

## **Statement to Parish Council, August 8, 2017**

On behalf of the HOV committee, I want to comment on the HOV planning application coming up later.

There is a history here as we all know but we hope everyone here will be able to put the past behind us. We are where we are.

However, there are two major differences since this application last came in front of you.

The first difference is that the NDP has been passed and so the Strategic Gap is protected: There is NO need for anyone to feel that HOV will somehow let in any housing estates on the strategic gap by the backdoor.

The Strategic Gap policy CNDP 8 has been altered by Herefordshire Council at Regulation 14 and by the Inspector: it now allows for public open space, and for any project that does not diminish the openness of the gap when viewed from publicly accessible space- The HOV project is both public open space and publicly accessible space: So the amended and approved NDP is no longer a barrier to the project.

The second difference is that the Church Stile Farm Housing Estate and Shop is currently awaiting an outcome at appeal.

If it DOES go ahead, we can clarify that although we will be very sad, we will call a halt to the HOV project entirely.

But if it DOES NOT go ahead, then the situation is altered. Previously entrenched positions may begin to soften and those previously supporting Church Stile Farm Development may shift towards our community shop and cafe when no other options are available.

And support is vital -The HOV project can't go ahead without significant community support; HOV needs the community behind it to help fund it, run it and use it. Getting planning permission is only the first stage in being able to look at funding options. We can clarify that we will not be going ahead if we have not got support. As you know, the Perkins have retracted their offer to give up their agricultural tenancy on Morgan's Field. But talking to them since they made that decision, they say that they are entirely happy to give up the tenancy in the future when they can see community support.

Also looking ahead, none of us has a crystal ball to know what will happen to Cradley Butchery.

We ask you to take all these unknown factors into account now and think of the

future.

I ask each of you to look at this application as Parish Councillors should look at every application: to look at it afresh, as it now stands, with no preconceived ideas and to make up your own minds.

If the Parish Council object to HOV tonight and our application is consequently refused, you will deny forever the WHOLE community any choice. You will deny the whole community any opportunity to show to support in the future. We hope you will not shut the door in the faces of the community tonight but that you will be able to make a comment to Herefordshire council that will keep the door ajar.