

**Minutes of a meeting of Yarpole Group Parish Council's Neighbourhood Plan Steering Group held on Wednesday 16<sup>th</sup> September 2015, 6:30pm in Yarpole Parish Hall.**

**Present:** Barrie Morgan, Brian Barnett, Jo King, Kate Darby, Tom Rogers, Audrey Bott, Andrew Thompson.

**Apologies:** Mark Richards, Robert Chitham, Peter Furneaux, David Connor, Liz Connolly

*Andrew and Barrie declared interests.*

Kate introduced proposed altered and new settlement boundaries, based on the sites identified as viable (as measured against criteria) by Barrie and Andrew. The three of them talked the meeting through the proposals and the rationale behind them.

Tom's draft heritage statement was acknowledged, thank you Tom, and it was briefly discussed how to bring heritage characteristics in to the rationale.

**Numbers:** 48 allocated.

Our assessment of position at the moment is that:

**6** already built since 2011 (7 if we include Aida's house, not sure if we can).

**12** possible windfall sites (based on rural sites submitted and percentage of windfall applied by Herefordshire for Leominster HMA).

Yarpole settlement boundary = **15**

(Woodfield, 5)

(Niblett, 5)

(Humphries (top site), 3)

(Lawson, 1)

(Craddock, 1)

Bircher settlement boundary = **8**

(Byard, 2)

(Griffiths, 1)

(Morgan, 5)

Cockgate Settlement boundary = **6**

(Bashford, top, 4)

(Wyson, 1)

(Coverley, 1)

Of these, low cost = 2 at Morgan site and poss some on a Niblett site. So, potentially about 5 of the above could be low cost.

For the moment we are looking at no building on 106 land.

No building on Humphries land (lower site, number 6 on our map). It was thought this could possibly be a rural exception site for low cost housing?

Also felt we should include some protected open spaces in the SBs eg orchard on Humphries top land, and orchard on road at Bircher). These are matters for consideration.

### **Rationale for decisions taken:**

Agreed we need to produce a full evidence base to support and justify all the above inclusions and exclusions.

Published rationale should include (ie all the issues that have informed decisions to date):

SG criteria

H Council criteria

Tom's Heritage statement

Comments received from public consultation to date.

SB + ConsArea + Tom's heritage, all overlaid, should build up our case visually.

Noted that although at latest meeting with Sam Banks we received encouragement re proposal to create a SB at Cockgate (and are proposing it here), it is still for Herefordshire to finally accept at reg 14 stage.

Agreed that all sites mentioned above must have formal applications submitted to PC via Site Assessment Forms if they are to be included. Also agreed that since The Knoll in Bircher was within the proposed SB and that we have heard informally of a wish to develop there, that Jo make an approach to the owner to clarify the position.

### **Moving forward:**

Before public meeting in early November, we need to:

- 1). Have all above worked up (Kate, Tom, Barrie)
- 2). Present to PC (and Ward Councillor) (small group)
- 3). PC write to all site assessment submitters (Jo)
- 4). PC host Public meeting (Chaired by Cllr Paterson with presentation from SG)

### **Timeline:**

Next SG meeting:	Thurs 15 <sup>th</sup> Oct
Presentation to PC:	Thurs 22 <sup>nd</sup> Oct
PC write to landowners:	Tues 27 <sup>th</sup> Oct
Public Meeting:	Sunday 1 <sup>st</sup> November.

Jo has agreed to organise these.