

ORCOP PARISH COUNCIL

NOTES OF AN NDP STEERING GROUP MEETING

Monday, 07 September 2020, at 11.00 am, in the Hall

Present: Margaret Serle [Chair], Peter Garratt, Barry & Dot Shaw, Mick Murphy, Graham & Margaret Bowen [scribe]

Ben Thomas not present. No declarations of interest.

Prior to the meeting MS completed a Hall booking form and risk assessment and circulated this including the Agenda to SG members. All the Covid-19 protocols were observed.

1. Introduction: The 'Orcop NDP Housing Delivery Report' Draft July 2020, by DJN Planning Ltd was considered by the Steering Group. The SG are to report back to David Nicholson with their responses.

The next stage of work is to decide the approach to be taken to the delivery of new housing in the NDP. Three approaches are investigated for the location of new housing: to focus planned growth at Orcop and Orcop Hill; to enable a more dispersed spread of development; and to locate development where it will best support local services [including adjoining Neighbourhood Areas]. In addition, policy options on foul drainage are identified in 4 categories.

2. Queries and recommendations to DN:

Report Front Cover: The SG first considered the Introduction and resolved that the picture of Orcop Church and graveyard should be replaced.

HOUSING REQUIREMENT, Section 2 in the Report

Point 2.4:

line 4 'Orcop Hill is assessed as having 61 dwellings in the main village envelope' [SG count is 35 dwellings]

line 5 'Orcop is assessed as having 27 dwellings in the main village envelope' [SG referred to Plan 4: Draft settlement boundary and query Orcop with only 6];

Point 2.10: first line page 4: 'Completions built 2011 – 2019 2 dwellings' [SG suggest change to 2020 figures, the count is understood to be the same, ie 2];

Point 2.11: ‘142561 Burhope Farm...’ deducted [SG referred to Sam Banks e-mail, spreadsheet that includes Burhope Farm. Therefore, if DN accepts, **point 2.12 figures** would need to be amended.]

ORCOP NEIGHBOURHOOD AREA, Section 3 in the Report

Point 3.5 SG recommend adding the Baptist Chapel, Orcop Hill to the list;

Fourth bullet point: ‘Orcop Village Hall, delete ‘sports field and football ground’ [private land ownership, no longer used. Future availability unclear.]

Point 3.6, line 3 SG request deleting ‘and its sports facilities’

Point 3.8 The SG felt that the para should be less negative towards the **A465**. Access to services and facilities of Pontrilas and Ewyas Harold A465 are known to be favoured by residents who access, for example, Employment, GP Surgery, school, shops, pubs, sports. Therefore, SG felt that this should be positively represented in the Report.

SG remarks include that all roads in the Parish are single track. Stop-start on Lyston Lane, lack of passing ability and volume of traffic adds to journey times on this route. The road up Little Hill is particularly narrow and in poor condition.

[Post script for info: there is a campaign to re-open the railway station at Pontrilas]

Point 3.9 line 7 ‘such as to access.... [SG suggest adding : health]

At this point the SG stopped the full group review of each page of the Report at page 7 [to be continued] and moved on to:

3. OPTIONS FOR CONSIDERATION, Section 5 in the Report

‘Housing Delivery’

The SG considered three housing delivery options:

Option A ‘nucleated approach’ Restricts new site allocations to suitable sites in or adjacent to main built-up area of Orcop Hill. No suitable sites in Orcop. Assumes some capacity can be taken into account from a neighbouring parish by agreement.

Option B ‘dispersed approach’ Concerns that it would create an Orcop Hill suburb. Concerns relating to the higher location and wider landscape; and protecting open countryside. Concerns regarding overcrowding with approx 90 per cent allocation in an unsustainable area.

Option C a 'services and facilities- based approach':

It was noted that the Proportional Growth target apportioned for Orcop Parish is 26, [unfairly high?], whilst other neighbouring parishes with a wider range of services have lower targets, eg St Weonards is 22 [have exceeded by 40] and Garway 25.

Option C was agreed as the SG's preferred option to take forward:

SG will ask DN: With Option C, how do we control development in Orcop/Orcop Hill? and b. How do we take Option C forward?

Settlement boundaries – a prime concern is protecting neighbouring land from 'adjacent' developments.

4. A SG member made reference to: RA1 4.8.21 '..... In parishes which have more than one settlement listed the relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors. This will accord with paragraph 55 of the NPPF

SG wish to discuss with DN, and in relation to the west of the Parish [ref sites 9, 8, 2, 3 map Plan 2].

5. POLICY OPTIONS ON FOUL DRAINAGE Report pages 26-27

5.23 Options listed 1 – 4 The SG agreed that further consideration and discussion was needed on Foul Drainage and will first seek advice from DN to establish a way forward on foul drainage to supplement policy SD4. [subsequently SG members are invited to draft wording on foul drainage for inclusion in the NDP for discussion at the next meeting].

6. Date for the Next Meeting:

Monday 21st September 2020, at 11.00am in Orcop Parish Hall with David Nicholson. [alternatively remotely on Zoom].

7. MS Chair, thanked everyone for attending and closed the meeting.