

Seabrook Orchards Residents Group (SORG)

Minutes of the 4th Annual General Meeting

held at Trinity School, Fish Street

Wednesday 18 September 2024 at 7.30 pm

Present:

Executive Committee members: Nat Baker (NB), Ed Rashbrooke (ER), Jonathan Goldsworthy (JG), Annabel Harris (AH)

Guests: Michael Dart (MD- landowner and Seabrook Orchards Management Company), John Parry (JP- Bloor Homes), Daniel Allwood (DA- Bloor Homes), Tommy Payne (TP- LNT Developments), Cllr Andrew Leadbetter (AL- Devon County Council Councillor), Cllr Gemma Rolstone (GR- Exeter City Council Topsham Ward Councillor), Emma Wonnacott (EW- Topsham and Newcourt Community Builder)

Members: 41 residents (members)

Apologies had been received from members including Tom Baker (TB) who was unable to attend as an exec committee member due to work commitments.

ER took the chair of the meeting.

1	Welcome and introductions ER welcomed residents and guests to the meeting.	
2	Refresh on SORG ER presented a refresher on who we are and what we do. 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.	
3	Minutes and Elections	

The Minutes of the AGM held on 29 June 2023 were approved as a correct record. There were no matters arising not covered elsewhere on the agenda.

During the course of 2023-24, Tom Baker was co-opted into the Executive committee.

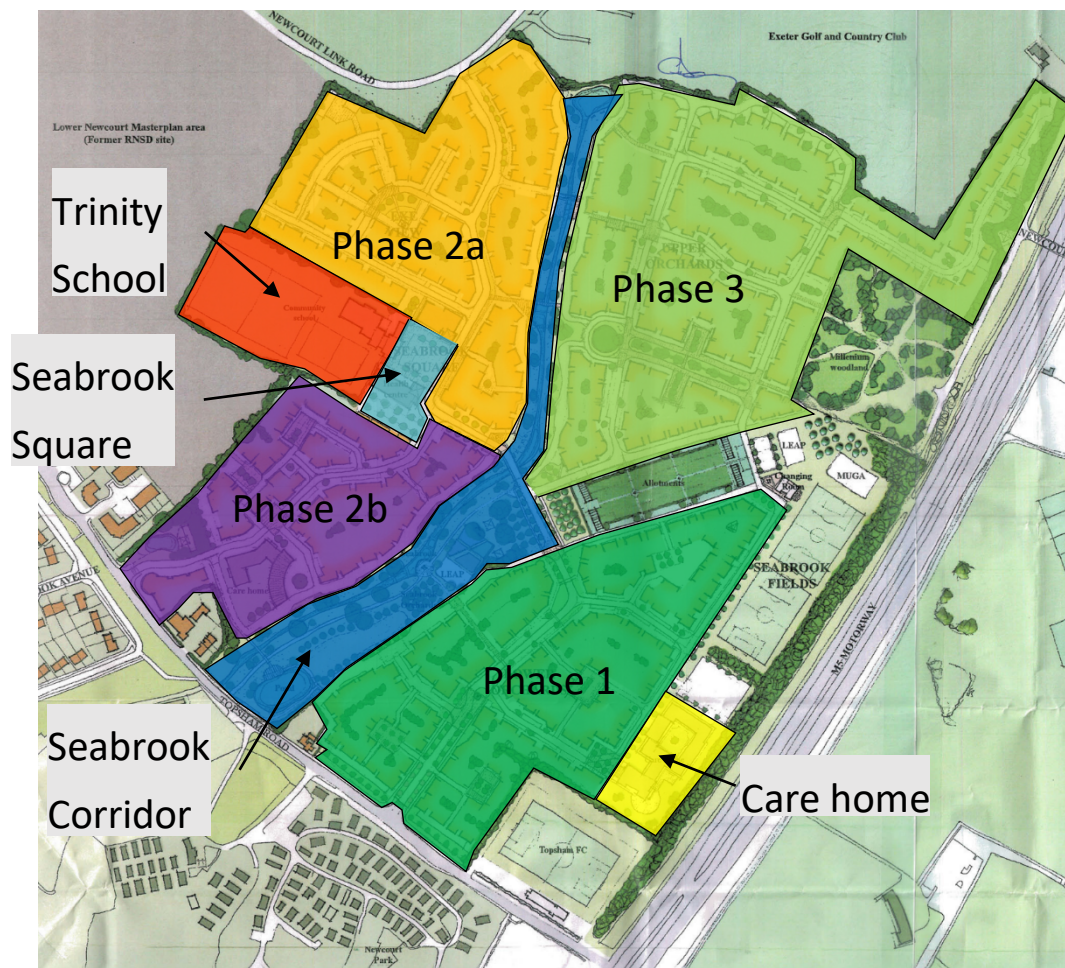
Thanks were expressed to Andrew Sails for his work as a founding member of the SORG Executive Committee and who stepped down during the course of the 2023-24 year.

AH, JG, ER, NB and TB had been nominated to continue as officers for the coming year, and were duly re-elected.

No additional nominations had been received, but ER showed a slide showing the Executive would welcome further support from the community who have time, knowledge and/ or expertise to offer for the community, including getting more community events/ get-togethers/ clubs going.

4 Recap on Phasing Plan

NB introduced a slide recapping the phasing plan for Seabrook Orchards (dwelling numbers and how this relates to what we expect to happen next).



Number of homes currently built= 337.

Trinity school, Seabrook corridor, phase 1, phase 1 playground and most of phase 2a complete.

Four dwellings still left to build in phase 2a which couldn't be built at the time because of the overhead power lines, which have now been moved.

Phase 2b has had planning consent since 2019.

Phase 3 and Seabrook Square were granted planning consent in June 2024. This was the application we highlighted in one of our newsletters with a set of concerns and that 95 residents lodged objections to via the planning portal- a big THANK YOU for doing this.

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	
Seabrook Square= (13 homes)	458	
Phase 3= (188 homes)	646	

Community hall (before 350 completed)

Second play area (before 400 occupied)

Sports pitch and Multi-use games area construction

Laying out and planting of community allotments and orchard (before 500 occupied)

Managing expectations around timeframes for further community facility completion:

- Community hall (with café/ kitchen facility)- before 350 homes completed
- Second play area- before 400 homes occupied
- Sports pitch and multi-use games area construction- before 450 homes occupied
- Laying out and planting community allotments and orchard- before 500 homes occupied

5 2023-24 What has been happening in Seabrook Orchards? (Annual report)

AH presented a brief annual report for 2023-24:

- Completion of Pylon removal and undergrounding overhead lines
- Planting of trees on Motorway sound barrier berm (March)
- Phase 1/2 Link road works; (Easter)
 - Reprofilling
 - Drainage and reinstatement (removal of flooding)
 - Addition of lighting on link road
- Submission of detailed plans (Reserved Matters Application) for Phase 3 and Seabrook Square by Bloor Homes – (submission of 95+ resident comments) (November- April)

	• Planning consent granted for Phase 3 and Seabrook Square (June) • Decommissioning of the Builders compound used for construction of Phase 2a • Commencement of care home development – LNT Developments (August) • Circulation of 3 SORG Newsletter updates	
6	Presentation from Michael Dart- Landowner and Seabrook Orchards Management Company See attached slide deck. Overview of talk: • MD considers Bloor and excellent partner- what they say is what they do • Always some issues on new housing development, some things we get right, some things wrong. • MD very proud of what the site looks and feels like. • Obviously things have been very challenging in development terms so far. MD spent many years negotiating with Western Power and Bloor Homes had to move off site as they couldn't build phase 2b because the pylons were still in place. It cost 2 years in the development programme. • MD asked for a show of hands as to whether people felt phase 1 and 2 have been built well. Generally the audience agreed. • Slide deck shows image of the Seabrook Orchard/ Topsham Road frontage that was drawn as an artist's impression in 2013 for consultation purposes, prior to building commencement. Image looks much like it has actually turned out. • Most components have been delivered as planned. The last phase of housing and sports pitches etc will bring the site alive. • Most housing developments don't have this amount of open space factored into site plans.	
7	Presentation from Daniel Allwood and John Parry- Bloor Homes See attached slide deck. Overview of talk: • John Parry- 3 months into role • Bloor Homes see Seabrook Orchards as one of their best developments and they are excited to get going on site again. • Phase 2b was approved in 2019, recently there have been Reserved Matters Applications submitted through Exeter City Council to bring house types up to spec based on recent building regulations updates. • The Topsham Road access will be delivered.	

	• 3 golf holes on the Exeter Golf and Country Club golf course will be remodelled (at Bloor's cost) to mitigate for errant golf balls. • The community hall will be delivered as part of Phase 2b building works. • Management company- Bloor are to take over the Seabrook Orchards Management Company as Bloor have to complete all the site works that would be required prior to hand over anyway. The operation of the management company would be subbed out to a managing agent, likely to be appointed in the next 6 weeks. Bloor will write to residents about construction plans and the management company arrangements. • Any queries or concerns can be sent to John Parry at Bloor. • The management company would liaise with SORG. Bloor will be Directors. • Upcoming management works: • clearance of overgrown area in 2b and tidying up stream corridor area to be by the end of the w/c 16th September. • Landscaping work and the path to the playground will be completed this autumn/ winter • Phase 2b and Seabrook square: groundworks starting October 2024, S278 highways work starting early 2025 (Topsham Road junction), earliest occupation of phase 2b homes- end 2025/ early 2026, earliest completion of phase 2b and Seabrook Square- June 2027.
8	Presentation from Tommy Payne- LNT Developments Site Manager (care home site) Tommy Payne gave an overview of the care home site being built at present. • 3 storey care home, 60 bedrooms, cinema, bars, garden rooms. • LNT appreciate feedback from the community and have an open door policy on site- anyone is welcome to pop in to the site office.
9	The year ahead and strategic aims for 24-25 JG and AH outlined key areas SORG will be focusing on in the coming year: • As Bloor outlined, SOMC will likely transfer to be under Bloor's control, although SORG had also made enquiries with potential management companies in recent months. SORG will keep engaged to ensure residents are able to have input. • Seabrook Square will be developed and this will likely need a facilities management company to run it. We have interest from one member of the community in helping us think about this future and meetings are due to be set up for this. • Building our community • We sent out a questionnaire in advance of the AGM- a word cloud of some of the responses about areas of concern was put on screen. Please continue to contribute to the questionnaire so we can understand further potential areas of focus.



10	Questions
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Q. The access onto the estate is very busy. What can we do about it?

A. JG: The roads have been designed and installed well and are fit for purpose. Everyone needs to be courteous to each other. Devon County Council are about to adopt the roads. If there are any changes needed then DCC will have to do them once adopted.

Q. Is there any update on the ransom strip? Seabrook Orchards has been sold as a walkable green development and it's not.

A. JG: We are at a dead end with this. We have tried really hard to find a way forward with getting formal road/ pedestrian connections made. The connections are not forced via the planning consent as the trigger 651 homes to ensure connection will not be reached. SORG met with ECC's planning team before the phase 3 planning consent was granted to see what could be achieved but the original section 106 agreement tied ECC's hands about what they could do. SORG have met with Cllr Andrew Leadbetter who has a Highways remit in DCC.

A. AL: Andrew is working with DCC's legal team to review the situation. The current working assumption is that the ransom strip will be worthless once the estate is built out, and at that point DCC may be able to acquire to put in formal connection(/s), which may only be foot/ cycle connections. This is what happened with the Holland Park/ Regency Drive development, which now has a foot/ cycle access link onto Admiral Way after the development was completed. We are likely to have to wait for a conclusion to this.

Q. Is there any way of preventing parking by people who don't live here? For example, lots of people are parking on Dart Avenue either from the Newport Park homes development or as a

result of parking restrictions in Topsham. People have been seen parking here and then catching buses.

A. JG: Bloor currently own the road and want to get it adopted ASAP. It will become public highway so there's not much that can be done- you can't prevent people parking on public highways. We could make representations to DCC once the road is adopted for traffic measures such as 20mph speed limits and double yellow lines.

Q. There's a lack of dog poo bins on the estate.

A. To resolve, need to liaise with Bloor and ECC.

Q. Some trees that have been planted on the sound barrier are dead, and also replacement trees were going to be planted in the Millennium Wood. Is there an update?

A. JP: Bloor are checking the condition and specification and it will be done.

Q. The pylons by the play area, are they there to stay? The condition of the area isn't good.

A. JP: Yes the pylons are to stay. The pond area will be tidied up very soon.

Q. What will the construction access be for next development phases?

A. JP: access is very straightforward for phase 2b- Topsham Road. It will be more complicated for phase 3 and this is TBC.

Q. When is phase 3 due to be started? This wasn't in your slides.

A. JP: it's dependent on the market. It'll be 2-3 years away before we get to this.

Q. Dogs can be quite a contentious issue. My children have become fearful of dogs because they aren't being kept on leads. SORG, can you put something in your comms about keeping dogs on leads please?

A. Yes we can put something in the newsletter.

Q. Given current sewage treatment works issues, is there enough capacity in SWW for these extra phases?

A. JG: yes, this is taken into account as part of planning consenting and this will have been taken account of for this development to gain planning consent.

Q. When will you start to market phase 2b? Could you let existing residents know first?

A. JP: not yet, yes we can think about that.

Other actions noted as part of the meeting:

- Join up LNT and Michael Dart to investigate alternative construction access for care home (via track alongside M5 towards Aldi)
- Is there potential foot/ cycle access that can be created to Topsham Road via this track from the care home? (Michael)
- Talk to Bloor and ECC about dog bins

	• Talk about installing dog signage with Bloor- can there be community-led signage installed on site to encourage people to look after where they live? • Talk to SWW about treatment work plans- progress/ timelines? • SORG exec to pick up conversation with Bloor Homes about the Management Company.	
11	The meeting concluded at 8.40pm with words of thanks from the audience to the committee and all involved with the running and presentations during the evening.	