

Minutes Honeybourne Neighbourhood Plan meeting

28/3/2018 @ 7.15pm S.B's House

Attendance

B.B (BPA) W. P, S.B, S.N, S.S, M.B, K.B

Actions in Red

BB welcomed newcomers and gave a brief overview of Neighbourhood Planning and the stage the group are at.

Housing Site allocations

BB reminded group of the government requirements for allocating housing sites. In order to allocate a site it must be *Suitable*. For example if there are no insurmountable physical or environmental factors which would restrict development. All the sites have been considered against a range of criteria to assess whether or not they are suitable.

A site must also be *Available* so there must be evidence that a landowner or developer is willing to sell or develop the site at a known point in the future, and within the plan period and any legal or ownership issues should also be taken into account, such as multiple ownership.

A site must also be considered *Achievable* which means it must be economically viable and have a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.

SN reported back on 6 housing site assessments that he had undertaken and the group discussed the constraints and whether they met the government criteria. The group agreed which sites to shortlist and take to the community for further consultation.

Land Adjacent to Harvard Avenue

This site is wet but development could improve surface water issues. The site has small amount of the gas pipeline running under the north-west corner of the site which could not be built on. It is adjacent to the railway so a bund would be necessary to reduce noise. Access could be off Stratford Road with a pedestrian link to the Bovis development to the north-east. It has well contained boundaries with the railway and housing surrounding it. It is locally known to be in multiple ownership although the SHLAA database states single ownership and that the landowner is for development. It could form a logical in keeping extension to the settlement with a few constraints that would reduce the developable area. The group agreed to short list to show to the community as an option.

Land off Stratford and Mickleton Road

This site is considered to be removed from the built form off the settlement and would extend development into the open countryside. It could set a precedent for development to extend southeast

along Mickleton Road. It is not a logical extension to the village and was not supported for housing development.

Land at Brook Farm Weston Road

The site has major fluvial and surface flood water problems that would prevent this site from being developed. The site was not considered suitable for housing development.

Land off Bretforton Road

This site, along with Land off Corner Farm and School Street, was discussed together as part of phased development opportunity. The landowner's agent had provided some information about the type of development that could take place here if supported, including a mix of housing, parking, open space and a play area. The site would be opposite the recreation ground, it is unconstrained and could provide an access route to the land behind Corner Farm and School Street to deliver phased development during and beyond the plan period. The group agreed that this site should be short listed as an option for the community to consider.

Land off Corner Farm and School Street

This site is constrained by the flood plain so the developable area is restricted in size. The floodplain could form part of the public open space and there are several opportunities to connect the site with

footpaths back into the heart of the village. The site could as already mentioned come forward with the land above as part of a phased plan. The group agreed that this site should be short listed as an option for the community to consider.

Land off Weston Road at the top of the existing Grange Farm Development

This site although having few constraints was considered to be too removed from the settlement and would encroach further into the open countryside. It is not considered to be a logical extension to the village and was not supported for housing development.

The group agreed that information should be pulled together for the sites that have been shortlisted, including constraints and opportunities so that the community can fully understand the implications of selecting one of these sites. **SN to update assessments with any relevant comments/ summaries, and pull together information ready for consultation to discuss at next meeting.**

Local Green Space

BB gave a reminder of Government requirements for designating Local Green Space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land.

WP went through all site assessments and the group agreed which sites should be short listed for consultation with the community.

Please see attached sheet for summaries by site. In all 13 sites are suggested to be shared with the community as the sites the group think are worthy of designating as Local Green Space. These are:

1 Area to NW of Perrie Drive on Dudley Rd Area to NW of Fernihough Rd on Dudley Road

2 Mill Mound Field

3 Triangle of land north of Mill Mound - Elm Green

4 The Green - Cow Honeybourne

5 The Greens of Perrie Drive & Fernihough Avenue

6 The green spaces in the Nature Reserve Area

7 Fields around the church The one with FP continuing to church (Also see Gate Inn Field below)

8 Gate Inn Field

9 VISA - New Recreation Field. Bretforton Road

10 The Leys (At end of Brick Walk)

11 Rear of Badham's garage

12 Open areas off Stephenson Way estate

13 Green Close (by bungalows) **WP to complete assessment**

WP to update assessments with any relevant comments/ summaries and pull together information ready for consultation to discuss at next meeting.

There will be a need to map all the sites. **BB to liaise with Parish Clerk to secure online mapping tool.**

Website

BB updated group on website as it is now live. SN and SB agreed to have access and update. BB sent login details etc. **SN and SB to update website as necessary.**

Cycle Network

SB shared information about Salford Priors NDP vision to create a cycleway network. They are having a meeting in April, **SB to report back to group at next meeting.**

Next steps

The group discussed briefly a consultation event in May or June but need to pull together work over coming months before going out to community.

BB checked village hall availability last 2 Saturdays in June are currently free, need to confirm at next

meeting.

Next meeting

Wednesday 25th April. Venue tbc.