

## Notes of NDP Meeting – 27 November 2018

The meeting was scheduled to brief residents on the draft NDP Preferred Options prepared by David Nicholson following the Drop in Day held on the 20<sup>th</sup> October 2018.

### NDP Preferred Options Paper

David Nicholson (Planning Consultant) briefed the meeting on the following key aspects of the Preferred Options paper:-

- Over 100 people attended the Drop in Day
- 107 completed questionnaires received.
- Drop in Day publicised through flyers and poster on noticeboard/website
- Canvassed opinion around 4 options providing between 22 and 47 dwellings
- Options A&B (site 1) and Options D&C(site 2).
- Options A& B each would deliver 36 dwellings
- Options C& D would deliver 47 and 22 dwellings respectively.
- The preferences for each site were Option A (26%), Option B (12%), Option C (25%) and Option D (34%)
- Option D was the preferred option
- 66 residents offered comment on the completed questionnaire with key issues such as housing type and capacity of existing services were raised.

### Next Steps

The Chair and David Nicholson outlined the next steps following the NDP Preferred Options paper

- NDP Preferred Options to be presented at the next parish council meeting
- Arrangements in hand to hold a (BIMBY) <sup>1</sup>workshop in January 2019(18&19) in conjunction with the Duchy where invited residents will have the opportunity to present their ideas and visions for any future development. The evening of the 18<sup>th</sup> will be open to all residents with the workshop the following day will be through invitation.
- The Parish Council would welcome volunteers from the audience to participate in the workshop on the 19<sup>th</sup> January 2019.
- Following BIMBY workshop David Nicholson will draft the NDP plan in which the housing development will be core but will include other issues such as infrastructure, capacity of services, traffic and settlement boundary.
- Meeting the Duchy of Cornwall including Nick Pollock (Head of Planning) and two architects held on 21<sup>st</sup> November.
- Duchy fully supportive of the conclusions presented in the NDP Preferred Options Paper.
- Draft NDP plan subject to 6 weeks consultation
- National and local organisations will be consulted.
- Draft NDP will be examined by an external body and findings submitted to Herefordshire Council

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<sup>1</sup> Beauty in my Backyard

- To support the consultation residents will be directed to the NDP plan which will be held on the website.
- Final stage will be a referendum
- NDP process likely to run for 12 months.

#### Responses to Issues Raised From The Floor

- The NDP plan should not make provision for unknowns or uncertainties regarding the outcome of planning application elsewhere e.g. Faraday House.
- Drawing a tight settlement boundary will help limit future development -settlement boundary provides a clear demarcation between the village and open countryside.
- Allowance for windfall outside the settlement boundary is permitted.
- Shortfall in any windfall will not be material but would be factored in when the period of the current NDP lapses in 2031.
- The Duchy have given a commitment that they will not determine the type and design of houses built.
- The suitability access by heavy farm machinery to the land south east of the option D had not been identified by the Duchy of Cornwall experts as an issue during their assessment of the site.