

## **Much Birch Neighbourhood Development Plan**

### **Record of Much Birch Neighbourhood Development Plan Steering group meeting**

**28 March 2019 at Much Birch Community Hall**

**Present. Steering Group;** Dave Goldsmith (Chairman), Bill Bloxsome (Data Orchard), , Tricia Egerton, Lesley Gare, Chris Grover, Chris Pickering Grey, Geoff Nichol, Steve Turner (PC), Roisin Burge (PC),

**1. Apologies.** Martin Booy

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

#### **3. Approval of Record/notes from meetings**

The record of the meetings of 10 and 31 January and 28 March 2019 were confirmed.

#### **4. Matters arising.**

There were no matters arising.

#### **5. Review of Public Consultation day 16 March 2019**

The Chairman reported that 44 people had visited the presentation and spent time examining the presentation boards, asking questions and making considered comments. Thanks, and appreciation were expressed to the team of volunteers who provided coffee, cakes and refreshments.

Consultation day Policy results.

Draft policies for the areas of **Environment, Housing, Economy, Community facilities , Traffic and Transport** ( based on feedback from the Much Birch Community Survey 2017) had been set out on poster boards with post it facilities for comments/recommendations.

The results from this exercise evidenced:

- Support for policies presented
- Support for Housing Assessment criteria
- Support for approach to Settlement boundaries
- No support for Settlement Boundary around properties near the school
- Choice of possible development options down to 2.

#### **6. Approve Site Assessment Criteria**

Feedback from the Community consultation evidenced little support for the options for larger site developments and it was noted that the two recent larger site developments agreed within the parish would offer a broad a range of housing including affordable housing.

The site assessment criteria for the two preferred development options were discussed:

**Option1. That no further provision is made for new dwellings beyond small sites that might come forward within the settlement boundaries presented (16 March Community consultation) 88% (22)**

**Option2. That a limited number of relatively small and medium sites (up to a maximum of 0.4 hectares (1.0 acres) capable of accommodating up to around 8/10 dwellings be proposed. 71% 20**

### **Agree priority going forward.**

Bill Bloxsome ( Data Orchard Consultancy) advised the group that he had undertaken the assessment of sites ( reference Call for sites) using the Assessment criteria agreed across the range of small, medium and large. It was suggested that in the light of community feedback one way forward might be to review the Small and Medium ( sites selected) moving through from smaller to larger allocation sites. It was suggested by Bill that some sites might be too small for 'allocations ( recommended size 3-5) and be classed as infill. Bill provided further information about issues to be considered when deciding about housing development site allocations.

Extended discussion identified that prior to consideration of Bill's NDP call for Sites initial Assessment Report further clarification and agreement on two key areas were needed.

#### **a. Housing needs/numbers.**

Bill B reminded the group that in 2011 the original **Minimum** growth target figure **for number of houses required 2011-2031 was 57**. (Note: the steering group have always accepted that a higher figure will need to be considered in order to accommodate the possibility of changing housing policies at local and national levels).

**A review October 2018** of Completions 2011-2017, Commitments 2011-2017 and commitments 2017-September 2018 evidenced a surplus of 12. This figure is due to be updated in April 2019.

Current Housing needs as reported in the Community survey 2017 were 7, future housing need 7.

**It was agreed that an informed agreed target figure for the numbers of houses ( 2031) will be a key factor in discussion and decisions about the Priority going forward and Bill B agreed to check/clarify figures with Karla Johnson (Herefordshire Council NDP advisor).**

#### **b. Much Birch NDP Housing policies.**

**The emerging/developing Much Birch NDP document is at draft V stage and it was agreed that In order to move forward the group need to confirm the draft policies relating to Housing Development strategy and implementation. Action. Chairman to send draft V updated with amendments to Bill B for comments/recommendations. This will then be circulated to members of the steering group.**

### **8. Finance**

Chris G provided an end of financial year update on finances. It is likely that the group will return cash ( not used) to the Council and then do a new quote/request for funding 2019/20 .

### **9. AOB.**

**Confirmation of next meeting 2 May 2019**