

Kingsland Neighbourhood Plan (KNP) Steering Group Minutes

Wednesday 25 March 2015 Corners Inn 7.00pm

Present - Committee members	Apologies
	Rodney Smallwood– Chair (RS)
Sarah Hanson- vice chair (SH)	Chris Southgate – Vice Chair (CS)
Patricia Pothecary: Secretary (PP)	Ed Wallington (EW) ?
Sally Deakin communications sec (SD)	David Thompson (DT)
Rick Noordegraf (RN)	Chris Gooding – Data Orchard (CG)
Jackie Markham Volunteers sec (JM)	Richard Hewitt (RH) Finance +clerk to PC
Sebastian Bowen (SB) local councillor	Bill Bloxome-Data Orchard (BB)
Jenny Faulkner Local Parliamentary candidate-Lib Dem	Merry Albright (MA)

- 1. Apologies for absence as above**
- 2. Agreed previous Minutes and actions checked**

3. CS Modifications and their implications for the KNDP

Before this steering group meeting Bill Bloxome planning consultant and Sarah Hanson steering group planning expert, met in the afternoon, with PP taking notes. The following is a report of that discussion:

a. Herefordshire council have set a target of 5300 dwellings in rural areas. This now has to be a 14% percentage growth of houses in the parish rather than those in the villages (now called settlements) as previously indicated. It is thought at this point that we (the community) can decide where, within either or both of the two main settlements (or spread around a little bit more to other settlements?).

Instead of 44 houses in Kingsland and 7 in Shirlheath this now has to be 66 in total as a minimum. This equates to planning for an additional 15 dwellings minimum.

b. BB advised that we might now need to identify further sites and show that land is available, suitable and achievable. BB thinks this is likely to require a call for land with the increased numbers.

c. An approach BB has used elsewhere is that when land came forward it was tested and ranked against a two-stage assessment based upon suitability and availability. Stage 1 Any site not adjacent or within the settlements are likely to be ruled out on policy grounds. Stage 2 ranking environment, utilities, water, stable land, best and worst. Meeting housing needs set down in housing needs survey (and for rural areas) and also ability to provide affordable housing. Brownfield sites should and will be considered first.

A committee discussion followed this report and included the following points:

In principle the committee agreed with Bill Bloxome that a call for land in the two main settlements looks likely to be necessary. Plus small windfall in other settlements. We will need to consult on any proposed sites with independent assessment.

It was felt that we need a limit to the size of sites stipulated in the KNDP policies.

The steering group feels that future workload such as further consultation, proposed site ranking and assessment, and re-writing, design and formatting should be carried out by consultants and that the steering group should oversee. We will deliver letters. It was felt that the Parish Council should make a representation to Herefordshire Council on our behalf with regard to additional help and funding for this work as we had been led to this point without knowing such radical changes to numbers might happen. There is also grant monies available.

It was agreed to produce a map with current planning commitments and builds for this plan period to support the main thrust of the KNDP that much of the 14% growth is already achieved.

It was agreed that there is no point in taking any more decisions regarding the way forward until the six week consultation period for the Core Strategy modifications is finished and all modifications are agreed. There are also several more planning applications in the pipeline which may reduce the necessary size of further change.

Further questions to ask Herefordshire Council Sam Banks include:

- What do we need to do in terms of further consultation?
- How much does this imply expanding the settlement boundary not at all, a little a lot?
- Should we do a call for sites?
- Do we change the plan and then put it out for consultation or consult on changes to options?
- How can we resolve the huge issue of our sewerage and drainage?
- How do we ensure a limit to size of sites?
- How do we draw a settlement boundary in Shirlheath and is it appropriate?

4. Consultation Statement

It was agreed to defer final agreement of the Consultation Statement until the changes are complete.

5. Any other business; Communications from the community

None

6. Date of the next meeting Tuesday 21st April 2015 Corner's Inn 7pm