

MUCH MARCLE PARISH COUNCIL

Report of the Neighbourhood Plan Working Party held in the Memorial Hall on Tuesday 13th June 2017

Present:	J Marsden	Chairman		
Also Present:	J Baldwin T Weston	J Gibbon R White	R Jolly	J Weston
Apologies	K Cotton	J Finnigan	B Morgan	H Woodman

1. Declarations of interest

None declared.

2. Report of 9th May 2017 meeting

The report was accepted for submission to the Parish Council.

3. Review of Herefordshire Planning Department's comments on "Exception Case for Rushall and Kynaston" received from Karla Johnson, Senior Planning Officer

The Working Party welcomed the generally supportive comments concerning the "Exception Case for Rushall and Kynaston" and noted that the more negative aspects referred to were:

- A need to present the constraints of further development in Much Marcle more clearly in map form
- Housing supply was questioned in relation to affordable housing and reliance on conversion of existing buildings.

Recommendation

The Parish Council engage the services of Foxley-Tagg in the production of a constraints map for Much Marcle village.

In relation to housing supply:

Conversions - we have evidence from a survey of all of the owners of the 19 identified redundant buildings that they would be willing to bring these properties forward for conversion/re-development for housing. We are relying on 10/19 redundant buildings being converted/re-developed for housing to meet our residual housing supply target.

Land allocations for 2 of the identified exception sites (Hazerdine & Old Pike) are owned by Social Housing Providers who have existing dwellings on adjacent land. We intend to approach both of these SHPs to ascertain their willingness to develop new social housing on the allocated land (i.e. 1 at Hazerdine & 2 at Old Pike).

We know that the owners of land allocated at Dobbins Pitch and Jink Robin are willing to bring their land forward for housing development.

We propose to extend the land allocation at The Old Chapel site at Rushall to provide for at least 5 new market dwellings within the proposed settlement boundary.

Therefore, given what we already know about landowners' intentions, we are confident that we can achieve and probably exceed our residual housing supply target of 23 new dwellings by 2031 - see table below for details.

Number of new dwellings	Much Marcle	Rushall & Kynaston
Built/committed since 2011 ¹	15	3
Housing land allocations	6	13
Rural exception sites	10	0
Building conversions	10	0
Total	41	16
%	72	28

Recommendation

The Parish Council approach the Social Housing Providers in ownership of land at Old Pike and Hazerdine, and the Parochial Church Council about land at Glebe Orchard outlining the opportunity to build affordable housing.

Action

J Marsden and R Jolly resolved to edit, and possibly simplify, the "Exception Case for Rushall and Kynaston" taking the detailed comments of K Johnson into account

4. Completion of Neighbourhood Development Plan Maps

Rushall and Kynaston

Local residents on the ground examination of the Old Chapel site suggested that five new dwellings could be accommodated on it. The proposed extension of the housing land allocation for the Old Chapel site (to coincide with the settlement boundary to the east and accommodate five new dwellings) was confirmed.

Much Marcle

The settlement boundary associated with Weston's Factory according to recently achieved planning consents needed revision.

The settlement boundary in the vicinity of the Barber-Starkey residence needs to be confirmed.

Action

J Weston agreed to complete the necessary amendments.

5. Neighbourhood Development Plan Page of Parish Council Website

The importance of the website in presenting the Neighbourhood Development Plan was emphasised and the current format continues to raise concerns about its readiness for Regulation 16 submission.

Action

T Weston and J Marsden would attempt to address these concerns at the next PC meeting.

¹ Source: Herefordshire Council policy database of net commitments and completions (including self-contained annexes) between 1 April 2011 and 31 March 2016.

6. Project Plan

Discussion suggested further slippage was likely, however it was proposed that, as the final amendments to the Exception Case for Rushall and Kynaston and the Neighbourhood Development Plan would be completed by the end of July, submission should take place in August.

This would mean adoption of the plan would take place in March/April 2018.

It was noted that this course of action would require an additional PC meeting to support the submission.

7. Dates of Next Meeting

Tuesday 25th July

J Gibbon

June 2017