

Version 2-Action Points from the NSCPC Neighbourhood Plan Steering Group Meeting on the 5th of July 2023 via Microsoft Teams.

Before the Meeting the following Agenda was set.

Stuart Todd Planning Consultant in attendance

AGENDA

1. Welcome to Stuart
2. Apologies
3. Notes meeting 7th June 2023 (attached)
4. Progress to date - (summary article by Marcus attached)
5. Neighbourhood Plan - priorities and action points emerging from Community Engagement event - (summary sheets attached) - next steps in refining and translating into local planning policies.
 - a. Housing
 - b. Leisure and Open spaces
 - c. Environment and Climate
 - d. Local Economy
 - e. Economy and Business
 - f. Transport and Infrastructure
6. Engagement stakeholders' event in September – scope, aims and best practise (draft invitation letter attached)
7. NSC School – engagement with children and parents (Gail to update)
8. MDDC Local Plans – how do we engage with the adopted LP and also with the process of preparing the new LP? Timing of our plan?
9. Evidencing emerging policies especially housing need, housing development, health, and wellbeing impacts
10. Preparation of the Neighbourhood Plan - including format, timing and authorship.
11. Stuart - future involvement
12. Date of next meeting 2nd August.

Attendees and apologies.

Present- Graeme Barnell, Dave Rowell, Tom Langdon-Davies, Peter Hawksley, Andrew Broadhead, Gail Meldrum, and Marcus Iles.

Apologies - Mark Phillips, Andrew Broadhead, Estelle Honebon, and Tom Bailey.

Guest - Stuart Todd, Planning Consultant.

Welcome

Graeme welcomed everyone to the Teams meeting and asked everyone to briefly introduce themselves to Stuart.

Notes of previous Meeting

One correction-The term is HELAA (Housing and economy land availability assessment).

Action Points

Graeme asked Marcus to summarise the work the Steering Group has done to date sharing the recent article in the Newton Wonder.

It was then agreed to share with Stuart the progress on each topic and seek his wisdom.

- 1) Housing -Tom summarised the work and priorities identified.
 - Graeme confirmed that Steve Keable now has the Housing Portfolio for Mid Devon. -The HELAA process is on-going as a key part of the emerging Mid Devon Local Plan. See Mid Devon website for more details and time frame. Shows as June 2025 for the draft new Local Plan and 2024 for draft site options submitted for public consultation.
 - The only way to raise significant cash for the improvement of local services and facilities is through developers' contributions arising from housing or economic development.
 - The task of managing the issues of affordability together with the required sizes, and different types and tenures of housing will be difficult.
 - We are in danger of becoming a "middle class" retirement village without the development of affordable local housing of various types and sizes.
 - We need to see development in the context of what is being planned for Crediton and Cowley.
 - Tom asked for guidance on how best to approach Landowners.

Stuart's response

- The Housing plan will be examined against the new emerging Mid Devon Local Plan.
- This plan is still being developed and could lead to the sites identified three years ago in GESP being re-adopted. (1,200 new homes were proposed for NSC alone).
- We need to keep Tristran Peat updated on Neighbourhood Plan progress and seek his guidance. We need to ask what he can share with us now. The key point is the number and location of new homes that may be identified for this Parish. We do not need to allocate housing sites - these would be in addition to those on the Local Plan. Identifying sites can generate unnecessary problems.
- If we identify sites, we need clear Community "buy in". Remember the Neighbourhood Plan must be approved by a vote.
- We could have a local Housing assessment completed by consultants (costs?).

- When communicating with Landowners and other Stakeholders be clear that the Steering Group is in listening mode and wants to receive to their feedback.
- Very important to consult widely before developing the plan.
- A Neighbourhood Plan is usually generated by:
 - 50% Consultation
 - 25% Analysis of demographic, housing, economic and other geospatial information.
 - 25% Designs arising from those devising the Plan.

Stuart then answered other questions on the Housing topic.

- Each Council needs to have a rolling 5 years' pipeline of sites and housing completions (aka "the five-year land supply").
- Dave asked about how to synchronise our plan to Mid-Devon. Stuart commented that we seemed to be working behind the timetable of the emerging Local Plan. We should work closely with MDDC so we can anticipate and adapt to it.
- He stressed that next Local Plan will be more robust on environment and climate.

2) Transport- Marcus shared the current 3 priorities identified.

Stuart's response

-The need to "capture the story" and attempt to change the narrative. Remember we can only influence changes as transport planning is the prerogative of DCC Highways and Government Agencies.

- Need to tie together with Mid Devon Transport Infrastructure Plan.
- Try and capture on one map all the proposed improvements inc cycleways, footpaths , speed reductions etc.
- If we had 106 Funds, what would we prioritise investment on? Cycle route?
- Example of the Kennington Neighbourhood Plan.

3) Local Economy- Dave shared details of vision with shop/café etc

Stuart's response

- Any plan needs to be deliverable/affordable.
- Agree priorities for 106 funds as point above.

We should encourage support for partnership with initiatives arising from consultation with local businesses. These many attract funding from different sources.

4) Health and Wellbeing/ Climate and Environment/Open Spaces and Leisure.

-The conversation at this stage ranged wider with the remaining topics.

- Suggested that we see Wellbeing and Environment as the “cross cutting” -golden thread through which all the plans needed to be measured.

-The feedback from the school could be very valuable in determining the plans on children’s play opportunities etc.

-We need to review what is Mid Devon data and statements on public health -the value of trees.

5) Other matters

Sources of evidence-MDDC Planning Dept for planning, demographic, economic, housing data, MDDC Public Health for local information on health and wellbeing matters, the Crediton Neighbourhood Plan for more local information, Natural England-MAGIC environmental mapping tool and resources, Devon Environment Viewer, Environment Agency -Flooding Map, ONS Census data now coming available -see website.

Stuart was asked about the best way to write the Plan. We need to choose a format Beer/Broadclyst? It needs: Vision, introduction, statutory details, aims and objectives etc.

Stuart suggested to concentrate on this later. More important now:

- a) Complete current phase of consultation work.**
- b) Draw out key themes, priorities narratives for each subject area of the Plan.**
- c) Translate into planning policies to generate action plans and projects.**
- d) Set up early conversation with MDDC Forward Planning to include.**
 - Possible local sites for housing and economic development emerging from HELAA for consultation next year.**
 - Synchronising the work of this Group to the timetable of the emerging Local Plan inc. How best to work with MDDC Planning Officers.**
 - Evidence gathering and availability of evidence inc. housing needs survey and survey of local housing availability.**
- e) Develop a Project Plan. This should be done asap. Use “Locality Roadmap Guide” to plan the next steps (it is a green leaflet).**

Graeme confirmed that Parish Council are funding Stuart’s consultation tonight should be about £250.00 plus vat though it might be more given the length of the meeting.

The plan to re-engage later with Stuart later in the year. When and if we have sufficient funding either from Government or from the Parish Council.

Gail confirmed that she and Helen Iles will be visiting Newton Primary School on the 7th of July to seek the children's feedback. Formal lesson plans completed. They are looking to share the feedback in the Newton Wonder with photos and pictures of some children's work. All to be agreed with the Head and Steering Group before publishing.

The Steering Group now needs to consider next steps.

All Steering Group Members to reflect on Stuart's feedback and consider next actions.

The next Steering Group Meeting is on the 2nd of August at Club Room in the Parish Hall 7.00pm.

Marcus Iles.