

TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN  
STEERING GROUP MEETING

TAVISTOCK COUNCIL CHAMBER

Wednesday 13<sup>th</sup> July, 2022 6.30pm

MINUTES

**Steering Group members attending**

Ursula Mann, Chair and Cllr  
James Ellis, Cllr  
Pete Squire, Cllr  
Stuart Honey, Secretary  
Sue Spackman  
Ian Wright  
Dr. Sharon Gedye (SFHEA)  
Kit Harbottle  
R.O. Martin

**Apologies**

Janna Sanders

**1/ Presentation regarding affordable housing developments, Alex Rehaag, WDBC**

Alex Rehaag – Senior Specialist Affordable Housing

<https://www.linkedin.com/in/alex-rehaag-270476158/?originalSubdomain=uk>

**Survey results show that affordable housing is top priority and concern for respondents**, so it is very useful to have insights, data and examples of other towns and parishes housing developments in the region. AR is an excellent resource and will provide us with all the links to data and analysis to help TNDP understand the necessary steps and processes involved.

*This is just the start of ongoing support, evidence gathering, consultation – and not just a one-off presentation.*

**AR:** Started by highlighting the current crisis with example of how last week 138 people applied for a one bedroom flat, advertised on <https://www.devonhomechoice.com/>. This compares with an average 7-20 bids for a similar property when site was launched in 2014. The need for more properties for people who cannot afford property on the open market is clear.

There is little churn from existing stock at the moment of suitable ex-authority properties but utilising this is very much part of the strategy: e.g. financial incentives to downsize to free up housing for younger families.

Current building development sites for Tavistock are allocated. However, planning is not stagnant.

Therefore, it is essential that TNDP start to consider options on how to allocate affordable housing land **now** ahead of the next assessment for the next joint local plan in a couple of years. Community buy-in now through the TNDP on the type of housing people want to see in Tavistock is crucial – so people have option to stay in Tavistock/West Devon and not have to move out of the area.

Affordable housing does not have to be just rented accommodation. A lot of research is carried out on average salaries and house prices in the area. Intermediate housing: shared ownership; rent to buy are options.

A recommended solution to dealing with affordable housing issues and to support potential buyers is setting up a Community Land Trust (CLT)

(a description here: <https://www.communitylandtrusts.org.uk/>)

AR will be sending additional links. UK wide, long established, very popular in Cornwall and increasingly in Devon.

Training and presentation on how to get started and run CLT properly is available. Have a lot of experience in this and offer CLT developments in Chagford and Salcombe as examples.

<https://chagfordcommunitytrust.org.uk/>

<https://salcombeclt.com/>

Some fortunate elements in Tavistock- not too many second homes and Airbnbs. There will be a look to balance the types of houses that would be planned – i.e. number of bedrooms to try and encourage a mix of residents - e.g. balance of homes suitable for wealthier retirees and working families.

In summary, working closely with the Local Planning Authority is going to be key.

## **2/ Update/Review of Draft Survey report**

Action from 27/06/22 meeting: feedback collated from SG plus executive summary sent to Victoria Grimburg (DCT) ready for final survey report to be submitted to TNDP for publication.

Community Profile is also being produced and AR will send VG data and put her in contact with WDBC EH to get any other data possible.

Draft due to SG 18<sup>th</sup> July 2022 and produced by the date of the public mtg (27/7/22)

## **3/ Update Project Management – Engagement of Professional Services**

After conducting an expression of interest process for an experienced planner to assist with NDP progress, TNDP SG considered a fee proposal submitted by Stuart Todd Associates (ST) – various positive aspects of working with an experienced planner were discussed as well as emphasis on having flexibility in order to respond to the community driven nature of the project. After discussion, the fee proposal was unanimously supported to be submitted to the Town Council under the NDP budget. The funding for this will be sourced from Locality Grant for NDP groups. UM to take to Council and work with Tavistock Town Clerk on contract to be sent to ST after approval.

SG will sit down with ST for discussion and possible training on NDP process once the consultation work starts.

ACTION: Tavistock Town Council to be requested to endorse and action the engagement of Stuart Todd Associates in the sum of £7,072.10+ VAT for the identified services.

#### **4/ Housing Need Assessment Grant – Action**

SG agreed to move forward with application for the locality grant of £10,000 – hopefully by Sep 2022 to be spent by March 2023 which would include fees for the PM – plus extras e.g. room hire for meeting, website.

KH to assist UM with submission.

#### **5/ Plan for Public Meeting**

Public Meeting Wednesday 27<sup>th</sup> July 6:30pm at Town Hall presented with Victoria Grimburg (DCT). Executive Summary available at meeting, full report online. This will be an opportunity also for further community engagement as we set out plans to work on aims, vision and priorities for TNDP in the coming months.

RO Martin to take details from the report such as quoted from survey respondents, word cloud and exec summary on large, laminated posters for presentation at public meeting.

SH will prepare press releases to Tavistock Gazette, Tavy Links and Moorlander to let people know about meeting, plus newsletter sent out to 100 email database.

UM – to post on social media and website.

JS to update BID and Visit Tavistock website.

Talking points raised about public meeting: community is still driving the plan and must be happy with anything proposed, individuals are welcome to get involved at any point or come in and out based on interest or skillset, and NDP is a future-looking project so can't change the current developments, importance of having a voice as JLP review in 2024 approaches, that NDPs do make a difference to planning decisions (examples), good to be able to present list of tasks and plan for the next year to convey timeline and opportunity for involvement.

#### **Next SG meeting with ST will be held in September 2022 – location TBC**

(UM to set 2023 meetings for the year sent out to SG) Where possible, substantive SG meetings to be held in the Council Chamber and public meetings around town as before.

**With no further AOB meeting adjourned at 7.35pm**