

Kingsland Neighbourhood Development Plan (KNDP)

Steering Group Minutes

Monday 4 April 2016 Angel Inn 7.00pm

Present - Committee members	Apologies
Sarah Hanson- vice chair (SH)	Rodney Smallwood- Chair (RS)
Sally Deakin communications sec (SD)	Chris Southgate – (Vice chair) (CS)
Jackie Markham - Volunteers sec (JM)	Richard Hewitt (RH) Finance +clerk to PC
Merry Albright (MA)	Sebastian Bowen (SB) local councillor
Patricia Potheary: Secretary (PP)	Ed Wallington (EW)
Peter Vaughan (PV)	Brian Watkins (BW)
Robin Fletcher (RF)	
David Thompson (DT)	
Bill Bloxome-Data Orchard (BB)	
Wendy and Glyn Shenke (Observers)	

- 1. Apologies for absence as above**
- 2. Agree previous minutes and check actions.**
Minutes agreed and actions completed. Amendment to attendees.
- 3. Reasons for hold up of plan – Bill Bloxome**

The plan has completed regulation 16 but has been held up by Herefordshire Council (HC) before it can go forward to examination. The council approves of the plan in almost it's entirety but, since the Kingsleane permission for 12 dwellings was quashed, they are concerned that land identified with potential for development within the settlement boundaries in the KNDP may not be sufficiently certain to come forward. The quashing of the Kingsleane permission has increased the reliance on windfall. HC requires more certainty.

It was explained that the plan still identifies sufficient plots, which are not infill garden plots, to enable roughly 100 houses to be built before 2031, including the use of the most conservative estimate of windfall rates based upon past growth. A minimum of 65 is required (increased by HC from a 45 minimum requirement when the plan was first written to 65 following the regulation 14 consultation in May 2015). However, at this stage it is not possible to demonstrate with certainty that the required number will be built.

In addition HC has recently had a set back over security of it's own 5 year land supply which means they must be more stringent with regard to neighbourhood plans.

It was reiterated that the style of the plan was approved by the HC support team from the beginning, with the encouragement of settlement boundaries where there was no call for land.

We may have to re-do the Regulation 16 consultation depending upon issues in the item below.

- 4. Discussion of current planning applications and implications for resubmission – Sarah Hanson, Bill Bloxome**

There are currently 38 residential dwelling planning approvals or completions (without Kingsleane) with applications for a further 15 in the pipeline and another 2 which may come back in following their withdrawal. The Kingsleane application is now to be re-determined although the likely outcome of that is not known. If all these applications were to be approved, then we would have already exceeded the required number of houses. In addition the KNDP planning consultant, looking at specific eligible plots, calculates that an additional 35 to 40 dwellings could come forward within the settlement boundaries without garden infill which is disallowed for counting towards neighbourhood plan totals. It is these latter figures that HC are questioning.

It is agreed that moving the plan forward to examination, probably via another Regulation 16 consultation, is dependent upon securely demonstrating likely dwelling numbers.

- 5. Ascertaining likelihood of identified plots within the 3 settlement boundaries coming forward; how to do this - Jackie Markham**

We need to find out which sites within the three settlement boundaries are likely to come forward. It is understood that a relatively informal question process to ascertain intent verbally from each plot holder is sufficient evidence. (subsequently reconfirmed by HC).

There was discussion regarding various methods of doing this, some more formal than others. It would not be a commitment on the landowner's part, purely an intention. This information would then help prove the credibility of the KNDP point that sufficient dwellings will be built.

Eventual release of data regarding identified plots is to be discussed with HC regarding freedom of information as well as data protection for individuals. (PP to action).

The wording to use when approaching landowners was agreed as follows:

- *HC needs to demonstrate that a certain number of houses will come forward within the KNDP settlement boundaries up to 2031*
- *Details will be kept from public documents but may be shared on a need to know basis*
- *Q1. Is it likely that the land (identified) will be made available for residential development within the next 15 years?*
- *Q2. Do you know of any constraints that would prevent this delivery.*

The plots were then divided among steering group members for approaching relevant landowners

Action: Patricia Potheary to send out a map and script to everyone for their relevant plots.

6. Agree steps for working group/BB to prep plan for resubmission following information gathering, including timescale – Patricia Potheary

- Gather and review further information regarding dwelling numbers by Friday 15th
- Look at the KNDP following this to amend wording as necessary
- Check if any further amendments to wording, following the regulation 16 consultation are required by HC and whether HC will make these amendments, otherwise BB to action and steering group to approve
- Resubmit plan
- It was agreed to discuss the next steps at the next meeting to be held ASAP.

7. Any other business; Communications from the community

There was some discussion about affordable housing, which, it was explained, is already suitably covered in the KNDP and does not need to be revisited at this stage. Other issues raised are also already covered in the plan or are outside the remit of the KNDP steering group. It was explained that decisions about the details of the plan were already agreed and approved before submission to Reg 16 and it is only secure housing numbers that we need to look at.

A community observer asked "Has the committee considered the Reg 16 representations?" This, it was explained, is a matter for Herefordshire Council to action, although Steering Group members have read them. All responses to reg 16 representations are to be made or directed by Herefordshire Council.

David Thompson drew our attention to an on line project set up by HRH Prince Charles to help communities ensure good quality buildings through their neighbourhood plans. The use of this falls too late in the process for the KNDP although some provisions within the KNDP are already set up to secure good quality build.

8. Date of the next meeting for move towards resubmission Monday 18th April 7pm Angel Inn