

AGENDA ITEM No 7

NEIGHBOURHOOD DEVELOPMENT PLAN – UPDATE

To All Members of the DML Committee, cc All Other Councillors

Dear Councillor

The Committee may be aware of a question raised previously at the DML Committee and thereafter. It relates to the NDP reflecting (as clarified by the Examiner) the policy position applying under the former NPPF (ie not as recently revised by Government).

The question asked was whether this could be construed as misleading, and/or whether the referendum version of the NDP should be accompanied by an addendum (or other explanatory document) regarding the changed national policy position relating to housing.

A view has been sought from the Local Planning Authority which clarifies the position for information and assurance, and is enclosed below:

From: Graham Swiss
Sent: 28 February 2025 15:37
To: Carl Hearn
Cc:
Subject: RE: Neighbourhood Plan

Dear Carl,

Thank you for your e-mail of 26 February re. a potential addendum to the Tavistock Neighbourhood Plan.

In summary, I recommend that no change be made to the neighbourhood plan. This is due largely to the following:

1. It is not within the remit of WDBC to amend the NP at this post-examination stage of the process. The Council has to consider whether the NP meets the Basic Conditions, and it is satisfied that it does.
2. The change in the Housing Land Supply position (as a result of the up-dated NPPF) applies to the whole of the local authority area, and is considered under the existing Joint Local Plan with the combined housing needs of all three component councils. The most significant implication of this changed position is for the housing supply policies of the Development Plan. This affects all parishes, irrespective of whether or not they have a neighbourhood plan.
3. The new NPPF re-affirms that the Development Plan remains the starting point for decision-taking, and that where a planning application conflicts with an up-to-date development plan (including neighbourhood plans) permission should not usually be granted (para.12).
4. There is no new specific housing requirement/target for any settlement in WD. Provision to meet the Borough-wide needs will be addressed by the successor to the Joint Local Plan.

Kind regards,

Graham

Graham Swiss | Senior Strategic Planning Officer, Planning Services