

## Harberton Parish Neighbourhood Plan (HNP)

7.00pm Monday 13<sup>th</sup> June 2022 at Harbertonford Village Hall Meeting Room

Present: Chris Bowley, Jem Friar, Douglas Hambly, Prana Simon (late), David Sprent,  
Apologies: Sally Lougher

### Agenda

#### Public Session

1. **Apologies** were received as above and apologies sanctioned.
2. **Elect new members to the committee** (if any)  
Jem Friar introduced himself to the meeting and was elected to join the Neighbourhood Plan Steering Group.
3. **Declaration of Interests**
  - 3.1. Register of Interests: Steering group members were reminded of the need to update their register of interests.
  - 3.2. No interests were declared on any items on the agenda.
4. **Approve minutes of the last meeting** The minutes were approved as an accurate record.
5. **Housing Needs Assessment**

The steering group acknowledged receipt of the completed Housing Needs Assessment. Some members commented that the report raised questions for them about projecting what should happen in the future based on what has happened in the past, commenting on population density and the age demographic within the community. This led to further conversation about provision of affordable housing within the plan in order to support a broader range of people within the community, **agreeing** that the Parish would like to see the minimum of 30% of affordable housing within the parish in line with the Local Authority's Local Plan) but has an ambition to exceed this.
6. **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.

At the last meeting each member of the steering group had been asked to 'fact check' the statements made in the draft 'Call for Sites' document as drafted by Prana inline with the MACK Plan template. David and Cat tabled the result of their checks on recommendations of house size and scale of development as reference in the Housing Needs Assessment.

David had proposed a written statement to describe a common view on how the Steering Group would like to see how the parish could grow in housing in a few simple sentences and numbers, to set a framework for what is being looked for in the call for sites. After discussion, the statement was revised to read:

*Harberton Parish has approximately 620 homes between the two villages and surrounding hamlets with a majority of homes containing 2 or 3 bedrooms.*

*Over the next 10 -20 years the parish would like to grow in population so that we can build strong sustainable communities.*

*We believe the growth should be within the two villages and limited to around 40-50 homes.*

*We would like to maintain a mixed population within the Parish and we are especially looking for homes for young persons and the elderly.*

*We believe the number of affordable homes as a percentage of total new builds should meet the level set by the District Council (30%). This is should minimum requirement and the Parish council have an ambition to be higher. We also encourage the building of new homes that will allow elderly persons to stay in the Parish.*

*The neighbourhood plan will develop policies to ensure highest standards of insulation, energy efficient and sustainable in both new homes and changes to existing homes.*

It was proposed that this statement could provide introduction to a short form 'call for sites' for expressions of interest, before those who reply are asked to fill in a longer, more detailed form.

## **7. Actions before next meeting**

**ACTION: Prana** agreed to look at drafting two proformas – one short 'expression of interest' form and one longer more detailed form in two weeks time. The Steering Group would then meet again to go through this.

**ACTION: Cat** will continue to try to make contact with the new Neighbourhood Plan Officer at South Hams.

Plus outstanding actions from the previous meeting:

**ACTION: SALLY** to check references to affordable housing.

**ACTION: DOUGLAS** to check references to Climate Change

**ACTION: PRANA** to check references to parking density and to check references to the village 'boundary'.

## **8. Date of next meeting**

It was agreed to bring the meeting forward to Monday 4<sup>th</sup> July, Harbertonford Village Hall.