

Meeting of NDO Steering Committee on Friday 22 January 2021

By Zoom

Present

Giles Baxter (GB)
Simon Russell (SR)
Christopher Purvis (CP)
Rob Hollin (RH)
Chris Neill (CN)
Penny Hill (PH)
Chris Brotherton (CB)
Charles Champion (CC)
Sara Ward (SC)

Apologies

Irene Steinbrecher (IS)
Estelle James (EJ)

- 1) Minutes of meeting 11 December. Agreed.
- 2) CN, as PC chair, directed that there should be no communications from the NDO SG, release of analysis and feedback, or publication of documents, until given permission to do so by the PC, which would be after legal advice had been received. This was expected by the end of next week.
- 3) GB gave a short presentation on the methodology for analysing responses, and an overview of the initial findings. These are subject to verification (i.e. that the data has been transposed from the response sheets into the spreadsheet) and validation (i.e. that the transposed data supports the findings) by all members of the SG. GB to finish the draft, to be circulated to all NDO SG members for their input. As the responses are held in physical form only, GB will suggest a programme for V&V. It was most important that each response should be considered in detail; this would require each member of the committee to study all the responses. CN re-emphasised the need not to discuss any of the contents outside the SG in advance of release.
- 4) SR gave a short summary of the discussion amongst community members of the SG on Thursday 21 January, at which the draft analysis was discussed. The community members view, on the basis of the broad overview of the survey results, was that CB/KB should start exploring what adjustments might be made to the scheme, in location, in mix of housing and whether a reduced scheme was feasible and if so with what trade-offs on the benefits to the village.
- 5) CB shared drawings of the two sites he had prepared to show the sorts of changes that might be made in mix and location. There was discussion about how these might be further improved to address concerns. SG directed that CB and KB should work these up for the next SG. CP asked that plans include 'the dot map' which everyone agreed was so helpful. Provided the SG were happy, these would be taken to SODC for pre-app advice. There was a general feeling that there were two areas in the plan that should be immediately considered for possible change: the north east and eastern part of the allotment site and the southern end of the paddock site. The plan had been drawn up on the basis of discussion with SODC; but we should develop alternatives (including most dramatically for example "flipping" the allotment site so that the houses were on the west

side) and see whether SODC would consider them in view of the response to the survey. The SG agreed that a further round of consultation would be both needed and desirable. The SG agreed that this should take place after pre-app, otherwise there was a risk that residents would be commenting on schemes that may be undeliverable.

- 6) CB explained that SODC would not budge from the 40% scale of Affordable Housing for developments over 10 units for fear of setting a precedent. However the government were currently consulting on raising the threshold for the requirement for developments to include Affordable Housing from 10 units to 30 units. The SG noted that this could have a major bearing on our scheme because the number of affordable units in the scheme (in the non-technical sense: very small and comparatively cheap dwellings) would be entirely within the community's gift to decide.
- 7) GB explained that a common theme on the consultation responses, from supporters and objectors alike, was the lack of affordable in the sense of low cost rather than Social Housing for rent or shared ownership. CB gave an indication of the cost of a 2 bedroom unit of around £300K, of which around £60K might be available from government 'help to buy' schemes.
- 8) Documents for Publication. GB agreed to put together a complete list of the documents for publication once authority has been given. This would be a consolidated list covering requests made in the consultation, those requested under FOIA unless directed otherwise, and documents that the NDO SG would wish to release if not already covered.
- 9) Finance. GB updated the meeting on the financial position, namely that by 5 Jan 21 a total of £74,213 had been invoiced against the grant provision £97,833. A copy of the budget would be circulated after the meeting.

10) AOB

The SG noted that SW had been appointed by the surgery partners and engaged through CB on the basis of her proposal dated 21 December 2021. The SG agreed that SW should join the SG as the surgery partner's delegated representative, as the partners were unable to attend meetings due to the ongoing COVID-19 situation.

- 11) DONM: Friday 19th February, by Zoom.