

Scopwick and Kirkby Green Neighbourhood Planning Group Minutes of the Meeting held on 17th November 2020 on-line via Skype

Attendees;

Peter Reeds(PR), John Woodward(JW), Owen Davies (OD),David Nelson (DN) and Charles Kerrigan (CK).

1. The meeting was opened with the Chairman and members attending via Skype from home addresses. PR welcomed all to the meeting.
2. Apologies for absence – None.
3. Declarations of Interest – None were received.
4. Minutes of the last meeting – Minutes of the meetings held on 28th October 2020 were agreed.
5. Action Items from the meeting held on 28th October 2020 were as follows:
 - CK had added tabs to the NP website for posting NP documents and consultation correspondence. He had also to contact the Clerk and discussed the possibility of the PC website holding large files under the NPG section. However, this was not possible at this time due to the PC website migration to a new site.
 - The Group had contacted site owners to gather their initial thoughts and development expectations. This action was discussed at item 7.
6. Report on discussions with Helen Metcalfe(HM) The Group were briefed on the last meeting with HM. Basically, HM was to progress discussions with NKDC regarding the plan, and as required request meetings for the Group to be kept up-to-date with the drafting of the plan. JW was asked to source digital maps of the parish that HM could use in the draft plan. OM was use the digital maps once available for his piece of work regarding green gaps and identifies the gaps with supporting images. Once he had completed the maps he was to distribute to HM and the Group.

Action items;

- JW was to obtain digital parish maps and distribute to HM and the Group.
- OD was to use the digital maps, once available, to identify green gaps, identify the gaps with supporting images and distribute to HM and the Group.

7. Feedback from landowner discussions The feedback from site owners was as follows;

JW and PR had met up with a representative of the owner of Sites 3 and 7. The discussion centered upon the possible development of Scopwick sites 3 and 7. In essence the representative was happy to place covenants on any sale of site 3 to restrict development to modest 2/3 bed houses. This was a development along the frontage to Heath Road only. When the possibility of a green gap along the frontage was raised the representative suggested that this be accommodated with a possible extension of the frontage development to incorporate part of the frontage of site 4. He then suggested that the remaining

part of site 4 could then be handed over to the PC for the benefit of the village. He also discussed the possibility of creating a footpath to the rear of sites 3 and 4, crossing the B1188 to extend to the rear of sites 7, 8 the cemetery and the playing field to link with Vicarage Lane. Site 7 was more problematic given uncertainties over the suitability and stability of large parts of the site to accommodate more than a handful of dwellings. There was a general acceptance that development would be restricted to frontage development- possibly of larger detached dwellings, but possibly also incorporating some more affordable housing on the site of the barn. The representative indicated that to take this forward he was happy to commission further investigation into the development of the 2 sites, but was emphatic that he wished to accommodate the aims of the NPG and had no intention of "jumping the gun".

OD and CK had visited SC18 and KG6 sites and met up with their owners.

SC18 - In attendance was owner of the site and her two sons. From the beginning of the meeting they were very open about their ideas for the site's development. They were very receptive to maintaining the open entrance space as it is now, and only develop from a line behind the Chapel cottage. They were content that it would not be the whole site and were very supportive of a mixed site development of market and affordable housing. The remaining undeveloped land could be accessed via Trundle Lane, and they had thoughts of leaving it for rental/grazing or maybe an equestrian opportunity.

KG6 - In attendance was the site owner. She had taken advice from her daughter who is a planner. There were a few questions via her daughter which were answered. She was keen for one of her other sites KG7 to be also considered in the NP. But, she was briefed on the AECOM coding system and as such the site would not be selected or featured in the NP. The owner understood and accepted the explanation. She was very supportive of KG6 site being a mix of market and affordable housing. The site itself is currently occupied by agricultural machinery and some out buildings, but even so it was thought that it could support the need for market and affordable homes.

JW and DN had met up with the owner of sites 9 and 11. After outlining the concerns with amber sites 9 & 11 a position was reached regarding dwellings that could be accommodated on site 11 and the northern section of site 9. Vehicular access for all properties could be through a farm yard onto Brookside and not via the B1188. PB ambition with site 10 (coded green) was for an additional dwelling. The owner offered red sites Scopwick 1 and Kirkby Green 1 for potential low cost housing development.

JW advised the Group that he had been taking forward the concept of a circular footpath around Scopwick with an emphasis on the West side where footpath provision was lacking. He has been in contact with three landowners to seek to establish a path between Heath Road and the farm track to the South of the village which runs from the B1188 toward RAF Digby and across from the B1188 along "Cobblers Lane" to join the public footpath to Rowston. Two landowners had indicated that they were prepared to consider the idea but the third had, disappointingly, flatly refused. JW commented that other footpath possibilities were being considered.

JW also reported a conversation with the owner of the land at the junction of Main Street and Church Lane in Kirkby Green which was to explore the possibility of the site being made available as a public open space. The land owner had indicated this was a possibility if part of the site was allocated for two dwellings. The majority view of the Group was that further housing development on this area of land was not desirable nor necessary, but would be given further consideration before recommendations were placed before the PC.

PR thanked the Group for obtaining the site owners' feedback and thought it was a very extremely useful information gathering exercise at this stage of the plan process.

8. Finalisation of development site allocation for PC recommendation The Group discussed at great length the development of sites and allocation of housing densities. There were a number of possible housing numbers and densities, but the Group felt that there were significant gaps in their understanding of the pending housing growth requirements in the emerging redraft of the CLLP combined with outstanding discussions with NKDC planners and a community led housing organisation (CLHO). Therefore, it was agreed that a presentation of preferred sites and housing allocation recommendations to the PC should be postponed.

9. Provision for affordable housing The Group was unclear whether the new Local Development Plan for Central Lincolnshire being redrafted will propose an entirely new housing requirement, or an adaption from the 2012 - 2036 plan. The Group were trying to establish this as a matter of urgency since it could make a significant difference to the parish. This item was further discussed at item 10.

10. Discussions with NKDC planning HM had opened the initial discussion channels with NKDC and had suggested an initial exchange of q&a via email, but ultimately virtual meetings were needed with the whole Group to progress the plan.

11. Community consultation The Group felt that there were significant gaps with missing information to hold a Parish consultation at this stage. However, the Group felt that the gaps could be filled and hopefully before the New Year and it would be in a position to hold some meaningful Parish consultations.

12. Funding and Finance Update – There was no changes to the funding/finance status since the last meeting.

13. Date of next meeting – The next NPG working meeting was to be held at 1600hrs to 1800hrs on Monday 30th November 2020.