

**PUTLEY PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN
STEERING GROUP MEETING**

7.30pm on Thursday 15th June 2017 at Putley Parish Hall, Putley

Present: R Denman (RD), J Felton (JF), S Foster (SF), J Herbst (JH), K Herbst (KHe), (Chair), S Webster (SW), and K Wollen (KW).

In attendance: D Nicholson and C Stallard Daniels (CESD)

1 Apologies: T Beaumont (TB), E Groves (EG), K Harris (KHa), G Prins (GP), G Sampson (GS)

2 Declarations of Interest: There were no declarations of interest.

3 Minutes of last meeting: Minutes of the meeting held on Wednesday 11th May 2017 were accepted as a true record with the following amendment: all references at item 4 and item 5 to the 'draft NDPlan' should have read 'Draft Housing Delivery Report'.

6th June 2017 Drop-in Meeting for the parish to consider the Draft Housing Delivery Report:

KHe reported that the Putley Press had both edited out the correct heading for her report on the drop-in session on 6th April for local businesses, and, at the end of the report, had edited out the date and subject matter of the 6th June 2017 drop-in session. The number of people attending (20) on 6th June was very disappointing but there will be subsequent opportunities for Parishioners to have a say.

4 Putley NDPlan Draft Housing Delivery Report: At the request of the chair, the discussion on this item was recorded in detail by RD and is placed at the end of these minutes.

5 What next: DN is starting to produce the draft of the NDP Plan and hopes to send this out to the Group in July prior to the next meeting, then to prepare the document for printing with the draft NDP going to Herefordshire Council for environmental approval after the draft document is approved by the Parish Council at the meeting on 20th September.

6 Housekeeping Issues:

Date of next meetings: 2nd August, 8th September and 28th September. These dates will enable minutes to be produced for Parish Council meetings. Minutes will be published on the Parish Council website when approved.

There being no further business, the meeting closed at 9.35pm

Record of discussion on Point 4: Putley NDPlan Draft Housing Delivery Report

The context of the discussion was the report by the consultant, David Nicholson, on housing delivery as the central component of the NDPlan. The Steering Group had previously received the report and discussed it at their meeting on 11th May, as set out in the previous minutes. Subsequently the report was aired at a drop-in session for the parish, held on 6th June, as referred to above.

DN made a presentation to the Group. He explained that the main task for this meeting was to explore the responses from the drop-in session and to decide if and how the proposals in the draft housing delivery report should be revised. It is necessary to demonstrate to the Examiner that we have listened and reacted to feedback.

DN reminded the Group of the responses to the initial residents' survey. This had broadly supported a small amount of additional housing to meet local needs, including provision of smaller homes. Favoured locations were Putley Green and to a lesser extent Putley Common, while allowing for some appropriate opportunities elsewhere, for example through barn conversions.

DN explained the principles behind settlement boundaries, which are lines drawn to reflect the main built-up areas. Inside the boundary there would be a presumption in favour of development provided normal planning criteria can be met. Boundaries need to be drawn to facilitate an appropriate level of growth. The area outside the boundary would be deemed to be open countryside and as such would be subject to stricter planning policies as set out nationally and in the Herefordshire Core Strategy.

The remainder of the discussion focussed on the situation in Putley Common and Putley Green and potential settlement boundaries in these two locations. It was informed by answers to two questions asked of attendees at the drop-in session and by DN's interpretation of them and the general comments he had received.

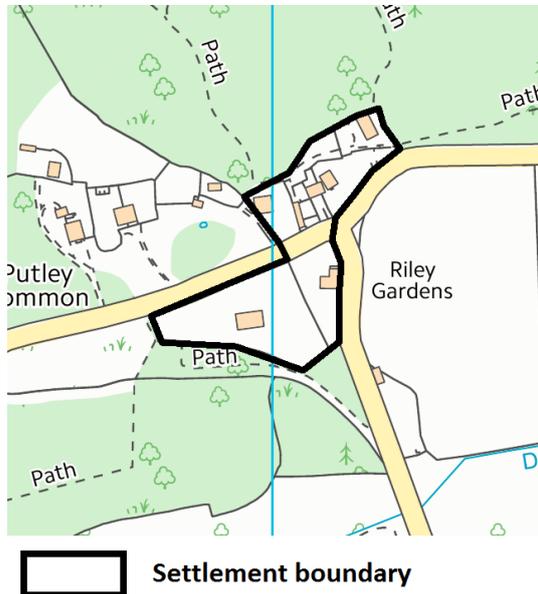
For Putley Common, attendees at the drop-in session had been asked if they agreed that "new homes should be allowed adjoining Putley Common". Thirteen of the twenty respondents had said "yes" while the remaining seven made qualified responses concerning the size and location of development. DN's overall interpretation was that there was general support for development, with the main issue being concern about promoting more traffic across the Common leading to issues of legality and impact on wildlife.

DN informed the meeting that a potential site for new houses had been identified previously at Lazy Acre (in the residents' survey responses). In addition, two further expressions of interest have now been made for the development of new homes east of the Common.

DN's housing development report had not proposed an actual settlement boundary for Putley Common. However, based on this further evidence, he now proposed that a settlement boundary be drawn up as shown in Figure 1 below, which was presented to the Group. This boundary contains the locations for the new development referred to above. It also meets the concerns expressed about access over the Common as

locations affected by this issue would fall outside the settlement boundary and so be subject to policies for open countryside. DN said that this approach would steer development away from the Common itself.

Fig 1: Proposed Putley Common settlement boundary



The Steering Group discussed this suggestion for Putley Common and the location of the proposed settlement boundary. All comments made were positive and it was seen as a neat solution to the situation, allowing for development but also addressing concerns about this sensitive area. The chair called for a show of hands by members on whether they approved of DN’s approach for Putley Common and the location of the proposed settlement boundary. All were in favour, with no dissentions or abstentions.

Turning to Putley Green, attendees at the drop-in session had been asked if they agreed that “new homes should be allowed within a settlement boundary at Putley Green”. Twelve of the twenty respondents had said “yes” while the remainder had made qualified responses concerning the size of development and the location of the proposed boundary. DN’s overall interpretation was that there was general support for development, with the main issue being that the boundary identified in the housing delivery report was too restrictive.

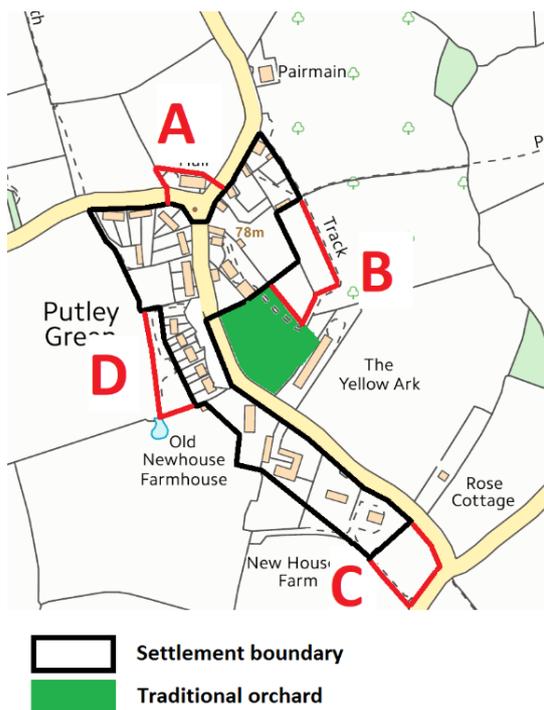
A particular matter arising at Putley Green is the presence of a traditional orchard near the centre of the village. The question of whether or not this should be included within the settlement boundary had been raised by residents. DN had subsequently looked at the relevant planning regulations and guidance relating to this orchard, which is recognised as a habitat of principal importance and specifically identified in Putley’s Biodiversity Action Plan. He also showed evidence of the limited number of traditional orchards still present in the area. He concluded that it was an important contributor to the distinctiveness, sense of place and identity of the area and as a priority habitat it would normally be deemed by Herefordshire Council as having no potential for development in their SHLAA¹.

¹ Strategic Housing Land Availability Assessment

The Steering Group discussed the approach to take with the orchard. There was unanimous agreement that, in view of its importance for biodiversity and the relevant planning guidance, it would be inappropriate to include it in the settlement boundary.

Faced with the expressed concerns that the settlement boundary had been drawn too tightly, with insufficient space for required new housing, DN had considered different options for extending the boundary as originally proposed. He presented the Group with a map showing four locations for possible extension, as shown in the map in Figure 2 below.

Fig 2: Possible extensions to Putley Green settlement boundary



DN described these four areas, together with the reasons for suggesting them and the positive and negative aspects of each. They were discussed in detail by the Steering Group.

Area A contains the Parish Hall. Its inclusion in the settlement boundary would recognise its status as an integral part of the village and could be useful with respect to any future improvement or development of the site. DN was asked why at least a small area outside the actual site of the Hall, notably part of the land to the west, could not be included. He responded that this would extend the boundary beyond what may be recognised as the natural built area of the village.

Area B sits behind properties where there had been some previous interest in development. Any access to the area would need to be sorted out by a potential developer. The Steering Group expressed some concern about the workability of this area as a location for development and possible impact on neighbouring properties. The precise boundary of the area was also discussed.

Area C is currently an open field, neighbouring the developed area of the village. It is bounded on two sides by roads and diagonally opposite an existing dwelling at Rose

Cottage, so it could be seen as a corner for potential development. One member of the Group expressed concern about development here as the area is open and quite prominent. However, there was general agreement that the area did provide a possible option for development, provided it was well designed.

Area D lies behind existing housing and is currently partly used for the sewage works. The latter use could restrict its potential for development, but this might change over time. The Group recognised the limitations of the area owing to the presence of the sewage works.

At the end of the discussion, the chair asked members to indicate whether they approved of the following proposals for each of the areas, reflecting the line of the discussion:

Area A: Proposal to include in the settlement boundary: Unanimous approval.

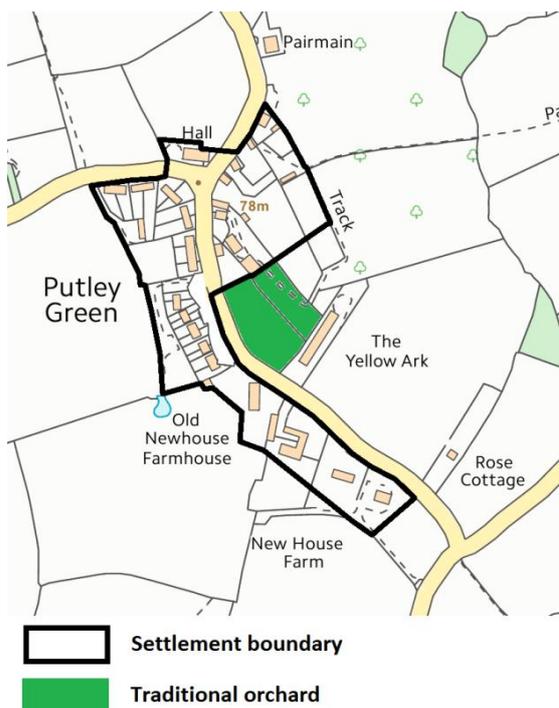
Area B: Proposal to reduce the proposed area (according to the map shown below in Fig 3) and to include that in the settlement boundary: Out of seven members present – five approvals, one abstention, one disapproval (on grounds of access and services).

Area C: Proposal not to include the proposed area in the settlement boundary at this stage but to hold it in reserve as an option to put forward at a later date, subject to the initial response of Herefordshire Council at the draft Plan stage: Unanimous approval.

Area D: Proposal to include in the settlement boundary: Unanimous approval.

Based on the above proposals, the redrawn proposed settlement boundary is shown in Figure 3 below.

Fig 3: Proposed revised settlement boundary for Putley Green



During the discussion relevant comments were made about a number of locations with existing buildings that could offer potential for development. Particular attention was paid to the long barn and hard standings lying between the traditional orchard and the field named Yellow Ark. Group members questioned whether in fact this building might be included in the settlement boundary. DN responded that this would be poorly related to the rest of the village to be included in the boundary but nevertheless as an existing building it would have potential for alternative use. It was also pointed out that the site next to Area C contains existing agricultural buildings that might provide opportunities.

The Group recognised that the results of the residents' survey pointed to the need for some smaller homes. It was felt that the possible development locations at Putley Common might be suitable for smaller houses, as would potential conversions of existing buildings mentioned above.

David Nicholson reminded the Group that six new homes had been developed in Putley in open countryside in the previous fifteen years. He felt that this pointed to the likelihood that at least some of Putley's requirement for new homes would be met in this way, in addition to what could be fitted within the proposed settlement boundaries. In the light of this he believed that the need could be met.