

Notes taken from Pembridge NDP Steering Group Meeting 1st July 2015 - New Inn 7.00pm

Present: Andrew Pace (Chair) Steve Jones, Ken Myres, Merry Albright, Michael Hancock, Gareth and Dawn Huckerby, Colin Sutherill, Elliot Luffingham, Mr Heaven, and clerk Rebecca Bissell.

Apologies: Geoff Hardy, Steve Jacques, Philip Rogers.

1. Update

A 37% return on the survey last year for the Parish as a whole. Distributors reported that the return for the village only was approximately 60%. Survey results are now available on the website for viewing. It is accepted that the village requires growth, conservation areas will be protected. Indications from the survey show the parish would prefer smaller developments, sympathetic to existing housing, rather than larger estates.

2. Revised Core Strategy

The County Council Core Strategy (CS) is expected to be approved between July and September. The first draught of the CS by the County Council miscalculated the number of houses required to achieve the target of 5300 for the rural areas of the County. The Inspector has rewritten (or caused to be rewritten) the calculations so that in the case of Pembridge the growth target remains at a 12% increase in houses but the 12% is now applied to the number of houses in the entire Parish rather than the number of houses within just the village. This means that during the period 2011-2031 Pembridge will be expected to provide a Minimum of 61 new builds (as opposed to 30 under the previous calculations). With the exception of any "windfall" sites (Barn conversions, etc) all the sites must according to the CS be within the settlement boundary or abutting it.

In order to provide more options for sites consideration for moving the settlement boundary was discussed but considered difficult to achieve in an equitable manner. Whilst there is limited opportunity to build housing inside the existing settlement boundary as the developments of past years have utilised a lot of the available space and much of what remains is protected it was felt that opportunities existed abutting the boundary and that these should be explored.

It was agreed that starter homes of all kinds should be considered for inclusion in the Neighbourhood Development Plan (NDP). Self-build was recognised, as was other kinds of affordable housing. It was that the needs of local people needed to be at the forefront of the NDP.

To be able to plan it is necessary to have the agreement of Landowners to develop the land needed for the new builds. The land around Pembridge boundary is owned by individual landowners. It was pointed out that some offers of land for building have been received but not yet been confirmed and further work needs to be done to identify suitable sites and get the agreement of Landowners to development.

3. Community Infrastructure Levy (CIL)

Section 106 will be largely replaced by the CIL which is a charge payable on the m2 of developments of 10 units or more. In qualifying developments 75% of the amount raised goes to Herefordshire

Council and 25% to the Parish Council. The amount of the CIL varies from Parish to Parish and has no consistency. The Charge for Pembridge is £140 m2, for Lyonshall £50 m2 and for Leominster £0 m2. There are exemptions for self-build and it will depend on the nature of the developments to be included in the NDP how much CIL has an impact.

4. Grant available

A grant of nearly £7,000 was received in 2014, this helped pay for the survey and analysis. The balance of the grant was repaid in April.

There are new opportunities to apply for £6,000 worth of grant funding. This will be paid to cover six months' worth of spending. Currently awaiting more details from Orchard Data to prepare more detailed expected costing over the next 6 months before apply for a grant funding.

4. Next Steps

Merry and Philip have been working on a skeleton draught plan, based on the layout of the Bosbury NDP document.

It is envisaged the skeleton plan will be a concentrated document specific about delivering homes, supporting business and protecting and conserving Pembridge.

In its current format the skeleton is just text with some definition explaining some planning specifics. Merry will need a few weeks to prepare the current draft. Further consultation is required and it is suggested to hold public meeting soon. A stand at Pembridge show on the 25th of July at a cost of £40 is booked to offer public viewing of NDP information/maps and current plan.

Merry advised she has a step by step plan which needs supporting evidence from consultation and the survey.

It was suggested to ask local businesses (Kingspan) if they could offer land for affordable housing suitable for the needs of their employees.

Merry will complete a barebones plan for distribution to the steering group via the clerk for the next meeting.

Email notes and information received from Merry will be forwarded to members of the steering group. Dropbox will be set up by the clerk for sharing documents.

The next meeting is scheduled for the 21st of July 7.00pm in the New Inn.