

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 5th July 2017.

Administrator - Ralph Clark

Steering Group Members:

Pam Wills	Kate Gill	Mark Hanson
Louise Newman	Graham Campbell	Penny Penhale
Andrea Phillips		

Apologies:	Andy Pound	David Ferguson	Claire Smith
	Jeremy Swainston	David Rothwell	Liz Ferguson
	Jill Welham		

Minutes of the meeting held on 7th June 2017 were reviewed and approved.

SEA and HRA Update

RC reported that support for a Strategic Environmental Assessment (SEA) has been approved by DCLG and that contact has been made with AECOM who will undertake the work required. AECOM advise this will take ten weeks to complete.

Screening of a Habitats Regulation Assessment (HRA) has been completed. Confirmation has been received that a full report is not required.

Designated Green Spaces

Topic papers for the Village Green, Play Park and Blackbird Wood have been received. Details were circulated to members for information. These will be included in the 'Supporting Evidence' section of the Neighbourhood Plan on the website.

Site Assessment

Although access to carry this out on Cox's Field has not been approved AECOM have advised that DCLG support is through grant funding. Independent quotations from experienced providers are to be researched.

Population Numbers

RC advised population numbers at the 2011 census was 474

2nd Home Evidence

RC submitted a document detailing evidence researched from various organisations on the internet. This included reference to figures obtained from the 2011 census where Strete is recorded as having 33 second homes out of a total of 244 homes. The 2016 Household Questionnaire recorded 66 second homes out of a total of 294 homes.

SHDC advise reference to affordability included in the Housing Need Survey should be included together with details of loss of facilities / services.

Sustainable Tourism Wording

GC to complete and submit asap.

Low Density Evidence

RC produced research information produced by JS. This suggests there is no central policy on density other than new developments should take into consideration the density of existing, surrounding development.

However the Strategic Housing and Economic Land Availability Assessment uses 35 dwellings per hectare as a default density figure in the South Hams where there is no other information about how many dwellings a site could deliver.

Mr Charles Dixon Correspondence

SG members reviewed the points contained in the email received from Mr Dixon (Land Agent for Strete Estate) dated 19/06/2017. The consensus from group members at the meeting hi-lighted the need for initial informal discussions to take place to clarify the following points raised by Mr Dixon:

1. Neither my clients nor I am happy with the area that you have requested for a Site assessment. We would like to see an assessment carried out on a smaller area because the area required for only 10 houses does not require as much land as you are indicating and that the area should include the field which you have omitted as being within the conservation area.
2. In your reply you have also introduced a request for the Estate to provide a carpark and a footpath. These are new matters which we have not discussed.
3. We are also unhappy with your reply about Local Green Space. You reply that part of Cox's Field is to be retained as Local Green Space is far too vague. How much and which part of the field?

It is believed informal discussions will provide an opportunity to provide details of the group's reasoning for housing development on part of Cox's Field together with other potential uses elsewhere on the site.

It was agreed that members should submit questions on issues they wish to raise concerning housing development on Cox's Field with Mr Dixon to RC by 19/07/2017. These are to then be circulated to members by RC prior to the meeting.

RC informed the meeting of discussions with Mandy Goddard of SHDC in respect of their views regarding housing development on Cox's Field. These included:

1. In order to have any influence over the site Strete Community will need to be willing to compromise. For example, offering to identify the top half of the site for future development, say post 2025. This may help in gaining the community benefits you want i.e. the carpark and the footpath.
2. If you go back to the community following some sort of agreement with the landowner and clearly set out the situation and what you have managed to negotiate, they may be willing to support more housing on the basis that it would at least give some community influence over the site and some community benefit.

In consideration of this response, RC suggested that any housing development compromise to that determined from the Household Questionnaire would need to be presented to the community at an open public meeting.

A large scale map of Cox's Field was requested to assist in determining where housing development should be. RC to arrange.

To give an idea of how many homes could be comfortably accommodated on part of the site RC to approach a local architect to provide a draft layout.

The meeting closed at 9:00pm.

The next meeting will be Wednesday, 9th August 2017, at 3:00pm in the Parish Hall.