

Exminster

NEIGHBOURHOOD

DEVELOPMENT

PLAN

Meeting with Brandon Lewis MP

22 January 2015

AGENDA

- Introductions
- Hot Topic - Community Infrastructure Levy
- Drivers leading to the Exminster NDP
 - Development in Exminster Village
 - South West of Exeter Urban Extension
- Exminster Neighbourhood Delivery Plan
- Q&A

HOT TOPIC:

Community Infrastructure Levy

- Limited pool scenario:
 - District Council with an approved CIL policy
 - Parish Council with an adopted NDP
 - A major development generating £4 million of CIL monies for the Parish Council
- Do the CIL Regulations give the Parish Council powers which extend beyond those granted by the Local Government Act 1972?

Driver 1: Development in Exminster Village

Year	Number of homes
1990	667
2012	1,423
2015	1,720

- Over 250% increase in the number of homes in the last 25 years.
- Latest development of circa 300 homes started in 2012.
- Additional development of up to 65 homes currently going through the appeal court.

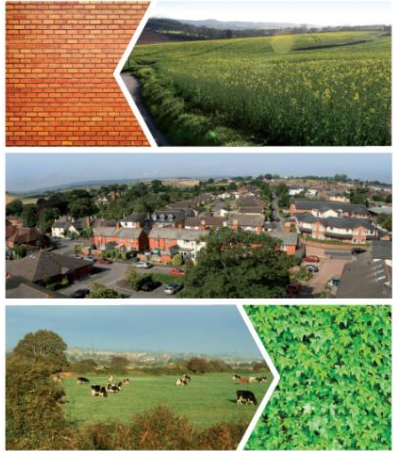
Hardly any investment for village infrastructure!

- Until 2014 a school corridor was used as a classroom
- Doctors' surgery undersized
- Limited indoor and outdoor sports facilities

Driver 2: South West of Exeter Urban Extension (Matford settlement)

- Large development in the Exminster Parish with the TDC Local Plan talking of the *'delivery of at least 2,000 homes'*
- Priority of the Parish Council is to avoid the planning mistakes of the past 25 years by ensuring design and infrastructure meet the needs of current and future residents
- **Key infrastructure required in the Matford settlement:**
 - Primary and Secondary schools
 - Additional GP Branch Surgery
 - Sports and Community facilities

Exminster NDP - Overview



- **Commenced December 2012**
- Exminster NDP working party of Exminster Parish Council with a mixture of councillors and community volunteers
- Support provided by TDC, DCC, District Councillors, County Councillor, Community Council of Devon & Locality
- **Referendum 12 February 2015**

Exminster NDP used evidence from the **Exminster Community Plan**:

- May 2011 – November 2012
- Working party of Exminster Parish Council with a majority of community volunteers
- Response rate of over 60% of households from across the parish!
- Also provided evidence for Parish Council and community led projects as well as the NDP.



Exminster NDP - Delivery

- NDP Process:
 - Framework *reasonably* clear as to milestones
 - Lack of clarity as to what was necessary for each milestone
 - Large amount of working party effort to achieve clarity and drive timescales for delivery
- Cost of the Exminster NDP:
 - Overall cost less than £15,000
 - Parish Council contribution less than £5,000
 - Unpaid time of working party members over £100,000

Exminster NDP - Policies

- The four policies contained in the plan are:

Community Sports & Leisure Facility

- To meet the needs of the whole parish

Open Countryside

- To conserve and enhance open countryside in the parish

Quality of Design

- To ensure high standards of design

Use of Community Infrastructure Levies

- To mandate for the use of CIL

Exminster NDP – Advice to Others!

- Keep it simple – focused on clear aims
- Depending on the range of policies in your draft NDP, involve an independent [paid] professional as early as possible
- Get good advice (e.g. Sustainability Appraisal)
- **Make sure you have a decent evidence base!**