

## **MMNDP Meeting with Herefordshire Council, Tuesday 26 September '17**

### **Venue – Herefordshire Council, Plough Lane Offices**

**Present:** Karla Johnson – Senior Planning Officer, Neighbourhood Planning; Simon Withers – Development Manager, Southern Team; Sally Tagg – Foxley Tagg Planning (Consultant); Andrew - Foxley Tagg Planning (Consultant); and James Marsden – Chair, MMNDP Working Group

#### **1. Treatment of Rushall & Kynaston as a single settlement within the meaning of Core Strategy Policy RA2**

Alternative approaches are:

- Kynaston is not a settlement under Core Strategy Policy RA2 (i.e. it is not included in Figures 4.14 and 4.15), but will be treated as 'open countryside' under Policy RA3; and/or
- Kynaston and Rushall could be considered as a joint settlement within the meaning of Policy RA2.

Comments on the Regulation 14 consultation draft MMNDP version 4.3 from Herefordshire Council's Strategic Policy and Development Management teams highlighted a discrepancy of views.

Comments on a more recent draft MMNDP version 5.3 (August '17) from Strategic Policy indicated 'in principle' support, whereas Development Management did not support and had specific objections to two of the proposed 'Allocated sites' at Kynaston: Land by The Steppes, and Land behind Bridge Cottage.

In discussion we agreed to:

- Continue to treat Rushall & Kynaston as a single settlement within the meaning of CS Policy RA2 – i.e. rely on Strategic Policy 'in principle' support and proceed 'at risk' to Reg 15 submission and Reg 16 consultation on basis that an Independent Assessor could still decide that this approach is not 'in conformity' with CS Policy RA2;
- Delete Land by The Steppes, and Land behind Bridge Cottage from the proposed 'Allocated sites' at Kynaston – NB: both sites will remain within the Settlement Boundary and so could be brought forward for development by the owners;
- Retain the Old Chapel site as a proposed 'Allocated site' for up to 5 new dwellings.

#### **2. Much Marcle Settlement Boundary & Proposed Allocated Sites**

The Constraints Map was deemed to be helpful in illustrating the difficulty of identifying sites for development in and around Much Marcle village centre.

##### Garden Plots

We explained the rationale for including these plots as 'Allocated sites', subject to negotiation of suitable access, and Simon Withers indicated there was no objection in principle from Development Management.

##### Dobbins Pitch

We discussed Development Management objections to Dobbins Pitch', given its recent planning history, and agreed to delete it as a proposed 'Allocated site' – NB: the site could still be brought forward for development to provide replacement of one

or more existing dwellings (CS Policy RA3), or as an 'Exception Site' (CS Policy H2).

#### Land beside Glebe Orchard

Simon Withers informed us that pre-application discussions have been taking place about a proposal for market housing development of 9 new dwellings on the Land beside Glebe Orchard 'Allocated Site' and on agricultural land along the B4024 Dymock road frontage due east as far the stream ditch which forms the boundary with Great Moorcourt Farm.

We raised concerns about the scale, density and location of part of this proposal on agricultural land outside the Settlement Boundary, and the impact on landscape views to and from the Monk's Walk at Hellens.

Simon Withers noted our concerns and said the proposal is not yet the 'finished article' and Herefordshire Council is seeking to reduce the density of new dwellings.

### **3. Proportionate housing growth 2011-2031**

The 14% indicative housing growth target for the Plan period 2011-2031 equates to a minimum of 41 new dwellings. A total of 18 new dwellings have been built/committed since 2011 (as at March 2016)<sup>1</sup>, leaving a residual figure of 23 new dwellings to be built by 2031.

The table below shows a proportionate housing growth ratio of 80/20 between Much Marcle and Rushall/Kynaston; and that (having deleted two 'Allocated sites' at Kynaston and Dobbins Pitch) we can still achieve the minimum total of 41 new dwellings required to achieve the 14% housing growth target by 2031 without reliance on the 'Allocated exception sites' or 'Windfall building conversions' categories, although we expect many of these sites to be brought forward for (re) development.

<b>New dwellings</b>	<b>Much Marcle</b>	<b>Rushall &amp; Kynaston</b>
Built/committed since 2011	15	3
Allocated sites within Settlement Boundaries	15	10
Allocated exception sites outside Settlement Boundary	8	0
Windfall building conversions	10	0
<b>Total</b>	<b>48</b>	<b>13</b>
<b>%</b>	<b>79</b>	<b>21</b>

If the Old Chapel site at Kynaston is ruled out on grounds of lack of conformity with CS Policy RA2 by an Independent Assessor, we can demonstrate an adequate

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

housing supply by reference to likely 'Windfall building conversions', without reliance on the 'Allocated exception sites'.

#### **4. Timeline for Reg 15 submission**

Pros and cons of asking an MRPI/RICS accredited assessor to review the draft NDP before Reg 15 submission were discussed in light of decisions taken/conclusions of this meeting.

The NDP is not yet 'material' and so cannot be taken into account by Herefordshire Council in determining any planning applications that come forward (e.g. the Land beside Glebe Orchard proposal), but when the NDP has completed the Reg 16 consultation stage it will become 'material'.

Therefore, proceeding to Reg 15 submission and Reg 16 consultation 'at risk' as soon as possible, and without review by an MRPI/RICS accredited assessor, is recommended.

#### **5. Next steps**

- JM and Andrew to amend the publisher format draft NDP version 5.4 to reflect the outcomes of this meeting and other agreed changes – NB: this will become the Reg 15 submission draft for approval by the Working Group and PC at their next respective meetings on 10 and 11 October;
- JM and Andrew to produce draft Consultation Statement and share with Karla Johnson for comment;
- Karla Johnson to revise HRA and SEA to reflect changes to proposed housing 'Allocated sites';
- Aim to make Reg 15 submission by end of October/early November, which will allow completion of 6 week Reg 16 consultation before Christmas.