

1. Good evening everyone and thank you for turning out for this the fifth public meeting. It is very heartening to see so many people are still interested in the neighbourhood plan. It has been quite a while since we last met in November 2015. Whilst the Parish Council has seen most of this presentation there have been some very recent changes which will be obvious so I will endeavour to make it clear where it is my personal view rather than that of the Council. This is the first of the two Statutory or formal consultations – all our previous ones are classed as informal community engagement. I would like to thank everyone who has contributed to this Plan as well as those who provide other services such helping tonight and managing the website. I also need to let you know this evening's presentation is being videoed so we can make it available to others afterwards.
2. These are our previous meetings – unfortunately it just emphasises how long this process is taking – partly because of the amount of time spent on the consultation on the choice of site for the school.
3. This is what I want to cover this evening there will also be an opportunity to ask questions about the process and factual queries. This meeting is to launch the consultation; its not for providing your responses or comments – we need you to use the response form for that, so the process can be managed. So a brief recap
4. The Localism Act of 2011 changed the planning controls and introduced a 3rd tier at Parish level. So we now have 3 levels, national – known as the National Planning Policy Framework which came out in 2012 and is a very different style to previous ones – far more accessible only 59 pages containing 219 short paragraphs. At County level we have the Local Plan which is made up of a number of documents of which our main interest is the Core Strategy and I will use that term in the remainder of this presentation. This has now completed all it stages and was adopted just over 2 weeks ago, so its now live. Finally the 3rd level which are called Neighbourhood Development Plans or Neighbourhood Plans or just Plans. So the Localism Act makes the Parish Council a planning authority but not a development control authority which remains with the County. So we can make Plans but the County enforces it. The Neighbourhood Planning (General) Regulations 2012 set out the rules we must follow for Neighbourhood Plans and this meeting is part of the requirements set out in Regulation 14 about how we are to consult the community.
5. In order to leave room for NDP the Core Strategy amongst many things does not include a settlement boundary or allocation of sites
6. So, why should we have a Plan? Well it is the only opportunity we have to influence where development happens and also its design. We felt a SB was essential, the village has had one for many years, and other areas are then outside the settlement boundary where different policies can apply. A Neighbourhood Plan also gives us more say over the CIL money– the Community Infrastructure Levy, which is basically a tax on new houses to pay for the infrastructure needed to support them be it schools or drainage etc, Herefordshire is planning to introduce CIL shortly and when in place with a NP we will get to say where 25% of the money is spent, as opposed to only 15% without a NP. I say there is no alternative to a Plan, but there is of course we could choose not to have a Plan, Herefordshire would then use their Local Plan, the Core Strategy, and their own ideas in place of our plan.
7. This is the opening statement in our Plan. We found this statement in the Upper Eden Valley NP, written by their local MP and it so captured our thoughts that, with just a change of name, we decided we would use it as well. The Colwall Neighbourhood Plan is an extraordinary project – a way of allowing the community to shape it's future. It is a unique opportunity for the community to decide how it wants the landscape to look, what kind of houses they need, and how they want the community and parish to develop. It takes power from the centre and gives it back to local people – who know and care so much for their own community and area.
8. This is just to remind us of our parish area which is also the neighbourhood plan areas. As of January 2018 in Herefordshire, there are 110 designated neighbourhood areas and 32 made/adopted Plans. Much Marcle and Wellington Heath are out at Reg. 16 statutory consultation at the moment that's the second statutory consultation – we are on the first statutory consultation.

9. So a few things we need to consider for the Plan, firstly the National Planning Policy Framework Plan needs to be in general conformity with the National Planning Policy, which has been out since 2012 and Herefordshire's Local Plan which has been out since October 2015
10. In particular we need to accord Great Weight – words rarely used in the NPPF – to the landscape as we are wholly within the Malvern Hills Area of Outstanding Natural Beauty. And, that we are not to have major developments, though deciding whether something is major or not, is a matter for the planning officer not us We therefore need to take full account of the landscape and in order to demonstrate that we commissioned a Detailed Landscape Assessment
11. We also need to be in conformity with the Core Strategy which contains requirements for housing, both where it is sited and how much development is to be provided that is - housing targets. So we need to provide levels of housing to meet these targets in a locally focused way and it should be located within or adjacent to the main built up areas. If we don't follow these two requirements our Plan will fail at Examination and we will need to start again.
12. Hereford has identified a housing requirement of 16,500 homes which are needed by 2031. These figures start from 2011 so some have been provided already. Historically these were targets but this has been clarified and they are to be treated as the minimum. Herefordshire would like Plans to achieve 10% over the target. We are part of the Ledbury Rural housing market area which needs housing growth of 14%.
13. For us it equates to 160 homes. We have previously used 156 but we have now agreed with HC that 160 should be used – an increase of 4. All the numbers have changed a little but the number remaining to be found by positive means in the Plan is now 50. Though HC treats our target as the minimum and would prefer a 10% excess which would add 16. The 66 is not currently being taken forward, as you will see there are difficulties to make the 50. So what does the 14% mean for the Parish Based on the total dwellings in the Parish of 1115 (it is all based on 2011 because that was when the UDP officially finished) it gives a growth of 156. But since 2011 we have already had 66 new dwellings approved in the Parish. The main ones are Covent Garden (20), Taylor Close – the Four Gables redevelopment (net 4), the extension to Brookmill Close (12) although it is yet to start and of course the Bottling Plant redevelopment (25), plus 5 'one-offs' Following a review of our method of calculation we now assume we will get 28 windfalls between now and 2031 which leaves us needing to plan for just 50 dwellings. These numbers have been accepted by Herefordshire.
14. Just to re-cap on the main matters we need to satisfy; great weight to the landscape Based on the first requirement we commissioned a NEXT SLIDE
15. Detailed Landscape Assessment, which is based on a rigorous methodology and assesses areas of land around existing settlement boundary, which Carly took us through in detail a year ago. It builds on other previous documents Relates only to area around the Settlement Boundary. Only considers impact of development on the landscape And we need to remember there are many other factors that also need to be considered. The assessment report has been re-published as a single document rather than the original plus a number of updates. We were the first Parish in the AONB to use this means of determining where development should occur – it has now been adopted as the preferred method in the AONB so there is a consistency in the wider area.
16. The outcome was this plan – It does not determine what is acceptable or unacceptable but it does give a ranking list of where should be developed first in order to minimise the impact on the landscape. Other matters also need to be taken into account and could override the landscape impact.
17. This is the slide we showed at the last public meeting when we were considering the allocation of a site for the school and I'll go through the changes that have occurred. The 14 on the old school site and adjacent land is now at 14, though as you will see later there are barriers to achieving this. The next site is now occupied by the school, Picton Gardens now does not wish to develop certainly in the timescale

of our Plan so that's gone, On the Cowl Barn Lane site by the time we had reduced the area to accord with the owners wishes and avoid the orchard it was insufficient to support the upgrade of the access road which was necessary so it became unachievable. The landowner for the site adjacent to the Village Green did not wish to develop in our timescale so that was lost as well. So although we now have a minimum requirement of only 50 we have only achieved 14. So we need to get our target changed or find land for at least 36 or some combination of both. NEXT

18. These are seven of the things we have considered and I shall go through each in a little more detail.
19. The original Nursing Home permission was for 46 beds but a new permission in 2015 was given for 63 beds. If either of these had counted towards our target things would be a lot easier. Unfortunately the Housing Target set by Herefordshire is calculated excluding nursing home beds and therefore they do not count towards the target. We said this was unfair because if this nursing home went ahead then these 63 plus the existing ones at Evendine plus their planning permission would leave the Parish with something around 5 times the national average nursing home beds compared to the population. We had no success.
20. There is no absolute measure as to when development is acceptable and when it is not, and different people do have different views on when development becomes unacceptable – in landscape terms. However it seemed reasonable that initially we should draw a line just below Medium. That is, only land falling into the categories above the line should be considered. However when floated this idea more widely it was clear we would never get approval because every other parish in the AONB would want the same and the whole thing would fall apart.
21. We have now accepted we will need to revise the limit
22. Ledbury is well over its target all ready by 146 or more. The large site north of the viaduct has 625 homes and south of the bypass another 321 which gives 146 more than their target of 800 and other developments will occur. Herefordshire are coy about how we might claim some of these towards our target – something we will continue to pursue.
23. We have endeavoured to get the developer for the site behind the Thai restaurant to increase the number from 9 to 20, an increase of 11. He did briefly consider 16 but went back to the original 9. The difficulty here is Herefordshire have still not adopted the Community Infrastructure Levy known as CIL so it is using the old s106 method which, because of a ministerial statement a few years ago, following pressure from city developers means at 9 properties they pay nothing. Consequently that's the number developers wish to provide. You may ask why we wish to increase the density – on this site we wished to double the density because it halves the amount of land we need. We think the density we are requesting is reasonable – roughly similar to that in the Covent Garden development – which is in any case only half the density Herefordshire's Core Strategy suggests. Clearly we are having difficulty finding land to develop so having to find twice the area does not help. We have no means by which we can win this argument. We need CIL to be adopted.
24. We met with Herefordshire's Neighbourhood Planning team to discuss these points but without success
25. So the consequence is we have had to include this site, which we always said was our back-up – but more about this site in a minute (**Site 2 - Grovesend Farm**)
26. Dr Allen the owner of the Bottling Plant site has very kindly agreed and supplied this data and is very happy for it to be made public. Last week Dr Allen's architect submitted a pre-application for a total of 37 homes which; based on our current knowledge would qualify towards our target. It is one more that our shortfall without using the Grovesend site. So all would seem to be well however NEXT
27. As I mentioned earlier, we have had previous conversations with Herefordshire about what needs to happen before the dwellings on this site would count towards our target. Essentially the existing permission for a nursing home would need to be revoked. We cannot expect the owner give up the

existing planning permission until he is entirely certain the revised development was going to go ahead. So if we submitted our plan claiming the 37 at the Bottling Plant and without the Grovesend site our Plan would fail. And unfortunately even with the best will in the world there is no guarantee the retirement flats will happen. Therefore NEXT

28. In the meantime - My suggestion – and it is my suggestion because all this has happened so recently this has not be considered by the Parish Council. My suggestion is to stay with the current plan because otherwise we would have to withdraw it and wait till everything had settled down – which could be many years and may never happen. I suggest we continue with the consultation – it will still be relevant. After the consultation we can make justified changes – if we couldn't make any changes it would mean the consultation was pointless – so I'm sure many respondents will comment they would rather have the Bottling Site than Grovesend Farm if possible so that's what we will endeavour to do. It will also give us all time to think what might be the most appropriate way to deal with this to get, what I am assuming the community would want. It might be to limit the use of the site to after 2020 or perhaps even later if it was clear we were not likely to achieve our target.
29. And before we all think this is the answer we also need to bear in mind that even if the Bottling plant site provided 37 homes it will not necessarily save the Grovesend site because that also requires we achieve 14 on the old school site which is most unlikely before Herefordshire adopt the Community Infrastructure Levey (CIL). We have taken 28 as windfall – which we may not get – 2 years previously we suggested 20 windfall sites so we are really pushing that one and Examiners prefer to see the target plus 10% to offset the likelihood of not achieving the target because of slow development or over optimistic assessments Hence why I consider it essential to continue with this consultation.
30. So that brings me on to the proposed changes to the settlement boundary The bottling plant does not need the Plan to do anything because it is inside the old settlement boundary and is a brownfield site, so the only two development sites we need in the Plan are the two highlighted in yellow at the old school site and at Grovesend Farm
31. Our assessment for this site is 14 homes. **(Site 1 - Old School Site)**
32. And was this site 37. **(Site 2 Grovesend Farm)** This site has been thought about more and you will note that the area covered is rather different than historically shown. It does not extend to the track over the whole length and there is an undeveloped part between the back of the houses in The Crescent and the proposed development site.
33. To make that a little more clear this slide shows the historic plan and the current layout.
34. So next is to talk about what's in the Plan. Obviously the development sites have changed as we have discussed and there are some new bits for example we refer to the AONB's work on colour. But it has also changed because of the responses we received to the previous consultation. I am only going to show one page of it
35. As shown here as a sample. It is a lengthy document and we have commented on every response and in the right hand column said how we have – or have not – changed the Plan. This is available on our web site. So – the what's in the new Plan
36. I think it is all pretty straightforward, however not all of what is in the draft Plan will be in the final document, for example, Section 4 'A Plan for Colwall', sets out the development – so far - of the Plan, including how we have consulted, but this will not be in the final version. Section 5 The Vision and Aims - Sets out what we wish to achieve and Section 6 sets out the Policies. I'll come to Next Steps in a moment. But first a word of explanation as why the Highway Design and Minimising Traffic Impacts is now in the appendices. The Plan can only include policies covering land use so existing highways do not fall into that category. If we proposed a new route for a road that would be a land use policy and could be included So we need to put in in an appendix and we no longer have a 'Policy' we have an 'Action' for

the Parish Council' and essentially assuming the Plan is eventually made we will putb the items in the appendix to bully the local highway authority to do what we want.

37. Section 6 is the main part where the Policies are set out that are intended to achieve the Vision and Aims. There is a pre-ambule to each of the sections to explain why it is important that we have the policies and why we think the policies are justified. I don't propose to go through the Policies – they are there in the Plan for you to read and consider.
38. Next Steps sets out what we have to do following this consultation. It includes a Consultation Statement where we set out the responses received and how they have informed any changes to the Plan. A Basic Condition Statement to show how our Plan satisfies the basic Conditions set out in legislation. We can then submit the Plan to Herefordshire Council who carry out the second Statutory consultation referred to as the Regulation 16 consultation as it has to follow regulation 16 of the legislation. If Herefordshire is content with everything they will submit it for an independent examination and the examiner will decide whether any changes must be made, whether it satisfies the basic conditions etc. Once he publishes his report we can either accept is recommendations and go to the referendum or reject them and start again. If we accept any recommendations for change these are carried out and Herefordshire hold a local referendum. If a simple majority support the Plan, Herefordshire adopt it and it becomes a legal planning document for the planners to enforce
39. The Highways is in an Appendix because if in the Plan it will be deleted because ... I know that for some the highways is a particular issue and the Council has had a number of representations on the topic of speed and the lack of decent footways in the village. We have included this in the Plan – as many other plans have in order to bully the local highway authority. EXPAND
40. This time we are using a Google Forms to provide an on-line service. I would encourage you all to use it – it is very easy and it allows us to collect all the data easily. You saw the sample from the last consultation – it contains in theory, - all your responses but it was a lot of work because some were not electronic and we had to manipulate the data to put all the answers together for each question or policy. Google Forms will do much of this for us. There are a few bits of essential data which will not be shared. Primarily we need to show the examiner that the responses are reasonable and do not include 1500 identical ones from both Batman and Robin,
41. For each policy we have a tick box for support, object and don't know – this helps enormously in understanding the comments made. The response form will be available for 6 and a bit weeks so you have until the 18 March to submit it.
42. The plan and the questionnaire is available to download from www.colwallneighbourhoodplan.org.uk. Copies of the Plan will be available in the library for reference – please don't take them away and copies of the questionnaire for you to use.
43. See our website for the documents to download – this presentation will also be added shortly.

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