**Question for Clarification Aveton Gifford Neighbourhood Development Plan.**

I am Deborah McCann, the independent examiner of the Aveton Gifford Neighbourhood Development Plan to 2034. I seek clarification on the following policy/supporting information. These questions are directed to the Qualifying Body.

I am seeking additional clarification on:

POLICY AG5: DEVELOPMENT AT MILLHAYE AND CHURCH FIELD

Development is proposed at Millhaye and Church Field. It should demonstrate high quality design that respects the special architectural and historic interest of the Conservation Area and contributes positively to its setting. Development should also seek to conserve and enhance the setting of the Grade II listed farm buildings at Tree Farm to the south of the site.

The development shall include:

a) About 20 new open market homes on sites 1b & 1c, and in addition about 6 affordable homes (inclusion of self-build homes within this number will also be welcomed, as well as provision for senior living accommodation).

b) Space for a public car park to the south of the site, with about 30-50 car parking spaces to

serve the needs of the village, which shall be laid out and usable for public use before the first house is occupied.

c) Good safe pedestrian and vehicular access, including good pedestrian circulation within the site, and

d) suitable and satisfactory drainage and flood prevention measures.

A masterplan shall be prepared for the whole site, including consultation with and involvement of the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered, and how construction traffic will be able to access the site from its northern edge so as to minimise disturbance.

Development shall not commence until that masterplan has been approved in writing by the local planning authority.

**Questions**

Having carefully examined the SEA and Site Assessment Reports prepared by AECOM and the together with other supporting documents it would be helpful to have further clarification on the decision to allocate this site.

Aveton Gifford is not identified as a “Sustainable Village” within the adopted JLP, I understand that SHDC carried out an assessment of the sustainability of villages within the South Hams and Aveton Gifford scored well on this assessment. Although there is an affirmation of the sustainability of the village within the plan I have not been presented with an evidence or analysis document setting out the reasons for that conclusion.

AECOM identified a potential yield of 31 dwellings from this site in the site analysis report however the recommendation in this report is:

“Barnfield (Millhaye is referred to as Barnfield in the AECOM site analysis report) is within a suitable location for development, with good access to local amenities and existing connections to the highway network. Key constraints concern potential effects on landscape and villagescape character and the relative biodiversity value of parts of the site, and flood risk issues on the lower parts of the site.

For these reasons, parts of the south eastern section of the site are considered as a suitable potential location for **small scale development** (my emphasis) for the purposes of the Neighbourhood Plan, providing it complements existing character, is sensitive to the ecological value of the area and is not within the areas of site with flood risk issues.”

The Housing Needs Surveys do not appear to be accompanied by any analysis of the outputs.

In the AGNP, Page 10- Main Issues affordable housing is identified as the main issue out of 7 with number 7 identified as “smaller dwellings for older people”.

Please can I have clarification on the following:

* How the need for the quantum of approximately 30 new dwellings across the plan period has been identified.
* Why the Millhaye and Churchfield site was chosen to allocate despite scoring less favourably than the other sites considered in the SEA and how this recommendation informed policy AGV 5 and the decision state a figure of approximately 20 dwellings, which is major development.
* How the quantum of development for the Millhaye site was arrived at and has the viability been tested in terms of delivering affordable housing and the community carpark
* How the delivery of 6 affordable homes on the Millhaye and Churchfield site addresses the identified priority issue of affordable housing across the plan period.

In addition, the policy refers to “sites 1b & 1c” although this is not reflected on the “Proposed Development Sites” map on page 20 of the AGNDP.

Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD

Planning Consultant

NPIERS Examiner

CEDR accredited mediator