

Kingsland Neighbourhood Plan (KNP) Steering Group Minutes

Tuesday 21 April 2015 Corners Inn 7.00pm

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

1. Apologies for absence as above

2. Agreed previous Minutes with minor amendments and actions checked

3. Introductions and welcome to Sam Banks

4. Changes to the HC Core Strategy and implications of the changes

- The Hereford Council (HC) Core Strategy proposals respond to concerns regarding the robustness of delivery of 5300 houses within rural areas. The percentage figures for rural areas, which were based only upon dwelling numbers in the main settlements (re-named from 'villages'), did not take into account development which would naturally happen outside the main settlements within the rural parish area. The new percentage figures based on parish dwelling totals take into account all the possible developments which will contribute to the overall 5300 growth figure.
- After taking into account all that has been built or committed, the rate of historic windfall development across the whole parish can now also be counted towards calculating what further development needs to be planned for. We can project windfalls forward from past trends since 1991. Half of the windfalls could happen outside the main settlements in the wider parish for example.
- Some investigation could take place to assess the ability of farmstead coming forward and relate this to historic data.
- **Action 1:** Bill Bloxome from Data Orchard will to calculate the windfall figures for us, including rural exception sites such as Kingsleane which can be counted.
- Affordable housing could come forward through windfall but we must demonstrate this.
- In defining a 'settlement' we can now be flexible with regard to Shirlheath. The growth targets are for the parish and the NDP can determine the level of growth between the three highlighted settlements within RA2,
- If we are to continue with a criteria based policy it needs to be strongly secure, within the chosen settlement boundary/ies. How we conform with the new minimum housing development figures (now 65 dwellings) needs to be justified strongly at the beginning of the KNDP to protect our criteria based plan. **Action 2**
- If this does not prove possible then we could choose to do a call for sites which will require further consultation not only with landowners but with the whole community – the community would need to be involved if additional sites were being chosen. **Action 3**
- If we change the KNDP, HC will check it for general conformity and where it no longer conforms. We will also get comments back from all aspects of planning. We do not have to go back to the community unless it is significantly different. We will need to assess the risks involved at either the examination stage or the referendum of changes to the plan

without further consultation. This will be the determining factor in considering the need for further community involvement.

- There is no need to do another options exercise. If you need to do any additional consultation this can be just on the changes or the sites. You will need to resubmit the whole plan at Reg14 if there are significant changes. **Action 4**
- Our definition of 'adjacent' needs to be tight – See wording in the UDP H7. **Action 5**
- Sam Banks advised that that spaces in our villages could be retained with a protection policy. Could have a design and plot size policy to protect those spaces? Such protection is already in the plan but perhaps needs to be strengthened. Revisit required. **Action 6**
- Q re settlement boundary not including Kingsleane: When we redrew the settlement boundary we did not include Kingsleane which was a rural exceptions site in every respect and not an adjacent site to the main settlement. The redrawn boundary is wholly in line with the community preferences expressed in the Parish Plan survey and the community preferences shown in response to the options presented during the consultation event days. This still stands.
- Discussion re tightly defining a maximum size of development on any one piece of land. Policy interpretation is broad but the terminology 'small scale' and 'in keeping' is commonly used. Final decision still to be made. **Action 7**
- Discussion regarding revised CS plans for potential additional dwellings in Cobnash (above the KNDP policy for local connections sites). If we do not have policies for planning in Cobnash then any decisions will revert to the revised Core Strategy policies. This issue needs to be addressed before Reg 16 submission. **Action 8**
- Additional development in Mortimer's Cross As the majority of the built form of this settlement is with the Aymestrey parish area, this is now under the auspices of Aymestrey PC according HC.
- Sewerage treatment works. We are in the red zone indicating no more capacity with regards to environmental issues as indicated within the addendum to the Water Cycle Study incorporating Environment Agency and Natural England data comments, which was requested by the CS examiner. Developer services are saying there is not an issue (however this related to physical capacity). The Welsh Water investment plan does not include upgrades during this investment period. They are currently looking at flooding issues and additional localised watercourses. Current commitments take us to the first part of the plan period and then what happens after that is not decided. Welsh Water have to react to what is built. HC is trying to pull together a whole report for parishes to indicate both the physical and environmental capacity of treatment works. Any parishes with current issues should consider backloading any development until last phase of the plan period. We will still have to prepare an NDP as required.
- Should we define what environmental constraints mean as it appears to be so different for so many different people? **Action 9**

5. Timetable of HC Core Strategy adoption and moving forward

- The CS will probably be adopted from about July onwards. The modifications were written by HC and the examiner has seen and agreed them before they went to consultation. The examiner will decide whether the Core Strategy is sound or not and make recommendations based upon that. At the Core Strategy level her remit is to assess whether the 5300 dwellings are deliverable. Objectors to the plan argued that NDPs were currently too restrictive to achieve this.
- Sam Banks advised that we should continue to progress the NDP with the aim to adopting the NDP as soon after the Core Strategy as possible. .

Action 10: Bill Bloxome and Data Orchard to present a list of proposed and costed actions that they will carry out to take the plan forward to Reg 16. These to include actions 1-11 in these minutes. PP/SD/SH to comment and make any additions. This to be in the form of a fully costed project plan to agree at the next meeting ready for the grant funding application.

6. Seeking funding for consultant support

The previous bridging grant was successful the grant of £1930 was obtained until 31st of March.

The next grant is paid out for 6 months and is not restricted to one application. We can apply for further unanticipated costs. The Parish Council has put money aside to keep everything moving forward until the grant is paid. In order to apply for further funds we need to present a robust costed project plan. **Action 11 Data Orchard to produce costed project plan and Richard Hewitt to apply for the grant by June 2015**

7. Any other business; Communications from the community

A meeting was requested from the school for PP to meet with the Chair of Governors and the Head Teacher. The HC Capital Strategy Group is tasked with making sure that schools have conversations about long term vision. They looked at condition of buildings and financial viability in Kingsland. Small schools have been allowed to continue but budgets are incredibly tight where pupil numbers are low. One possibility is that the school may have to go to another site and join together with the nursery. PP explained the current situation with the KNDP and how the wording of the relevant KNDP policy allows for the school to search for a site outside the settlement boundary. (Checked with SH and BB)

5. Date of the next meetings May 18th and June 1st 2015 Corner's Inn 7pm