



DORMINGTON & MORDIFORD GROUP PARISH COUNCIL



NDP STEERING GROUP MEETING WITH AECOM 21ST JULY 2022

Present

Louise Kirkup – Planning Consultant

Mark Parvin – Chairman

Julia Cotton – Chariman, Dormington and Mordiford Group Parish Council

Nick Brewin

Tim Fearn – Technical Lead AECOM

Niamh McDevitt - AECOM

Clare Preece – Parish Clerk

AECOM will be providing site assessment technical support for the Dormington and Mordiford Neighbourhood plan.

This meeting was set up by AECOM to gather information so that they can determine an approach to the site assessment and begin the process of gathering information on the sites themselves.

The Steering group brought Tim and Niamh up to date on the progress with the NDP so far. The first version of the Draft plan has been drawn up and the members will be looking at it over the summer. It is hoped that another volunteer will be recruited from the Mordiford area so that all areas of the parish are represented. AECOM were also given an overview of the Parish and the keenness of the NDP steering group to support affordable housing schemes as part of it's vision. The need for a "Housing needs" survey was discussed. Herefordshire Council have conducted one in the past but it is not site specific. Louise recommends a house to house survey and will send out examples following the meeting. The Steering group wanted to know how the raw data from such a survey can be fed in to support an Affordable Housing survey. Julia will send over the links to the indices of rural deprivation to AECOM after the meeting along with information on the AONB and other environmental information she has. An informal consultation on the Green and Amber classified sites will be needed once the technical assessments have been carried out. It is anticipated that the plan will be at the Regulation 14 stage by the end of the financial year.

Tim has been sent over the detail of the 7 sites received following the Call for sites. The Clerk will email Mohamed at Herefordshire Council – Neighbourhood planning to find out

the position of the parish against the housing development target of 21 and forward the information onto Tim.

Tim explained that AECOM's initial step will be a desktop assessment of each site, looking at a range of environmental, heritage, physical and policy constraints to assess their suitability for development. They will then follow this with a site visit to verify conclusions and get a better understanding of aspects such as landscape/ visual impact and access. This will allow the sites to be rated as green (suitable for development with no identified constraints), amber (potentially suitable subject to constraints being addressed), or red (unsuitable for development). Following the site visits reports will be produced containing methodology, a review of applicable policy and supporting evidence and a summary table and map showing the suitability conclusions and ratings for each site. Detailed assessments for each site will be contained in an appendix to the main report. They have enough information from the Steering Group to begin the assessment now.

AECOM expect to be in a position to visit the sites in September and will confirm the date closer to the time once they have progressed the desktop assessment. They would like the Steering group to accompany them and to arrange access for those sites which would be difficult to see from the public highway or footpaths. A draft report should be ready for the Steering Group to review and provide comments within 3 months and once feedback has been received a final report can be produced which will be issued once the Steering group have been through Locality's quality assurance process (which normally takes 2-3 weeks).

AECOM can also provide a few slides for the Community engagement event which will set out the assessment process and the summary of the site suitability, along with a short explanation of the next steps in terms of site selection and potential allocation. It is recommended this be held off until the final report is received with a finalised suitability rating.

The Design team have advised that they have already been in touch to set up an inception call for the design code package.

Since the meeting Tim has discussed the housing needs survey with a colleague and he has advised that if we carry out a survey (potentially with support from Herefordshire Council) the raw data can then be looked at as part of a housing need assessment package with the following caveats:

- The raw data would in some way need to be collated ideally into excel. AECOM can then analyse it and produce charts, discussing conclusions etc.
- AECOM's focus would be quantitative data. They can make some reference to qualitative comments as anecdotal evidence but are not qualified to provide a comprehensive coding of themes etc. if the survey contains open-ended comment boxes.
- AECOM would usually recommend carrying out a survey which focuses solely on housing, but if we intend to include questions on housing within a larger household

survey they would limit their analysis to those questions rather than processing the results of the whole survey.

If we want a support package we can let Tim know and he can ask Locality to duplicate our previous application for support. It can then be processed without the need for the application to be completed again.

ACTIONS:

Louise to provide examples of a Parish housing needs survey.

Julia to provide environmental and rural deprivation information.

The Clerk to find out the position of the Parish against the housing development target from Mohamed.

The Clerk to contact Mohamed regarding a Housing Needs Survey.