

Dunsford Parish Council Housing & Infrastructure Committee

Minutes of the meeting held July 8th in the Village Hall Dressing Room

Present: Cllrs French, Heard, Morris with Paul Jenkin and Phil Lewis

1. **Apologies** were received from Mark Harrison and Pip Hayes
2. **Minutes of the Housing & Infrastructure Group meeting of 9th June 2021** were agreed and will be signed by the Chair as soon as possible.
3. **Update from last Project Team meeting with Planners & Developer.**

Paul shared the following: -

Architects Interviews – Postponed. All members of the project team (except DJ) asked to provide preferred dates of availability for w/c 28/06 and w/c 05/07. Housing

Need – Discussed potential follow up housing needs survey and need to establish community buy-in as well as housing need. DJ and MR to feedback on draft. Not intended to issue until site secured.

Housing Need – Issue discussed re mutual exchange. CM to send example from another area where this was prevented.

Communications Update – Article published/ circulated last week, goes on village website and notice board, update given and high-level overview of SO provided.

Land Negotiations, Dartmoor Input – DJ provided email to CM confirming position and inflexibility re RES, which CM shared with the vendor's agent.

Land Negotiations, Preferred Site Update – CM has shared gone back to the agent and shared DJ update, this has resulted in agent keen to explore alternate models. CM to send holding reply and then circulate proposed options. Any suggestions welcome. DJ to provide detail on example considered previously.

Land Negotiations, Secondary Site – PF to reissue contact details, EL to make contact.

Project Plan Review – Plan reviewed, agreed addition of lines for housing needs survey, allocations plan and defining local connection.

Meeting Format Review – Agreed that actions and key decisions should be captured and allowed for onward sharing to housing and infrastructure committee. Zoom working well, so should be the default.

The committee were divided about the timing of the next survey. I.e. should it be soon or once a site is agreed. In the end we thought that the principle to go ahead should be surveyed soon, along with need. If there is strong opposition then the project would be unlikely to proceed. Site information to the public can follow.

ACTION PF with Project team

4. **The Group to review/agree the onward report content previously circulate.**

The draft below prepared by Hastoe was approved.

ACTION PF to request Clerk to publish

We continue to look to bring forward affordable housing in Dunsford on one of the potential rural exception sites identified and are in talks with respective landowners. We wish to bring forward affordable homes that will meet the local housing need. We have some information on housing need, but as things progress, it might be necessary to go back out to the community to ensure that what we have planned remains relevant.

The homes that we hope to build will be subject to a strict local connection criteria. This means that people who have a strong connection to the parish will be prioritised for these homes. This typically is based on people who live in the parish, have lived in the parish, and/ or work or have family in the parish. If and when the homes come forward, the qualifying criteria will be made available. We hope that by delivering these new homes, we will be able to help people to remain and thrive in Dunsford.

You may have heard of something called First Homes. This has been quite heavily featured in the press recently and has been promoted by the government. First Homes are another form of affordable housing and are the government's preferred discounted market tenure. They are encouraging that at least 25% of all affordable housing units delivered by developers through planning obligations should be First Homes. However, the site is to be delivered by Hastoe Housing Association as 100% affordable and First Homes does not apply in designated rural areas. This means that it is not proposed that the affordable housing scheme in Dunsford will include any First Homes. It is likely to feature predominantly rented accommodation, and dependent on housing need, some shared ownership

5. **Matters brought forward by the Chairman (for information only/possible addition to a future month's agenda)**

We had some general discussion, particularly about access to both site 6 and 5. We also agreed that currently the project is moving slowly but we should continue to meet, update and publish reports to maintain awareness

There being no other business the meeting closed at 8.30 pm

6. **Date of next meeting – 12th August 7.30pm in the Dunsford VH Dressing Room**

Signed as a true record:

Cllr Paul French (Chairman)

Date: