

MUCH MARCLE PARISH COUNCIL

Report of the Neighbourhood Plan Working Party held in the Memorial Hall on Wednesday 21st September 2016

Present: J Marsden Chairman

Also Present: Cllr T Weston J Finnigan
J Gibbon K Cotton
B Morgan R White
H Woodman

1. **Apologies:** S Rose J Weston

2. **Declarations of interest**
None declared.

3. **Report of 17th August 2016**

Responding to a query concerning the preparation of a report for the Mercury the Chairman indicated that he would complete this task once the negotiations with Herefordshire CC Planning department had been completed.

The importance of the Locality Grant Application was emphasised.

ACTION

T Weston and J Gibbon were asked to contact the Parish Clerk at the earliest opportunity in order to complete the Locality Grant Application.

The report was accepted.

4. **Review of the meeting with Herefordshire CC Planning Department**

The Chairman reported that he, S Tagg and her colleague Andrew had attended a meeting with K Johnson of Herefordshire Council at Blueschool House on Tuesday 13 September. There was a positive response to the layout, structure and policies laid out in the draft plan. Some minor amendments were suggested.

However, the main area of contention was the treatment of Kynaston as a settlement. The draft plan was not in conformity with the Herefordshire Core Strategy in that our treatment placed Kynaston as a settlement within the meaning of Core Strategy Policy RA2 – Housing in settlements outside Hereford and the market towns rather as open countryside within Core Strategy Policy RA3 – Herefordshire's countryside.

K Johnson was adamant that the draft plan was not in conformity despite the strong evidence base, rationale and community support. The following course of action was agreed.

ACTIONS

J Marsden to prepare a well-evidenced justification of our position concerning the treatment of Kynaston as a settlement;

S Tagg to quality assure the document, which will then be passed to the Chairman of the Parish Council for approval prior to submission to Herefordshire Council; and J Marsden & S Tagg to arrange a meeting with Kevin Singleton (Head of Strategic Policy) at Herefordshire Council to discuss our position concerning the treatment of Kynaston.

The timing of this meeting may have an impact on the time line for the draft plan and could delay it by 2 months.

5. Review of Housing Numbers

The 14% required growth target translates to a provision of 41 houses between 2011-2031.

There have been 12 new developments since 2011, which leaves a residual requirement for 29 houses.

If 19 of the redundant buildings are developed the requirement becomes 10.

Identified land allocations and potential housing numbers are:

Kynaston:

The Steppes	2	
Bridge Cottage	1	
Old Chapel site	3	Total=6

Rushall:

Land Opposite Club	1	
Gatchapin	2	
Land behind council houses	2	Total=5

(The meeting confirmed the allocation of land up to the settlement boundary behind the council houses.)

Much Marcle:

Rye Meadows	1	
Watery Lane	2	
Hazardine	1	
Old Pike	2	
Dobbins Pitch	3 (net =1 because 2 existing to be replaced)	
Land adjacent to Glebe Orchard	3	
Land adjacent to Audley Farm	2	Total=12
		Grand Total=23+10 redundant buildings=33

Reservations were expressed, by one Working Party member, about the limited land allocation identified in Much Marcle.

6. Enlargement of Kynaston Settlement Area

It was agreed that the settlement boundary in Kynaston be extended to include Hall End Farm.

7. Time Line and Future Schedule of Meetings

It is anticipated that the time line may need to be shifted back by about 2 months. This will be re-examined after the K. Singleton meeting.

Future meetings to be called for the third Wednesday of each month excluding December.

ACTION

J Gibbon to book the Bob Dallow room in the Memorial Hall on:
October 19th
November 16th
January 18th.

J Gibbon

September 2016

