

Harberton Parish Neighbourhood Plan (HNP)
DRAFT MINUTES of the meeting of the Steering Group
7.00pm, Thursday 30th March 2017 Harberton Parish Hall

In attendance: Roger Hands, Peter Kirkham, Sally Lougher, Nuala McDonnell, Stanley Oldfield, Dennis Smith, Alex Williams.

Apologies: Ginny Davidson, Charlie Wynne

Minutes: Cat Radford

Agenda

1. **Apologies** were received as above

1.1 Record of two consecutive meetings missed None

2. Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.

Name	Item	Detail	Action Taken
Roger Hands		Member of South Devon Rural Housing	Noted. See above.

Cat had circulated declaration of interest forms to all committee members for completion. **It was AGREED** for all members to bring completed versions of the forms to the next meeting. **ACTION: Cat** to re-circulate the forms and guidance notes.

3. **New members to the steering group** **It was AGREED** to elect Peter Kirkham to the steering group.

4. **Consider approval of minutes of the last meeting** **It was AGREED** to sign the minutes of the meeting of 23rd February 2017 as an accurate record.

5. Actions from minutes not included elsewhere on the agenda

5.1 Website update Last meeting minutes recorded that it was reported the website had been updated, but the version of the plan now available on the website is considerably out of date, perhaps due to an old version being restored from back up. It was proposed to request funding from the Parish Council to support the ongoing maintenance of the website, or alternatively apply for funding central government funding. An alternative approach was discussed in which a master document is amended and uploaded to the site, rather than doing both this and amending website content as a means to reduce workload.

5.2 Gathering data on Road Traffic Incidents within the Parish Ongoing (Ginny)

5.3 List of protected areas Ongoing (Ginny)

5.4 Review housing numbers from site 3 ongoing (Charlie)

5.5 Rural tree policy It was reported that Nuala has consulted with the Woodland Trust to ascertain whether the Forestry Commission rules are sufficient to protect trees outside the conservation areas in the village. It was reported that the Woodland Trust is asking the government to amend the National Planning Policy Framework (NPPF) wording to improve protection: ***'Loss or deterioration of irreplaceable habitats, including ancient woodland and aged or veteran trees found outside ancient woodland, resulting from development proposals should be wholly exceptional'***.

The Woodland Trust suggested that reference to ancient woodland should be removed as irrelevant in the Parish, but consider defining aged and veteran trees in any supporting text or glossary accompanying the plan.

It was suggested to add 'notable trees' if there are trees of local significance that don't make the grade for the national inventory. It was also suggested to set our planting requirements for new housing with regard to street trees. **It was AGREED** that Nuala draft wording to bring to the next meeting for review.

5.6 South Hams Strategic Environmental Assessment and Habitats Regulations Screening Assessment

Nuala reported that work on this is in process, but the assessment will need to refer to the full and complete version of the draft plan which is not currently available on the website. **ACTION: Nuala** to contact SHDC Neighbourhood Plan officers to ask for more guidance on how much detail to include.

6. Receive update from Parish Council meeting

It was reported that a representative from the proposed Winsland House development had attended the public session at the meeting of the Parish Council to present the most recent version of the proposed scheme and to receive feedback. In summary, the proposed layout would include 78 properties, of which 23 would be affordable homes. Layout would include age restricted accommodation of approximately 10 units. When asked how the site could meet the needs of the village communities, the developer commented that

the site would meet the need for affordable housing, suggesting that some homes could be below market rent or rent to buy. The developer suggested that if the Winsland House site is located within the Neighbourhood Plan, there is scope to adjust some of the densities planned for the rest of the Parish – without which, some sites that were shown to be less popular in consultation may have to come forward. It was asked whether the developer has taken account of bat flyways on this site. It was responded that tweaks can be made to create a dark corridor to take this into account.

It was reported that Nuala and Ginny had attended a meeting with the Totnes Neighbourhood Plan steering group to hear their responses to proposed inclusion of this site. It was reported that the Totnes Steering Group would not support Winsland development for the following reasons:

- Severe constraints regarding the site from Highways and South Hams
- Not required by the JLP
- Development would be outside the Settlement plan for Totnes
- Totnes has sufficient housing development planned to meet needs and would not want an increase at boundaries adding to traffic congestion and ribbon development.
- Not required to meet housing needs of Harberton Parish identified as 28, though JLP identifies an allowance of up to 50 as part of "sustainable Villages" though this allowance does not count against the 5 year land supply or the housing trajectory for the policy area until the later stages of the plan period.
- Development would be against guidelines for Landscape Character Type 3B

It was suggested to hold a similar meeting with Dartington Neighbourhood Plan group to hear their specific views on inclusion of this site.

7. Consider any revisions to the Plan

It was AGREED to implement those amendments agreed in the minutes of the last meeting.

It was AGREED to request the most recent amended version of the plan from Charlie, and if this has been corrupted through back up, to reconstruct the document from 1st December 2016.

8. Discuss 'Have we got it right' consultation process

8.1 Establishing gaps in evidence base

8.1.1 Housing needs survey

It was commented that the last housing needs survey undertaken in the Parish didn't canvas the opinion of the over 55's. It was commented that housing needs survey should indicate whether those with housing needs wish to stay in the village they currently live in, the Parish, a town out of the parish or to move out of the area. **It was AGREED** that Sally and Roger develop questions relevant to housing need with input from Ginny as a member of the original housing working group.

It was commented that undertaking a housing needs survey is a challenge that should not be underestimated.

8.1.2. Traffic Appendices

It was proposed to use drawings and photographs to demonstrate poor sight lines at Gerston Cross, Peak Cross, Langridge Cross, Brockhills Cross and North Park Corner as evidence relevant to the proposed 50mph speed limit. **Action: Alex** agreed to compile this. **Roger** agreed to support the creation of this evidence by using google earth.

8.2 Report back on list of consultees

Action: Cat to request Ginny circulates an up to date list to the steering group to add to.

8.3 Review format of questionnaire Not discussed.

9. Consider an HNP response to the Joint Local Plan

During discussion it was commented that the Joint Local Plan is aspirational but has a lack of substance, with comments that Neighbourhood Plans will set the context in which the strategic plan will be interpreted. **It was AGREED** to feed specific comments on the content of the JLP to Nuala by Wednesday 5th April, for inclusion in the Parish Council's consultation response.

The following points were raised for inclusion:

- The Parish Council and HNP Steering Group look for more direction from the Joint Local Plan in dealing with inter-town transport routes and issues surrounding increased traffic. This would include more responsive/adaptive community transport rather than an old-fashioned bus service.

- To what extent has SW Water and Western Power Distribution been consulted on the infrastructure capacity for development of new homes?

It was commented that individual members are free to contribute to the consultation as individuals.

10. Any other business None raised.

11. Confirm date and time of the next meetings:

Thursday	27	April	2017	7.00 - 9.00	Harberton Parish Hall
Thursday	25	May	2017	7.00 - 9.00	Harberton Parish Hall
Thursday	29	June	2017	7.00 - 9.00	Harberton Parish Hall