

# Emberton Neighbourhood Plan Steering Group

## (A committee of Emberton Parish Council)

### Minutes of Meeting held virtually – 3<sup>rd</sup> September 2020

**Present:** Jason Bevan- Chairman  
Joe Walker – Vice Chairman  
Melanie Duncan  
Fred Markland  
Virginia Tierney

Chris Akrill – Town Planning Service  
Karen Goss – Clerk

1. **Apologies for Absence** – Apologies for Absence were received from Colin Jamieson.
2. **Declarations of Interest in items on the Agenda** - There were no Declarations of Interest in items on the Agenda.
3. **To approve the Minutes of the Meeting held on the 21<sup>st</sup> July 2020** – The Minutes of the previous Meeting held on the 21st July 2020 were agreed. The clerk to provide the Minutes to the Chairman for signing at the next face to face meeting.
4. **Public comments, questions or representations** – There were no members of the public present.
5. **Review of sites put forward** – Jason commented that it was not possible to review the sites put forward as the group were still waiting to hear back from MKC. It was agreed that a clearer position was required and this couldn't happen until the response had been received.
6. **Housing Needs Assessment refresh** – It was noted that most of the group had scan read the HNA and it read well and felt a better fit than the previous version in terms of the allocation. The action was now to work out which sites would be put forward. Fred commented that he had not read it and asked whether it included affordable housing in line with previous assessments; a percentage figure in the HNA would be good to compare it to other settlements of a similar size. Chris responded that if there was an allocation of 10 houses, 2 or 3 of these would be affordable. Fred stated that Peter Geary had commented that the group were going to be more specific in relation to the requirements of the village and that EUC might be willing to get involved. Chris responded that MKC housing department did not share the view that you could reserve housing for your own community use. Fred asked whether this would be different if the steering group put forward a delivery partner. Chris asked if EUC were a registered partnership landlord. Fred responded that EUC had a number of units in the parish and they had charitable status. Chris commented that the next stage would be to invite EUC to the next meeting to have a discussion with them as to what they might be prepared to deliver. **Action: KG** to speak to EUC

Virginia asked whether the housing allocation could be specific such as indicating that 2 of the 10 properties must be two bedroomed properties? Melanie stated that shared ownership could also be a good option. Chris commented that it was better to try and control the size of the housing with the properties being kept within the open market rather than being controlled by MKC as a social landlord. Jason asked how EUC worked. Fred responded that EUC owned a number of units in the village and a tenant had to demonstrate a close tie to the village. Fred went on to state that selling a site to the village would be important and residents might be more on board if there were close links with EUC rather than MKC. A discussion took place regarding the housing site being sympathetic to the environment, small houses for residents looking to downsize and the allocation of parking for the village.

7. **Affordable Housing Options** – covered under item 6 above.
8. **Review of Neighbourhood Plan** – Chris went through the proposed amendments made to version 6 of the Neighbourhood Plan and requested that the members of the steering group looked through the plan and made comment before the next meeting. **Action: ALL.** Melanie referred to the section on community projects and asked what these were. Chris responded that these were the aspirations of the group in conjunction with the views of the parish council. These were things that the group wanted to deliver but were not specifically related to land use. Fred commented that there must be an aspiration to join the cycle route which ran through the parish to other communities. Fred asked about the previous consultation and the involvement with David Blandamer. Chris responded that most of the things that had been raised from the previous consultation had been incorporated into David Blandamer’s comments. Melanie commented that once the new draft plan had been adopted by the group, it needed to be presented to the parish council to make sure they were on board.
9. **Next steps** – Information required from Peter Beer, MKC. Review of the sites put forward. Include any further sites put forward from MKC into the plan and agree as a group. Agree the settlement boundary.
10. **Any other business** – Grant – **Action: CA/KG**
11. **Date of next virtual meeting** – Thursday 29<sup>th</sup> September 2020 at 7pm

The meeting closed at 8.05pm