

ORCOP PARISH COUNCIL
NDP STEERING GROUP
NOTES OF MEETING
TO CONSIDER THE DRAFT HOUSING DELIVERY REPORT
21 SEPTEMBER 2020

Present:

Cllr Margaret Serle – Chairman

Cllr Peter Garratt

Cllr Barry Shaw

Dot Shaw

Graham Bowen

Margaret Bowen

Mick Murphy

David Nicholson – Planning Consultant (DN)

1. Introduction: The Chair welcomed all to the meeting and explained that the purpose was to discuss the Housing Delivery Report with David Nicholson and to decide the Group's preferred approach from the options outlined.

2. Apologies: None.

3. Notes of meeting on 7 September: there were no issues arising.

4. Housing Delivery Report

The Group reviewed the three options as set out in the Report as follows:

Option A: it was agreed that sites 11 and 15 were suitable candidates for allocation. However, there were doubts about the deliverability and suitability of site HLAA/020/001a. This was outside the Neighbourhood Area, and the

Parish Council concerned had previously opposed development on part of the site. There were also concerns that development would unduly extend the built form of Orcop Hill into the open countryside, to the detriment of the present nucleated form of the village and its setting. The Group decided not to support this option.

Option B: DN explained the basis of this option with reference to the approach taken to Kynaston in the Much Marcle NDP. He had reviewed all the available housing sites. For four sites between Orcop Hill and Orcop there was scope to identify additional areas of settlement which would have a reasonable level of access to services and facilities. However, the Group had concerns with regard to the suitability of the areas identified. That at Little Hill (where there were three sites identified) was too elevated and conspicuous in the landscape being set above the valley. The Group felt there was too much scope for future windfall development in the settlement boundaries drawn on plan 6 of the Housing Delivery Report, which could create an over-developed Orcop Hill 'suburb' contrary to the open countryside character of the area which should be protected. There was also a risk of future and undesirable coalescence of the settlement areas shown. The Group decided not to support this option.

The Group further debated the merits of sites in the west of the area (sites 2, 3, 8 and 9 at Bagwyllydiart and Saddlebow) in the context of Core Strategy para. 4.8.21, taking into account their relationship to other settlements such as Pontrilas and Ewyas Harold. DN explained that he had considered these sites and their level of access to services and facilities carefully but that they were too remote to justify departing from the established Core Strategy settlement hierarchy. There were also site-specific factors associated with sites 3 and 9 which as explained in the Report meant their allocation would not be appropriate. Site 2 was in scope of policy RA3 and so could reasonably be accounted for in the housing delivery figures.

Option C: DN explained the basis for this option. In discussion, it was confirmed that under this approach the NDP would still define settlement boundaries for Orcop and Orcop Hill, such as set out in the Report e.g. plans 4 and 5. These boundaries would establish a clear demarcation in policy terms between settlement and countryside, the latter including adjacent to but outside the defined boundary. For all land outside a settlement boundary,

Core Strategy policy RA3 would apply. DN made reference to the housing land supply position in Herefordshire and the implications of NPPF para 14 for the NDP, in respect of including at least one site allocation (such as sites 11 and 15) under any Option C approach. Option C was supported by the Group.

A few editorial changes were agreed and are to be reflected in a revised version of the Housing Delivery Report.

Foul drainage: it was agreed to defer discussion to a separate meeting.

5. Conclusions and next steps: DN suggested that the revised Report be passed to Sam Banks at Herefordshire Council (HC) and a discussion sought on the various options with a view to progressing option C. If acceptable, this could be set out in a Statement of Common Ground to be agreed between HC and the Parish Council. This would then provide a firm basis on which to progress the NDP. The draft NDP including its settlement boundaries would undergo a minimum six-week period of public consultation before being submitted to HC for further consultation, examination and the referendum.

Mark Hearne

Clerk to Orcop Parish Council