

DRAFT

Allensmore Parish Council

Neighbourhood Development Plan Steering Group

Meeting 17, Monday 15th October 2018 8pm

Held at Pateshall Hall, Allensmore

MINUTES

Steering Group Members : Nick Chapman (chair), Yvonne Chapman, Tim Hancox, Merle Hancox, Tony Cramp, Michael Owens, Jeremy Lawrence and Sally Lawrence (minutes).

Members of the Public : 3

1.0 Apologies

None.

2.0 Declaration of Interest

As previously declared (Meeting 5: 21st August 2017). Jeremy and Michael have also declared that they submitted sites during the call for sites process (Meeting 13: 16th April 2018).

3.0 Approval of Minutes : Meeting 16 : Monday 20th August 2018

The minutes were approved by the steering group and signed by the chair.

4.0 Introduction and Summary of AECOM Site Assessment Report in Response to the Call for Sites – Chairman

The AECOM report had been put on the website for residents to access before the meeting.

The Chairman explained that the NDP has a target of 13 new houses to be delivered before 2031. A 'Call for Sites' was issued earlier in the year inviting landowners to put forward potential sites. This resulted in 23 sites being received by the steering group. An independent company, AECOM, was assigned to the steering group to assess these sites. Assessment by AECOM included a desk exercise taking into account recent planning applications and history with a site visit on August 15th 2018. Each site was assessed as being appropriate or not to consider allocating in the NDP.

The steering group is concerned that the report uses a standard methodology for calculating 'indicative housing capacity' of each site which assumes a density of 30 dwelling per hectare. We need to ensure that our NDP policies do not allow such densities. We have the capacity to fulfil our target of 13 additional dwellings without this density.

Recent planning has rejected one site submitted so we feel little point in allocating this site as it is unlikely to be acceptable to Herefordshire Council at the inspection stage prior to our referendum.

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The report identified 7 'appropriate' sites out of the 23 and this will deliver our target. The steering group have had 2 working party meeting to discuss the report and its findings (those members with a vested interest in sites did not participate in those sites). The group were unanimous in recommending acceptance of the independently drawn up report and will discuss tonight after hearing residents views whether this recommendation still holds and make a formal decision on whether to accept the report.

5.0 Open Session

Members of the public were surprised there were few landowners present at the meeting. It was confirmed that landowners were send an email informing them that the report was on the website and of the meeting.

Density was raised and the steering group would take advice from our consultants to ensure that our policies would stand against local and national planning policies and enable us to maintain the linear character of the village.

It was noted that drainage was not discussed in the report. It was noted that the environment agency flood maps were fairly accurate and these had been referred to. Drainage is covered in the planning application stages and the steering group were unable to obtain funding for further drainage tests.

It was queried whether the steering group would look at reducing site numbers as they delivered more than the target amount of housing. This issue has not been discussed at the moment but would be subject to advice from our consultants.

6.0 Call for Sites and Site Assessment Progress Update

After a couple of steering group working party meetings to discuss AECOM's report the group felt the report was appropriate. It was agreed by all members that the report would be accepted.

7.0 Next Steps

To incorporate the Site Assessment Report into the Preferred Options Document.

To look at the settlement boundaries in relation to advice from consultants and findings from the site assessment report. It was expected that the boundary would be drawn tighter around houses and even across gardens, the church would be taken out together with the orchard next door. Cobhall will need further discussion.

To check the NDP policies with consultants.

Nick is meeting with Louise Kirkup next week to discuss progress and next stages and it is hoped she would be able attend the next meeting.

8.0 Correspondence / Communications

AECOM report was returned for a few minor corrections.

Kirkwells have been updated and Louise will meet with the chairman next week.

Steph Kitto has been updated but did not feel any need to attend the meeting.

Locality had been in contact with Tony to check on AECOM progress.

Nick emailed the site landowners to inform them the report was on the website and tonight's meeting.

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There have been 100 downloads of the report to date.

9.0 Finance

There are no changes. AECOM are paid direct from Localities.

9.0 Items for Next Agenda

As normal plus settlement boundaries.

10.0 Next Meeting : Monday 19th November 2018

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Signedas a true record by Nick Chapman (Chairman)

Dated : 19th November 2018