

**Meeting of Steering Committee
on Friday 10th January 2020**

Present

Giles Baxter (GB)
Irene Steinbrecher (IS)
Charles Campion (CC)
Chris Neil (CN)
Estelle James (EJ)
Simon Russell (SR)

In attendance

Chris Brotherton (CB) of Thomas Homes

Apologies

Gerry Moscrop (GM)
Christopher Purvis (CP)

- 1) GB introduced the purpose of the meeting, namely to hear CB's proposals on what the 4 options (one site/two sites, above/below AH limit).
- 2) GB provided a quick update on the situation with Locality:
 - a. Neighbourhood Plan Facilitation Package approved.
 - b. Grant for NP approved (£7150 in FY 19-20)
 - c. Locality members Dave Chapman and Annabel Osbourne met with GB, SR, GM and CB on 7th Jan. Outcome of meeting was agreement for DC to submit grant application for NDO funding up to £50K in FY 20-21, by the end of Jan 20. CB to produce list of what he requires funding for, and cost estimates.
- 3) CB outlines design drawings. Main points:
 - a. Favours the two site option
 - Less impact on the openness of the Green Belt. The scheme on the northern site conforms to the existing character of the housing and garden plots running north from the A415.
 - 5 larger houses on south site generates better land value
 - Affordable housing on single site.
 - Less traffic impact close to signalled junction
 - Less costly private road to southern site
 - b. Whilst AH not a design driver, provision of AH would greatly increase the community benefit of the NDO from SODC's perspective and that this saw likely to carry significant weight when arguing VSCs. The committee agreed, and also agreed the community and 'moral' value of including AH, that this was entirely consistent with the aim of the NP/NDO to grow the village and its school age population, and the opportunity it provided for the village to broaden its social demographics.
- 4) The decision therefore was that the working assumption would be:
 - a. Two sites
 - b. c25 dwellings in all, being a 10% increase in housing stock.

c. Surgery and AH on the northern site

- 5) The funding model for the surgery was discussed. IS and EJ reported that they have yet to approach the CCG, but will do so at the earliest opportunity. CN agreed to put IS and EJ in touch with James Hammond, resident of Burcot and a director of CBRE, who may be well placed to advise. [Afternote – introductions made].
- 6) GB explained that a draft for the VSCs for the surgery has been produced in the NP draft. IS and EJ agreed to review and strengthen. A key VSC as to why the surgery must remain in CH will be the dependence of each of the amenities around the crossroad on the others, and that loss of one would represent an existential threat to the others.
- 7) The committee recognised the need to consult residents before the formal consultation. It was agreed that the right time to do this was at or around the Village AGM in May. CB would support with marketing material as well as presentation and consultation materials.
- 8) The next meeting will held on Friday 7th February at 1pm at Lower Town Farmhouse. The main purpose of the meeting will be for CB to report progress.

GB

14 January 2020

Attachments

Working Sketches dated 10/1/20