

# **The Minutes of Ravenfield Parish Council Meeting with Redrow Homes Ltd**

Minutes of Ravenfield Parish Council informal meeting with Mike Ashworth of Redrow Homes Ltd held on Thursday 7 October 2021 at 6.30pm in Ravenfield Parish Hall.

Present:

Redrow Homes Ltd: Mike Ashworth.

Councillors K Jay, R Jupp, T Leach, R O'Nion, D Rowley and Clerk G O'Carroll.

To discuss planning application **RB2021/1532 – Moor Lane South Development.**

Reserved matters application (details of appearance, landscaping, layout & scale) for the erection of 303 No. dwelling houses (reserved by outline RB2019/0894)

The meeting was an informal discussion for Councillors to raise questions and discuss the proposed plans. Attention was drawn to the report produced by Ravenfield Parish Council, submitted to Rotherham MBC in respect of the planning application RB2021/1532.

The following questions were raised:

RPC: Why are there no bungalows?

MA: Not a product Redrow generally build.

RPC: What stage are the plans at?

MA: Reserved matter submission.

RPC: How likely is it that the houses be changed that overlook the bungalows on Longfield Drive, Smeaton Close?

MA: Unlikely that these will be bungalow, but everything is taken into consideration including the difference in ground level.

RPC: Stressed that commercially bungalows are sort after.

RPC: Where does Redrow sit within communities?

MA: Intention to be here for a number of years, delivering all of the houses. Redrow want to build a good relationship with the community.

RPC: Will houses ever be built on the green space in the centre of the development plans?

MA: There are no intentions. There will be legal obligations set within the maintenance contract

RPC: Drainage concerns raised. Explained flooding in the area. Made MA aware of known collapsed culverts.

MA: All technical aspects will be investigated, and all regulations met.

RPC: Will Redrow be responsible for repairing the collapsed culverts?

MA: Unsure and would need to check.

RPC: Can the central green space area be moved to behind the bungalows?

MA: Redrow have followed the initial design plan. May be possible to make some changes.

RPC: Why do the plans read the development is in Ravenfield? When in fact it sits within Bramley?

MA: Not yet marketed, but geographically it appears to look as though it sits within Ravenfield.

Explained how the CIL payments work, and suggested that RPC contact Rotherham MBC to lobby for the CIL monies they receive, to be spent within Ravenfield.

RPC: What are the M18 Plans/Road Infrastructure changes?

MA: Will send the link of the details to RPC.

RPC: What times will HGV's/Lorries be permitted to access the site?

MA: Unsure. This will be set out in the construction management plan.

RPC: Advised on weight limits on local roads, and that the traffic numbers detailed in the reports are untrue. No HGV's can be permitted to wait on Moor Lane South.

RPC: When are works expected to commence?

MA: Hopefully Spring 2022.

RPC: How long will the development take to build?

MA: Approximately 6 years.

RPC: The initial plan detailed recommendations to improve drainage on Hollings Lane playing field. Should RPC discuss this with Rotherham MBC or Redrow?

MA: Will look up the recommendations but anticipates this will be part of CIL monies via Rotherham MBC.

RPC: If a play area is installed in the green space area of the development, will the maintenance/upkeep be part of the maintenance fee, home owners pay?

MA: The play area plans may change. It is possible that the maintenance will be part of the fee, but unsure at this stage.

RPC: Will the new properties be built with solar panels?

MA: Building regulations change in 2021, and Redrow will be looking to build to these regulations. Anticipates will include solar panels.

RPC: Will properties have electric car charging points?

MA: Anticipates that they will, and if not - provisions in place for residents to have fitted.

RPC: Unhappy that there appears to be plans for the future for neighbouring field to be developed.

MA: Has no information if/when the land will be developed.

RPC: Biodiversity. Discussed wildlife (hedgehogs).

MA: Redrow in partnership with the Wildlife trust, and work to create hedgehog highways.

RPC: To calculate that each house will have at least 2 cars. To consider the increase in pollution, and how better biodiversity must be to compensate.

MA: Rightly/wrongly -calculations have been made in the initial plans.

RPC: Could consideration be given to having pedestrian footpath linking the development to Jubilee Field?

MA: Would take this back.

RPC: Will Redrow consider a public meeting?

MA: Unsure – will take the question back to Redrow.

RPC thanked MA for meeting.

Meeting closed at 8:15pm.