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| 25th March 2020 |

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| Ranskill Neighbourhood Plan Steering Group (via Skype)  Meeting Notes |

# Attending

Anne Talbot

Bryn Kinsey

Helen Metcalfe

Pauline Lloyd

Sue Floyd

Will Wilson

## Introduction

* Summary of the responses and results of the public consultation.
* Discuss preferred location of a shop and village hall.
* Allocation of housing and define our approach to the preferred developers.
* Financing the new village assets.
* Consideration of the draft Coding Design AECOM report.
* Discussion with Helen on local green spaces and development boundary.

## Discussion

* Public consultation responses overview by BK.

There were quite a few responses with obvious bias, many relating to the position of their homes in relation to the development sites and a significant level of no response answers to individual questions or no answers at all on some documents. All replies were analysed, comments recorded and presented in the overview section. All responses have been retained for any further examination. The outcome was nevertheless as expected with general approval for the preferred development sites and the location of any new shop or community centre. For some residents on Arundel Drive it was preferred to see bungalows along the hedge adjacent to their properties.

* Discussion of the location of the new assets, shop and community centre.

The village survey from2016 indicated a general desire for another shop and a community centre. In addition previous planning refusals referred to a lack of village assets to support further housing development. The consultation indicated an acceptance of both these facilities to be built on either location. Many expressed the requirement for at least one shop to be a general grocery facility or mini market such as Tesco Express.

* Housing allocation and approach to developers.

The BDC draft plan is 121 houses for Ranskill. There are 9 under construction (Folly Nook Lane) and 1 change of use on Back Lane (commercial to residential). This leaves 111 units of which 32 have planning approved on NP19, leaving a balance of 79.

Rather than dividing the balance between developers (McDonald and Scholey) it was agreed that we will approach both of them, indicating general approval of their site and ask for their vision of the site to include the new assets. FU: BK

Depending on the answers we will examine funding, CIL sacrifice and BDC regeneration team funding.

Fit out will be a project when the draft plan is nearing completion to ascertain if we can find funding from external sources.

* Design Coding Draft Report

There was general dissatisfaction with this report. It was felt that it was a fair foundation but very basic and lightweight, not thorough, too rushed, contains errors and lacking in detail, especially when compared to other AECO reports produced for neighbouring villages. BK to contact AECOM to ask for much more work to be carried out.

PL will provide more photographs of key views with an annotated map. Each photograph should tell a story, publically accessible and show hedgerows and mature trees for routes in and out of the village.

* Local Green Spaces

KT will carry out this project along the lines already provided by Helen. The potential green spaces should be tranquil, peaceful and a benefit to residents. Additional to those mentioned in the draft coding report could be the woods at the bottom of Station Road, the bowling green, and the green in the Persimmon housing estate.

* NP Update

Helen has worked about 4 days on the NP and will have a first draft ready by the end of March. Helen will also allow a further 2/3 days in April for revision and addition of the above work. A summary of project expenditure will be provided by Helen.

## Further Action

* BK to approach the two developers.
* BK to liaise with AECOM.
* PL to provide key view photographs and script.
* KT to look at the green space project.

## Next Meeting

Tentative date of Wednesday 22nd April, to be confirmed.