

SECOND FOCUS GROUP MEETING

HOUSING AND DEVELOPMENT - 18th MARCH 2013

Attendees

PB thanked the following members for attending:

Ron Addis, John Parker, Jane Mayglothling, Kinsey Hern, Andrew Burgoyne, Nick Rowlatt, Jeremy Lywood, Peter Broadbent.

Apologies: Lynn Pilsbury

Aim of the meeting

PB explained that the aim of this meeting was to investigate further the concept of a new village centre and how the necessary activities, divided into phases, might lead to this being achieved within the 25 - 30 year period of the NDP.

Matters arising from the last meeting

PB explained the Rules for Development levy. Developers will pay £100 per sq.metre of which villages with NDPs will receive 25%. No levy for Affordable Housing or Business expansion. Section 106 agreements will apply for all affordable housing. Members thought that all the Levy would achieve, would be to increase building costs particularly self-build, without raising much money for the community.

Herefordshire Council Core Strategy has just been issued. Many flaws and questions are being addressed by the Parish Council. The Strategy is strongly biased towards affordable housing for young and elderly and contains a great deal of controlling detail on development in the countryside, with little mention of, or allowances for, NDPs. We will have to wait and see how Herefordshire Council responds to our suggested amendments. NFA for now.

PB suggested that the Upper Eden Valley Examiner's Report, available on Google, is well worth reading. A very open minded encouraging report in favour of giving communities what they want.

The Village Centre concept and phasing

It was agreed that we need a 'Vision for Lyonshall' that encapsulates the needs and wishes of the community. A suitable site for a Village Centre might be apparent now, which could accommodate many other community needs, but when the NDP starts the implementation process, it will have no funds, no development levies in the bank and no land offered. It was agreed that the project would have to take place in phases of suitable lengths over the 25 - 30 year process of the plan. People must understand that the NDP does not offer an instant solution.

The Lyonshall Plan cannot be finalised until our worries about the Hereford Core Strategy have been resolved and the 2nd Questionnaire would have to be delayed accordingly.

The Analysis of the 1st Questionnaire and the information from the Focus Groups have already confirmed much of the 'Vision for Lyonshall'. Accordingly, members queried whether the Vision could not be promulgated to the community at a Public Meeting in lieu of the 2nd Questionnaire. PB explained why the 2nd Questionnaire would still be necessary but would discuss the matter with the NDP Steering Group.

PRB

21 March 2013