

PYONS GROUP PARISH COUNCIL

NDP WORKING GROUP MEETING 1.10.25

In attendance; Jack Langrishe (JL), Chris Nugent (CN), Charlie Price (CP)

Apologies: Andrew Gough

The purpose of the meeting was to prepare the Committee's Position for the monthly PGPC meeting on 7.10.25.

As an aside we wondered whether AI could help in the final report preparation. CP volunteered to have a look at this.

In earlier correspondence Jon Lee suggested that there was already planning application for 40 houses in the pipeline. Is this correct? JL to ask. Answer – yes. There are a number of sites within the parish which in total amount to space for 40 dwellings.

Ref the NDP Linda of HALC had mentioned that the most important elements of the NDP are those in the shaded boxes and thus we agreed to focus on those albeit there are other parts of the 2022 – 2031 NDP that should be amended to remove superfluous material or updated.

The shaded boxes begin with the Vision Statement and are followed by Policy statements (PG's) and are analysed below. We propose additional policies reflecting changes in focus from the previous NDP

Vision statement. – We propose the existing Visions Statement to be replaced by the following.

“The continue development of the Group to achieve a community environment which has the potential to grow, in terms of population, employment prospects and general public amenities within the environmental constraints.”

Additional Policy 1. Telecommunications

Improving access to strong and reliable mobile signals and full fibre-optic broadband.

This would enable “work from home activity”, a more reliable social network and guaranteed access to emergency services.

Additional Policy 2. Flooding

In development / planning decisions flood risk must be central to any approval. CN to find ref. to national policy and HCC policies.

There is not only risk to existing properties but “extended” risk here and elsewhere based on future developments and taking in to account projections for climate change.

Policy PG1: Development strategy – largely unchanged

Policy PG2: Housing – reference to social housing? Definition of Social Housing acoding to Shelter:

By social housing we mean social rent homes. These homes have rents linked to local incomes and provide a truly affordable, secure housing option for people across the country. We don't mean affordable rent, shared ownership, or any other so-called 'affordable' tenure.

Policy PG3: Improving Accessibility for All. This policy will be re-drafted to reflect general transport concerns.

Policy PG4: Waste Water – CN to re-write

Policy PG5: River Wye Special Area of Conservation. To be removed and mentioned in Waste Water (See PG4).

Policy PG6: Protecting and Enhancing the Natural Environment – keep as is.

Policy PG7: Protecting and Enhancing Built Character Built Character – keep as is

Policy PG8: Tourism. – keep as is.

Policy PG9: Polytunnels – is it still a relevant issue? Perhaps include under PG6 as new item 5

Policy PG10: Community Facilities – add playing fields.

Policy PG11: Safeguarded Land for proposed Relocation of Canon Pyon Church of England Academy Primary School – keep as is.

Policy PG12: Local Green space – keep as is

Policy PG13: Incorporate in the vision statement.

Policy PG14: Community energy – keep as is.