

NP/NDO meeting, 7.30pm at the Bell Tower, Clyst Honiton, 18th September 2018

Present: Lynne Askew, Sean Wheeldon, Sue Hales, Mike Muir, Grant Harrison, Alice Gent, Dave Chapman, Janvrin Edbrooke

Purpose of meeting: to discuss what deal the Parish Council would like to take to the Church Commissioners regarding the Bypass Site.

- It was noted that the Masterplan has not yet been consulted with the community as it is important we have some idea of the direction we are headed with the Church Commissioners first.
- Will still be very important to carry out the community consultation as we need to make sure that this Masterplan, put forward by the Steering Group, is what the community wants.
- Process: needs to be within context of NP, first thing is driving forward NP. Draft plan almost at completion. But also church commissioners
- Dave thinks that we split this apart: need rest of NP done so we can get into reg 14 consultation, make final amends, submit to authority. Need to submit to authority with this level of detail plus design and access statement minimally. If cc say they are happy with it, we get the bones of that deal sorted contractually, prepare these plans with
- Taking it as an NDO within the context of the NP.
- Grant asked if number of houses there is enough for them? But actually they have had a lot of work done for nothing.
- Point is about maximising asset value and CC will take that wherever they can get it.
- Janvrin nervous that we might not have the time and place to see what deal they want to do.
- Go to CC, say all the groups that are happy with it, say that can either fully build it out, some of it, or none
- Best scenario: have commercial built out first, then residential. Has to happen in so and so way.
- Is that written into the NDO? Yes
- Sue: asked if DC knows of any other villages where they have done something like this.
- He knows a few similar, and how are they run;
- Often they establish a separate entity usually with charitable status, and one of those objects is to manage commercial space for the benefit of the wider community, but this
- What is the appetite within the community to establish an entity like this?
- Talked to CHCA about this recently, and thought that there is definite concern as to who would take that responsibility, and thought that probably would end up mostly being the existing village volunteers (ie. PC members)
- Thought best to form separate entity.
- JE asked if DC knows model where it is more commercially run but there is a contract of use?
- If no one in community comes forward and we have a NDO and NP, what would we do?
- Depends what space looks like day and night, this space being the community asset.
- Don't think there would be a huge problem in letting it out to management agency and telling them what sort of work we want done e.g. business modelling.
- In terms of blocks of work, think we need conversation with CC, also need to get one with rest of NP, with a view that we get to appoint where we get to reg 14 that we have a deal with CC and we know what we want this community space to look like.

- Either going to be run within the community in this way, or going to let it, or might be both.
- 6 weeks of reg 14 consultation. Then got to review reg 14 feedback. Then have a further 6 weeks etc etc is long stage.
- JE submitted Exmouth's NP in 31 August, won't go to referendum until February.
- Nature of deal with CC will reveal what we want.
- Community Facility is 200msq.
- Can be 25 metres tall
- Not sure if it can all be 2 storey on commercial space.
- Lynne suggested digging ground out.
- We would want CC to commission people to build residential and commercial building, and for the commercial building to what point?
- CC are going to hand over land mass on commercial side. Who will be the landowners of this? DC suggested freehold. Would come into ownership of parish council.
- Say that community can take on management of this community space, and rest of commercial space will either be managed by other people, or by the CC themselves
- Parish Council pay a person to manage it. PC can build capacity to manage it.
- Sue thinks in the long run it would be best to employ one of two people to manage site rather than employing a management agency.
- Lynne says we can have 2 scenarios: plan a and b, b is backup. For management.
- When we go to CC, do we say upfront that we want FREEHOLD of all of that commercial land. Yes.
- DC said hed go for the whole lot anyway but commercial area should be easy. Grant suggested possibly asking for the single storey dwellings, horseshoe section of site. When we go in, say purpose of horseshow site is to have houses to manage for people already within the community.
- DC says to get hung up on the fact that we will own houses for the community for the benefit of the community.
- Huge demand for small business space in this area.
- Conversation about who build out what, but probably think would be let out to one developer.
- Community land trusts
- Most important bit is getting structure deal right in the first places
- Need to get to CC first and get out what we want. Ultimate piece in this is NP.
- 200sqm on community facility
- So 10 commercial units: 1300sqm in total.
- Grant asked if this would be shocking to CC at first?
- The only way we will get development is if it is planned out in this way.
- There is value in this, question is how much of this value will they want to give to us.
- Sue: Who negotiates this? And how? Face to face, tell them where we've got to, what we want, then leave it with them to stew on.
- At the moment, is worth nothing to them other than paper value on their books.
- How much of deal can we do
- Show CC our deal, then try and get a developer on the deal as soon as possible.
- We can have a say on that, they might already have someone in mind, but we might be able to have an influence. Someone medium size.

- Burringtons – regional building company that have won awards and been given community green space as part of deal etc.
- Asked for advice on what we have to do and timeline:
- See all of work that has been written
- Get to point where there is a framework within which the NP sits
- One of the things we will need is the NP to support the masterplan.
- NDO will sit within NP. So NP needs to be together, get a structure of NP together, then get a date to see Church Commissioners.
- AFTER that we see Church Commissioners.
- How many people in delegation? No more than 3. Dave Chapman happy to do this. And Janvrin, and one Parish Councillor.
- First meeting would be to pick up phone and say we need to come see you. We say that the community broadly supports this as they are getting housing that meets need, community space that they need. Say all these different groups e.g. airport, transport, environment, ecology, all support this. So they will see all that background and see that there is less to pick on during the meeting.
- Got all the answers, got plenty to go in with. Say we want this, can manage community space, and space from residential that young and old people in village need.
- Ned to get to stage where we are contacting lawyers
- Timescale: there is quite a lot of work to be done. Mid November and before Christmas.
- Have a meeting where we decide if we are happy with it. Then say as a minimum, what we want out of it is as follows:
- Add to September agenda
- Sean worried about insurance, how we will afford it from day 1. Other fine detail that we can be tripped up on. No experience, no time, or money.
- These sorts of worries we can't worry about it, because even though we may come across them, is later on in the stage change.
- There will be models elsewhere that we can adapt.
- Its not our job to make these sorts of decisions. We don't have the skillset. Need to tap funding where we are advised.
- Might be a longer project than we'd imagined, but if right funding opens at right time, things move quicker. Have to be comfortable with decisions that are being made.
- A need a parish council meeting when we discuss if we are happy with this plan
- B are we happy to get into conversation with church commissioners, and if so, on what terms?
- Need to know who will be main point of contact – clerk?
- Nature of deal and conversation will lead to financial advisors, lawyers etc.
- Sue asked if you can pay people to access funding for you.
- At any point in time if we are looking at anything too high risk, we have the right to pull out. Need to minute this in any deal. Given sensitivity, this should be talked about in Part B. don't want to be secretive but important to keep things where they should be.
- Still lots to come after community is happy.
- Sue: if all goes to plan, how soon could it be up and built?
- Lots to do before it gets to referendum in the right way – maybe a year.
- Then if funding is secured and rest of work is done, 6 months of mobilisation. At best case, assuming we do everything and it all goes very smoothly; 3.5 – 4 years.

- Won't know how long it will all take until we go through process. Will know vaguely at reg 14 and we can say
- Best we can do is look at it and say what we think timescale is, add 4 months to it, then say that is the date.
- PC meeting agenda items to add: do we agree to accept plan and HOW we negotiate with the church commissioners and what our absolute best scenario would be. Agree which PC Cllr would represent us at CC meeting.
- JE is struggling with time but is happy to give more time.
- How much funding have we had to date? From 2015-18?
- Technical work is different to grant. Need to look at this with Janvrin.
- Now might be time to get more grant funding.
- See Church Commissioners.
- Then put it out to community.
- Then it will take about 8 months to take to EDDC.
- Meeting end at 20:47.