

ORCOP PARISH COUNCIL
NDP STEERING GROUP
NOTES OF MEETING HELD REMOTELY TO DISCUSS THE HOUSING
DELIVERY REPORT
5 NOVEMBER 2020

Present:

Cllr Margaret Serle – Chairman

Cllr Peter Garratt

Cllr Barry Shaw

Graham Bowen

Margaret Bowen

Mick Murphy

Dot Shaw

David Nicholson – Planning Consultant

Sam Banks – Herefordshire Council

Stephanie Kitto – Herefordshire Council

Mark Hearne – Clerk to Orcop Parish Council

Introduction

David Nicholson provided an overview of the key issues within the Housing Delivery report which had been circulated prior to the meeting along with the notes of the Steering Group meeting of the 21st September 2020. In particular, he briefly described the three options in the report which were:

1. Option A – Nucleated Approach
2. Option B – Dispersed Approach
3. Option C – Service and Facility Based Approach.

David Nicholson outlined the reasons why the Steering Group were not minded to pursue Options A & B which leaves Option C as the preferred way forward. Option C would allow Orcop to assume housing numbers from neighbouring parishes whilst submitting at least one site allocation in Orcop Hill settlement. David Nicholson invited Herefordshire Council to comment on Option C as the means for delivering the housing requirement.

Response from Herefordshire Council

Sam Banks commented that an Option C type of approach has not previously been explored but explained that the Core Strategy growth proportions are calculated on a HMA basis which is then divided into Parish Council areas. Option C would not be contrary to the Core Strategy and Herefordshire Council would, therefore, be comfortable with the approach provided the NDP plan shows how the proportional growth target has been found in the plans of neighbouring parishes. It was noted that some parishes within the Ross HMA have exceeded their requirements. The NDP would also need to explain why the proportional growth target could not be achieved within the parish e.g. environmental issues. Overall, there is an excess of 213 dwellings within the whole of the Ross HMA.

Sam Banks also commented that it is important for the NDP to include a settlement boundary and a site allocation to accompany Option C but it will be important to demonstrate a robust selection process to show how the preferred site was chosen. It was also recommended that the NDP also focuses on the deliverability (or otherwise) of the site allocation.

Sam Banks agreed to consult with the Herefordshire Council Strategic Team and would provide a joint statement confirming support of the approach set out in Option C as it demonstrates general conformity with the Core Strategy. This statement will be published on the Parish Council website.

Following discussion Sam Banks agreed to provide details of housing numbers to allow a reconciliation against the Steering Group's information.

The issue of the drainage survey was discussed in the context of the precept and budget for 2021/22. The Steering Group accepted David Nicholson's recommendation that for the purposes of the NDP a drainage study would not be necessary but also agreed that a policy covering drainage would appear in the plan.

It was agreed to hold a further Steering Group meeting after receipt of the joint statement from Herefordshire Council.

David Nicholson suggested that the HDR and notes of the 21st September 2020 meeting can now be published on the website.

Mark Hearne

Clerk to Orcop Parish Council