

## **Harberton Parish Neighbourhood Plan (HNP)**

7.00pm Monday 11<sup>th</sup> April 2022 at Harbertonford Village Hall Meeting Room

**In attendance:** Cllr Douglas Hambly, Sally Lougher Cllr Prana Simon, David Sprent,

**Apologies:** Cllr Chris Bowley

**Minutes:** Ms Cat Radford (Parish Clerk)

### **Agenda**

#### **Public Session**

1. **Apologies** were received and sanctioned

2. **Election of Chair** Douglas Hambly was nominated, second and duly elected as Chair.

3. **Agree membership to the steering group**

The following membership was agreed: Cllr Douglas Hambly, Sally Lougher Cllr Prana Simon, David Sprent. It was agreed to publicise in Harberton and Harbertonford publications that that the Neighbourhood Plan Committee has been resurrected, highlighting that new members would be very welcome to get the plan over the last hurdle.

4. **Declaration of Interests**

4.1. Register of Interests: Steering group members were reminded of the need to update their register of interests. Cllrs had already submitted declarations of interest to the Clerk. Sally Lougher and David Sprent completed declaration of Interest forms at the meeting.

4.2. No interests were declared on items on the agenda.

5. **Review of actions since last formal meeting of the Harberton Neighbourhood Plan Steering Group**

The following summary had been provided by the Parish Clerk and circulated to members in advance of the meeting. It was agreed to enter the summary into minutes as a formal record:

- I. Due to the COVID-19 pandemic the last formal meeting of the Neighbourhood Planning group was on 27<sup>th</sup> February 2020.
- II. In October 2021 two members of the Neighbourhood Plan (HNP) Steering Group attended the meeting of the Parish Council to ask the Parish Council's view on continuation of the plan. Work on the plan has been in abeyance during the pandemic and both Cllrs who sat on the committee have resigned from the Parish Council. It was commented that the plan is close to completion of the narrative text, but had stalled in part due to the pandemic and in part due to concern to the extent that proposed planning reforms outlined in the Government White Paper 'Planning for the Future' could impact the value of the current Neighbourhood Plan. Parish Councillors agreed that the Parish Council is keen to see the Neighbourhood Plan progressed and finished as soon as possible. Cllrs Hambly and Bowley agreed to join the remaining members of the committee to support the process to completion. The Clerk had been in touch with South Hams District Council (SHDC)'s Neighbourhood Planning Officer and it was proposed to hold a meeting for the Officer to give advice on the current status of the plan and what needs to happen next. It was agreed that the Neighbourhood Plan Committee should be at a stage to identify costs associated with the next round of consultation or support required by 31st December, before the Parish Council's 2022-23 budget was set in early January. The Clerk agreed to research the availability of Locality Funding to support Neighbourhood Plan development, share this information with those who had been members of the HNP steering group and to invite them to attend a meeting to regroup. Three of those previous members advised the clerk of their intention to step back from the HNP steering group. Membership of the informal working group consisted of: Cllr Chris Bowley, Cllr Douglas Hambly, Sally Lougher, Cllr Prana Simon, David Sprent and Cat Radford (the Parish Clerk).
- III. In December 2022 an informal online meeting to assess work required on the plan to take it forward had been held and attended by The Neighbourhood Planning Officer at South Hams District Council (SHDC). The Officer advised that the housing chapter of the draft plan should be reviewed, and that the Housing Needs Assessment and the call for sites were out of date and should be revised. On his advice the Parish Clerk sought out support available through Locality and with assistance from Cllr Simon made a submission for technical support.

- IV. In January 2022 the application for technical support to develop an up-to-date Housing Needs Assessment for Harberton Parish has been approved and the informal group working to get the plan back up and running met twice with consultants from AECOM to share information about the parish and to outline the scope of a new Housing Needs Assessment. The process to produce the Housing Needs Assessment would take approximately 10 weeks. A draft would be provided for comment before being finalised by AECOM.
- V. AECOM consultants advised that further advice was sought from the District Council's Neighbourhood Planning Officer on the support available through the local authority in undertaking a new call for sites. The Parish Clerk held a short meeting with the Officer in January 2022 to feed back to the working group.
- VI. It was agreed to hold the next formal meeting of the Neighbourhood Plan Steering Group on 11<sup>th</sup> April 2022 with agenda items to elect a new chair, formalise membership, review actions since the last meeting and actions required to draft a call for sites, which would include consideration of the policies within the draft neighbourhood plan, dated 27<sup>th</sup> February 2020.

**6. Consider response to draft Housing Needs Assessment** It was reported that consultants at AECOM had completed a first draft of the Housing Needs Assessment and had provided a copy for feedback.

The HNP steering group was asked to provide a single list or set of tracked changes on the document the week beginning the 25<sup>th</sup> April.

The following comments were made on the draft:

- It was agreed to feedback to AECOM that to avoid confusion, 'Harberton Parish' should always be referred to in full within the report with references to 'the village of Harberton' or 'Harberton village' or 'Harberton (village)' where relevant.
- There was concern that there are several references in the document to the current 2011 Census being increasingly out of date and that new information is 'imminent'. There is concern that the HNA will be immediately out of date on publication and that estimates on housing need for a document looking 15 years into the future is based on out of date data.

There was general discussion on the following topics:

- True affordability of housing.
- The 'First Homes' scheme referred to in the document.
- How to build communities.
- The concept of co-housing, flats and multi-houses (as examples with Transition Homes in Totnes).

**ACTION:** As the steering group needed more time to review the draft document, it was agreed that comments should be sent to the Clerk by end of the day on 22<sup>nd</sup> April so that comments could be collated and returned to AECOM.

**7. Consider Call for Sites Process and Proforma** *To draft Harberton Parish Neighbourhood Plan call for sites, taking into account policies within the draft Neighbourhood Plan, dated 27<sup>th</sup> February 2022.*

South Hams District Council's Neighbourhood Planning Officer had provided the Steering Group with an example 'Call for Sites' document from Milton Abbot, Chillaton and Kelly Neighbourhood Planning Team (MACK Plan), suggesting that the Harberton Parish call for sites use this as a template.

Prana had completed a draft of a proposed Harberton Parish call for sites, influenced by reading AECOM's Housing Needs Assessment and tabled for Steering Group comment. It was commented that the 'Call for Sites' should take the recommendations of the Housing Needs Assessment and carry forward into Call for Sites guidelines.

There was general discussion in which the following issues and questions were raised:

- The challenge of creating affordable housing in the Parish was discussed. Are developers willing to do it? Can it be financially viable for a developer? Is it an impossible task?
- Members of the steering group were resistant to 'fit in the box' or 'cut and paste' approaches to Neighbourhood Planning. Should Harberton Parish just fall in line and do things the same way as everyone else?
- Can the HNP make policy around 'building communities' rather than talking to capitalist ideas about development?
- Are there other ways of providing innovative homes in our communities that people want? (such as tiny homes with land to grow vegetables).
- What about co-housing?

The following points were **AGREED**:

- To use the term 'guidelines' instead of 'summary policy' in the Call for Sites.
- For all members of the Steering Group to look at Teign Housing initiative in Teignbridge and take a note of anything that could be appropriate for Harberton Parish.
- The food security should be included in the 'sustainability' section of the Neighbourhood Plan.

**ACTION:** It was agreed that all steering group members would review the draft Call for Sites as tabled by Prana and bring comments to the next meeting. .

## 8. Actions before next meeting

ALL: Deadline 22<sup>nd</sup> feedback on The AECOM Housing Needs Assessment.

CAT: to return comment to AECOM on week of 25<sup>th</sup> April.

ALL: Look at Teign Housing initiative.

ALL: Prana to ask MACK plan for their Neighbourhood Planning Document.

ALL: Bring comment on proposed Call for Sites to next meeting

## 9. Date of next meeting(s)

16<sup>th</sup> May 7pm

20<sup>th</sup> June

18<sup>th</sup> July

No meeting in August