



Minutes of the Neighbourhood Plan Group ('NPG') remote meeting held on Wednesday 27th January 2021 at 7:30 pm via Zoom

Members present: Adam Hedley (AH) – Project Leader, Barry Ratcliffe (BR) – Meeting Chair, Kirk England ('KE'), David Holwill ('DH'), Sally Hordern (SH), Nicholas Kenealy (NK), Sally Kenealy (SK), Gaye Langham (GL), David Stuart (DSt).

In attendance: One member of the public was present.

1. Welcome

BR welcomed everyone to the meeting.

2. Apologies for absence

Tim Hawkins.

3. Minutes of the last meeting

Minutes of the meeting on 13th January 2020 agreed as an accurate record (DSt proposed, SH seconded, all in favour).

4. Declarations of interest

Members were asked to declare an interest if relevant to the discussions.

5. Public speaking time

Nothing raised.

6. Matters arising

6.1 Housing – Update of status of WDBC viability study

Rob Ellis ('RE'/WDBC) has not responded to requests. BR has e-mailed him, giving him until Friday for reply. Failing that BR will 'phone him next week.

Some confusion has emerged as to what factors the site viability study will address. AH thinks that RE's focus is expected to be largely on 'Affordable Housing' together with examining the financial viability of the sites from developers' perspectives. SK suggested that, in that case, RE need only look at the 4 amber sites – B, F, G & M - and exclude sites L & O as de minimis.

GL asked whether WDBC had an obligation to respond. BR pointed out that they were a public body and should respond timeously. AH said they were required to assist with the preparation of Neighbourhood Plans but a viability study might be beyond what was normally expected.

GL emphasised that, because of recent speculation in the community regarding the Group's activities and AECOM's site assessment report, support would be lost if WDBC were not able to clarify what they could provide and by when. BR said that the timeframe for their response had, however, to be realistic.

DSt asked whether Devon Communities Together ('DCT') appreciated that the WDBC viability study concerned financial viability from the developers' standpoint. GL thought not.

6.2 Housing - to further discuss the community consultation process – Site information pro forma, survey introduction/queries, promotion etc.

GL explained that DCT had emphasised that the consultation should involve asking the community for an indication of their views on sites. No decisions will be taken at this stage.

Site information - It was agreed that GL and Hannah Reynolds (HR) of DCT should deal with the preparation of pro formas etc. GL will prepare a pro forma for site B. SH will proof read. Planning history to be left to HR & GL to decide format.

Survey

- Non-resident landlords - notification will be left to promotion/advertisements – e.g. in Oke Times.
- Paper copies - numbers not known at this stage.
- Questionnaire format - SK to draft for discussion.

Publicity

- SH will draft an initial poster to update the community on what is happening.
- 'Call to action' notice. Accompanies questionnaire. DSt to prepare appropriate draft preamble (mention Indicative Figure reduced by 9; Meadows Edge has Planning in Principle and hence no ranking needed; something on the implications of 'Affordable Housing').
- Courtesy letter to landowners advising of consultation - AH to draft.

7. Any other business and future agenda items

Website - It had been highlighted to AH that the NPG website is 'insecure'. AH is looking into this with the help of Hugo Fox, the site's administrators.

No. of houses - SH wanted to find out if WDBC could give us a justification for the number of houses they now require, bearing in mind how much the situation has changed this last year. BR said he would try and find out who would be the most appropriate person to ask.

NP Process map – AH had circulated a draft for possible publication on the website. Given the estimated projection to 2023, it was asked whether some of the stages could be run concurrently. AH said much of the delay was down to statutory requirements and elements outside of the Group's control. It was felt this should be pointed out if the process map was published.

8. Date of next meeting

Wednesday 10 February 2021, 7:30pm via Zoom.

IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP, OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648