

## NOTES OF A MEETING HELD AT THE OVALS, LYONSHALL

ON THURSDAY 22<sup>ND</sup> NOVEMBER 2013

**Present:** Edward Bannister (EB), John Parker (JP), Chris Smith (CS), Peter Broadbent (PB)

1. PB opened the meeting by outlining why the format of multi-subject questions had been chosen for the 2<sup>nd</sup> Questionnaire. In brief, this was because the analysis of the 1<sup>st</sup> Questionnaire had outlined a definite 'Vision' for the future of Lyonshall and the Steering Group wanted to find out how much support there appeared to be, in the Parish, for the many proposals described under the various questions posed. He felt that the analysis of the 2<sup>nd</sup> Questionnaire had more than satisfactorily achieved this object and that, if the Draft NDP contained expanded and more detailed versions of these proposals, he was hopeful that the NDP would achieve relatively strong support in the eventual Referendum. Those present supported this view.

2. EB was shown the most recent version of the Steering Group's Action Plan setting out the steps leading to the hopeful eventual approval of the NDP. EB said that the Action Plan correctly described the way ahead.

3. EB then outlined a number of useful points relating to the way forward.

a. Tattenhall Cheshire's NDP had been approved by the Examiner before the local authority's Core Strategy had been approved by the Government.

b. In answer to a question from JP, EB stated that the Herefordshire Planning Authority will appoint our Examiner from a list of all the approved Examiners.

c. National Policy does not allow for houses to be built in the wider parish. However if valid reasons for doing this are covered in our NDP, small numbers of sustainable houses might be allowed.

d. The wording in our NDP will need to state very carefully what we mean when we state that development of groups of identical houses will not be allowed.

e. EB suggested we should look carefully at the Much Wenlock NDP. It has a good layout and structure and relates well to the core Strategy which covers their area.

f. Policies for polytunnels, poultry sheds etc should be referred to in the text of the NDP but the policies themselves contained in the annexes.

g. The area where we anticipate that the village centre will be should be shown as a hatched area on a map included in the NDP, which should also state why other possible areas were not considered suitable.

h. We should think carefully where the 2 houses per year required by the Core Strategy will be sited. The areas could be identified as hatched areas on a map of the civil parish. EB advised against allocating specific types of houses to particular areas

in the NDP in order to avoid being pinned down and unable to react to changed circumstances. He advised against asking landowners to offer sites for a land bank.

i. It would be worth including in the NDP a section on the protection of Heritage sites within the Civil Parish.

j. Likely authorities to whom we would have to send copies of the NDP before it is sent off for approval would be:

English Heritage  
Natural England  
Wye and Usk Foundation  
Highways Agency

Habitat Directives and Strategic Environmental Directives would also need to be taken into account in the NDP.

k. When PB has prepared the framework of the likely headings in the draft NDP, EB asked for a copy to be sent to him.

l. Our suggestion of replacing the current Settlement Boundary with a Village Development Area was not favoured by EB. He stated that our carefully worded policies on development within the CP would suffice. We must specify the criteria for development and where and why this is allowed to take place, very carefully. This will be the nub of the whole Neighbourhood Development Plan.

PRB  
24 Nov 2013