

Present: Lynne Askew; Grant Harrison; Nick Pring; Janvrin Edbrooke

1. Welcome and Apologies

Apologies were received from Sue Hales & Rob Martin (retrospectively)

2. Minutes of last meeting

In the absence of Rob Martin, consideration of the minutes of the 2nd July 2019 meeting was put off because Janvrin Edbrooke thought there might be inaccuracies.

3. Finance

Rob Martin had produced and circulated an analysis of the finances since the beginning of the project, as he had agreed to do. A copy is attached to these minutes.

4. EDDC letter: content and decisions

Janvrin Edbrooke reported that Rob Martin had reworded end section to be more positive. She also highlighted the need to do a further noise assessment. The original noise report was done to inform the Cranbrook masterplan, with only small amount of measurement near to our site.

Janvrin also indicated that an archaeological report would be necessary.

5. Mentors Advice

Originally 3 potential sites had been selected, were then each subject to a viability assessment before the bypass site was decided on for the Neighbourhood Plan. AECOM did these viability assessments on each site, so Janvrin believed that we should go back to AECOM for further assessments.

The Masterplan proposals need to be viability tested, taking into account necessary mitigation. She had contacted Dave Chapman who was her mentor and his advice was that the Neighbourhood Plan would fail to deliver Community Facility on its own and that the NDO was therefore necessary. Dave Chapman could not make any meetings, but his advice was that Locality had a new grant scheme for groups doing an NDO which had not been available before. We would be able to get this grant which had three levels with funding of up to £50,000. The first stage was to do an expression of interest and then to do a formal application. It was her intention to do an application with Rob Martin. This was **Agreed** by the Steering Group.

The process also allocates a mentor to advise on requirements, ours will be Dave Chapman, acting as a consultant for Locality.

Any new viability study will have to include the cost of mitigation shown separately.

The Church Commission will be requested to cover the necessary Archaeological survey as part of its input.

It was also important to apply current Design Codes in accordance with national policies. There will be a need to a full Strategic Environmental Assessment (SEA).

6. Other NDOs

There are only 3 NDOs in place, nationwide, with the latest being Broughton. These are all more limited than that for Clyst Honiton. One was in Cumbria that related to things like the doors etc, the second was a single building protection and Broughton covers a site, but not the specifics that ours has. It is short and sweet, which we should use as our template. At the Inspection the Inspector rewrote the conditions to make them acceptable. WE would attempt to get the same inspector.

7. Delivery

The Delivery Agent for the project will be for the Parish Council to look at and decide how it will be delivered and run. This will be separate from the Steering Group.

Condition will outline this

The site will be developed out as an NDO. If not, the developer would have make a normal planning application, which with current policies would probably be rejected.

The current Neighbourhood Plan timeline aim is to Reg 14 position by end of November 2019.

Janvrin wants support with editing work.

Rob Martin's discussion paper on the delivery of the NDO was good to focus on those things.

Discussion document – delivery of NDO she wants to leave with him. Matters of importance that need to be addressed:

- Land acquisition Freehold/Leasehold
- Dual use building (CF) – room big enough for community function, shared kitchen and toilet.
- Versatile and viable. Business Model it would revert to economic space if not CF not viable. It would be necessary to get commercial operator's advice.
- Has to be commercially viable. Could include child care, parent/toddler group
- Looking at my note on management of CF. Lot to consider about renting etc
- Risk management. Plan A and plans B, C,
- Needs to be run past PC very soon – maybe an extraordinary meeting, just to discuss that.
- No Section 106 – affordability 46 houses – 50% have to be affordable.
- Accessibility a problem – with two separate elements.

Church Commissioners Meeting

The matters that might be discussed with the Church Commissioners are:

- How do we the delivery to be achieved?
- Purchase freehold or leasehold of land from CC?
- Concerns about layout and deliverability
- Marketing after Planning
- More flexibility about where CF goes
- Provision of roads and parking

NP/NDO Steering Group, Meeting at 7pm at the Bell Tower, Clyst Honiton, 31st July 2019

- Community Facility always provided first, not as an afterthought.
- What viability work has been done?
- Do we have any developers in mind?
- CC might want to choose developers
- CC may choose not want to sell the land if not financially acceptable for them.
- Need to update CC with where we are on NDO.
- Rental properties would use EDDC local criteria, but CLT decide who can be there.
- Janvrin suggested Burrington Estates & Cavanna Homes as possible developers and Lynne Askew suggested Greendale Homes.

The meeting would be on Tuesday 6th August 2019 between 12 and 2pm at BlackHorse
The room would be booked from 11.00am to allow a pre-meeting between us.

Janvrin was to meet with Rob this week.

Meeting closed 8.45pm

Rob Martin

21 August 2019