

Action Points from the NSCPC Neighbourhood Plan Steering Group Meetings on the 6th of December 2023 and 7th of February 2024 at the Village Hall.

Please find below the Action Points from 2 meetings.

Action Points from Meeting on the 6th of December 2023.

The following Agenda was shared prior to the Meeting.

- 1) Apologies
- 2) Notes of meetings held on 9th of September.
- 3) Learning from Meeting with MDDC Planners
- 4) What are the next steps and the potential timetable?
- 5) How is everyone feeling about the project?
- 6) Who is prepared to continue and roles?
- 7) New members?
- 8) Date of next meeting?

Attendees and apologies.

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

Apologies – Estelle Honebon.

Welcome

Everyone welcomed by Graeme and then a wide-ranging discussion took place about the next steps for the Group following the Meeting with MDDC.

This was well summed up by Graeme in the subsequent email.

“The main action point from our December meeting was, I recall, for Tom LD and me to meet in January with Steve Keable, the MDDC Cabinet member for Planning, to discuss how best to move forward in addressing our key planning concerns of sustainable development, green space designation, affordable housing and infrastructure to lessen the impact of the A377.

The meeting with Steve won't be about specific proposals for development but about joint work with MDDC to ensure the most credible and productive approach to landowners.

The concern of the Quicke estate, and probably other landowners, is apparently about the need for visible MDDC involvement in and oversight of the process for any possible call by the Parish for sites and proposal to extend the settlement curtilage.

The meeting has been discussed and agreed with Steve and will hopefully take place in January. “

At the Meeting Mark agreed to rejoin the Group. A clear timetable of a year to complete this next step was proposed.

In addition, Gail agreed to book the Village Hall Club Room for the planned Meetings in 2024.

7th of February,

6th of March,

3rd of April,

1st of May,

5th of June,

3rd of July,

7th of August,

4th of September,

2nd of October,

6th of November,

4th of December

The first Wednesday of each month at 7pm in the Village Hall Club Room.

Action Points from Meeting on 7th of February 2024.

The following Agenda item was shared prior to the Meeting.

The purpose of this meeting will be:

- 1) To consider feedback from Tom and I following our meeting with Steve Keable Portfolio Holder for Planning and Regeneration MDDC.

This meeting took place last week. We discussed possible next steps in engaging with landowners about housing development and plans for public green space in the Parish and about how we might work with MDDC in facilitating this .

- 2) To discuss and agree next steps in our work.

Attendees and apologies.

Present- Graeme Barnell, Andrew Broadhead, Mark Phillips, Estelle Honebon, and Marcus Iles.

Apologies – Tom Langdon-Davies, Peter Hawksley, and Gail Meldrum.

Before the Meeting Tom who was unable to attend the Meeting shared aide memoir notes from the Steve Keeble and Graeme Meeting.

Actions

- 1) Graeme shared his main thoughts from the Meeting with Steve and Tom.
 - a) MDDC continued to tell us that do not have the resource to help facilitate discussion about potential development between the NSCPC Neighbourhood Planning Group and the major landowners.
 - b) MDDC seem keen to focus on development in Crediton but unable to share information at present. This is understood to involve a number of homes and development sites. We should have more details at the end of this year. (The implications for traffic on the A377.)
 - c) The MDDC Plan and HELAA process appear to be slipping further and appear to be behind the timetable shared with us in November. The outcome of the HELAA process should become openly available by Christmas or early next year when potential sites will be the subject of consultation.
 - d) Development in Exeter is now focussing on housing development on brown field sites, the Quay area and Marsh Barton and on the other side of the M5 especially the A30 corridor. Cowley is not now being mooted for development.
 - e) There is now regular meetings of a "Crediton Cluster" Group of Town and Parish Councils attempting to take a collaborative approach to joint planning issues such as Housing and infrastructure matters like the Boniface Trail. Graeme and Liz Ouldrige are attending.
- 2) Graeme set out 4 options for this Group.
 - 1. Complete an aspirational Plan-setting out the feedback from consultation so far, and objectives for possible future development projects but not including any specific site proposals or any proposals for a call for sites and/or an extension of the Parish Settlement Curtilages. These latter considerations would need to be left until the Parish can engage with the new Local Planning process on such issues.**
 - 2. Produce a Plan that gives local people the option of a call for sites and/or an extension of the settlement curtilages. and seeks the views of Parishioners through formal consultation on the desirability of significant housing development .**
 - 3. Halt further work until the HELAA process is complete and then decide next steps.**
 - 4. Pack it in!**
- 3) Graeme shared that the Parish Council had set the date of the 29th of May 7pm for the Annual Parish Meeting where the progress of the Neighbourhood Plan could be discussed. Dependent on the feedback from the Community we could then agree the way forward.

- 4) We then went round the table to seek views about how we felt about the proposed options and about a presentation by the Group to the Annual Parish Meeting. Graeme agreed to draft an outline of a Plan to present at the Annual Meeting . This would give options for a call for sites and/or an extension of the settlement curtilages. This to be a simple to read 3–4-page A4 document.

Andrew-Agreed this seemed a sensible next step and timeframe. We could clearly “nail our colours to the mast” and seek community views.

Marcus-Offered to help Graeme in developing the framework and give additional time.

Mark-Pleased we now had a tangible framework and could check with Community on their support. Offered to help develop the plan.

Estelle-Stressed the need to give the community options in an honest and fair way. Supported the idea of the development of homes in small groups. We need to show the “due diligence” we have undertaken.

Hopefully by the year end we will know what proposals have been made by the key land stakeholders in the parish.

Graeme hoped to complete a first draft outline of a Plan next week, He will be then sending this to Mark and Marcus for further work.

- 5) At the end of the meeting Mark made the point that we need to understand how much 106 funding we would need for the proposed projects on Affordable Housing, The Rec, Cycleway, and traffic calming measures. We could then work out the levels of housing/development needed. Graeme explained that MDDC calculate developer’s contributions to infrastructure via bespoke size, housing mix and profitability calculations. It is impossible to calculate S106 contributions that might derive to our locality for new local services (e.g. green spaces) on the basis of numbers of houses alone as developers’ contributions will be subject of detailed calculations based on the size and mix of each development including the type and proportion of affordable housing , projections of profitability, and the need for other infrastructure including schools, roads etc.

The next Meeting to be on the 6th of March 2024 in the Village Hall Club Room at 7pm.

This is to focus on a proposed framework to share at the Public Meeting.

Marcus Iles.