

Tuesday 17th May 2016 meeting at 7pm at Fiskerton Village Hall

Those present were Luke Brown, Robert Wall, Stewart Canner, William Roberts, Paul Forman, Barry Canner, Louise Harrison, Kady Smith, Chris Darcel, Steve Burn and Pam Smith (along with Sarah and Patrick).

Apologies from Sally Scott and Lee Hutchinson.

Rob introduces Sarah Touzeau from JTP Architects and Patrick Moseley from Savills Land Agents. He then thanked Bill and Lee for their excellent work on the Power Point presentation that will be used at the open meeting on 19th May 2016 in the Village Hall. He then went on to emphasize the 6 points to get across to the residents on the night. (As we all have a copy of the power point I haven't listed them again). After doing this Rob was urged by Patrick to inform the residents that the Church Commission are representing a Charity and, because of this, they have to do the best they can for the Charity. It was agreed by the whole group that it would be a good idea to do this.

Rob then briefly went through his notes. 200 houses is to maintain the sustainability of the community and a brief discussion on why the village needs this. The Paddock is a valuable community asset to be retained if possible. Photographs of Fiskerton in older times were then shown. Rob discussed any other options and why these had been ruled out. Building to the West of the Village would be classed as ribbon development and was not compliant with N.P.P.F. (National Planning Policy Framework). The South of the Village is a Flood Plain so would not be viable. The area that would be most suitable and the chosen area East/West behind Ferry Road complies with N.P.P.F. guidelines.

Rob pointed out that the darker areas in the buffer zone on the plan are to show drainage. Perimeter plan drainage was then discussed, Bill and Patrick said that further work will be done on this and both agreed that it is a high level plan at the moment.

Bill talked about the buffer zone all along the back of the houses, as it stands, there will be a good green break between existing and new building. Again he states that we are at a consultation stage and not fait accompli, and that the Plan can change dramatically after the Reg 14 stage. It won't be a complete document until the Plan is submitted to West Lindsey District Council.

Sarah and Patrick informed the group that preliminary desktop work has been done on the site off Ferry Road in Fiskerton and that the Church Commission will engage with the Neighbourhood Plan Group on issues if needed. There is far more open space than is required under legislation on the plans and it is worth mentioning that there is 25 dwellings as opposed to 35 dwellings to the hectare housing density. Policy compliant is 10% open space on the

development and the Plans have 26% open space on Option 1 and 29% open space on Option 2. It results in a planning gain of Manor Paddock at the moment but the Church Commission can still sell the paddock anytime they wish until the Plan is finalised.

The Church Commission will be asked to narrate the last paragraph of the power point to something easier for the residents to understand. It was also decided to refer to any sports facilities as open space and not football/cricket pitches etc.

At the end there is to be a vote for Option 1 or Option 2 only. Not a vote for neither. And it should be pointed out at the open meeting that at least 80 to a 100 houses will be pencilled in for Fiskerton under the Central Lincolnshire Plan and the Village will have no input on sites, houses, open space, etc.

Bill then asked Rob why the sites that had been rejected and the reasons why they were have been removed from the power point presentation. In his opinion, to stop a lot of questions before they are asked, these sites need to be put back into the presentation. A vote was taken and the vote from the group was Yes to putting the rejected sites back into the power point presentation. It was also discussed that the Localism Act 2011 and the Neighbourhood Plan Regulations 2012 should be mentioned to the public on the night.

Steve Burn asked Rob a question about how the land would be sold, would it be sold en block or in seperate smaller parcels at different times. Rob said that it was possible that the land could be released and sold in phases. It would be the Church Commission and the developer that would be responsible for this decision and the Neighbourhood Plan Group cannot dictate on this matter.

The flood plain to the South of the Village was again discussed and building on it was again ruled out.

No aspirations were to be put into the Plan, it is a better idea to leave them out for the time being and use them as a bargaining tool as concrete plans and building develops.

Bill was asked about Cherry Willingham building and coming into our boundary and the answer was that they cannot come into Fiskerton boundary unless we do a joint Neighbourhood Plan and allow it to happen.

The main difference between Option 1 (straight across the back of Ferry Road East/West) and Option 2 (L-shaped behind Corn Close and Ferry Road East/West), is that Option 2 uses more land so there is potential for more affordable housing.

Rob then thanked Sarah and Patrick for their help and comments on behalf of the Neighbourhood Plan Group and as they were heading off in a taxi to Newark to return to

London they left the meeting.

Afterwards Luke briefly said that without a Neighbourhood Plan they can build anywhere on available land and the group felt that he should speak at the public meeting after the Question and Answer session.

Rob has been instructed to welcome everyone, explain the group and why briefly, then the power point presentation. Rob then should inform the public that cheese and wine will then be available and make it known that questions will be taken afterwards at the end of the meeting in the Question and Answer session only.

We were all asked to attend at 6.15pm to 6.30pm on the Thursday evening.

The meeting ended at 8.40pm

Pam Smith