

EXBOURNE NEIGHBOURHOOD PLAN

Minutes of meeting held in the Village Hall on Wednesday 5th June 2019

Present:

Adam Hedley (AH) Gaye Langham (GL) Kirk England (KE) Clive Flanagan (CF)
 Sam Money (SM) Tim Hawkins (TH) Kris Flanagan (KF) Peter O'Connor (POC)
 David Weeks (DW) Dave Stuart (DS) Ian Petherbridge (IP)

Action

1	Welcome KE welcomed everyone to the meeting.	
2	Apologies for absence Richard Cranmer, Gordon Fishleigh, Denise Headon, Cathy Carey, Sally Kenealy (SK), Sally Hordern, Sam Haithwaite, Margaret Woolacott, Lynn Neilson, Holly Brereton. AH confirmed that Ian Neilson had resigned from the Group.	
3	Briefing by Nick Godfrey of Godfrey Short & Squire Nick Godfrey briefed the Neighbourhood Plan Group ('NPG' or 'Group') on what type of sites house builders are looking for. He said that they are generally happy to build anything, as long as the figures stack up. They look to make between 20% and 30% profit, so the site must be priced correctly to enable them to reach this target. If there are issues to overcome to make a site viable, then the site just needs to be priced accordingly. All developments will happen if everyone involved is getting an appropriate share of the cake. There is demand for all sorts of properties (4, 3 or 2 bed houses) and developers can be relied upon to build what they know will sell. He said there are developers who would be interested in small sites in Exbourne. The Conservation Area does not affect development opportunities. Conservation issues can be got around through landscaping, planting, etc. <i>Affordable housing or Section 106 contributions:</i> Nick pointed out that these can be agreed with the local council but, if the figures do not stack up for the developer and they follow certain procedures, then they can re-negotiate and remove these requirements for a site. Nick gave several examples of this. He said he preferred the sort of local housing policy Dartmoor has introduced - where purchasers must have lived locally to be able to buy that property. However, developers have succeeded in removing this requirement too. In short, if a site does not stack up for a developer financially, they will either re-negotiate to remove any issues or not proceed. <i>Exception sites:</i> Nick said a Housing Association ('HA') has to be found to take on an exception site, so they have to have the money available at the appropriate time and the site needs to be at the right price. The demand for affordable housing has to be proved for a HA to proceed with developing a site. <i>Self-build sites:</i> Nick thought these were complicated, expensive to set up and difficult to sell, as buyers have no guarantee that they will not end up living next to a building site for a decade. Nick pointed out that local builders tend to build better developments - better quality housing, more spacious, better spec., etc., using local trades.	
4	Minutes of the last meeting It was agreed that the Housing Team discussion papers attached to the draft minutes should not be attached to the final minutes. KE to summarise what KF	

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	reported regarding the Housing Team's discussions at the last meeting and include this within the body of the minutes.	KE
5	Declarations of Interest KE declared an interest in the ecology report and said that, if it was discussed during this meeting, he would step down as Chair for the duration so that he could talk, as a photo of his garden featured in the report.	
6	Public speaking time One member of the public was in attendance but did not wish to speak.	
7	Policy intents review <u>Mix of housing type</u> The Housing Team had done a lot of research and worked together to recommend that the NPG should adopt a policy like the one set out in para 1.6 of Stuart Todd's policy intents report, which supported a specific mix of housing type and size. AH pointed out that the NPG would need to produce evidence to support any specific mix of housing types recommended. AH said that, alternatively, a policy similar to that in para 1.7 ('Responding to demonstrable Local Housing Need') shifts the responsibility for producing this evidence - an Objective Assessment of Housing Need ('OAN') – to any potential developer. POC agreed to contact Duncan Smith to look into what work was involved in creating an OAN, so that the Group can decide whether to go with a policy similar to that in para 1.6 or para 1.7. AH added that the policy in para 1.7 also covers affordable housing need, so the NPG can show the community that it is delivering the NP's objective on this. Some questioned whether developers would actually undertake an OAN, in light of what Nick Godfrey had been telling the Group earlier. AH felt that the NP needed a policy like that set out in para 1.9 ('Scale of Housing Development') to demonstrate it meets the village's suggested new housing numbers in the Joint Local Plan ('JLP'). The Group agreed that this should be included. <u>Self-build policy</u> After some discussion, it was agreed that the NP should not include a specific self-build policy. <u>Site allocation - should the NPG allocate a site or multiple sites?</u> AH briefly outlined the options: if the Group decides to allocate sites, then it will have more work, and it could create some animosity in the village, but it means the NP has more say in what happens with future development. Also, the community can help decide on where the shortfall of between 12 and 16 houses should be located in the village. Alternatively, delivery of sites can be left to the market or WDBC. In this case, the NP can have criteria-based policies which can dictate design, layout, and steer things away from areas which the Group considers inappropriate for development. POC reminded the Group that the Housing Team had decided unanimously to allocate.	POC

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	AH said there is a Locality grant to help fund assessment of sites and, once the Group has chosen a site or sites, then a more detailed assessment around viability would be required. A member of the public asked to be allowed to speak. The Chair agreed and the person asked if the site with a current planning application for 2 houses on North Road is granted permission, would they count towards the JLP's housing target or be considered windfall by WDBC? AH confirmed that they would be considered windfall. There was a great deal of discussion around whether the Group should allocate and the consequences of allocating/not allocating. Concerns were expressed about choosing to allocate, doing all the work, and then being overridden by WDBC. On the other hand, allocating sites should mean developers have less chance of getting planning on other sites. It was agreed that the NPG will try to allocate sites in the NP and the Group committed to sharing the considerable work needed to achieve this. The following people voted for: AH, DW, IP, CF, KF, DS, GL, POC. The following people voted against: TH, SM, KE. <u>Protocol around the 'Call for Sites'</u> It was agreed that the Call for Sites submissions should be collated by the Parish Clerk, which she can then circulate via email to all the members of the NPG simultaneously, just after the deadline date. She will be asked to redact any personal info on the submissions, so that they can be made public in the future. It was agreed that those landowners whose land had been assessed as part of WDBC's SHELAA for the JLP should be given the opportunity to complete a 'Site Submission Form' to ensure that all landowners are treated equally. <u>Objective of limiting the size and scale of developments</u> AH said that, if the Group wants a policy limiting size, scale and density of developments, then it requires a character study to support this. Alternatively, the Group can decide the JLP policies are sufficient already. AH suggested the Group does not include a policy with defined limitations like that set out in para 2.6, but instead just relies on the relevant wording of the policy in para 3.4 ('High Quality Design'), which covers the issue without being specific. The Group agreed the NP should include a policy similar to the one in para 3.4 ('High Quality Design'). AH noted the Group could revisit this and POC added that all policies will need to be reworded to be specific for Exbourne.	
8	Any other business None	
9	Next meeting Wednesday 3rd July, 7:30pm in the Village Hall.	ALL

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 85164