

## Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on  
Wednesday 17 December 2014 at 19.30 in the Community Centre

### Notes of the Meeting

**Present:** Michael Parkes (Chairman), David Bennett, Robin Brook, Arthur Fraser, Sandra Gladwyn, Jon Stannard and John Roberts.

**In attendance:** Alison Sutton, Parish Clerk and 2 members of public

1. **Apologies** – Bill Wright.

2. **Report on Call for Sites process and allocation of sites for NDP** –

Clerk highlighted discrepancy between numbers (484 houses in SB based on HC Rural Settlement Hierarchy Paper) for indicative target noted in report and current draft and agreed figure (360 houses in SB) negotiated with HC when challenged in August 2014. Claire will add paragraph noting new figure in Call for Sites report and email text to Alison to add to current draft. Also 2.4 to be amended to SG rather than PC considering. Once Report amended, Clerk will put it on website.

Report notes 21 sites submitted, 7 sites either within or adjacent to the settlement boundary, 14 sites are outside the settlement boundary in hamlets or open countryside and would need to be considered under current planning regulations or as rural exception sites.

Top 7 scoring sites in Report as recommended to be considered for allocation. However, 2 of these sites (Sites 10, Hawkersland and 9, Green Bank) in open countryside so not considered for allocation.

SG considered Site 12, playing fields, should not be allocated for development during Plan period up to 2031, as identified in NDP as green space.

Site 14, Little Woodbine, not for allocation as capacity only for 2 houses in Report – could be submitted for planning through current process, as adjacent to SB.

Therefore consider Sites 13 (Rose Villa front section only, replacing agricultural buildings but keeping in line with current development line), 15 (The Volunteer rear site) and 11 (New House Farm) for allocation. Agreed to include Site 17 (Land opposite Brook Farm) within options as this is already identified as high capacity site and in process of applying for planning permission. **Update: Site 17 resubmitted with smaller curtilage. Kirkwells to be asked to reassess and add to their report as a supplement.**

Noted that if sites allocated in NDP, a maximum number of houses can be stated. If allocate site and number of houses and developer does not want to build as too few houses or it's the wrong time to develop etc, still in conformity with Core Strategy.

**Update: Noted that all the developments in the following options should lead to S106 monies being made available to the PC to use for facilities/projects for the benefit of the parish.**

Agreed that need to put options for development to parish at Open Events in January as follows:

**Option 1** – Site 11, New House Farm, with capacity of 40 houses – rationale that this meets the indicative target and may deliver some of the community facilities that the SG, PC and community would like for a village centre

**Option 2** – Site 17, Land opposite Brook House Farm, with capacity of 40 – rationale that this meets the indicative target and is the other large capacity site already under discussion, but will not provide facilities for village centre as further away from school/community centre/ shop

**Option 3** – Site 13, front of Rose Villa, with capacity of 5; and Site 11, New House Farm, with capacity of 72 – rationale that is total of 77 is in line with consensus figure (between 40-100) identified for development in November consultation and may deliver more of community facilities for village centre

**Option 4** – Site 13, front of Rose Villa, with capacity of 5; Site 11, New House Farm, with capacity of 72; and Site 15, front of The Volunteer land, with capacity of 8 – rationale that is total of 85 is in line with consensus figure (between 40-100) identified for development in November consultation and may deliver majority of community facilities for village centre.

**Update: Further option(s) to be considered at NDP meeting on 5 January.**

Agreed Clerk will prepare maps for options and John will draft text/rationale using Vision and Objectives from the NDP to use with the maps for each option and circulate asap.

Agreed that need eye-catching flyer to go to all houses. Clerk will amend David's draft map of what could be developed and implications for capacity based on 65% of site at 25 per hectare (as in Report) and whole of site and 30 per hectare. Clerk draft flyer and circulate asap. **Update – Only one set of figures included in flyer as not legible otherwise. Realistically the flyer will need to be hand delivered to every property over weekend of 2-3 January to maximise attendance. Please can you let Clerk know if you are available then so maps of areas to cover can be prepared.**

**3. Update on SEA and HRA reports for Regulation 14 consultation –**

The Draft has to be sent to Ted Bannister to do the SEA and HRA appraisals ready for the Regulation 14 consultation and this cannot be done until the Draft has the site allocation information and maps etc following the Open Events.

Information received from HC that due to elections on 7 May and political implications as Parish Councillors up for re-election, purdah period will be imposed 2 April till 7 May when no consultations may take place.

Keep 19 January for extra PC meeting to approve draft following Open Events.

Change dates for Regulation 14 to 5 February-19 March to allow SEA and HRA appraisal reports to be done.

April PC meeting for approval of final draft for Regulation 16 submission.

Regulation 16 submission on 8 May

**4. Test Plan against Kingstone proposal –**

The current Draft was discussed in relation to the Kingstone application, particularly in relation to issues of parking within scheme, both residential and for live-work units and also look of houses for heterogeneous appearance stated in Objective 3.

It was agreed that the policies in the Draft should allow planning applications to be challenged if they would not meet the objectives.

Noted that social housing providers have to raise the money to buy houses for affordable housing and unlikely that providers could buy all the houses currently being built as affordable in the county.

**5. Open forum –** Extra meeting agreed. Clerk gave details of stands that have been ordered for the Open Events, agreed will need to set up stands on Friday 9 January at 18.00 (time to be confirmed). Clerk has applied to Communities for virement to allow unspent grant to be used for Call for Sites. **Update: virement agreed by Communities.**

**6. Date of next meeting – Monday 5 January 2015 at 19.30 and Wednesday 7 January at 19.30 in the Community Centre – Wednesday meeting may be cancelled if not required.**

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