

Meeting between Graven Hill Village Development Company (GHVDC) and Graven Hill Residents' Association (GHRA)

Wednesday 25th August 2021

Summary of Key Points Discussed and Action Points

Attendees:	GHVDC	Karen Curtin (KC) Adrian Unitt (AU) Abbie Warner (AW)
	GHRA	Philip Sore (PS) Simon Kirkman (SK) Karen Sims (KS) Christine Clynes (CC)

GHRA – key points

- Significant consultation is essential before key decisions impacting residents are made
- Residents feel passionately about having a community hub in the village centre (survey results)
- Residents understand the market/commercial challenges, however, believe the best location for the pub is as per the masterplan and should be 'mothballed' until a buyer for the land (to use as a pub) can be found
- Residents are not aware that the Masterplan was always subject to change/is not 'cast in stone' and believe the pub to be a community facility
- Residents feel their centralised community facilities are being eroded for the sake of increased profits
- Without full context, residents are angry and this is resulting in a lack of trust with GHVDC
- Residents would like to be consulted before any final decisions are made about the pub & nursery
- Residents are keen for engagement with GHVDC to be proactive not reactive

GHVDC – key points

- Acknowledge greater consultation before key decisions are made will help resident engagement and understanding
- Liaison meeting had been the forum for updates/information sharing, where details on the challenges finding an interest in the pub had been shared over multiple meetings and assurance given on a licensed space within Block E at May's meeting
- The pub has been actively marketed since 2015, with 18 expressions of interest, but no takers
- Occupancy levels would normally have to be 700/800 to make a pub viable and preferred location would also have passing trade
- Current Graven Hill occupations are c. 300, lower than planned due to Pandemic delays and slow plot take-up
- The Masterplan was always an outline approved in 2014 and elements will change as market conditions and statutory changes dictate
- The fixed community elements will be delivered (School, community centre, affordable homes, sports changing rooms, allotments) under S106 agreement
- The nursery and pub are not S106 requirements, however, GHVDC are 100% behind delivering both in the development as long as commercial interest received and will ensure land is allocated for both
- The nursery operator who expressed an interest, wished to have a larger site than was provided for on the original Masterplan. This being the reason for the alternative location to the pub site
- The Extra Care/retirement living facility will need to be bigger to meet changing requirements and this is being reviewed

- Much effort and energy are given to ensuring GH is not a 'bland' development (higher % of green/open spaces, encouragement of surgery to site etc). However, commercial returns must be made in order to deliver the whole development and return funds to shareholders
- Buyers are currently more interested in custom build than self-build and the plans need to change to facilitate that
- A revised Masterplan consultation event was scheduled as a Sep/Oct activity and dates will be confirmed within the next few weeks
- GHVDC will consult with all stakeholders, however, decisions on the development of the site will need to be based on commerciality

It was agreed by both parties that the success of Graven Hill Village was in the interest of all stakeholders and that enhanced consultation should be undertaken going forward. Additionally, more information sharing and providing context is essential. The following action points were agreed:

1. GHVDC to attend part of future RA meetings to inform and discuss matters arising and enable residents to ask questions.
2. The planned "Audience with Karen Curtin" event on the 29th September will proceed, with residents' questions gathered in advance by the RA.
3. Existing forums/communication channels to be reviewed to enhance outputs.
4. GHVDC to keep GHRA informed about the timeframe of future planning actions including the new Masterplan and s73.
5. GHVDC to reflect and look at consultation channels for the pub site and new Masterplan.
6. GHRA to continue to delete any posts on their Facebook page that are factually incorrect. GHVDC to flag to GHRA any posts they believe are factually incorrect and may have been overlooked.
7. GHRA to inform residents that this meeting had taken place with valuable lessons learnt and that there was agreement by GHVDC to consult residents prior to taking major planning actions in the future.
8. GHRA proposed support from GHVDC for a regular pop-up bar on the Village Green provided by a local pub. GHVDC supported this in principle having done something similar with the FLTR coffee van.

In conclusion, it was agreed by both parties that we were able to have a constructive and open discussion on how to better work together for the mutual benefit of all Graven Hill stakeholders.