

PUTLEY PARISH COUNCIL – NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) STEERING GROUP MEETING

7.30pm on Thursday 11th May 2017 at the Parish Hall, Putley

Present:

K. Herbst (KH) (Chair), D Nicholson (DN), J Felton (JF), J Herbst (JH), T Beaumont (TB), G Sampson (GS), K Wollen (KW), S Webster (SW), E Groves (EG).

1. **Apologies:** R Denman (RD), S Foster (SF), C S Daniels (CSD), G Prins (GP), G Blandford (GB), K Harris (KH).
2. **Declarations of Interest:** No declarations of interest
3. **Minutes of last meeting:**

KH informed us of the decision to NOT advertise the drop in session of 6th April 2017 in the Hereford Times.

Other than the above comment, the minutes were accepted by the meeting.

3.1 Review of Drop-in meeting for Local Businesses, 6th April 2017:

KH provided the meeting with a summary of events at the drop-in session. Nine members of the public attended, three from outside the Parish. The only business represented was the Riding School. The Jeffersons had been informed of the drop-in session but were unable to attend. KH has provided a report for the Putley Press, **EG** to ensure a copy of the Putley Press is given to the Jeffersons.

4. Review of the draft Putley NDPlan:

KH thanked DN for his efforts in producing the draft plan.

The detailed notes for this section were kindly provided by GS and are included as section 7 in these minutes.

5. What Next?:

The next Parish Council meeting will be held 18th May 2017, council members have a copy of the draft plan. **DN** is to update the plan as per comments made in the review and the updated plan will be presented to the June Parish Council meeting. **DN** to define the criteria referred to in the Draft NDPlan, section 5.5.

Based on feedback from the June meetings **DN** will be drafting the Housing Plan. The Steering Committee will not be holding a meeting during August but have agreed to the proposed meeting in September.

6. Housekeeping:

6th June 2017 – hold a drop-in session for members of the public to review and comment on the draft NDPlan. Actions to prepare for this session are **TB** update signs publicising the drop-in session,

TB to organise for A2 prints of the plans (plan 2 and plan 3). **DN** provide text for public drop-in to **TB**, base text on section 5.13 from the draft NDPlan. **TB** organise for a large print of text for meeting.

15th June 2017 – next Putley NDP Steering Group meeting

8th September 2017 – Putley NDP Steering Group Meeting. **JF** please book the hall. Meeting will be to discuss the draft criteria defined by DN.

7. Notes on the Steering Group reception of the report @Housing Delivery@, 11th May 2017

On 11th May the NDP Steering Group received a report "Housing Delivery" drafted by its professional consultant David Nicholson, and discussed it with him. The aim of this document was to draw together the various views of Putley residents, as expressed at Open Meetings and in responses to the questionnaire that had been circulated, into a coherent overall strategy for achieving the required quantity of additional housing units. If the Steering Group approved a version of this report as a fair representation of community views, the following step would be to draft the Neighbourhood Plan in line with that strategy, to include criteria to be used in assessing specific planning applications.

Mr Herbst commented that the Parish Council would like the process of arriving at a Neighbourhood Development Plan to be as publicly transparent as possible, and he wondered whether the technical "planners' language" in parts of the report might be replaced by more ordinary wording. The consensus which emerged was that the report had to satisfy different audiences, on one hand the county council and official Examiner, and on the other the local public, so some compromises between planners' language and ordinary English must be accepted.

Members of the Steering Group queried the numbers in §2.8 of the report. Mr Nicholson drew attention to the point that "Rosella, Lower Court Farm" was a single entry which had yielded two dwellings, hence the figure of "seven dwelling completions" was correct. The requirement for new dwellings, net of completions and existing planning permissions, is a minimum of nine, as in §2.11.

Some Steering Group members expressed surprise that the report nowhere explicitly confirmed that its strategy would yield the required new dwellings. Mr Nicholson explained that doing that would involve allocation of specific sites. In a situation where there is a realistic prospect of the requirement being achieved organically via "windfall" planning permissions, e.g. through infill development, subdivision of large existing properties, conversion of redundant agricultural buildings, etc., it was appropriate not to allocate specific sites for new building. This approach would of course be tested during the Plan process, for instance through consultation on the draft Plan.

Some members noted that a number of questionnaire respondents had favoured land adjacent to the Parish Hall as a possible site for new housing (§4.5), and wondered why, in view of that, this land was excluded from the proposed settlement boundary in Plan 2. Mr Nicholson explained that this would necessarily involve a site allocation and referred again to the potential for achieving the minimum housing requirement through windfalls. However the text of the report (§4.10) does explicitly state the possibility of achieving the target by building on that land, should this be required

as the Plan progresses.

While the report concluded that the areas within the parish with potential for yielding new dwellings were Putley Green and Putley Common, it treated these two areas differently: at Putley Green it defined a settlement boundary, but it specified no such boundary at Putley Common. Mr Nicholson explained that this reflected the differing patterns of existing settlement in the respective areas (see §5.11), and the Steering Group accepted this as reasonable.

Members identified a number of apparent confusions in place-names, some of which may be explained by changes which have happened since names found their way into official documents, e.g. New House versus Old New House. "The Wonders" should be singular. "The Yellow Ark", labelled prominently on Plan 2, refers to nothing on the ground today (it was a caravan which had been parked there many years ago). Mrs Felton regarded "Twining" as an acceptable spelling variant for her house. The name "Pairmain" is commonly spelled "Pearmain".

The Steering Group concluded that the paper, with the minor modifications discussed, will be presented to parishioners at a drop-in session planned for 6th June 2017. This will enable the parishioners to express views on the paper. The Steering Group will then hold a further meeting, 15th June 2017, to assimilate the results of that consultation. The result of this will be recommendations to the Parish Council for their meeting on 21st June 2017.