

## Notes of meeting Newport Parish Council and Cala Homes 4<sup>th</sup> August, 2016

Present Andrew Yarwood / Stephen Ayles / Phillip Wright / Trevor Dodkin

Purpose of Meeting – Discuss items enclosed within the Section 106 Agreement that exists in respect of the land at Bury Water Land that Cala are planning to develop.

It was agreed to walk through the document and discuss items that the PC wanted to go through.

- Allotments – Cala are not keen to split up land on the site as this will cause difficulty in on-going maintenance. However, in respect to the proposed allotments, item 1.9 in the agreement is different. Cala were supportive of these being managed by the PC. The PC said that a stop cock and meter should be used, and locked gate. Cala keen that on this site residents of their development and then the village more generally should be prioritised. PC keen to receive an amount of money from the 106 to be allocated to looking after the allotments. **Action – PC to provide an example allotment agreement.**
- Playground and other amenity areas – Further to the above Cala were not keen to distribute bits of land piecemeal. The PC view this site as different as not central and so not a village provision and had not agreed they wish to propose to look after the playground. Cala will use a maintenance agreement and governance to maintain this area.
- Affordable Homes – 40% of total / Discussed the provision of affordable homes. Cala advise that a housing association will manage and an approximate proportion of 70% let and 30% assisted purchase will be available. Noted that Newport residents would have no more priority than other residents of Uttlesford as this is not an exception site.
- Item 1.17, Healthcare Provision. PC noted that they would like this payment to go to the Doctors Surgery in Newport as local NHS provider. Cala appeared supportive of pursuing this thought. **Actions: PC to ask the surgery if they would like or need this money. PC to ask UDC for 106 from Care Home site. Cala to understand the basis of original 106 plan.**
- Education Payments 1.37 – Primary Education – the PC expressed a desire so that the payment goes to the Newport Primary School. Cala thought this acceptable by they do not control this area. Item 1.44 - Secondary Education – Monies applied direct to JFA. PC felt this is a precedent to the comments on primary education. **Actions: PC to lobby UDC and Cllr Ray Gooding for support. Cala to research Education formula for payment calculation.**

Further discussion.

PC wish, as do Cala, to maintain dialogue. – Both Agreed

PC asked Cala if they were aware of plans for development. (Cala were not) PC provided a copy of the JFA letter asking for comments.

PC requested details of the S278 Highways document

PC said they wanted to understand if for example that document included street lamps for the updates planned for School Lane – Cala unclear but understood the concern.