

SAMPFORD PEVERELL PARISH COUNCIL

Meeting with representatives of Edenstone Homes: Monday, 20 September 2021

1. The meeting was convened following a request from Ms Sally Davis of Avison Young UK made via the Sampford Peverell website on 20 August 2021. Ms Davis explained that her company's client, Edenstone Homes, has purchased the Higher Town site following the planning permission granted (reference 17/01359/MOUT). Edenstone is preparing to submit a reserved matters application seeking approval for detailed layout, landscaping, scale and appearance of the development. She stated that she was seeking an opportunity to discuss their proposals with the Parish Council in advance of submission of a formal application to MDDC. Ms Davis asked if it would be possible to attend the next scheduled meeting of the Parish Council (27 September 2021).

2. On discussing this request with the Chairman and Vice-Chair of SPPC the issue of Covid-safety was raised. It was realised that the main hall at the Memorial Hall is not large enough to be able to accommodate safely the number of parishioners likely to attend such a meeting. It was therefore decided that the proposed meeting would need to be separate from the Parish Council's business meeting and be confined to Members of SPPC and representatives of the developers. After consultation with Members the date of 20 September was chosen for this informal meeting.

3. The informal meeting held on Monday, 20 September 2021 in the main hall of the Memorial Hall, Lower Town, started at 7.30 pm, observing precautions to minimise the risk of Covid infection as detailed in the Risk Assessment applicable to meetings of the Parish Council. The following were present:

Cllr David Cutts, Chairman of SPPC

Cllr Heather Culpin, Vice-Chair of SPPC

Cllrs Angus Mackenzie, Tim Burt and Bernie O'Connell, Members of SPPC

Mike Aspray, Clerk to SPPC

Tim Smale, Billy Hughes and James Kathrens, Edenstone Homes

Sally Davis, Avison Young

(Cllrs Steve Taylor and Bev Perks, SPPC, were unable to attend).

4. The meeting opened at 7.30 pm with introductions of those present. Tim Smale then spoke a little about Edenstone Homes, a company with an annual turnover of £57 million, with sites in South Wales, Gloucestershire and Herefordshire. The Sampford Peverell site will be the company's first development in Devon.

5. Mr Smale stated that he had, earlier in the day, made unannounced calls on residents adjacent to the site and was able to have useful and positive discussions with all that he had met.

6. Two A3 plans illustrating a possible layout of the site (showing affordable units and self-build plots) and possible landscaping were distributed to Members. Mr Smale invited Members' comments while acknowledging that he did not expect immediate reactions. No comments were offered at the meeting, Members wishing only to hear the developer's proposals at this stage. Instead, Members were anxious to know how the information could be shared with the village community, a public meeting not being possible because of the Covid pandemic. There had been talk before the meeting about the possibility of the creation of a free-to-access website, and assurances were given by Ms Davis that this will be set up as soon as possible.

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7. Cllrs Cutts and Culpin declared their interests in affordable housing provision as members of the board of the Community Land Trust (CLT). Mr Smale stated that he had already been contacted by Colin Passey, Chairman of the CLT.

8. Members, while expressing no support for or criticism of the possible layout and landscaping, did ask about steps being taken to ensure carbon neutrality of the development. They were advised that each dwelling will be equipped with electric vehicle charging points (there will even be charging points at the allotment site!) but that there are no proposals to fit solar panels on roofs. In answer to a question about heating of the homes, the meeting was advised that this will be by gas-fired boilers because it will still be possible to fit these to new homes at the time the site will be developed. The company is researching other means of providing heating, but had no plans to use, for example, ground-source heat recovery on this site.

Members also asked about on-going maintenance of the green (public) areas. The meeting was told that it is proposed to set up a management company that would make an annual charge on each household to cover costs.

9. Asked about time-scale for the build, Mr Smale stated that he hoped to submit a formal application by Christmas 2021. The company would then take a year to get onto the site, then complete construction in stages within three further years.

10. In conclusion Mr Smale stated that he would welcome feed-back from SPPC, and Ms Davis undertook to get a website set up as soon as possible, maintaining contact with the Clerk.

11. Cllr Cutts thanked everyone for their contributions. The meeting ended at 8.30 pm.

M J Aspray
Clerk

25 September 2021