

Honeybourne Neighbourhood Development Plan Steering Group Meeting#2

- Date:** 18th January 2017
- Attendance:** Lydia Hall of BPA (LH), Wendy Pickler (WP), Graham Clelland (GC) & Stephen Bullen (SB)
- Next Meeting:** 22nd February 2017

Summary of Meeting

We started the meeting with a discussion about housing – the current situation, the presumption in favour of infill within the development boundary and potential future sites for development. The discussion then evolved from there to include the issues of local green space, impact on the conservation area and pedestrian linkages / footpaths.

To begin with we looked at the development boundary within which infill is ‘acceptable in principle’ under the policies of the SWDP but concluded that there was little space left that hadn’t already been developed, had planning permission, or had currently unsurmountable restrictions to development (due to access, ownership, flooding etc).

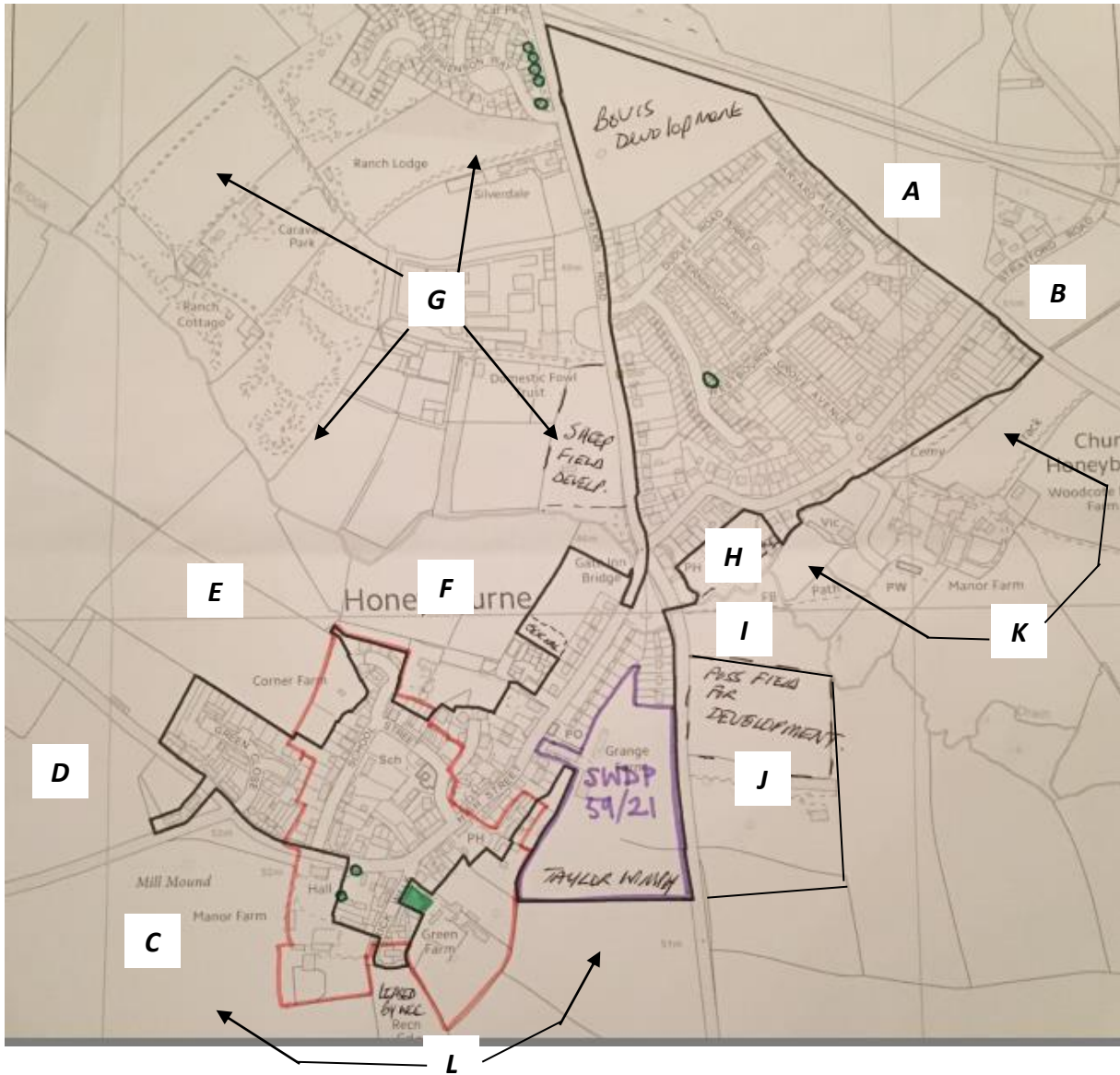
We then systematically (using a map of the village – see Figure 1) discussed all of the land surrounding the village, including land ownership and obvious restrictions to development.

North of the Railway: To start with the land beyond the railway either side of the Station Road was discussed.

The Station House site was suggested by SB as being obtained by the Parish Council as a parish amenity space which would also then act as a buffer between the end of the village and the countryside.

GL suggested that the railway line should act as a natural physical limit to the village and that it would be inappropriate to develop beyond it.

Figure 1



Fields A & B: We then went on to discuss the area to the east of the Bovis development, south of the railway (fields A and B). There seemed to be a general consensus¹ that the land to the east and west of Stratford Road could be considered for housing allocations in the future, potentially through the Neighbourhood Plan (NP).

Towards the end of the meeting, development of Field A was discussed again in more detail. Issues raised were – site levels, potential surface water flooding, provision of green space as part of any new development, impact on existing residential amenities, and ensuring that any future development includes pedestrian links through the site and through the Bovis site to provide direct access by foot to the station.

Areas C, D & E: These are currently farmland. It was suggested that the owners be contacted to see if they have any interest in developing the land in the next 15 or so years (i.e. up until 2031 when the SWDP expires). This could be achieved through a ‘Call for Sites’ (CFS).

Area F: This area is in multiple ownership and it was generally agreed that ownership and problems with access, along with the floodplain in this area, would make development of this area very difficult in the short to medium term.

Area G: This land is either within ‘The Ranch’ holiday park, ‘All Things Wild’ (ATW), has been developed (the ‘sheep field’) or is floodplain. Again, the future intentions of the owners of the Ranch and ATW could be ascertained through a CFS.

Field H: It was noted that planning permission had recently been granted to develop this field for housing (5 dwellings).

Field I: The general consensus was that this land would never obtain permission for housing due to its high risk of flooding. There was discussion about a path through this area to link to the church at Church Honeybourne.

Area J: This general area was considered sustainable in terms of access to facilities (the pub and the new site for the village hall on the opposite side of Weston Road). It was noted however, that flooding in the fields adjacent to the road could impede access (although it was also accepted that such an issue could be overcome).

¹ At this stage the reader should be reminded that the group consisted only of a facilitator and three residents, as such, all opinions voiced at the meeting should not be taken as being representative of the wider community.

Area K: The impact of development in this area was discussed in terms of its potential to detract from the rural character of the church and surrounding buildings (i.e. the historic core of Church Honeybourne).

It was agreed that members of the team would try and assess the fields around the church before the next meeting to provide an opinion on whether or not any or all of the fields could be put forward as 'local green space' (LGS).

The team were provided with the definition of LGS, as set out at paragraph 77 of the NPPF (see below), so that they could make a judgement on what land could potentially be designated.

"The Local Green Space designation will not be appropriate for most green areas or open 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; and*
- *where the green area concerned is **local in character** and is **not an extensive tract of land.**"*

It was noted that, unlike Cow Honeybourne, the historic core of Church Honeybourne is not currently designated as a conservation area. It was unclear why this is so and it was suggested that we could ask the District Council to assess the area for formal designation.

Area L: As with Church Honeybourne, it was felt that this area was potentially important to the rural setting and character of the historic core of Cow Honeybourne.

It was unclear whether the site to the south of the Taylor Wimpey site was likely to be put forward for development.

It was suggested that the conservation area appraisal should be looked at to see if it includes any designated views across this land that could be incorporated into the NP, which would help preserve and enhance the character of the conservation area.