

## **STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING**

Minutes of meeting held in the Parish Hall at 7:30pm on Tuesday 4<sup>th</sup> October 2017.

Administrator - Ralph Clark

Steering Group Members:

Pam Wills	Kate Gill	David Ferguson
Graham Campbell	David Rothwell	Liz Ferguson
Jeremy Swainston	Penny Penhale	Jill Welham

Apologies:	Louise Newman	Claire Smith	Andrea Phillips
	Mark Hanson	Andy Pound	

Minutes of the previous meeting held on 6<sup>th</sup> September 2017 were reviewed and approved.

### **Matters Arising**

#### **SEA Update**

RC informed the meeting that consultation on the Scoping Report would end this Friday (6<sup>th</sup> October). AECOM will then address the comments received on the report, and will look to have the Environmental Report ready within 3-4 weeks of this date. The timing will be important to demonstrate that the initial stages of the SEA process (i.e. Scoping Report) was appropriately taken into account.

#### **Site Assessment Quotes**

RC informed the meeting that no progress had been made with the site assessments.

This was due to Mr Dixon not providing dates to meet with Richard Boyt.

This was requested in the email response from SG members to his letter in which he requested the opportunity to make reasonable representations on behalf of his clients in respect of the site assessments.

On the basis that Mr Dixon's email suggested a site assessment could take place RC recommended making contact with Richard Boyt to instruct him to proceed with the site assessment requirements together with informing him that his contact details would be passed to Mr Dixon who may contact him to discuss his client's representations.

RC to email Mr Dixon with RB contact details and proposed timing for site assessment to take place.

#### **Mr Charles Dixon Response to SG Correspondence**

SG members commented that the response from Mr Dixon dated 27/09/2017 does not appear to take into consideration the points clarified in the email submitted to him from SG members on 14/09/2017.

Concern was expressed that Mr Dixon is insisting on the inclusion of his conditions related to housing development in the NP and not considering the views of the community or the function of a NP together with the regulations that apply.

SG members have acknowledged that a village car park and footpath are not conditional requirements for housing development on Cox's farm Fields although they may be possible during negotiations at some later stage.

SG members are unable to accept MR Dixon's requirement to remove the occupancy restriction policy from the NP.

Building new houses in the village that may be snapped up as holiday lets, investment opportunities and not for full time residents, particularly those with lower incomes, is problematic throughout South Hams.

This was expressed recently by Dr Sarah Wollaston, the local MP for Totnes constituency, in parliament to the Secretary of State, Sajid Javid, and also reported in the local press.

If new houses do not have occupancy restrictions the problem of homes for local people in the South Hams will increase.

JW suggested contacting local estate agents to obtain their views on the comparison value of homes being sold with and without an occupancy restriction in place.

Mr Dixon's email enquired if the person undertaking the site assessment would take an independent view on the matter. SG members confirmed their support for Richard Boyt and could not see any reason to suppose his report would be biased in any way. RC advised the group that RB's experience is in site assessments.

### **Hastoe Housing Association**

RC informed SG members of the meeting with Jo Flint of Hastoe Housing Association in the Parish Hall on 12<sup>th</sup> September 2017.

Jo provided some helpful information on Viability, Sustainable Construction to Level 4, Ground & Air Source Heat Pumps and PV Panels.

Hastoe have a development preference to construct high quality affordable homes rather than some affordable and some open market although they are happy to provide both.

To qualify for government funding the development site needs to be outside the village settlement boundary and is dependent on the District Council's policy for Exception Sites.

This reduces the land sale value to the landowner but allows Hastoe to construct to a high standard along with consideration for some community aspirations e.g. car park, footpath. Although Cox's Farm Fields are in the centre of the village they, currently, are not in the village settlement boundary map provided by SHDC.

KG provided a map of Cox's Farm Fields taken from the Plymouth and South West Devon JLP This shows Cox's Farm Fields within the village settlement boundary.

Although the information from Hastoe regarding housing development on land outside of the settlement boundary for affordable homes is useful, with the consultation process of the JLP having taken place and submitted for examination, it is very unlikely that the new settlement boundary limit, that includes Cox's Farm Fields, could be expected to change.

### **Draft Statement of Consultation**

RC presented a copy of the Draft Statement of Consultation produced by Lee Bray that had previously been circulated by email.

SG members were asked to review and advise any amendments or errors.

RC explained that this and supporting documents would eventually appear on the village website. Supporting documents would be available by following the links in the document.

The meeting closed at 8:30pm.

The next meeting will be Wednesday, 8<sup>th</sup> November 2017, at 7:30pm in the Parish Hall.