



## SORG Annual General Meeting 2023

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### SEABROOK ORCHARDS RESIDENTS GROUP

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## Agenda

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- 7.30 Welcome and introduction  
Minutes of the 2022 AGM, overview, & achievements  
Election of Executive Committee members  
Interested in joining us?
- 7.45 2022-2023 Report - What have we been doing?
- Ransom strip & The Newcourt/Seabrook Orchards Link (Fish Street - Vernon Crescent)
  - Power cable undergrounding and Millennium Woods
  - M5 sound barrier
  - Highways update
- 8.05 Aims for 2023-2024  
Aspirations for the future  
Launch of New Website, Mailing System & Contact Details
- 8.20 Discussion and Q&As
- 8.30 Meeting close

## Introduction

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### What is SORG?

A formally constituted group run by and for Seabrook residents

Our constitution is available on the SORG website

All residents are eligible to be members

Currently we have 155 households on our membership list

An Executive Committee is appointed annually at the AGM

### What do we do?

We share information and concerns across the Seabrook community  
via our website, emails, general and executive meetings

We liaise with third parties and seek to speak on behalf of residents

We work together to find answers to questions raised by the community.

We seek to improve the Seabrook Orchards community for all.

## Acceptance of Minutes?

**Seabrook Orchards Residents Group (SORG)**  
**Minutes of the 2<sup>nd</sup> Annual General Meeting**  
**held at Trinity School, Fish Street**  
**Monday 12 September 2022 at 7.15 pm**

Present: Nat Baker (NB), Gordon Edwards (GE), Andrew Sails (AS), Mark Sweet (MS) and 30 other members

Apologies had been received from 17 members

AS took the chair of the meeting.

**1 Minutes**

The Minutes of the inaugural AGM held on 9 September 2021 were approved as a correct record. There were no matters arising not covered elsewhere on the agenda.

**2 Elections**

Thanks were expressed to Tracy Brady for her work as a member of the initial SORG Executive Committee elected at the previous AGM. In the course of the year Tracy had had to stand down. The remaining four members of the Executive – NB, GE, AS and MS - had been nominated to continue as officers for the coming year, and were duly re-elected.

No additional nominations had been received, but the Chair said that the Executive would welcome one or two additional members: they would be glad to discuss this informally with any members who might be interested in being co-opted onto the Exec. for the coming year. We meet every 6-8 weeks for an hour or so.

## Achievements 21/22:

- ✓ Raised SORG profile
- ✓ Full review of planning documentation
- ✓ Opened dialogue with Seabrook Orchards Management Company (SOMC)
- ✓ Opened dialogue with Exeter City Council planning department
- ✓ Met councillors
- ✓ Kept the community informed



**Elections:** we are a formally constituted group with an executive elected by the membership

Nominee 2023-2024	Location	Position
Nat Baker	Dart Avenue (Phase 1)	Volunteer
Jonathan Goldsworthy	Dart Avenue (Phase 2)	Volunteer
Annabel Harris	Dart Avenue (Phase 2)	Volunteer
Ed Rashbrooke	Ferryman Way (Phase 1)	Volunteer
Andrew Sails	Bosun Close (Phase 1)	Volunteer



Andrew



Jon



Annabel



Ed



Nat

Thanks to past Exec Members who are not seeking re-election:  
Mark Sweet & Gordon Edwards





## Interested in joining us?



See a member of the Committee for info  
or

Email

[info@seabrookorchardsresidents.co.uk](mailto:info@seabrookorchardsresidents.co.uk)

We are still looking for committee members and general volunteers

- Resident of Seabrook Orchards?
- Interested in helping build our community?
- Have ideas for new things?
- Maybe have a hidden talent?!
- **Welcome!**

There are numerous ways to get involved, and help our community.

- Community Hall and allotments- to follow
- Management company expertise?
- Clubs (all ages!)
- Get-togethers (cycle, walk, wildlife, excursions, cafes, pubs, crafting, gardening)
- Emphasis on Fun!

### **What was our aim for 2022 – 2023 ?**

- ✓ Dialogue with SOMC
- ✓ Get Noise Barrier Answers:
- ✓ Future Influence: e.g. playground number 2
- ✓ Running Community Facilities Principles
- ✓ Ransom Strip
- ✓ A Voice
- ✓ Inform

# Report on the year 2022-2023

What have we been doing?

## Meetings & connections

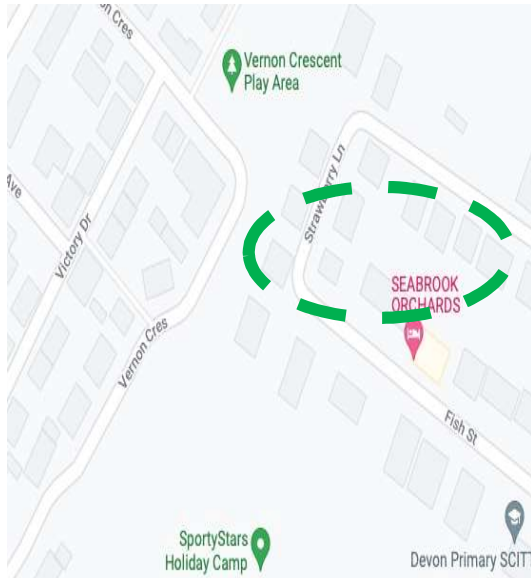
- ✓ Michael Dart / Seabrook Orchards Management Company
- ✓ Exeter City Council
- ✓ Devon County Council
- ✓ Councillors
- ✓ Exeter City Council Planning Enforcement
- ✓ Bloor Homes
- ✓ Newcourt Community Association
- ✓ Trinity School





# Ransom Strip

Temporary fence constructed but more to follow *(early photo of the gap)*



Bagwell, Richard 19 May 2023 at 08:05 RB  
RWB/HOLA-12838.0001 Property: Land at Topsham Road, E... Details  
To: Edward Rashbrooke

Dear Ed

I write following your email of 22 March 2023, upon which I have been taking instructions. I apologise for the delay with this response.

The original planning permission for the Bloor Homes development requires it to construct an access road when it reaches a threshold number of homes. At that stage, Bloor Homes will need to acquire my client's property to complete the access road that it has part built. Naturally, if Bloor Homes wished to bring forward the construction of the access road it can approach my client.

Regards

**Richard Bagwell**  
For and on behalf of Stephens Scown LLP  
Partner  
Property Litigation

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T: +44 (0)1392 210700 (Switchboard)

- Early February- previously created road and pavements were dug up and a barrier fence installed
- This was under legal instruction from HOLAW– the owners of the 1 metre wide strip- to Bloor
- Subsequent request for Licenced Access has been rejected by HOLAW solicitors.
- Stealth



## Developer Access diagram – Access across disputed areas shown

### Planning, Design and Access Statement

Seabrook  Orchards



Figure 2.  
The Newcourt Masterplan with  
Seabrook Orchards circled

### 1.3.9 Green Infrastructure Strategy

The Newcourt Masterplan embodies the proposals of the Green Infrastructure strategy, which shows open space corridors following the Seabrook and the line of existing overhead electricity cables which cross the site.

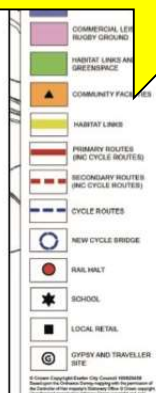
The Masterplan also shows access points, and these as well as the general open space structure have been taken into account within the Seabrook Orchards masterplan and design solutions.

### 1.3.10 Exeter Residential Design Guidance 2010

Following extensive consultation, Exeter City Council approved a Residential Design guide in September 2010. This guidance is intended to assist and steer developers and designers of housing schemes, and to establish design quality parameters against which planning applications will be considered.

Dart Properties and their advisers held discussions with the City Council urban design team and participated in the consultation process. The planning and design process has taken account of the adopted ECC guidance in formulating the Seabrook Orchards proposals.

Access to Admiral Way



**Newcourt Masterplan**  
Scale: 1:5,000 @ A1  
Drawn: WM  
Date: August 2010  
  
The Design Team  
Planning Services  
Exeter City Council  
Civic Centre, Peverel Street, Exeter EX1 1RN  
Tel: 01392 277888  
www.exeter.gov.uk



**SORG**  
Seabrook Orchards  
Residents' Group

## Letter from Holaw to SORG, via legal representatives



Our ref: RWB/HOLA-12838-1  
Your ref: SO-22122-2  
Date: 5 January 2023

Mr Edward Rashbrooke  
Seabrook Orchards Residents Group (SORG)  
c/o 9 Ferryman Way  
Exeter  
EX2 7PU

BY EMAIL ONLY: [ed.rashbrooke@firstelement.co.uk](mailto:ed.rashbrooke@firstelement.co.uk)

Dear Sir

**Our client: Holaw (585) Limited**  
**Property: Land at Topsham Road, Exeter (DN420940)**

We are instructed by Holaw (585) Limited to respond your letter to our client of 20 December 2022.

The Property belongs to our client and there are no rights of way over it in favour of adjoining land holdings. The road and pavement were constructed by Bloor Homes without our client's permission. Accordingly, our client has asked for its boundary fences to be reinstated and for the road and pavements to be removed.

Whilst our client appreciates that this may be inconvenient to those currently using the area as an unauthorised access, all parties concerned with the development of Seabrook Orchards, including Bloor Homes and the Dart family, are aware that this land belongs to our client, that there is no right of access over it and that there was no permission to construct infrastructure on it.

Bloor Homes has an obligation to construct an access road to connect the Bloor development to the Persimmon development prior to the occupation of the 651<sup>st</sup> house at Seabrook Orchards but we understand that they are some way off reaching that stage. For your information, Bloor Homes would need to acquire the land from our client in order to be able to construct that access.

Yours faithfully

**STEPHENS SCOWN LLP**  
Property Litigation

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**No permission to construct infrastructure on it.**

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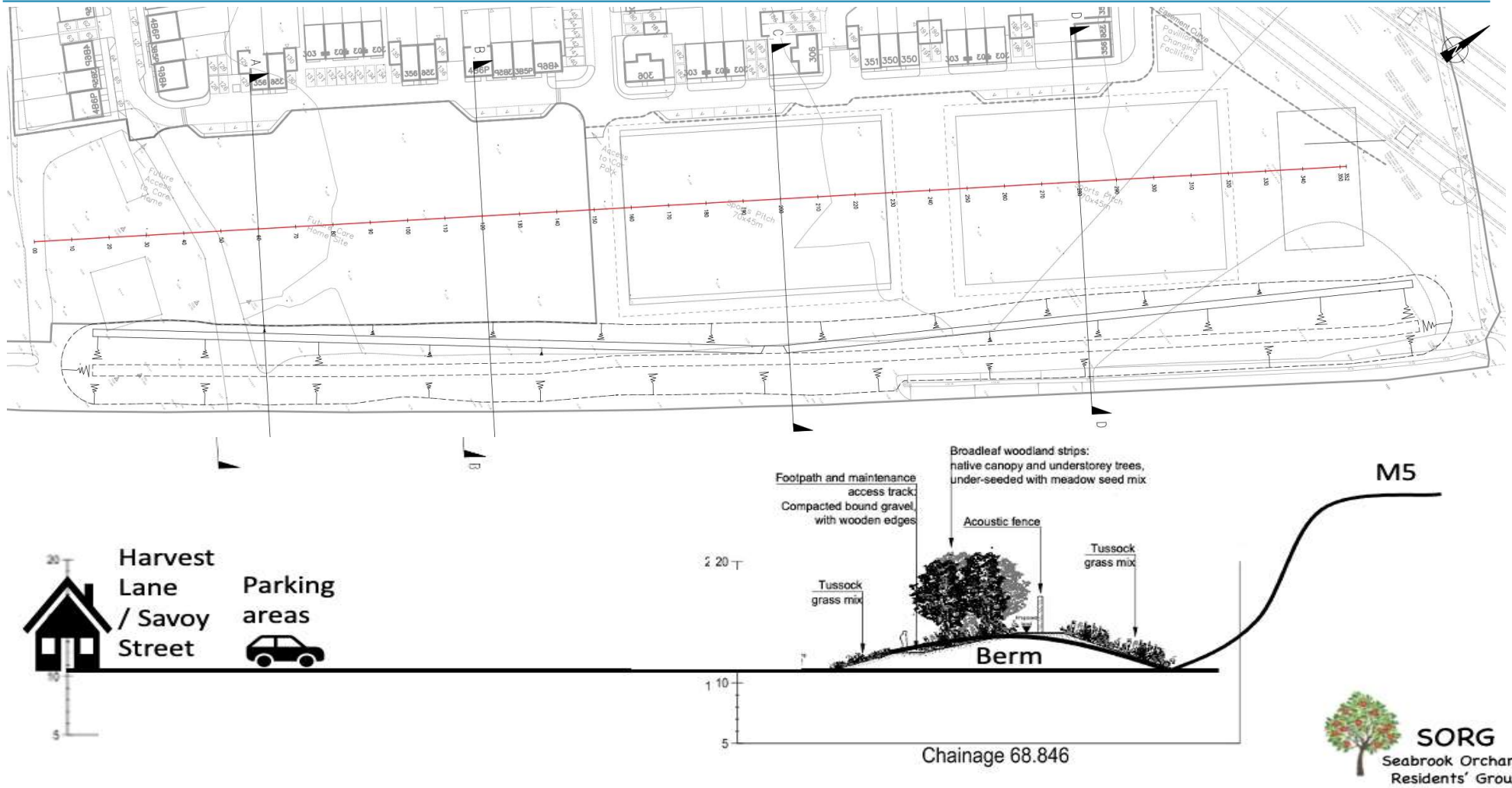


## Power Cable Undergrounding – Completion by August 2023.

- Delayed Three + years - Now being handled by National Grid/Western Power/Balfour Beatty; Should be completed by August 2023; Then Phase 2b can restart and Bloor return to the site. Site to be 'made good'.



# Tree Planting and sound berm (Is to original specification)





## Sound Berm, trees and tree height (M5 side)





## Highways Update

### Phase 1

- Remedial works undertaken by Bloor
- Road works largely complete
- Road adoption pending drainage sign off from SWW

### Link between Ph1 & 2

- Bloor able to complete highway once OH Cables are dropped
- Streetlighting to be installed
- Flooding to be resolved

### Phase 2

- Remedial works undertaken by Bloor
- Road works largely complete ready for adoption
- Road adoption pending adoption of PH1 & completion of link





## The year ahead (Aim for 2023-2024)

### Recap on phasing plan:

Phase	Cumulative	Rough timeframe
Phase 1= plots 1-200 (200 homes)	200	2017-2020
Phase 2a= plots 200-341 (141 homes)	341	2020-2022
Phase 2b= plots 342-445 (104 homes)	445	2023- ?
Phase 3= Town square (23 homes)	468	2022-25?

\*No further information released on Phase 4 yet but planning consent is for up to 650/700 homes





## The year ahead (Aim for 2023-2024)

What	By When	Rough timeframe
Noise barrier complete with planting and foot and cycle paths	Before any dwelling occupied in the noise sensitive area	Expected winter 23/24
Undergrounding of HV cables		By end August 2023
Phase 2a to be completed		2023-24?
Community hall construction	Before 350 dwellings completed	2023-24?
Start construction of phase 2b		2024?
Second play area	Before 400 dwellings occupied (mid phase 2b)	
Sports pitch construction	Before 450 dwellings occupied (late in phase 2b)	
Multi-Use Games Area (MUGA) construction	Before 450 dwellings occupied (late in phase 2b)	
Laying out and planting of community allotments and orchards	Before 500 dwellings occupied	

## The year ahead and strategically (Aims for 2023-2024 and beyond)



- Seabrook Orchards Management Company
- Seabrook Square
- Managed Areas
- The Allotments
- The Sports Fields



## Aspirations for the future



- Help set up a platform to kick off and organise community events
- Build links with existing groups (Nature group etc) and inform residents of upcoming events

### Community event ideas:

- Trips to Topsham & Surrounding area,
- Street Party - BBQ's on the green,
- Craft Clubs,
- Fitness Clubs,
- Parent & Child activity groups,
- Quiz nights,
- Support Networks,
- Love your home - Litter picking
- Community festivity activities - Easter Hunt, Scarecrow competition, Christmas light up, etc

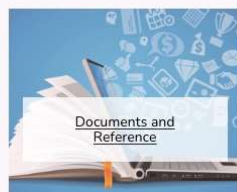


# New Website, Mailing System & Contact Details



Seabrook Orchards Residents Group

SORG : Seabrook Orchards Residents Group



SORG: Activities



SORG: Community



[www.seabrookorchardsresidents.co.uk](http://www.seabrookorchardsresidents.co.uk)

Computer,  
iPad  
and Mobile friendly web site

- About SORG
- Around Seabrook Orchards
- Documents and Reference
- Committee and Contact Info
- News
- FAQ
- Community Links
- Gallery
- Get Involved
- [info@seabrookorchardsresidents.co.uk](mailto:info@seabrookorchardsresidents.co.uk)



# Questions?

We'll answer what we can and will take anything we can't answer away to find out and feedback.

Email: [info@seabrookorchardsresidents.co.uk](mailto:info@seabrookorchardsresidents.co.uk)