

## Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on  
Monday 19 January 2015 at 19.30 in the Community Centre

### Notes of the Meeting

**Present:** David Bennett (Chairman), Michael Parkes, Robin Brook, Arthur Fraser, Sandra Gladwyn and Bill Wright.

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

1. **Apologies** – Jon Stannard, John Roberts
  
2. **Final analysis and draft report of Open Event** –  
The documents showing the final numbers and the themes from comments were discussed. Agreed 3 main themes seem to be: concern over roads and traffic; development of Site 11 as clear first choice; desire for lower levels of development.  
**Update – small group suggest the need for community facilities as fourth theme.**  
Discussion about phasing of development and allocating on density and numbers. Problems about specifying phasing in years that all phases roll into each other so continuous development within the village. Also feeling that could undermine planning gain if too much phasing.  
Suggest adding ‘Realistic phasing of development, in keeping with the needs of the village and as agreed with the Parish Council and Herefordshire Council, will be encouraged.’  
Noted that consultations and other activities from 2000 onwards, such as the SHLAA done by Herefordshire Council in 2012 as well as current NDP consultations, seem to indicate that parishioners seem to have said up to 60 houses on Site 11 are acceptable.  
Discussion about affordable housing and low cost market housing. Agreed to add low cost market housing to policy M5 as relevant. Believed this will enhance mix of tenures and size of plot within development.
  
3. **Preliminary allocation of sites** –  
Noted that Clerk found out from Kirkwells that Steering Group can recommend allocation and specify a density and/or maximum number on a site; and can allocate sites as drawn/submitted or can amend to make smaller; and phasing can be specified.  
Following discussion about results of rankings, Kirkwells assessment, results of previous consultations and assessment of sites by Steering Group against Vision and Objectives, suggestion made that allocate Site 11 for 60 houses and Site 13 for 10 houses, totalling 70.  
**Update – small group realised that Site 13 as consulted on is only the roadside area that Claire assessed suitable for 5 houses and this was the number used at the Open Event.**  
Noted that whether get a community centre out of the development is not the issue for the NDP, it is in the Vision as a wish/ideal.  
Agreed Michael and Robin would meet with Clerk to put together evidence base paragraphs to go into Draft Plan and appendices. Clerk to find out how other parishes have evidenced allocation.
  
4. **Open forum** – Agreed to have 3 Drop-In sessions so parishioners can ask questions for the Regulation 14 Consultation. Clerk to book.  
**Update – small hall booked for Saturday 21 February 4.00-5.00 pm, Saturday 28 February 3.00-4.00 pm and Saturday 7 March 4.00-5.00 pm.**  
Agreed Clerk will add dates to News&Views copy.
  
5. **Date of next meeting** – Wednesday 21 January at 19.30 in the Community Centre with Claire attending.

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