

Special General Meeting – 12.01.17

Venue: Kennett Village School

Minutes

A total of 47 members attended including 8 Trustees. This special general meeting was convened to update the membership on the status relating to the proposed Palace Green Homes development on Dane Hill Farm and for the membership to vote on the following resolution.

To currently withhold the support of KCLT for the proposed development opposite the school until the following four issues are negotiated:

- **The total number of houses.**
- **The relief road with traffic calming and the associated downgrading of the B1085.**
- **The future development of the remainder of the site post 2036 (i.e. the 56 HAs).**
- **Infrastructure staging in principle.**

Voting forms had been distributed to the membership by “e” mail in early December to allow a minimum notice period of 28 days prior to the meeting date. Forms were also distributed in hard paper copy to each member by mail drop. In addition, a set of background notes were included to provide a status update a copy of which is included in appendix 1.

The meeting was opened at 1930 by the chair of the Board of Trustees who welcomed the 47 members present and advised the aim of the meeting which was to vote on the resolution above. He stated that in addition to the formal vote, further clarification on the guidelines issued with the voting documentation would be provided if necessary. The reason for the membership vote was to

provide a mandate to the Board of Trustees to enter into negotiation with the developer and other associated parties in order to achieve the best outcome for the membership in dealings about the Dane Hill farm development.

He also advised that thus far the Board of trustees had maintained a neutral position in its dealings with the developers until a mandate to move forward from a specific viewpoint was provided by the Trust membership. The proposed position is detailed in the resolution.

The Trustees, 8 of who were present, introduced themselves to the membership.

Following the Community Planning Weekend in November, despite a number of positive aspects, numerous concerns still remained which required clarification and in some cases fundamental change to reach an acceptable position. The object of the resolution is to define the Trust's position and to provide a strong negotiating position moving forward.

The chair invited the membership to raise questions and concerns arising from the guidelines document.

A number of those present stated that they were firmly against the development and one member questioned the position of the Trustee Board stating that she believed that the Board were in favour of the development and were acting from that position. She questioned why the Trustee Board were not acting in the interest of the village community and cited a recent petition which, she said, had in the region of 150 signatures opposing the development.

One of the Trustees responded by stating that the petition was addressed to the Kennett Parish Council and not the Kennett Community Land Trust and as such had no validity or influence on the Trust's position. The Trust had been established to ensure that the interests of the membership were maintained. He reminded the member of the Trust's neutral position and the need to establish a viewpoint to move forward. That was the reason for both the resolution and the vote.

There followed a robust and challenging exchange of views covering those areas perceived as being important to resolve. They included, but were not confined to, concerns over the scale of the development, the traffic issues along Station Road, the timing and phasing of the development, the type of housing and the CLT involvement in affordable housing provision.

Despite attempts, by a small minority, to both sidetrack the discussion away from the agenda and obstruct positive dialogue, the discussion provided realistic, accurate information to the membership.

Electronic and postal voting having been completed prior to the meeting, the membership still to vote were invited to complete their voting forms and submit them for counting.

A total of 91 votes were included and the results were as follows:

Votes for the resolution: 85

Votes against the resolution: 5

Votes spoilt (not signed and dated): 1

66% of the eligible membership voted.

The resolution was carried and the Trust's formal position is to currently withhold the support of KCLT for the proposed development opposite the school until the four issues are negotiated.

Frank Danks

KCLT Secretary.
15.01.17.

Appendix 1

NOTICE OF KCLT SPECIAL GENERAL MEETING ON 12 JANUARY 2017 WITH BACKGROUND NOTES

1. There will be a special general meeting of the full Kennett Community Land Trust (KCLT) Members at 7.30 pm on Thursday 12 January 2017 in the Village School in order to vote on the resolution at the end of this document regarding the proposed CLT Development opposite the School. It is important that you attend this meeting, return your vote to 66 Station Road by post or hand, or alternatively return the vote by e-mail if you wish to have an influence on this decision. The meeting is open to all CLT members to discuss the proposal and there will be an opportunity to join the CLT at the door from 7 pm (and therefore allow you to vote).

Background Notes

2. **What is, & what is not, a CLT?** A CLT is a corporate body which is legally established to further the social, economic and environmental interests of a local community by acquiring and managing land and other assets (including affordable housing) in order to provide benefit to the community. Assets are not sold or developed except to benefit the local community. It is a “not for profit” body and members of a Trust (a legal entity) control it. It should be emphasised that there is no facility within the KCLT Rules or Policy that enables the KCLT to function as a protest group. This, however, does not inhibit, restrict or prevent individual members from exercising their democratic right to petition, object, demonstrate or protest on a personal basis. Also be aware that the KCLT is not part of, or a subset of, the Parish Council or ECDC.

3. **Who are Palace Green Homes (PGH)?** ECDC have formed a trading arm in order to help offset Government cuts to local authority budgets and they are the sole shareholders of that trading arm. This will help to continue providing local services that otherwise might have been cut. PGHs, who have been selected to carry out any CLT development in Kennett, is part of that ECDC trading arm and any profit made will go back to the ECDC communities.

4. Who are JTP? JTP are London based Master Planners who have undertaken many community projects in the past. They were appointed by PGH to lead the Community Planning Weekend 4 – 8 Nov 16 and will remain PGHs' Master Planners for the Outline and Full Planning Applications should they proceed. It is very unfortunate that they elected not to take questions in open forum after the feedback session on 8 Nov 16 because this overshadowed a considerable amount of work and analysis in the rest of the presentation. This feedback session was the start of the process and not the end and KCLT still has lots of time to influence how these plans go forward.

5. Is the proposed plot for building 40.5 hectares (HA) or 96 HAs? The landowner who responded to ECDC's call for land offered to work with a CLT and has made 96 HAs available for CLT development. Only 40.5 HAs will be taken into the Local Plan 2016 – 2036 and currently this is for 500 houses. One of the principle advantages of having a landowner prepared to work with a CLT is that we achieve far less density of housing across the gross allocated land (12.5 houses per HA in our case) and get assets such as a Village Green, open green spaces and an affordable housing stock which will be owned by KCLT.

6. What happens to the remaining 56 HAs after the building is complete in 2036? No decision has been taken on the other 56 HAs but the CLT Board's intent is not to have any further development beyond the 40.5 HAs. This will be a firm priority in any negotiations to avoid further 500 – 700 houses on the rest of the site after 2036.

7. Can we reduce the overall number of houses? KCLT would like to reduce the number of houses below 500 because we are a small village and 500 appears a disproportionate allocation. However, it is not disproportionate to the size of the site (because much larger numbers could be accommodated on such a site if it were not CLT led). Notwithstanding that, the KCLT Board will fight very hard to achieve a lower total number but we cannot promise that we will be successful.

8. What about the traffic and the lack of an A11/A14 link? Although our village has been used as a rat run for many years because of this omission and it has been the subject of countless correspondence from the Parish Council and local individuals, the need for this strategic link is now firmly on the radar for both ECDC and FHDC. It appears as a requirement in the further draft of the ECDC local Plan, FHDC have recently pushed the issue with Highways England and our MP has met with the Transport Minister to discuss it. While this will not happen overnight because of the significant budget implication, we believe it could become a reality by the end of the next decade.

9. Can we achieve a relief road through the new development in order to downgrade Station Road to access only? The short answer is yes providing Cambridgeshire Highways can approve it. It is a KCLT Board red line in order to reduce traffic in the new centre of the village and help absorb the new development into the existing one. It was an option on the JTP feedback plan and we intend to pursue it vigorously.

10. What about Infrastructure and the Phasing of introducing that Infrastructure? It is important to have firm infrastructure in place before building takes place and not when the development is complete. KCLT will have a key voice in making sure that this is planned correctly and that key outcomes, such as the Relief Road and the village green, are delivered before certain stages are developed.

11. What happens if we accept this resolution? KCLT will effectively withhold its support for the project until such time as number of houses, the relief road, the future of the remaining 56 HAs after 2036 and infrastructure phasing have all been negotiated and resolved to our satisfaction. However we have to keep in the back of our minds that ECDC advise that if KCLT withdraw from the process altogether, we will lose the opportunity to work with the landowner to develop a low density development with open green spaces up to 40% of which will be owned by the Village CLT. Also because the landowner will inevitably still want to sell his land if KCLT withdraw, he could well approach any developer and build at

much higher densities across the whole 96 HAs and we will have no say in it. Government Density Guidelines allow for 20 – 30 houses per gross HA which is much higher than we will achieve with a CLT development.

Voting Process

12. This letter and the attached resolution voting form will be delivered to all members electronically and by letter drop to your address by 20 Dec 16. You can either vote at the meeting on 12 Jan 17, return the vote to the KCLT Secretary at 66 Station Road (by hand or post), or e-mail him at cachalot06@yahoo.co.uk with a completed signed and scanned PDF return. This vote must be returned by one of these means by no later than 12 Jan 17 and the outcome will be decided on a majority vote of KCLT members.

Resolution

13. To currently withhold the support of KCLT for the proposed development opposite the school until the following four issues are negotiated:

- The total number of houses.
- The relief road with traffic calming and the associated downgrading of the B1085.
- The future development of the remainder of the site post 2036 (i.e. the 56 HAs).
- Infrastructure staging in principle.

Robin Swanson
Chairman KCLT Board