

## Notes from Neighbourhood Development Plan Meeting – 1st December 2015

Present: Brian Barnett, Audrey Bott, Robert Chitham, Jo King, Mark Richards, Tom Rogers, Andrew Thompson  
Gemma Webster ( Herefordshire) , Bill Bloxsome ( Data Orchard)

Apologies: David Connor, Barrie Morgan, , Liz Connolly, Kate Darby, Peter Furneaux

1. Bill presented his first draft plan and the following points emerged from the discussion:-
  - a) Gemma will need to see a list of options considered. Bill indicated that this should include considering whether or not to produce a plan. It was agreed that in effect the development of the Plan had been iterative and thus several options had been considered as progress had been made and had been checked with the community at regular intervals. In particular
    - The PC had agreed that a plan should be prepared
    - Clear directions had already been indicated in the Parish Plan
    - It had been agreed that we should focus on housing development because of the need to get a plan in place quickly
    - It had been agreed that site allocations would arise from a consideration of an agreed set of criteria and a general call for sites
    - We had consulted the community at two public meetings
    - It had been agreed that we should try to treat Cockgate as a part of Yarpole in order to better reflect community cohesiveness.
  - b) Gemma or Bill will provide a template for us to consider for submission of the options.
  - c) Bircher: We need to consider the precise lines of the settlement boundary in respect of The Knoll and the area adjacent to Leys Lane.
  - d) Lucton: We confirmed that no sites had come forward and that there was very limited scope for further development. It was suggested that some people would perceive this as unfair. In any event even if we could identify a small site, in the absence of landowner requests we could not count this in our total. A minor amendment to the proposed settlement boundary was suggested. This will be confirmed at the next meeting.
  - e) Yarpole: The general strategy to view this as three separate parts was agreed. It was also noted that this would link the village more appropriately with the entrance to Croft Castle. There was much discussion about possible changes to the allocations suggested at the public meeting in the light of landowner concerns. Work will continue with the landowners concerned to try to reach an agreed way forward. It was noted that although Welsh water appear to regard the sewer system as at capacity , they were unlikely to be proactive and we will need to wait for their reactions to the draft plan at regulation 14 stage. It was agreed that we should include a comment in the Plan to the effect that they should be encouraged to explore the possibility of a WET system.

The suggestion that we should seek a “Quiet Lane” designation for Green lane was welcomed. It was also suggested that we should explore the possibility of a footpath from the top of the hill leading from the main village to the Parish Hall.

- f) Bill agreed that he would visit the proposed sites to clarify some particular issues before doing further work on the Plan
- g) Tom agreed that he would draft settlement specific statements about maintaining their character and settings.
- h) Bill asked whether we wanted any other policies included or were content to rely on those in the Core Strategy. This needs further consideration but it was generally agreed that we did not want to clutter the draft plan unnecessarily.
- i) We need to consider whether to run an informal consultation of the draft plan with the community as well as Herefordshire before regulation 14.
- j) Gemma and Bill were thanked for their valuable professional advice