

Subject: Re: Last nights meeting Thursday 1st June 2017 in Village Hall @ 7.30pm

From: GEORGE HUNTER (georgeandmonhunter@btinternet.com)

To: @btinternet.com;

Date: Friday, 2 June 2017, 10:06

NOTES of meeting with Broadacres 1/6/17

Look after your [redacted] and forget the notes. Ken has done a great job of recording events.

George

On Friday, 2 June 2017, 8:44, Jude <jude.temple@btinternet.com> wrote:

That's great Ken. Sorry I'm [redacted] with my [redacted] today so won't be able to prepare any notes until tomorrow if they are still needed. Let me know please

Kind Regards,

On 2 Jun 2017, at 08:26, Kenneth Jones <kmjriskolutions@gmail.com> wrote:

George,

My notes from last night:

Apologies - Karen Wilde

GH introduced Graham & Jodie from Broadacres.

GH gave a brief overview of what we are trying to achieve with the Neighbourhood Plan [NP], historical background & results from Housing Needs Survey.

GH explained that the Housing Needs Survey has identified the need for 18 - 20 houses now plus similar in 5 years+. Copy of tenure & type of properties handed out. We have 2 plots of land available now & 2 in 10 years time. The 2 plots of land available now - 'Far Field - green belt, outside of development boundary, site assessed by HDC, objections being put forward by Steering Group. The other 'The Grain Store', located in NYMNP, owned by the Bells, in flood zone 2.

Graham from Broadacres explained that 1 bed properties are difficult to sell & limited re-sale value. Suggested that we increase number of 2 - 3 bed properties. Other alternative 75 / 80% freehold with remaining as rent. Covenant would apply on re-sale keeping at same basis as purchased. Would help those wanting to downsize.

Graham from Broadacres wanted additional information on each plot. GH showed each plot on the local map:

'Far Field'

- access to - off existing road. Andrew - additional cost of widening this road, Highways would want a 'safe' footpath from development to village, costly.
- existing utilities - no sewerage, properties close have septic tanks. Andrew - more likely require separate pumping house, additional cost.

- location - outside of development boundary. Andrew - would be very difficult to obtain planning permission

Summary, too costly for number of properties, would knock down value of land to owner

'The Grain Store'

- location - inside NYMNP [just]. NYMNP not assessing site. NYMNP not negative towards a development. Andrew - Broadacres have worked with NYMNP on similar developments
- access to - adjacent to pub, off existing road. Andrew - bottom end of village, less highways cost
- existing use - steel portal / clad units on concrete plinth, would need to be demolished. Andrew - would consider building replacement units on Bell's alternative land
- flood zone 2 - GH not aware of area flooding. Andrew - maybe additional cost in providing a flood defence
- neighbours - Andrew - would provide noise reducing fencing
- design - would have to be stone. Andrew - additional cost but not unachievable

Summary, better chance of development, less cost than 'Far Field', can work with NYMNP

Andrew stated that Broadacres wants to work with us. If agreeable, he would want to 'walk' each site with a planning consultant, engineer to identify needs of each. Would produce a 'Site Constraint Plan / Scope'. No cost to Steering Group.

Steering Group agreed for Broadacres to start this process.

GH to contact Lady Bell to gain access to Grain Store.

Andrew & Jodie left meeting.

Other business

1. GH to drop off Steering Group written reply to HDC's site assessment at HDC tomorrow morning.
2. Keeping parish informed - GH / KJ to put a progress report into the Parish Council's next newsletter

Meeting finished 8.40pm.

Regards

Ken Jones

Actions arising from the Steering Group meeting of 1st June.

Present --- all steering group members except Karen.

Andrew Garrens , Broadacres Developers.

Judy ?????? “

Notes of meeting, see Kens comprehensive report.

Actions arising.

1. Deliver the response of the Steering Group on the “Alternative Sites Consultation” to HDC before 5pm on Friday 2nd June. GH. (done)
2. Write “Thank you” note to Andrew and Judy for a useful meeting. Include our understanding of the work his team will undertake. Action GH
3. Contact Venetia Bell and bring her up to date on site situation. Inform her of plan for Broadacres to carry out a preliminary site evaluation including --cost of site clearance, cost of infrastructure required to support 20 properties, cost of containing flood risk. They will also prepare a preliminary layout of properties on the site footprint. Action GH
4. Write to Paul Fellows informing him of the work we have agreed with Broadacres and emphasising the possibility of the Grain Store becoming the preferred site. Action GH
5. Community engagement. We need a note explaining the reason for the delay in holding the next open meeting, that will be focused on the

evaluation of the 2 sites offered for the proposed housing scheme. The note will go out in a Parish Council newsletter.

Action Ken & GH

GH 02/06/17