 members.</p>
<p>Meetings</p> <p>Began mainly on a monthly basis for the whole group, then as required by progress and in sub groups as required. Agenda topics were generated from input from the whole group. Meetings were Minuted or notes taken, circulated to members and latterly available on the Parish website. Secretarial support changed periodically over the 3 years of the group's work. All meetings were open to any interested non-members, District Councillor when his input was required, as were officers at SHDC for specialist advice and mentoring.</p>
<p>Sharing information & Resources</p> <p>Information is shared throughout by way of monthly updates to the Parish Council, Minutes of which are on all parish noticeboards and website, in a dedicated NP page. Periodic updates published in Parish magazine. Grant funding was provided by; Groundwork UK. Neighbourhood Planning</p>
<p>Definition of Terms</p> <p>AGPC = Aveton Gifford Parish Council JLP = Joint Local Plan AONB = Area of Outstanding Natural Beauty SSSI = Site of Special Scientific Interest</p>
<p></p>

APPENDIX 2

LIST OF BODIES AND ORGANISATIONS CONSULTED ON THE DRAFT PLAN

REG 14 list of “consultation bodies”	
(a) where the local planning authority is a London borough council, the Mayor of London;	NA
(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	South Hams District Council Devon County Council Devon County Council Public Health Dartmoor National Park Authority Parish Councils
(c) the Coal Authority(a);	NA
(d) the Homes and Communities Agency (b);	✓
(e) Natural England(c);	✓
(f) the Environment Agency (d);	✓
(g) the Historic Buildings and Monuments Commission for England (known as English Heritage) (e);	✓
(h) Network Rail Infrastructure Limited (company number 2904587);	NA
(i) the Highways Agency;	✓
(j) the Marine Management Organisation (f);	✓
(k) any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Mobile Operators Association British Telecom
(l) where it exercises functions in any part of the neighbourhood area— (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b); (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c); (iv) a sewerage undertaker; and (v) a water undertaker;	NHS Devon NEW Devon CCG, Western Locality NHS Devon and Devon PCT Western Power Distribution Wales and West Utilities British Gas Connections South West Water
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	South Hams CVS

(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Churches Together in Devon
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Local businesses and property owners
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	DOVE project and Stairways (for people with learning disabilities) South Hams Lifestyles
Other bodies	Sport England Visit England