

<p align="center">EXBOURNE NEIGHBOURHOOD PLAN</p> <p align="center">Minutes of monthly meeting held in the Village Hall on 27th October 2016</p>

Present:

Adam Hedley (AH) Michael Brady (MB) Sally Kenealy (SK) Dorothy Gennard (DG)
 Gaye Langham (GL)

Action

1	<p>Apologies: Sally Hordern, Nick Kenealy</p>	
2	<p>Joint Local Plan</p> <p><u>West Devon and South Hams Neighbourhood Plan Workshop</u></p> <p>AH reported that during September he and DG had attended a Neighbourhood Plan workshop in Plymouth held by West Devon and South Hams Borough Councils. It was an opportunity to have brief group discussions with specialists on a number of different topics and to connect with other groups tackling the same issues. AH and DG had written up notes of the workshop which had been circulated to the Group.</p> <p><u>Village Sustainability Assessment</u></p> <p>AH told the Group he had submitted the Neighbourhood Plan Group's response to West Devon and South Ham's "soft" consultation on the village sustainability assessment that would be undertaken as part of the Joint Local Plan. This highlighted some concerns with the proposed approach and some suggested improvements. In particular, it was recommended that a greater focus was placed on environmental impact, infrastructure and employment opportunities to assess sustainability rather than simply the amount of facilities a village has.</p> <p>AH said he had been informed that the interim results of the village sustainability assessments would be circulated by the beginning of November and Neighbourhood Plan Groups should have a further chance to comment.</p>	
3	<p>Building The Evidence Base</p> <p><u>Housing</u></p> <p>WDBC have provided a draft report analysing the Housing Needs Survey undertaken in the Parish during August. It concludes that a small development of a maximum of 10 houses or bungalows could adequately meet the needs of those aspiring to rent, own, or part own their own home. This would include open market housing to cross-subsidise the affordable. AH said he and MB had provided some feedback on the draft report and he would circulate it once it had been finalised.</p> <p>AH said he had recently spoken with Ed Persse from EJFP Planning following an approach to the Parish Council. Mr Persse is the agent of Mrs Kath Farrant, the owner of the site off North Road whose recent appeal to the Planning Inspectorate concerning a proposed development there had been dismissed. Mr Persse had explained that, if possible, they wanted any future plan for development on the site to take account of the community's views.</p> <p>AH had informed him that the Neighbourhood Plan Group was keen to engage with all landowners that had submitted their sites to be considered for development as part of West Devon's Strategic Housing Land Availability Assessment ('SHLAA'). The Group would aim to share each landowner's plans for the sites with the community and would then hope to share the community's views with the landowners. AH had explained the current status of the</p>	AH

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Neighbourhood Plan and suggested the best opportunity to understand the community's wishes would be from the results of the Consultation Day, now planned for Spring 2017 (see below). In the meantime, AH advised Mr Persse to monitor the Exbourne Neighbourhood Plan website to keep up to date with progress and activities.

The Group agreed that those landowners with sites in the SHLAA who had not yet been approached should be contacted so that their plans could be determined. GL agreed to speak to the owner of Town Living and AH agreed to approach the owner of the Holebrook Lane site. MB had already approached the owner of the site of the workshop to the rear of Meadows Edge.

Transport and Communications

AH reported that he, MG and NK had attended a meeting with Darryl Jagger, the Neighbourhood Highways officer, to discuss highways and parking matters. He promised to circulate notes of the meeting to the Group.

Questions for the consultant

The Group agreed that the following subjects should be discussed with Stuart Todd, the Group's planning consultant, on a conference call scheduled for 3 November:

- Open Spaces, in particular whether Exbourne's Important Open Spaces location in the Conservation Area provide added significance;
- The pro's and con's of making site allocations;
- Extending site assessments beyond WDBC's analysis;
- The publication date for Devon County Council's updated landscape assessment;
- The use of design guidelines in a Neighbourhood Plan; and
- Cross-funding mechanisms for affordable housing.

Draft Report

AH said he wished to be in a position to provide Stuart Todd with a first draft of the Group's Evidence Base Report at the beginning of January. He requested that those Group members working on the report submit their input to him by the end of November.

Consultation Day

AH reported that he had booked the Village Hall for Saturday May 6th, the proposed new date for the community consultation day. Devon Communities Together had also been informed of the revised date.

Presentation material

AH again asked the Group to further consider what images they would like for their evidence base work and consultation day material so a proposal could be put together for a photographer.

GL made a number of suggestions and repeated the offer that her photographer friend had made to help with this task. AH said he would begin putting together a list that he would circulate to stimulate further ideas and discussion.

Finance

SK had prepared a spreadsheet that recorded all the costs incurred by the Group to date, which she agreed to forward to AH. This would be used to determine the

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	amount of the Locality grant that would need to be refunded following completion of the 6 month funding period on 15 November.	
6	AOB None	
7	Next meeting Thursday 24 th November 2016, 7:30pm in the Burrow.	ALL

IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP, OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648