**Bridstow Neighbourhood Plan Working Group**

**Notes of the Meeting of the**

**Bridstow Neighbourhood Plan Working Group**

**held on Thursday 2nd March 2017 at 8.00pm**

**at Bridstow Parish Hall**

**Present: George Barrett, Eric Casstles, Jonathan Davis, Nicola La Grue, Patrick Hughes (Cllr), Stephen Machin (Chair), Amanda Smith (Cllr), Joanna West and Julia Wilde**

**Bill Bloxsome (Data Orchard)**

**01 Apologies**

Apologies for absence were received from Rachel Bushell and Gordon Owen.

**02 Notes of the last Meeting**

The notes of the last meeting were approved, noting that the deadline for spending the 2016-17 grant was 31st March 2017 (please see 07 Grant Application for further details).

**03 Matters Arising**

**Call for Land** – Stephen Machin reported that he had had a number of responses to the Call for Land but had only received back two completed forms. One was for building one dwelling adjacent to 6 Oakland Cottages and the other was for the development of land opposite the Claytons. (Declarations of interest from Joanna West and Nicola La Grue).

Ernie Robbins – collection of items. Jonathan Davis reported that he had collected the printer and had given it to the Parish Clerk but that any grant documentation still needed to be collected.

**04 Declarations of Interest**

Stephen requested that members of the Working Group should declare any interests as and when necessary during the course of meeting/Bill Bloxsome’s power point presentation.

**05 Review of Sites and Settlement Boundary Options**

**Please see power point presentation slides on Call for Sites and Options**

**Call for Sites**

**Slide 2 – Buckcastle Hill**

A call for land application had been received for land at the end of the lane leading to 6 Oakland Cottage – 1 dwelling/approx. 330 sq. metres. Bill confirmed that this was just within the existing settlement boundary but was a small site. It was understood that a planning application had previously been refused. (Declaration of interest from Joanna West).

**Slides 3, 4 & 5 – Claytons**

A call for land application had been received for land opposite the Claytons – half an acre/1.2 acres. Bill confirmed that the previous planning application in November 2016 for 9 dwellings/smaller piece of land had been refused by Herefordshire Council on highways and landscaping grounds (see agent comments on slide 4 & reasons for refusal on slide 5). (Declarations of interest from Nicola La Grue and Julia Wilde).

**Options**

Bill presented 3 options for Wilton, Bannuttree and Buckcastle Hill. He confirmed that he had not included any major development sites but had only included the smaller sites based on the feedback from residents in the questionnaire.

**Wilton**

Wilton – Option 1 (slide 8) – no development – existing settlement boundary.

Wilton – Option 2 (slide 9) - opposite Wilton Cottages – development of 10 dwellings.

Wilton – Option 3 (slide 10) - area south west of Wilton – development of approx. 20 dwellings. Herefordshire Council has identified access issues so there may be a need for road improvements with changes to access in addition to a reduced speed limit that is being considered by Highways England. There were also the issues of flooding. A development could improve the conservation area. Bill confirmed that he had spoken to Patrick Thomas of Highways England who had advised that the preferred approach would be for us to submit sites in the Draft Plan (Regulation 14) for their consideration.

Wilton – Options 2 & 3 total 30 dwellings.

**Lands Adjacent to Bridstow Primary School (slide 11)**

Bill confirmed that he had spoken to Nick Pollock at the Duchy who had said that he had reviewed the site again but that he did not think that it was workable because of covenant and visibility/landscaping issues. However, he said that if Duchy land is considered on another site they may be willing to discuss potential benefits e.g. parking for school, bigger playing field, pathway to church. Bill emphasised the fact that it was important that the Working Group did not consider these potential benefits when looking at the merits of another Duchy site (i.e. Bannuttree – Option 3).

**Bannuttree**

Bannuttree – Option 1 (slide 12) – no development – existing settlement boundary.

Bannuttree – Option 2 (slide 13) – Bill had spoken to the landowner of the site on the left who would consider the development of 10 dwellings – they would be situated in the area down towards the road as the land at the top of the hill was better as agricultural land.

The site on the right could be considered for the development of 8 dwellings – making a total of 18 dwellings on both areas of land.

Bannuttree – Option 3 (slide 14) – this would be on part of the Duchy land, but not right down to the road so as to keep a gap between Bridstow and Wilton. The Duchy would consider moving the access and improving visibility. They would do a Beauty In My Back Yard (BIMBY) exercise and come and talk to the local community – it was suggested a development of around 17 dwellings might be accommodated.

Bannuttree – Options 2 & 3 total 35 dwellings.

**Buckcastle Hill**

Buckcastle Hill –Option 1 (slide 15) – no development – existing settlement boundary.

Buckcastle Hill – Option 2 (slide 16) – 8 dwellings in the grounds of Littlefields, 4 dwellings in the grounds of Foxdale and 1 other along the Hoarwithy Road making a total of 13 dwellings.

(Declaration of interest from Julia Wilde).

Buckcastle Hill – Option 3 (slide 17) – 1 dwelling in the grounds of The Woodlands and possibly 1 other dwelling (depending on response from the landowner at Wells Brook).

Buckcastle Hill – Options 2 & 3 total 14 or 15 dwellings.

**Options 1, 2 & 3 (slide 17)**

Bannuttree Lane Option 1 0 Option 2 18 Option 3 35 dwellings

Buckcastle Hill Option 1 0 Option 2 13 Option 3 15 dwellings

Wilton Option 1 0 Option 2 10 Option 3 30 dwellings

**06 Review process for assessment of Sites**

After a general discussion it was agreed that Bill would contact the three landowners at Bannuttree, the two landowners at Wilton and the one landowner with the land opposite the Claytons to send us written details and, if they wish, give presentations of their development plans to the Working Group. Presentations would be without the need to go to any great expense and would be without prejudice. The landowners would be given the relevant Objectives of the Draft Plan and would be expected to consider any highways access and visual impact/landscaping issues and the need for small scale developments.

It was agreed that the presentations would take place over two nights and, if possible, over the next month. Presentations should ideally last 15 minutes and be followed by 15 minutes for questions. The assessment criteria used on the previous larger sites could be used for the assessment of these sites.

Bill confirmed that although there were issues with highways access the only way to see if sites were acceptable to Herefordshire Council and Highways England was by submitting the Draft Plan for Regulation 14. Then, depending on their responses changes could be made to the Draft Plan for Regulation 16. If certain sites are considered unsuitable by Herefordshire Council and Highways England then we would need to prove to them by providing evidence that all possible sites have been considered. A discussion took place on whether or not we should offer up more than the necessary number of 49 dwellings needed for the Draft Plan as some of the sites may be refused on highways grounds. Bill stated that if more sites are offered up than needed then the number should be proportionate to the assessment and that a ranking system could then be used.

There was no need to invite landowners from Buckcastle Hill to present as the number of dwellings was smaller and the highway access and visual impact/landscaping issues were far less critical.

Bill noted that the threshold of 11 dwellings allows us to achieve affordable housing as this could possibly help to improve the numbers of children who live in Bridstow and Wilton who attend Bridstow Primary School. However, it was noted that this threshold creates an artificial incentive for landowners/developers to submit slightly smaller schemes.

**07 Grant Application**

The application for the remaining grant for 2017-18 can be submitted from 1st February until 31st October 2017. Expenditure through the grant must be completed by 31st December 2017.

Jonathan agreed to obtain any grant documentation from Ernie, and Amanda Smith agreed to liaise with Data Orchard in order to apply for the remaining grant.

**08 Timetable**

It was agreed that meeting dates would continue to take place on a Thursday with the length of meetings taking up to one and half hours. The next two monthly meetings would be on Thursday 6th April and Thursday 4th May and the presentations would take place over two nights sometime ideally within the next month. The Parish Council would then review the Draft Plan for agreement in June, there would then need to be a four week period to do the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) and then the six week consultation would commence in July 2017 (lasting 6 – 8 weeks).

**09 Any Other Business**

Julia requested that the Bridstow Neighbourhood Development Plan logo be used and asked what the current situation was with regard to legal action against the Parish Council. George Barrett confirmed that this was currently on hold and that no further action is being taken at present.

Stephen thanked Bill Bloxsome for all his hard work in producing a very informative presentation.

**10 Date of next Meeting**

The next meeting will be held on Thursday 6th April starting at 8.00pm and finishing by 9.30pm.

The meeting closed at 9.25pm.