

## Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on  
Monday 2 November 2015 at 19.30 in the Community Centre

### Notes of the Meeting

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

**In attendance:** Alison Sutton, Parish Clerk; Cllrs Patrick Meredith, Richard Batho and Mike Darley for Item 2; 1 public for Item 2; Trevor Gregory and Tony Aspbury for S&A for Item 2.

1. **Apologies** – Cllrs Jon Stannard and Rob Bartup.

2. **Presentation from S&A** –

David Bennett stated that this was an informal discussion, a chance to listen and ask questions but no decision on any planning matter could be made until an application was considered by the Parish Council in due course.

Trevor Gregory and Tony Aspbury outlined the presentation made at the recent public consultation and in S&A's response to the Regulation 14 Consultation. Various points noted and questions asked:

- Extension of growing season, picking March to November, other jobs either side
- Demographic of workers increased, not students now but late 20s+, come as groups of family or friends
- Want energy efficient accommodation which caravans are not
- Planning applications for SAW accommodation and market housing linked with single master plan and technical assessments
- SAW building probably 3 phases over 3 years
- Up to 850 SAW, same as current permission, peak currently 500
- 850 based on 2 per room but need flexibility of single rooms, not all 75 units will be for 16 people some will be 8-12
- Basis of application not to increase business but flexibility for current workers
- What is density of SAW accommodation? – Not known
- Will it be seasonal with units empty at times? – Only permanent if same people in all year, so rotation of staff
- Aim to bring in line with permission for polytunnels
- Market housing – 75 guide figure, density in reserved matters
- Do you own the land and pub? – Not yet, proceeding with purchase
- How can there be ecological improvement from biodiversity when area has very diverse ecology at present? – Will be shown in plans
- Will there be agricultural ties to properties? Do you class packhouse workers as SAW? – Yes both when packing own products and imports
- How will you make SAW not permanent? – Will be regulation re occupation in line with requirements
- What is lifetime for SAW accommodation? – Around 30 years
- Why 3 storey houses when none in Marden? – After community consultation looking at reducing height
- What is ancillary development? – Access roads, open spaces etc
- Noted that put finance as reason for making both applications together, but appears from public accounts that soft fruit side of business in Herefordshire being propped up by packing side and Kent soft fruit side, is this correct? – S&A one business, core in strawberry growing in Herefordshire, business in good financial health
- What happens if UK leaves the EU? – Will still need SAW and therefore accommodation
- Both proposals considered by S&A as sustainable and acceptable on planning merits, commercial requirements added into balance of planning decision maker
- Aiming to submit applications together before Christmas – have to add feedback from consultation into document, website will stay live for further comments up to application stage
- S&A would like further meetings with PC but not to delay application process
- What do you view the benefit of proposals are for village and parish? – Providing needed housing, with range of housing especially affordable housing; provide economic support for services like

shops in parish; provide support for one of biggest companies in Herefordshire; provide S106 and CIL benefits for local community

- Noted that number of consultations for NDP have shown some parishioners not happy with minimum target for housing in Marden but NDP has allocated sites to meet and exceed minimum – therefore majority view that do not want further expansion to increase size of village so much
- Any reason why cannot do development at Brierley Court where there are services etc? – Even if could get housing there would still have to bus workers to Marden.

**3. Final Draft Plan for Regulation 15-16 submission –**

Final amendments following 2 late representations to Reg 14 and exactly what to put in about numbers agreed.

**4. Consultation Statement and Basic Conditions Statement –**

Final amendments and response to late representations agreed.

**5. Next steps –**

Rob Bartup as PC Chairman to sign all 3 documents at PC meeting for Minutes folder.  
Target date for submission is Friday 13 November.

**6. Open forum –**

No comments.

**7. Date of next meeting –** To be arranged when Regulation 16 finished and any know if further amendments required.

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