



Brockhampton Group Parish Council

Steering Group Meeting held at **6:00PM on Wednesday 11th March 2020** at Bromyard and Winslow
Town Council Offices

Meeting Notes

Present: David Boddington (Chair), Kristine Goodman, Helen Allan, Shaun Simpson, Ian Raven

In attendance: David Hunter-Miller (Clerk), David Nicholson (DJN Planning), Nigel Shaw (Ward Councillor), members of the public

It was agreed that David Boddington would Chair the meeting.

1. Declarations of interest

Nil declared.

2. Progress reports since last meeting

DJN Planning had produced a report to assess the three further potential housing sites submitted following last year's NDP Community Engagement Event. This 'NDP Housing site assessment Addendum' would be made available on the Parish Council's website.

A number of concerns had been raised regarding the viability of some of the identified housing sites and so Herefordshire Council had been contacted for advice. The comments of Herefordshire Council's Highways Team are copied below:

Site 9 (land to the west of Malvern Road) – Visibility to the north-west may be compromised but could potentially be overcome if the landowner also owned the adjacent field and was willing to include it in the allocation.

Site 13 (land at The Bannut) – Access could be achieved but it is noted that there appears to be a level difference between the carriageway and the field which could be overcome but may incur additional land take, therefore this should be taken into account when calculating the achievable number of dwellings.

Site 14 (land west of Hopcote Cottage) – The visibility to the west should be achievable but it is unlikely it could be achieved to the east due to third party land.



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Site 16 (land at The Live and Let Live public house) – From a Highways Development Control perspective access should be achievable, however, it would be necessary to check with the PROW team at Balfour Beatty (Sue White or Jill Addis) regarding access along the BOAT.

3. NDP Housing Site Assessment Addendum

All of the potential sites were reviewed as follows:

Site 9 (land to the west of Malvern Road) – It was felt that this was still a viable site, as there was the potential for the highway visibility requirements to be met. Enquiries would be made with the landowner to see if they owned the adjacent land. Feedback had been received from the Community Engagement Event that the size of the development should be much smaller (20 properties had been initially proposed) to be in keeping with the area. It was considered that 10 or 12 properties should be sought as a minimum as this would allow for some element of affordable housing to be required, which would be in line with feedback received from residents.

Site 13 (land at The Bannut) - It was felt that this was still a viable site, as there was the potential for the highway visibility requirements to be met.

Site 14 (land west of Hopcote Cottage) - It was felt that this site was not viable and should be discounted as the necessary highway visibility splays could not be achieved.

Site 15 (land south of Clater Lodge) – It was felt that, for a number of reasons, this was not a viable site for development and should be discounted (as outlined in the NDP Housing site assessment Addendum).

Site 16 (land at The Live and Let Live public house) – It was felt that this was potentially a viable site for housing development, but there were a number of factors that might make development problematic, for instance whether an access to serve new development via the existing Byway Open to All Traffic (BOAT) will be acceptable; whether harm to or loss of significance of the grade II listed public house can be avoided or otherwise justified; and whether a viable scheme can be developed which respects the prevailing landscape character. It was therefore felt that the site should not be allocated for development but should be included in the settlement boundary (and could therefore count towards any windfall allowance).

There was discussion on the potential ‘windfall’ allowance of new properties that might secure planning permission or be constructed in the parish up to 2031. From 2011 to present there had been



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6 properties constructed or with planning permission. The advice from DJN Planning was that a windfall allowance of a further 6 properties would be appropriate for the remaining period until 2031. It was noted that the windfall allowance might be increased as the Parish Council are aware of a number of local schemes to convert unused buildings in the parish, as well as having regard to the known interest of other landowners from the Call for Sites (such as site 16, above). 9 properties would also be in line with a pro-rata estimate of future housing development based on the period 2011 to present.

It was therefore felt that the following figures might be appropriate:

BGPC Housing area requirement – 30 properties

- Dwellings already completed or with planning permission (to present) – 6 properties
- Windfall allowance (to 2031) – 9 properties
- Site 9 (land to the west of Malvern Road) – 10 to 12 properties
- Site 13 (land at The Bannut) – 5 properties
- Site 16 (land at The Live and Let Live public house) - 0 properties (but included in settlement boundary)

Potential total housing delivery – 30 to 32 properties

Additionally the following alternative options were noted and considered:

- Pursue NDP with no housing allocations – it was felt that this would not be in the best interests of the parish as decisions on future housing allocation would then be made by Herefordshire Council. It was also stated that the Parish Council would not then be eligible to secure additional grant funding.
- Go out to further consultation for additional sites – it was felt that this would not likely yield any further viable sites and would delay the project further and incur additional unnecessary expenditure.

It was noted that as soon as the Parish Council had ratified the proposed housing site allocations at their next meeting (scheduled for the 18th March 2020) then work would start on the first draft of the NDP, which would hopefully be ready for review May 2020.

4. Future of NDP Steering Group

It was considered that the NDP process has reached a critical milestone as the first draft of the plan could now be produced. It was therefore considered that the process could now be handled directly by the Parish Council and the Steering Group could be dissolved.



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5. Recommendations for consideration by the Parish Council

The following housing site allocations were proposed for consideration by the Parish Council at their next meeting (scheduled for the 18th March 2020):

BGPC Housing area requirement – 30 properties

- Dwellings already completed or with planning permission (to present) – 6 properties
- Windfall allowance (to 2031) – 9 properties
- Site 9 (land to the west of Malvern Road) – 10 to 12 properties
- Site 13 (land at The Bannut) – 5 properties
- Site 16 (land at The Live and Let Live public house) - 0 properties (but included in settlement boundary)

Potential total housing delivery – 30 to 32 properties

All other sites were discounted as not being viable and would not be taken forward.

6. Items for the next agenda

The Steering Group has been dissolved and no future Steering Group meetings are scheduled.

7. Date of the next meeting

The Steering Group has been dissolved and no future Steering Group meetings are scheduled.