

Allensmore Neighbourhood Development Plan 2019 - 2031
Consultation Statement

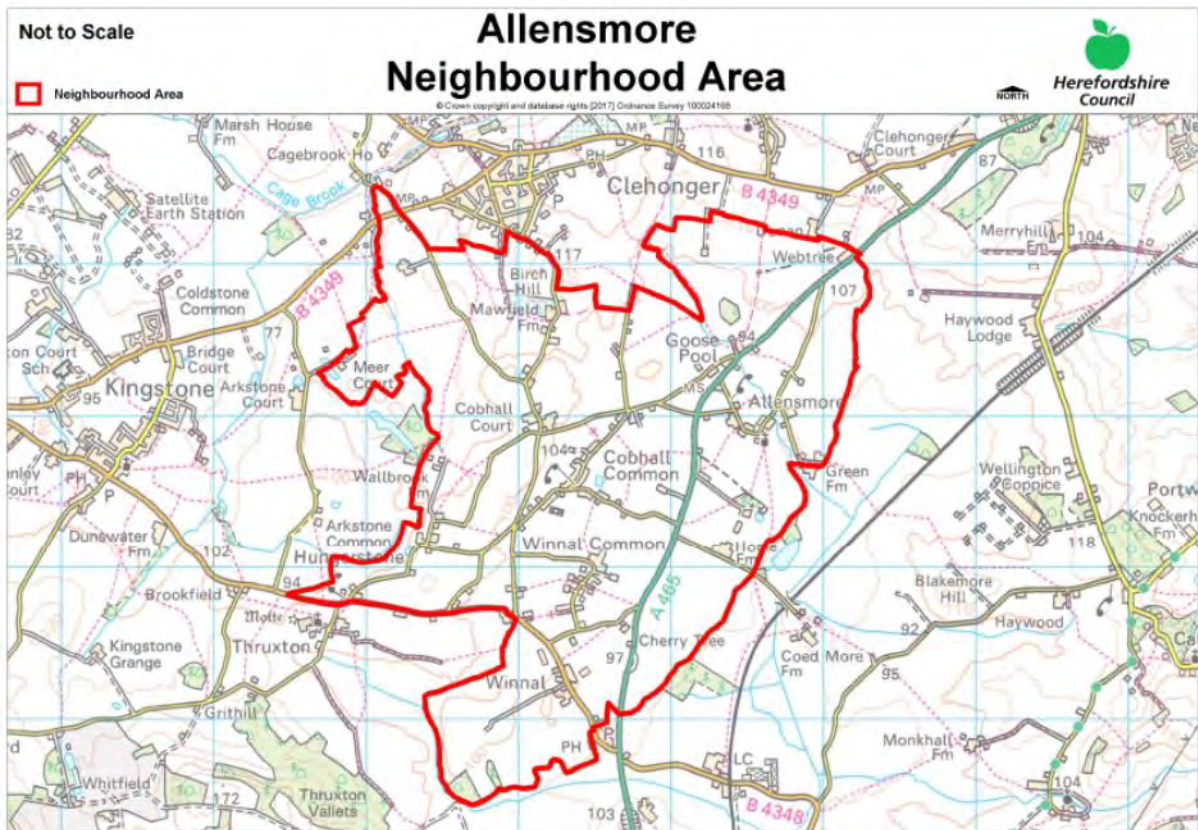


Allensmore Parish Council

With assistance from



Map 1 Allensmore Designated Neighbourhood Plan Area

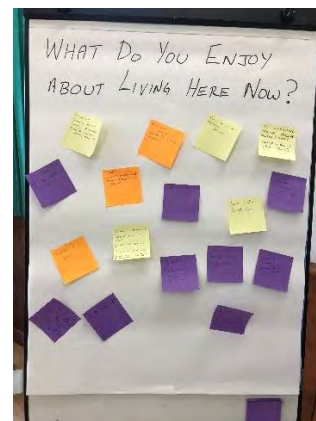
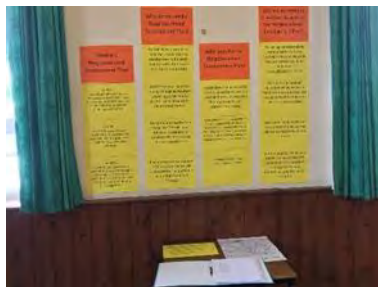


1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Allensmore Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 The parish council applied for area designation on 7th April 2017 and the area shown on Map 1 was designated as a neighbourhood area by Herefordshire Council on 26th May 2017. The neighbourhood area is different from the parish boundary in that it excludes an area within Allensmore parish to the north. This area adjoins the built up area of Clehonger, and lies within another designated neighbourhood area - Clehonger. Having received positive encouragement from a number of residents, Allensmore Parish Council decided at the meeting on 23rd March 2017 to proceed with an NDP and a steering group was established.
- 1.4 The NDP has been prepared by the steering group of local residents and parish councillors on behalf of the parish council. Steering group meetings are publicised on the parish council website <http://allensmore.org.uk/> and the village email circulation. The meetings are open to the public - all are welcome to attend.
- 1.5 All information about the NDP at each stage has been provided on the NDP website:
<http://allensmore.org.uk/Neighbourhood-Development-Plan.php>

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Launch Event 29th July 2017



- 2.1 A launch event to promote the NDP and encourage local residents to become involved was held at the village hall on Saturday 29th July 2017 from 10am until 3pm. The event was publicised on the Parish Council website, in the parish magazine and by flyers delivered to all households (see Appendix I). The NDP website invited residents and stakeholders to "drop in to find out more about the NDP such as what it is, what it achieves and how we all agree its contents prior to a referendum which gives everyone in the community the opportunity to vote for or against it."
- 2.2 64 people attended the event and were invited to write their comments about the neighbourhood area on post-it notes. Comments were collected on what residents liked about living in Allensmore, as well as another 51 post-it notes on what were felt to be 'issues and options' for the future. These comments are transcribed and grouped in tables in Appendix I.

2.3 The comments were considered carefully by the steering group and used to inform the Issues and Options document which was published for informal consultation in January 2018.

3.0 Issues and Options Consultation, 9th January to 11th February 2018



Drop in event, Village Hall, 28th January 2018

- 3.1 The Issues and Options consultation was publicised by on the NDP website and in the parish magazine - see **Appendix II**.
- 3.2 The Issues and Options document was published on the parish council website (Allensmore.org.uk) on 9th January 2018 and hard copies were made available in several public places (the church, village hall, micro-library in Cobhall and on request from any member of the steering group).
- 3.3 A drop-in event was held in the village hall on 28th January 2018 at which residents could discuss and feedback their views to members of the steering group. In addition, a response form was prepared which provided a limited summary of the document and all the questions contained in it. These were available for downloading from the NDP website and delivered to every household in the designated area and residents aged 16 and over were invited to return these before the consultation closing date on 11th February. These forms could also be downloaded from this website and emailed to ndp@allensmore.org.uk .
- 3.4 A total of 372 response forms were delivered to 198 houses in the designated area between 12th and 17th January 2018. 89 forms were returned before 12th February. Based on an estimate of 474 people aged 16 and over resident in the designated area (derived from 2011 census figures), the returned forms represented 21% of those aged 16 and over.
- 3.5 A detailed report was prepared setting out the results of the consultation on Issues and Options and this is available on the neighbourhood plan pages of the parish council website: <http://allensmore.org.uk/documents/Allensmoreissuesandoptionsconsultationsurveyresultsv1-2.pdf> .

About the respondents

- Of the 89 respondents to the survey, 42% were from Allensmore, 35% from Cobhall / Cobhall Common and 16% from Winnal / Winnal Common and 2 (2%) each from the Mawfield, Hungerstone and Webtree areas.
- Just 10% of the respondents were under 50 years old, while 24% were in their fifties, 28% in their sixties and 37% were older. 80% of the respondents had no children usually living in their household.
- Approaching half (46%) of respondents have lived in this parish for over 25 years, while 12% have lived here for less than 5 years.
- 36% of respondents are not in work or full-time education and 31% work from home.

Vision and objectives

- A large majority (83%) of respondents felt the document provided a good summary of the local context, compared with 5% who did not.
- There was also strong support for the draft vision and objectives with 77% of respondents in agreement and 11% who disagreed.

Landscape and wildlife

- A very high proportion of respondents (88% in favour, 6% not) felt that the NDP should include a planning policy similar to the one suggested to protect the local landscape character. A number of suggestions were made for further features and views which should be protected by planning policies.
- Similarly, a very high proportion (82%) of respondents felt that the NDP should include a policy to protect wildlife.

Settlement boundaries

- When asked if the NDP should include settlement boundaries, around two-thirds (68%) of respondents felt they should, while a fifth (20%) did not think so.
- The majority (60%) of respondents thought the suggested settlement boundary for Allensmore was about right, while 20% felt it should be extended and 4% considered that it should be made smaller.
- With regard to the suggested settlement boundary for Cobhall Common, again a majority of respondents (56%) felt it was about right compared with 18% who considered that it should be extended and 10% who would have liked to see it made smaller.
- A large majority of respondents (63%) felt that the draft settlement boundary for Winnal was about right, compared with 13% who would have liked to see it extended and 1% who felt it should be made smaller.

Housing

- The majority of respondents agreed that each of the suggested criteria (Brownfield, Infill, Scale/size of development, Access and Parking) should be used as a guide for speculative new housing. A number of people also commented that drainage should also be a factor.
- There was little support for having different criteria for each settlement with 44% of respondents saying “No” while 28% felt these should differ between the settlements.

- A majority (63%) of respondents felt we should plan for 12 new houses, the minimum number required by the Core Strategy, while 25% felt 13 – 20 houses was a more appropriate number and 11% felt the number should be in the range of 21 to 30.
- Most respondents (63%) considered that the new homes should be spread about evenly across the three settlements compared with 38% who disagreed.
- Most respondents believed the new developments should be either single houses (67%) or small-scale developments of 2-3 houses (71%).
- The most popular types to be included in the new homes built were family homes (3 bedrooms) (75% of respondents would have liked to see these), starter homes of 1-2 bedrooms (60%) and conversion of existing non-residential buildings (60%).
- A large majority supported the new homes to be privately owned (88% of respondents) with the next most popular being affordable housing for sale (41%).
- There was strong support (75% of respondents) for the NDP to include a policy supporting the conversion of former agricultural buildings to promote economic development.

Roads, traffic and infrastructure

- More respondents were in favour of a cycleway from the village hall to Locks garage (58%) than were against (31%) while the views were about balanced for and against for a cycleway from the village hall to Belmont.
- Most respondents (61%) feel there was no need for additional directional signage, and there was little or no overall demand for “slow down” signs or for pursuing a lower speed limit on the A465. (However this does not reflect the views in the wider consultation from the drop in post it notes etc)
- Nearly half (46%) of respondents found illegal dumping of waste to be a problem, while over a quarter (28%) did not, and a large majority (71%) said they would support or take part in an annual litter pick.
- Most respondents (60%) liked the idea of a lower speed limit in the centre of their community while 31% disagreed. Support was particularly strong amongst respondents of Cobhall Common where 67% supported the idea.
- A large majority (83%) of respondents did not support the installation of speed bumps or other traffic calming measures.
- An overwhelming majority of respondents wanted the NDP to include a policy to protect the village hall as a local community facility and encourage investment in new or improved facilities.
- Most respondents (59%) felt a policy should be included in the NDP to encourage improvements to the Church in order to enable a wider use of the building.
- Subsequent to the Issues and Options consultation, the steering group recognised that they had only asked about cycleways and not footpaths, which they believe may have elicited a stronger response as evidenced by comments at the initial launch event in July (see transcribed comments in Appendix I).

3.6 The responses to the Issues and Options were considered very carefully and used to inform the First Draft NDP. The steering group also decided to proceed with a call for sites and sites assessment process to identify housing sites in the NDP.

4.0 Call for Sites, March - April 2018

- 4.1 A "Call for Sites" was publicised by the steering group on 10th March 2018. This invited residents and landowners with potential sites for housing development to submit an application. The Call for Sites was publicised on the parish council website, by email to residents and landowners, a notice in the Hereford Times and by posters and notices. Further information about the publicity is provided in **Appendix III**.
- 4.2 The NDP website advised that the parish council would like to identify land which has potential for new housing up to 2031. Following the Issues and Options consultation, it was clear that a number of smaller sites would be preferred to a single large site and therefore the parish council particularly welcomed submissions for small sites (single dwellings or small scale developments of 2-3 dwellings).
- 4.3 Land owners and agents were asked to complete the Site Submission Form and to provide a clear site plan with the site boundary marked in red. Completed Site Submission Forms were submitted as hard copies to Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE or by email to clerk@allensmore.org.uk by 8th April 2018. Landowners of sites which were the subject of a planning application were also invited to complete a submission so that the site could be assessed and considered along with any other new submitted sites.
- 4.4 All 23 submitted sites were subjected to an independent technical site assessment undertaken by consultants AECOM through the Locality Technical Support programme. The report was published on the neighbourhood plan pages of the parish council website - see http://allensmore.org.uk/documents/SiteAssessmentReportfortheAllensmoreNP_V2.0_240918.pdf.
- 4.5 The steering group agreed to follow the recommendations in the technical site assessment report. The consultants recommended that six sites were considered potentially appropriate for allocation in the NDP. In addition, Site 14 was considered suitable in part (the south east corner which adjoins existing built form in the neighbouring parish of Kilpeck). All the recommended sites were included in the First Draft Plan for public consultation.

5.0 First Draft Plan (Preferred Options) Consultation, January 2019



Drop In Event, Village Hall, 21st January 2019

- 5.1 The First Draft Plan for Allensmore was published for informal public consultation during January 2019. The First Draft Plan document was placed on the Parish Council website and hard copies were made available in several public places (St Andrews Church, the village hall and the community library in the former Cobhall Common phone box) and on request from any member of the steering group. Publicity for the consultation included notices, posters, emails and information on the website and further information about this is provided in **Appendix IV**.
- 5.2 A response form (see **Appendix IV**) was prepared to accompany the main Draft Plan document. Copies were delivered to all houses in the Allensmore NDP area. Comments from every individual were encouraged and the group especially welcomed comments from any younger residents (there are no schools, scouts or guide groups etc in the NDP area). Further copies of the form were available online at Allensmore.org.uk.
- 5.3 An open drop-in event was held on Monday 21st January 2019 between 7pm and 9pm at the village hall where copies of the First Draft Plan were made available for reading and residents and stakeholders could complete response forms or discuss their ideas in person with steering group members.
- 5.4 Response forms could also be downloaded the response form from Allensmore.org.uk (MS Word format), and emailed to NDP@allensmore.org.uk or posted to any steering group

member or dropped them into the comments box at St Andrews Church and the community library in the former Cobhall Common phone box.

- 5.5 The deadline for comments was the end of January 2019.
- 5.6 By the close of the survey 90 responses had been returned, which included 8 emailed responses and 3 online responses. There was one further contact with the steering group asking for advice regarding their particular property and its inclusion in the sites allocated. The 90 returned responses is 21% of the number of people aged 16 and over usually resident in the parish in 2011.
- 5.7 The full report of the consultation is published on the neighbourhood plan pages of the parish council website - see <http://allensmore.org.uk/documents/Allensmorepreferredoptionssurveyresultsv1-0.pdf> .

Summary of Consultation Responses

- 5.8 367 response forms were delivered to residents of the designated area and by the extended closing date on 3rd February 2019, 90 completed or partially completed forms had been returned (including 8 by email and 3 online). According to the 2011 census, there were 474 people aged 16 or over usually resident in the parish on census night in 2011 . After allowing for the part of the parish that is not in the Allensmore NDP designated area (it is in the Clehonger area) there are an estimated 429 residents aged 16 and over in the area designated for the Allensmore NDP. The 90 returned responses was 21% of the number of people aged 16 and over usually resident in the parish in 2011.
- 5.9 The Report sets out that a majority, and in most cases a large majority, agreed with each of the draft policies.
- 5.10 A large majority supported the *vision and objectives* (46% strongly agreed + 46% agreed) and over 90% of respondents agreed or strongly agreed with each of the other policies other than *policies A3, A4 and A5*.
- 5.11 Whilst attracting the support of the majority of respondents, there was least agreement with *policy A3* (Site allocations and settlement boundaries) with which 65% of respondents agreed and 29% disagreed, including 10% who strongly disagreed.
- 5.12 Amongst the respondents from Allensmore a large majority (around 90%) agreed or strongly agreed with *policy A3*, however amongst the respondents from Cobhall and also those from Winnal, the views were about equally balanced between agreement and disagreement. (Note that for Winnal in particular, the number of respondents was small, so whilst the results suggested these contrasting views in the different areas, the statistical evidence is limited).
- 5.13 *Policies A4* (criteria for developing in settlement boundaries) and *A5* (Housing mix) received the next highest level of disagreement (9% and 13% respectively) however they still attracted support from most respondents (87% and 83% respectively).

Comments

- 5.14 The questionnaire invited people to make comments and 55 people did so, frequently making more than one point. The comments are provided in full in Appendix 1 of the Report.
- 5.15 The comments were made on a broad range of subjects, the most frequent included:

- Concerns about traffic on the lanes within the parish and the speed of traffic on the A465;
- Thoughts on the policies concerning housing mix, style, design and type;
- Flooding and drainage in the parish;
- Comments on a number of the specific sites allocated;
- Appreciation for the report and work done so far;
- Thoughts on the environment, landscape and views around and from the parish;
- Church and Village Hall usage; and
- Footpaths.

5.16 A response table ("Neighbourhood Development Plan Consultation January/February 2019 - Consideration of Responses") is published on the neighbourhood plan pages of the parish council website - see: <http://allensmore.org.uk/documents/ResponsestoresidentsfeedbackFeb2019v4.pdf> . This sets out in detail how the comments were considered and used to inform amendments to the final version of t4eh Regulation 14 Draft Plan.

6.0 Regulation 14 Public Consultation 27th May 2019 - 12th July 2019



Publicity, Regulation 14 NDP and Response Forms in Former Phone Box

6.1 The public consultation on the Allensmore Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

- 6.2 The Allensmore Draft Neighbourhood Plan was published for formal consultation for just over 6 weeks from 27th May 2019 until 12th July 2019.
- 6.3 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Allensmore as an event had already been organised fairly recently at the informal consultation stage, providing an opportunity to comment on and discuss the content of the emerging Draft Plan with steering group members. Instead other methods of raising awareness and encouraging engagement were used including the following (see **Appendix V**):
- Emails to all on the consultation database;
 - Posters and flyers on notice boards and in the public places used in previous consultations;
 - Notices in the Hereford Times and Tracking the News; and
 - Publicity on the website.
- 6.4 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan pages of the parish council website <http://allensmore.org.uk/Regulation-14-Stage.php> . Screenshots of these web pages are provided in **Appendix V**.
- 6.5 Hard copies of the Draft Plan were available to borrow from Allensmore Church, Cobhall Common telephone box community library, Pateshall Hall and the Belmont Library.
- 6.6 Comments on the Draft NDP or any of the other supporting documents including the Environmental Report were invited using the response form which could be downloaded from the website for completing and emailing (see **Appendix V**). Return details were provided on the form and included:
- Paper copy - taking completed response forms to Allensmore church, Cobhall Common telephone box community library and Pateshall Hall;
 - Email - scanning completed response pages and attaching them to an email and emailing to: ndp@allensmore.org.uk; or
 - By post to Mrs Alison Wright, Allensmore Parish Clerk, Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE
- 6.7 A list of the consultation bodies' contact details was kindly provided by Herefordshire Council and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments. Copies of the letter and list of consultation bodies and other local organisations contacted are provided in **Appendix V**.
- 6.8 A copy of the Draft Plan was sent to Herefordshire Council.

Summary of Responses to the Regulation 14 Public Consultation

- 6.9 The responses from Herefordshire Council are provided in the accompanying document **Table 1 Herefordshire Council's Consultation Responses**. The Neighbourhood Planning team note that "*Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy.*"

- 6.10 The Strategic Planning Team considered the policies in terms of conformity with the Core Strategy Policies and concluded that all are in general conformity. There were some concerns about duplication with Policy A7 Drainage, Flooding and Sewage but these are significant issues locally and the Parish Council would prefer to retain the policy in the Plan due demonstrate to local residents that their particular concerns about these matters have been addressed in the NDP. There were also concerns about "*over dependency on a few sites to rise [sic] contribution may jeopardise viability of developments and hinder the deliverability of affordable housing*" in relation to Policy A8 which supports investment, including developer contributions towards improvements in local community facilities. There were detailed comments from the "Air, land and water protection" department about sites and possible risks of contamination but these are detailed matters and will be dealt with through conditions during the development management process.
- 6.11 The responses from the consultation bodies and other organisations are provided in the accompanying document **Table 2 Consultation Bodies' and Other Organisations' Consultation Responses**. The Environment Agency advised that they "*would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.*" The EA also advised that "*the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).*"
- 6.12 Historic England were highly supportive of the NDP and "*commend the commitment in the Plans Vision, objectives and policies to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green spaces.*"
- 6.13 Welsh Water "*are particularly welcoming of Policy A7, including the specific criterion on the requirement for SuDs.*" They also noted that "*only a very small element of the Parish Council is served by the public sewerage network, namely the area adjoining the settlement and Parish Council area of Clehonger. As such, any new development will more than likely need private drainage in line with Policy SD4 of the Core Strategy.*" Welsh Water went on to note that "*with regard to the proposed allocations within the settlements of Winnal, Allensmore and Cobhall Common there is no issue in providing any of these sites with a supply of clean water though in some instances, off-site water mains may be required to enable the specific site to connect to the existing water network.*"
- 6.14 The Coal Authority and Natural England did not provide detailed comments.
- 6.15 Neighbouring Kilpeck Parish Council were supportive of the NDP and commented that it is "*a very good presented and professionally produced plan*".
- 6.16 The responses from local residents are set out in the accompanying document **Table 3 Residents' and Landowners' Consultation Responses**. Responses were submitted by 16 local residents and landowners, but 4 of these were in duplicate. There were several comments congratulating the Steering group / Parish Council on their hard work on the document and supporting the document overall.
- 6.17 There were also several detailed comments and objections to the settlement boundaries, namely proposals, namely at Cobhall Common (Map 4) and at Winnal (Map 2). These proposals were considered and rejected by the Steering Group and Parish Council on grounds of impact on local character and the findings of the AECOMM Technical Site

Assessment Report. There were also queries / concerns about the housing target for the Parish (as set out in the Core Strategy and updates to the target figure taking account of commitments and completions), impacts of development on local highways / additional traffic problems and the lack of a rural exceptions policy (which is addressed in the Core Strategy).

- 6.18 Overall no significant changes were made to the NDP at this stage following consideration of the representations submitted.

Appendices

Appendix I

Launch Event, 29th July 2019

Copy of Flyer / Notice

Have a say about the future of your community



In case you are wondering ... the pelican motif is from the Pateshall family coat of arms on a stained-glass window in St Andrews Church vestry.

Help shape the future of our parish



Neighbourhood Development plan
community launch event
Saturday 29th July 2017
Allensmore Village Hall

Allensmore Parish
Neighbourhood Development Plan
planning the future where you live

What is a Neighbourhood Development Plan or NDP?

The power for communities to devise Neighbourhood Development Plans is set out in national legislation - Herefordshire Council have adopted this within their Core Strategy for the future growth of the county. An NDP carries real weight within the planning system and parishes locally and nationally are evolving their own plans to shape opportunities for their communities across a broad range of issues.

As part of the NDP process, each resident in a parish, as well as local businesses, has a chance to comment on planning policies that reflect their agreed priorities and which are aimed at delivering tangible local benefits. A Neighbourhood Development Plan is:

- a document that sets out planning policies for the parish: these policies are used by the county council to decide whether to approve planning applications.
- written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- voted on by every adult resident in the parish through a referendum: if agreed, the Local Authority brings the NDP into force and is required to have regard to it.

In consequence, an NDP can be a powerful tool to ensure a community gets the right types of development, in the right places. Working together to devise and adopt an NDP helps local communities to influence their future and helps avoid damaging development proposals.

Where is Allensmore in the process?

As an NDP is an important document with real legal force, there are certain formal procedures to go through. Our Parish Council have just begun the process and volunteers have formed an NDP Steering Group.

The Steering Group meets on the third Monday of every month at 8pm in the Village Hall. These meetings are open to everyone. We have started to look at what grants are available to cover all the costs, and we have appointed an external consultant to help us

How can you find out more?

We want everyone in Allensmore to tell us their views in order to make a plan that reflects what we want for the future of the parish. To begin this process, we will be holding a 'drop-in' event on Saturday 29th July. People who live or work in the parish are invited to call into the village hall any time between 10am and 3pm.

The purpose of the event is to:

- share more information about the NDP over a cup of tea or coffee ...
 - What it is
 - What it achieves
 - How we all agree its contents
- gather views about the parish.
- set out how you could become involved.

Why not come and meet some of the Steering Group members and have an initial say about the future of your community. We need all your ideas and opinions to make our NDP a success.

We look forward to seeing you on
Saturday 29th July any time between
10.00 a.m. to 3.00 p.m.

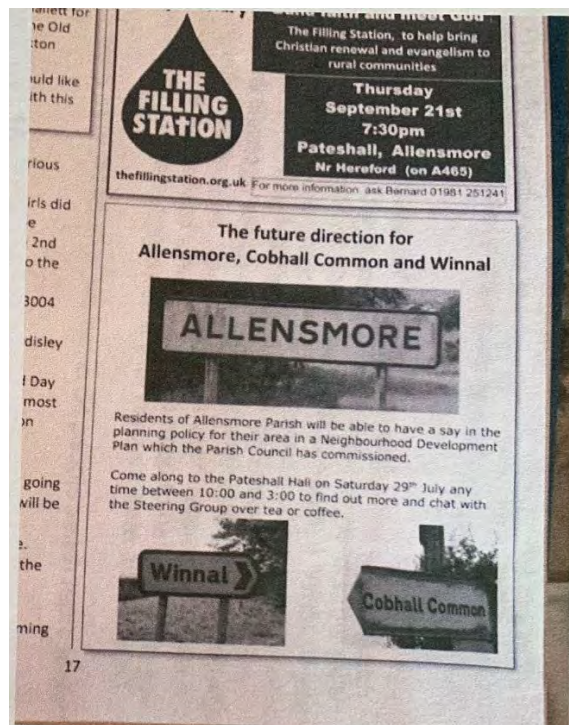
The Allensmore NDP Steering Group
www.allensmore.org.uk www.facebook.com/AllensmoreNDP

Other Publicity

Extract from Hereford Times, 27th July 2017



Notice in Tracking the News, July 2017



Launch Event Questions and Answers

Questions and Answers for the Allensmore NDP Launch event – 29th July 2017.

What is a Neighbourhood Development Plan?

An NDP sets out planning policies for the parish: these policies must be used by Hereford Council to decide whether to approve planning applications.

An NDP is written by us, the local community, the people who know and love the area, rather than Hereford Council.

An NDP is voted on by every adult resident in the parish through a referendum. If agreed, the Local Authority brings the NDP into force and is required to have regard to it.

Who pays for the Neighbourhood Development Plan?

Staged grants of up to £9,000 can be applied for as part of a national funding strategy (the Steering Group has just started this process).

Some additional minor expenditure may be requested by the Steering Group and approved by the Parish Council to be paid from their budget. However, other funding sources are being explored and may cover this.

Steering Group members are all unpaid volunteers.

How are my views as a resident included in the Neighbourhood Development Plan?

The village website enables communication with the Steering Group and we would like your constructive input and feedback (www.allensmore.org.uk)

This launch event invites you to comment on how you see Allensmore developing in the future

An “Issues and Options” document will be produced for consultation with you, and may go through several drafts over the next two years

A referendum will be held on the final version of the NDP. Everyone on the electoral roll in the parish can vote.

A simple majority for, and it’s accepted

Why do we need a Neighbourhood Development Plan?

If we do not produce our own NDP, Hereford Council will make decisions on our behalf within their Local Core Strategy

All communities evolve over time. An NDP will allow Allensmore residents to influence this process over the next decade or so

An NDP allows residents to have their say on housing development in the parish together with other issues they think are important

An NDP helps residents to manage change as Hereford Council must take it into account when deciding on planning applications

“Herefordshire Local Plan – Core Strategy”

Some extracts-

What issues are priorities for Allensmore in the future?

What are the solutions?

(please feel free to add your thoughts on a post-it note!)

These are examples of other parish’s NDPs in various states of preparation

Allensmore’s “designated area” for the Neighbourhood Development Plan - all Allensmore parish apart from a few houses in Clehonger

Thank you for coming today!

If you have any final thoughts, please let us know.

Please keep in touch ...

Website: www.allensmore.org.uk

Facebook: www.facebook.com/AllensmoreNDP

Email: ndp@allensmore.org.uk

Allensmore NDP Steering Group:

Nick Chapman (chairman and resident)

Tony Cramp (Parish Council Chairman and resident)

Sally Lawrence (Parish Councillor and resident)

Jeremy Lawrence (Parish Councillor and resident)

Yvonne Chapman (resident)

Merle and Tim Hancox (residents)

Louise and Jim Hamilton (residents)

Michael Owens (resident).

Table 1 - What residents enjoy about living in Allensmore

Main Themes from Launch Event 29/7/17	Number of Comments on this Theme 29/7/17	Actual Transcribed Comments 29/7/17
Community spirit	6	<ul style="list-style-type: none"> • 'Sense of community' • 'Wonderful neighbourhood with strong values' • 'Rural, quietish, friendly neighbours' • 'Small community where people know each other' • 'Peaceful, friendly, unpopulated' • 'Friendly community. Great community spirit. Quiet' • 'Lovely neighbours'
Rural environment	13	<ul style="list-style-type: none"> • 'Beautiful rural area' • 'Peaceful rural area' • 'Peaceful! Quiet rural location' • 'Rural feel. Good fresh air' • 'Rural environment' • 'Rural, quietish, friendly neighbours' • 'Beautiful views, peaceful apart from A465!' • 'Peace and quiet' • 'Peaceful, friendly, unpopulated' • 'Rural location. Small size' • 'Small community where people know each other' • 'Open countryside' • 'Quiet lovely countryside, under populated!'
Safe environment	4	<ul style="list-style-type: none"> • 'Safe community for children' • 'Feel safe' • 'Low crime rate' • 'Tranquil and secure'
Wildlife	3	<ul style="list-style-type: none"> • 'Wealth of wildlife' • 'Abundant wildlife' • 'Wildlife'
Listed buildings	1	<ul style="list-style-type: none"> • 'We have a number of Grade II listed buildings'
Access to facilities	1	<ul style="list-style-type: none"> • 'Close to facilities (library, shops etc)'
Dark skies	2	<ul style="list-style-type: none"> • 'No street lights – the dark sky is wonderful after city living!' • 'No light pollution. Dark skies!'

51 post it notes raised a range of issues documented in Table 2.

Table 2 Residents' comments about issues and options for the future

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
Drainage	19	<ul style="list-style-type: none"> • High water table causing flooding issues (1) • Improve drainage to get rid of unpleasant smells (9) • Proper draining on Cobhall Common to facilitate more building (11) • Draining a perpetual problem. (16) • Planting native trees to support drainage and wildlife diversity. (21) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • No building on Cobhall Common we have been SERIOUSLY flooded. Not fun (27) • Mains drainage. (29) • Clogged ditches (32) • Drainage is a major issue for Winnal Common. (33) • Improved drainage before more house building. (34) • Ditch clearance. (36) • We need a good drainage and sewage system soon. (37) • Drainage a major issue. (38) • Mains sewage. Having a tanker to empty cess pits is not a good idea. (39) • In winter sewage overflows into ditches. (40) • Drainage problems. Cobhall Common not address after 30 years. (44) • High water table. (48) • Drainage is a big issue especially since the environment agency stopped flailing ditches. (50)
Housing - including Age Profile Types of housing Affordability	11	<ul style="list-style-type: none"> • A peaceful area to live. Convenient to Hereford but we need to encourage young people as the village is becoming a retirement area. We need affordable housing (2) • Church Lane has already increased by more than 75% (3) • Create affordable housing for young families to keep Allensmore alive. Housing that blends in, not stick out. Homes for all. (5) • Cheap housing (6) • Allensmore needs to grow for its future. (7) • No council housing. Any development should be in keeping with existing buildings. (10) • Affordable housing. Family housing keeping youth in the community. (22)

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
		<ul style="list-style-type: none"> • Yes. Affordable housing to encourage and enable young people to live in Allensmore. (25) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • Need for affordable housing for young people maybe mobile/park homes otherwise the countryside will be an open area for pensioners. No future in this. Young people are the future. (28) • Design of new housing in harmony / keeping with local area. (45)
Farming	4	<ul style="list-style-type: none"> • No more chicken farms. (10) • No more chicken sheds. Use brown field sites for building not green field. (13) • Stop broiler units near local housing. Unpleasant smells drifting far afield. (17) • Broiler Units – Bowling Green Farm – Issues: water pollution, traffic increase, odour nuisance, visual impact – NO MORE (23)
Infrastructure Including access to Hereford / public transport and broadband	10	<ul style="list-style-type: none"> • Lack of infrastructure. Accessing city down Abergavenny road. (12) • A cycle path to Hereford would be a great boon and would avoid the potential for accidents on the main road (14) • Give residents the tools and responsibility to cut back grown around road signs and clear ditches (19) • Cycleway to Hereford. (20) • Access to services – eg no medical facilities, shop, school, bus services (once a week in Cobhall). (24) • Gas main. Fibre optic cable. Regular main road bus service. Junction sign off A465 denoting Church Road. Footpath alongside all main A465. (29) • No footpath between village and Hereford so walking into town is not safe on A465. (30) • Public transport to Hereford is poor. Lower speed limit on A465. (31) • What about Broadband? (43) • Public transport is an issue especially with an ageing population. (49)
Traffic including signage and speed limits	11	<ul style="list-style-type: none"> • Speeding traffic on A465 and risky joining from Allensmore because of restricted visibility. Options 1. Slow traffic (40-50mph) 2. Cut back trees. 3. Do both slow traffic and cut back trees. (15) • Traffic on main road needs to be slowed (16)

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
		<ul style="list-style-type: none"> • 30mph speed limit plus flashing sign on road from Locks to beyond sharp bend – dangerous speeding. (18) • Junction sign of A465 denoting Church Road. (29) • Lower speed limit on A465. (31) • We need a road sign showing the junction by the village hall and a speed limit of 50mph on the main road. The hall and the church generate a lot of traffic though the year. (35) • Traffic calming – Limit on A465, 20mph on local lanes (to accommodate horse riders, cyclists and walkers. (41) • Traffic too fast on A465. What about footpath / cycle way between Locks and Belmont. (Good idea and second that added on post-it). (42) • Belmont traffic major issue. Before considering development must consider additional traffic and infrastructure. (46) • Speeding vehicles from Thrupton past the Butts to the A465 must reach 70mph. (47) • Very narrow lanes mean access and passing places for traffic can be very tricky. (51)
Misc	2	<ul style="list-style-type: none"> • Are there conflicts of interest with land owners on NDP committee? (4) • Why has planning permission been turned down on John Rucks property? (8)

Copy of Follow Up Email sent to attendees, August 2017

Email sent to launch day visitors who left contact details.

Allensmore Neighbourhood Development Plan

Nick Chapman

Thu 03/08/2017 07:47

On behalf of the Steering Group, set up by the Parish Council, thank you for attending the Launch Event for Allensmore Neighbourhood Development Plan in the Village Hall last Saturday. 64 people visited our display and we had lots of positive feedback about what we are doing. We are busy collating all the responses and aim to collect more through future events in the parish. Your comments will enable us to work with the NDP consultants to draft an 'Issues and Options' Document, which will form the basis for ongoing consultation with everyone in our parish during the development of the emerging plan (i.e. up to two years).

If you have thought of anything to add since our launch event, you can email either me directly or our NDP mailbox at NDP@allensmore.org.uk at any time, or we will have our NDP display next at the village BBQ at Home Farm on Saturday 5th August. You would be most welcome to join us for a leisurely ramble over local footpaths starting from Home Farm at 3 p.m. or just come to the BBQ starting around 5 p.m.

One of you asked about potential conflict of interest for steering group members. It is important to note that we are all residents in the parish and unpaid volunteers. However, we work within Terms of Reference which have been agreed by the Parish Council (we looked at examples from neighbouring parishes when devising ours). Declarations of interest are a standing agenda item and members withdraw from any discussion and decision-making in which they might be personally involved e.g. as when we decided which consultants to appoint to advise us. In order to ensure total transparency, we have agreed with the Parish Council that steering group members will also complete the Declaration of Interest Forms that the Hereford Council use for all their parish councillors. As with any public organisation, individual members will have their own views and opinions, but action can only be taken by the group as a whole and within the parameters of the Terms of Reference. The independent consultants appointed will draft the plan using feedback from the launch event, the steering group and future consultations as well as other documents such as Herefordshire's Core Strategy. And don't forget, the final plan will need to be accepted by a majority of residents of the parish in a referendum before it comes into force.

The full Terms of Reference are in the Neighbourhood Development Plan section at our parish website at www.allensmore.org.uk where you will also find the minutes of our meetings.

Nick Chapman

Chair of Allensmore Neighbourhood Plan Steering Group

Copy of Launch Event Report, July 2017

ALLENSMORE NEIGHBOURHOOD DEVELOPMENT (NDP) PLAN

LAUNCH DAY : 29TH JULY 2017, 10am – 3pm at Pateshall Hall

Allensmore NDP Steering Group members designed a leaflet to explain about the plan and advertise the launch event. This leaflet was hand delivered by steering group members to each property in our NDP designated area.

Members met early on the 29th July to set up the hall with various information stations. These included a register of visitors, the NDP designation map, questions about the NDP process, a 'What do you enjoy about living in Allensmore now?' response board, an Allensmore history section, example NDP's from other parishes, a copy of the Hereford Core Strategy which our final document would sit alongside and an Allensmore 'Issues' board. Visitors were requested to leave feedback on the last board which would be used to help prepare the initial document. Free refreshments with biscuits were also offered.

Members were very pleased to welcome 64 people which represented the areas :

Cobhall	16
Allensmore	34
Winnal	10
Hungerstone	2
Up/low Mawfield	1
Outside parish	1
Other	0

A summary of the 'What do you enjoy about living in Allensmore Now?' board follows.

Allensmore Issues – these comments have been typed up and are presented here but are not summarised yet.

The response boards are being taken to community events around the parish over the next month and we would welcome further comments.

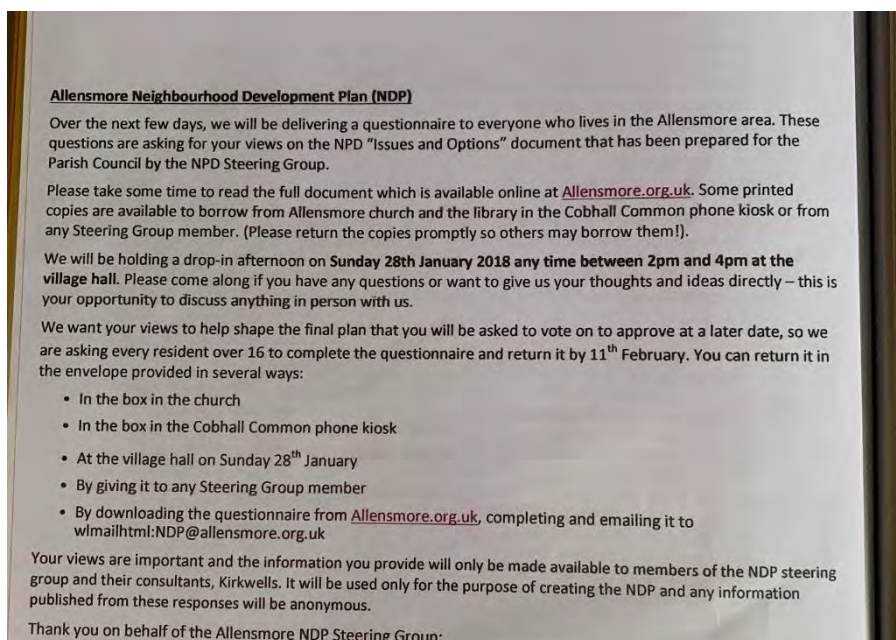
Further comments can be made by email to NDP@allensmore.org.uk or contact a member of the steering group.

Appendix II

Issues and Options Consultation, January 2018

Copies of Publicity

Copy of Email to residents on consultation database



Box for Questionnaire Returns



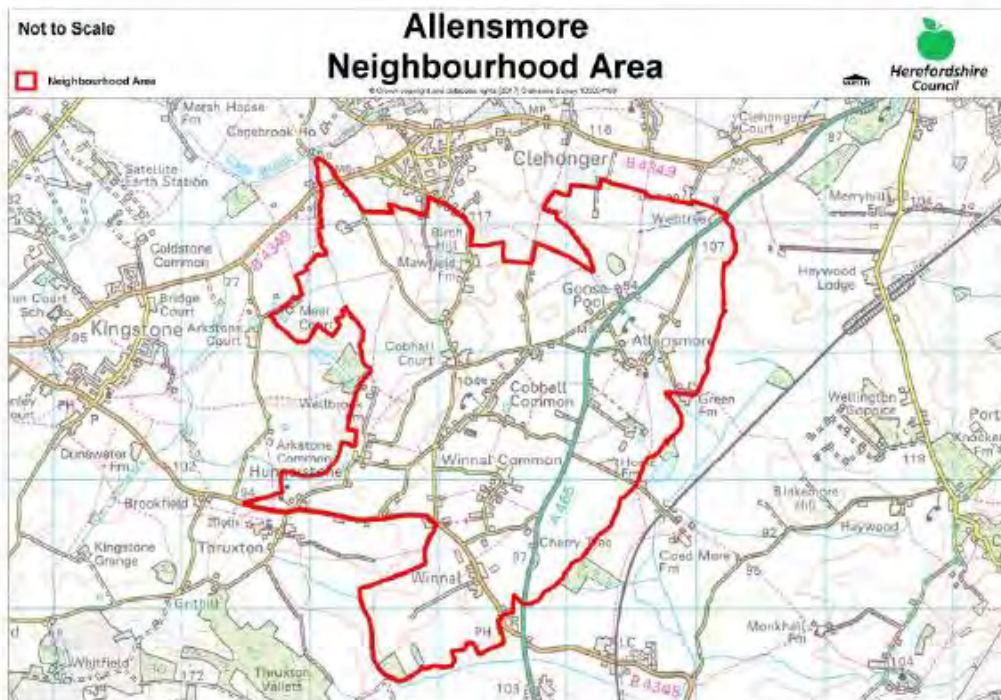
Allensmore Neighbourhood Development Plan 2017-2031

Issues and Options Consultation

January 2018

Prepared by the Neighbourhood Plan Steering Group on behalf of
Allensmore Parish Council

December 2017



How to Comment on the Allensmore Issues and Options Document

The full 48 page Issues and Options document for Allensmore Neighbourhood Development Plan (NDP) can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from the parish clerk and NDP Steering Group members (details on Allensmore.org.uk).

The document has been prepared by the NDP steering group of local residents and parish councillors with the help of Kirkwells consultants. It sets out the key planning issues identified so far from the launch event in July and the steering group's own suggestions, and possible planning policy options for addressing these issues.

Please take some time to obtain and read the full document; we need your feedback to help us move forward with our Draft Plan for Allensmore.

To help you provide your feedback, we have prepared this separate response form to be used as you read the main document. It includes some key points and all the questions included in the main document, and copies are being delivered to all houses in the Allensmore NDP area. Comments from every individual (over 16) are encouraged (on separate forms please) and will be very welcome. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Sunday 28th January 2018 any time between 2pm and 4pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything in person.

You can submit comments and suggestions in several ways:

- Come along to the open event
- If you have Word, you can download and complete the response form on your computer and email to NDP@allensmore.org.uk
- Scan this form and email your completed response form to NDP@allensmore.org.uk
- Give or post your completed response form or written comments to any Steering Group member (see Appendix III of the main document or Allensmore.org.uk) or drop them into the comments box at church.

If you do not have enough room for your answers, continue on the back page or a separate sheet, or email us at NDP@allensmore.org.uk

Please return all comments by 11th February 2018.

Thank you for your time and interest. Your comments will help us with the next stage – the First Draft Neighbourhood Development Plan for Allensmore.

The information you provide will be made available to members of the NDP steering group and the consultants, Kirkwells only. It will be used only for the purpose of creating the development plan and any information published from these responses will be anonymous.

Q1a. Do you think the draft Neighbourhood Development Plan main document contains a good summary of the local context?

Yes No Don't know

Q1b. Please provide any further information if you think we have missed anything.

Draft Vision for Allensmore

To protect and enhance the parish's rural way of life through gradual evolution and appropriate development which improves the quality of life for all the community whilst creating a more sustainable environment for the future.

Draft Objectives for the NDP

OBJECTIVE 1: HOUSING

To develop policies, within the framework of Herefordshire's Core Strategy, which ensure that new housing development preserves and enhances aspects that people value, while meeting the current and future needs of both residents and businesses.

OBJECTIVE 2: THE ENVIRONMENT

Ensure that all housing and business development preserves the character of the parish and protects the landscape, so that its impact on the environment is minimised, with particular reference to water, sewage and soil management, as well as energy and water conservation.

OBJECTIVE 3: FARMING AND OTHER BUSINESS

Encourage new business initiatives which promote the economic well-being of the parish provided that they are in scale with, and sensitive to, the rural character of the locality.

OBJECTIVE 4: COMMUNITY FACILITIES AND INFRASTRUCTURE

Sustain and enhance existing community facilities whilst supporting appropriate new infrastructure as needed and desired by residents and businesses.

Q2a. Do you agree with the Draft Vision and Objectives?

Yes No Don't know

Q2b. Please provide any comments suggesting how they could be improved.

Policy Options for Landscape:

Q3a. Should Allensmore NDP include a planning policy such as this to protect local landscape character?

Yes No Don't know

Q3b. If Yes, is there anything else that we should include in the policy or supporting information (eg other important landscape features, flora and fauna etc?)

Q3c. Are there any specific and/or significant views that you believe should be protected?

Q3d. Or should the NDP be silent on landscape character and leave such policies to Herefordshire Council?

Yes No Don't know

Policy Options for Wildlife:

Q4a. Should Allensmore NDP include a planning policy to protect local wildlife?

Yes No Don't know

Q4b. If Yes, is there anything else that we should include in the policy or supporting / background information?

Q4c. Or should the NDP be silent on wildlife and leave such policies to Herefordshire Council?

Yes No Don't know

Policy 3 – Settlement Boundaries

Policy Options for Settlement Boundaries:

Q5. Should the NDP include Settlement Boundaries for the 3 settlements?

Yes No Don't know

Comments:

Map 2 Allensmore Settlement Boundary Options

(for bigger versions of these maps, please refer to the full document)



Policy Options for Settlement Boundaries:-

Q6. Do you think the boundary for Allensmore is

About right

Should be extended If so, please describe in what way:

Should be made smaller If so, please describe in what way:

Don't know

Any other comments

Map 3 Cobhall Common Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q7. Do you think the boundary for Cobhall Common is

About right

Should be extended If so, please describe in what way:

Should be made smaller If so, please describe in what way:

Don't know

Any other comments

Map 4 Winnal Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q8. Do you think the boundary for Winnal is

About right

Should be extended If so, please describe in what way:

Should be made smaller If so, please describe in what way:

Don't know

Any other comments

Policy Options for Criteria in New Housing Developments:

Q9. Which planning criteria should be used to guide speculative new housing in the three settlements?

Please tick all that apply.

Brownfield Infill Scale / Size of development Access Parking

Other Please specify

Q10. Do you think we need different criteria for each settlement?

Yes No Don't know

If Yes, please tell us about any specific issues that need addressing in each settlement.

Allensmore

Cobhall Common

Winnal

Policy Options for New Housing - Amount of New Housing:

Q11. The Core strategy requires at least 12 new houses between now and 2031. In your view, how many should we plan for?

This minimum number (12) 13 – 20 21 – 30 31 or more

Policy Options for New Housing - Location of development:

Q12. How should these new homes be spread across the area?

About evenly across the three settlements Not evenly

Please explain

Policy Options for New Housing - Scale of each development:

Q13. Should these developments be for: (tick all that apply)

- Single houses
Small scale developments of 2-3 houses
Medium scale development of 4-10 houses
Larger developments - over 11 houses

Note - affordable housing can only be required to be provided in schemes of 11 or more houses, so if we only have schemes of 10 or fewer houses, we may not be able to have any new affordable housing in the settlements.

Policy Options for New Housing -Types of Housing:

Q14. Which of the following would you like to see included in the new housing? (tick all that apply)

- Starter homes of one or two bedrooms
Family homes (three bedrooms)
Executive homes (four or more bedrooms)
Adapted / easy access homes
Supported housing / retirement homes
Conversion of existing non-residential buildings (e.g. barns)
Other Please specify

Policy Options for New Housing - Housing Tenure:

Q15. What types of housing should be included in the new homes? (tick all that apply)

- Privately rented homes
Privately owned homes
"Affordable housing" for sale (Note: this is not the same as low cost market housing)
"Affordable housing" for rent (eg registered provider)
Shared ownership (occupant and registered provider)
Other Please specify

Policy Options for New Housing – other Housing Policy:

Q16. Are there any other policies about housing that you would like to see included in the NDP?

Yes If so, please describe what to include:

No Don't know

Policy Options for Local Economic Development:

Q17. Do you think the Allensmore NDP should include a policy supporting conversions of former agricultural buildings to promote local economic development?

Yes No Don't know

Comments

Q18. Cycleways

Would a cycleway be well used and/or be useful to you or your family?

a. from Belmont to the village hall Yes No Don't know

b. from the village hall to Lock's Garage Yes No Don't know

Q19. Road signs

a. Is there a need for additional directional signage?

Yes If so where?

No Don't know

b. Do you feel "slow down" or similar signs on the A465 would make it safer for parishioners or visitors?

Yes If so where?

No Don't know

Q20. Litter and illegal dumping of waste

a. Is illegal dumping of waste a problem?

Yes If so where?

No Don't know

b. Would you support/take part in an annual "litter pick" along the length of the A465 through the parish and/or along our side roads?

Yes No Don't know

Q21. Traffic speed.

- a. Given that the A465 divides the settlement areas and is subject to the national speed limit of 60 mph, would you support pursuing a lower speed limit with the relevant agencies?

Yes No Don't know

- b. As a resident of Allensmore, Cobhall Common and Winnal would you support pursuing a lower speed limit in the centre of your community with the relevant agencies?

Yes No Don't know

- c. Would you support the installation of speed bumps or other traffic calming measures?

Yes No Don't know

Q22. Can you suggest any additional features/structures which the parish lacks and that would improve life in Allensmore (for example, public transport)?

Policy Options for Local Infrastructure:

Q23. Do you think the Allensmore NDP should include a policy protecting the village hall as a local community facility and supporting investment in new or improved facilities?

Yes No Don't know

Comments

Q24. Do you think the Allensmore NDP should include a policy to encourage improvements to the facilities at St Andrews and by so doing enable a wider use of the church building?

Yes No Don't know

Comments

Q25. Please tell us a little about yourself.

This helps us to check if we have views from a wide range of people living in the parish.

Which area of the parish do you live in?

Allensmore Cobhall / Cobhall Common Winnal/ Winnal Common
Other area Please specify

Your age?

Under 30 thirties forties fifties sixties older

Number of children aged 16 or under usually living in your household?

How long have you lived in this parish?

Under 5 years 5 to 10 years 10 – 25 years over 25 years

If you work or are in full time education, where do you mostly do so?

Not applicable Home Allensmore area within 10 miles further than 10 miles

Would you like to make any further comments?

Copy of Follow Up Email

NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) ISSUES AND OPTIONS DOCUMENT – WHERE NEXT?

Thank you to the 89 respondents to our recent questionnaire about the initial Issues and Options document and also to the 45 residents who were able to attend the ‘drop-in’ session held in the village hall on 28th January. We appreciate the time involved in considering the first draft of this weighty piece of work!

The NDP Steering Group met on 22nd February and we agreed to publish the collated results of this early stage in the consultation process so that you can share what other residents have said. Attached is a summary of your feedback but if you wish to read the responses in full, you can find these on the Allensmore Parish Council website at

<http://allensmore.org.uk/Issues-and-options.php>

What happens next?

Working with our professional consultants [and our liaison official at the Herefordshire Council as needed], we will:

- Review the responses from this stage of the consultation and start drafting a **preferred options plan** (excluding the housing site section at this stage).
- Undertake a ‘call for sites’ from landowners in the parish. Potential sites submitted will then undergo technical assessments from independent professionals and be rated by them according to suitability for building.
- In view of the above, revise and finalise the draft NDP.
- Consult residents in the parish on the revised plan and redraft as necessary.

Given that the ‘call for sites’ may elicit responses from across the whole parish, the steering group have decided to wait for this information (together with the subsequent technical assessments) before making any amendments to the initial proposals for settlement boundaries contained in the Issues and Options document. This will also allow us time to study your comments from the recent questionnaire alongside feedback from the professional assessors before finalising the next draft of the NDP to put forward for consultation.

A reminder about the role of the steering group

- The steering group and parish council have no authority to decide the NDP. Once the finalised (but still draft) plan has been quality assured by Herefordshire Council to check that it complies with current legislation, it will be subject to a referendum. It is residents who will decide whether it is accepted (if you say no then the county council resume control). Having an NDP in place means that the planners at the council have to take it into account.
- The steering group is currently made up of ten members, three of whom are also parish councillors and all of whom are unpaid volunteers. As chair of the steering group, I am not a parish councillor, but I provide a report at the council meetings of how the process is going. Steering group meetings are open to residents to attend (see <http://allensmore.org.uk/Neighbourhood-Development-Plan.php> for information about this).
- All steering group members are residents and landowners within the parish – so like you, we care about what happens to this lovely part of the country in which we live and many of us work. However, we recognise that this also has the potential for both actual and perceived conflicts of interest to arise: we aim to respect the integrity of our colleagues whilst maintaining transparency in our processes. We have declared our interests on the Herefordshire council forms for this purpose and minute any

changes to our declarations at start of each steering group meeting. Formal or final decisions can require individual steering group members to withdraw from the discussions.

We look forward to liaising with you again during the next stage of the NDP process. In the meantime, if you have any queries please do not hesitate to contact me or one of my colleagues on the steering group.

Yours sincerely,

Nick Chapman (chair of the NDP steering group)

Copy of Key Findings



Allensmore Neighbourhood Development plan

Summary of the Key Findings from the issues and Options document consultation

In March 2017, Allensmore Parish Council decided to create a Neighbourhood Development Plan and established a steering group comprising a number of parish councillors and local residents.

With help from consultants, Kirkwells Limited, this steering group has developed an issues and options document which sets out the key planning issues identified so far from the launch event in July 2017 and suggestions from the steering group and the consultants. It also includes some possible planning policy options for addressing these issues.

The document is considered a starting point and a consultation has been conducted to enable residents to comment upon and suggest changes in order to best reflect the views of the community.

The document was published on the parish council website (Allensmore.org.uk) on 9th January and hardcopies were made available in several public places and on request from any member of the steering group.

In addition to hosting a drop in event on 28th January, a response form or questionnaire was prepared and delivered to every household in the NDP area and provided a mechanism for every resident to comment on the document.

This is a brief summary of some of the key findings of that survey. Much more detail can be found in the main report, available on the Allensmore.org.uk website together with a series of files containing annotated maps and further attachments provided in response to the consultation. Please note that a large number of comments have been made on the response forms, which provide an important element of the feedback, however they are not summarised here, please see the main document for these.

A total of 372 response forms were delivered to 198 houses in the designated area between 12th and 17th January 2018.

89 forms were returned before 12th February. Based on an estimate of 474 people aged 16 and over resident in the designated area (derived from 2011 census figures), the returned forms represent 21% of those aged 16 and over.

About the respondents

- Of the 89 respondents to the survey, 42% were from Allensmore, 35% from Cobhall / Cobhall Common and 16% from Winnal / Winnal Common and 2 (2%) each from the Mawfield, Hungerstone and Webtree areas.

- Just 10% of the respondents were under 50 years old, while 24% were in their fifties, 28% in their sixties and 37% were older. 80% of the respondents had no children usually living in their household.
- Approaching half (46%) of respondents have lived in this parish for over 25 years, while 12% have lived here for less than 5 years.
- 36% of respondents are not in work or full time education and 31% work from home.

Vision and objectives

- A large majority (83%) of respondents felt the document provided a good summary of the local context, compared with 5% who did not.
- There was also strong support for the draft vision and objectives with 77% of respondents in agreement and 11% who disagreed.

Landscape and wildlife

- A very high proportion of respondents (88% in favour, 6% not) felt that the NDP should include a planning policy similar to the one suggested to protect the local landscape character. A number of suggestions were made for further features and views which should be protected by planning policies.
- Similarly, a very high proportion (82%) of respondents felt that the NDP should include a policy to protect wildlife.

Settlement boundaries

- When asked if the NDP should include settlement boundaries, around two-thirds (68%) of respondents felt they should, while a fifth (20%) did not think so.
- The majority (60%) of respondents thought the suggested settlement boundary for Allensmore was about right, while 20% feel it should be extended and 4% consider that it should be made smaller.
- With regard to the suggested settlement boundary for Cobhall Common, again a majority of respondents (56%) felt it is about right compared with 18% who considered that it should be extended and 10% who would like to see it made smaller.
- A large majority of respondents (63%) felt that the draft settlement boundary for Winnal is about right, compared with 13% who would like to see it extended and 1% who would feel it should be made smaller.

Housing

- The majority of respondents agreed that each of the suggested criteria (Brownfield, Infill, Scale/size of development, Access and Parking) should be used as a guide for speculative new housing. A number of people also commented that drainage should also be a factor.
- There was little support for having different criteria for each settlement with 44% of respondents saying "No" while 28% felt there should differ between the settlements.

- A majority (63%) of respondents felt we should plan for 12 new houses, the minimum number required by the Core Strategy, while 25% felt 13 – 20 houses was a more appropriate number and 11% felt the number should be in the range of 21 to 30.
- Most respondents (63%) considered that the new homes should be spread about evenly across the three settlements compared with 38% who disagreed.
- Most respondents believe the new developments should be either single houses (67%) or small scale developments of 2-3 houses (71%).
- The most popular types to be included in the new homes built were family homes (3 bedrooms) (75% of respondents would like to see these), starter homes of 1-2 bedrooms (60%) and conversion of existing non-residential buildings (60%). Of the types listed, there was least support for executive homes (4 or more bedrooms) which 17% would like to see included.
- A large majority support the new homes to be privately owned (88% of respondents) with the next most popular being affordable housing for sale (41%).
- There was strong support (75% of respondents) for the NDP to include a policy supporting the conversion of former agricultural buildings to promote economic development.

Roads, traffic and infrastructure

- More respondents were in favour of a cycleway from the village hall to Locks garage (58%) than were against (31%) while the views were about balanced for and against for a cycleway from the village hall to Belmont.
- Most respondents (61%) feel there is no need for additional directional signage, and there was little or no overall demand for "slow down" signs or for pursuing a lower speed limit on the A465.
- Nearly half (46%) of respondents find illegal dumping of waste to be a problem, while over a quarter (28%) do not, and a large majority (71%) would support or take part in an annual litter pick.
- Most respondents (60%) like the idea of a lower speed limit in the centre of their community while 31% disagree. Support was particularly strong amongst residents of Cobhall Common where 67% support the idea.
- A large majority (83%) of respondents do not support the installation of speed bumps or other traffic calming measures.
- An overwhelming majority of respondents want the NDP to include a policy to protect the village hall as a local community facility and encourage investment in new or improved facilities.
- Most respondents (59%) felt a policy should be included in the NDP to encourage improvements to the Church in order to enable a wider use of the building.

Issue 1-1, Feb 2018

Appendix III

Call for Sites, March to April 2018

Publicity

Copy of Notice

Allensmore Neighbourhood Development Plan (NDP) Call for Sites

Allensmore Parish Council wishes to announce its Call for Sites for its Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new housing up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Overall the NDP is required to support housing growth of at least 12 new dwellings over the plan period – up to 2031.

Land must be within our designated Neighbourhood Area which includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

Anyone with land who would like it to be considered for inclusion in the Plan is asked to submit an application. For a map of our area and more details of how to submit an application, please see the Neighbourhood Development Plan section of our website (www.Allensmore.org.uk) or email NDP@Allensmore.org.uk. Closing date is **8th April 2018**.

Copy of Poster

Allensmore Neighbourhood Development Plan (NDP) Call for Sites

Allensmore Parish Council wishes to announce its Call for Sites for its Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new housing up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Overall the NDP is required to support housing growth of at least 12 new dwellings over the plan period – up to 2031.

Land must be within our Neighbourhood Area which includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets. You can see a map of the Area on the Neighbourhood Development Plan section of our website (www.Allensmore.org.uk).

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to submit an application. Please do so using the Site Submission Form, available on our website (www.Allensmore.org.uk) and providing a clear site plan with the site boundary marked in red. (You may find the map available by going to the Herefordshire.gov.uk website and searching for “Explore Herefordshire Map” useful.) This will give us the information we need to make sure your site is properly assessed.

Please send your completed Site Submission Form to **Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE** or email to clerk@allensmore.org.uk to be received by **8th April 2018**.

If you have a site which has been or is currently the subject of a planning application, we would also like you to complete a submission so that your site can be assessed and considered along with any other new submitted sites.

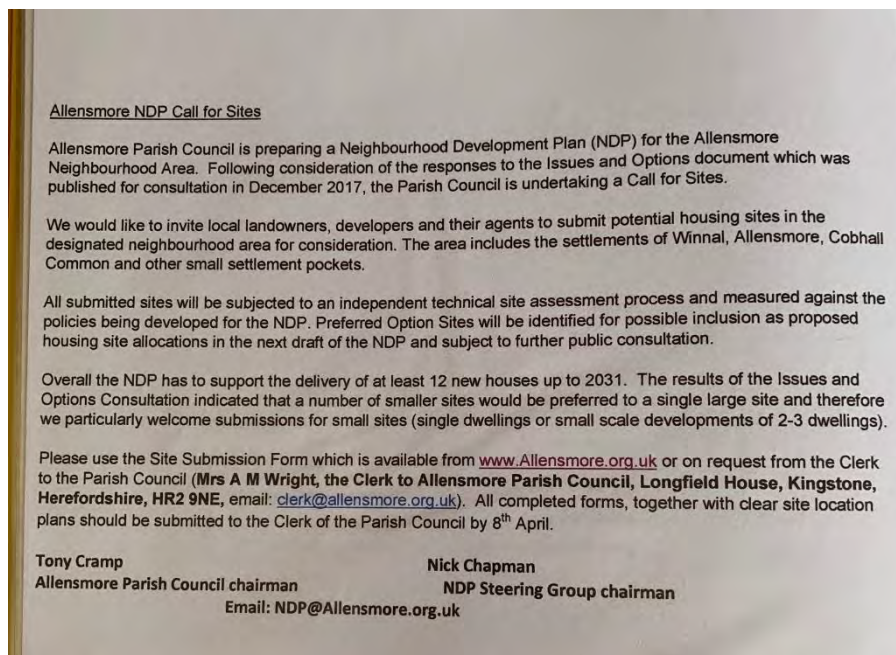
All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP. Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further community consultation in the spring / summer 2018.

Tony Cramp
Allensmore Parish Council chairman

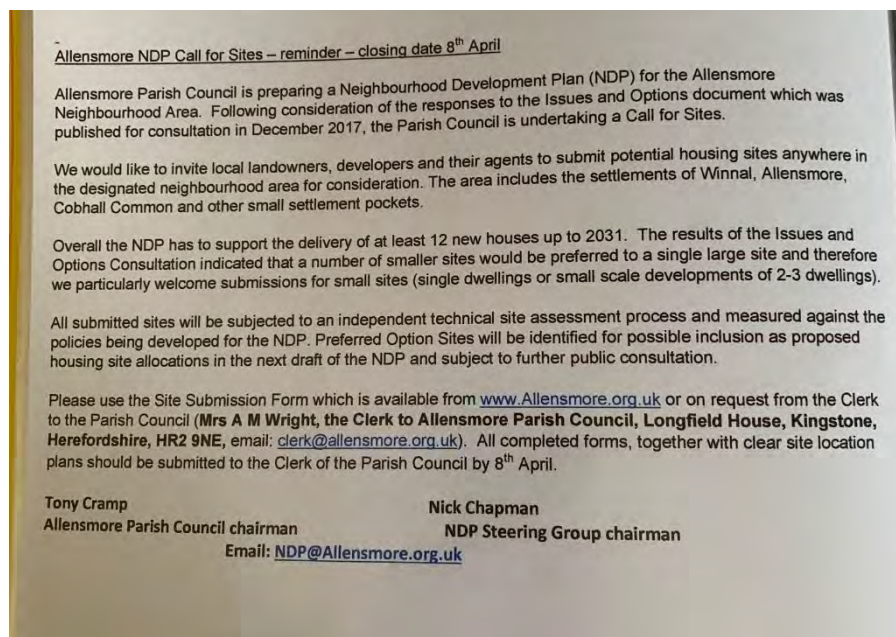
Email: NDP@Allensmore.org.uk

Nick Chapman
NDP Steering Group chairman

Copy of Email to Residents



Reminder Email



Press Release for Notices in Hereford Times and Tracking the News

Allensmore Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Allensmore Neighbourhood Area. Following consideration of the responses to the Issues and Options document which was published for consultation in December 2017, the Parish Council is undertaking a Call for Sites.

We would like to invite local landowners, developers and their agents to submit potential housing sites in the designated neighbourhood area for consideration. The area includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP. Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further public consultation.

Overall the NDP has to support the delivery of at least 12 new houses up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings).

Please use the Site Submission Form which is available from www.Allensmore.org.uk or on request from the Clerk to the Parish Council (**Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE**, email: clerk@allensmore.org.uk). All completed forms, together with clear site location plans should be submitted to the Clerk of the Parish Council by 8th April.

County Times

Allensmore

ALLENSMORE PARISH COUNCIL - Is preparing a Neighbourhood Development Plan (NDP) for the Allensmore Neighbourhood Area. Following consideration of the responses to the Issues and Options document which was published for consultation in December 2017, the Parish Council is undertaking a call for sites.

We would like to invite local landowners, developers and their agents to submit potential housing sites in the designated neighbourhood area for consideration.

The area includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP.

Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further public consultation.

Overall the NDP has to support the delivery of at least 12 new houses up to 2031.

The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Please use the Site Submission

Scouts fun



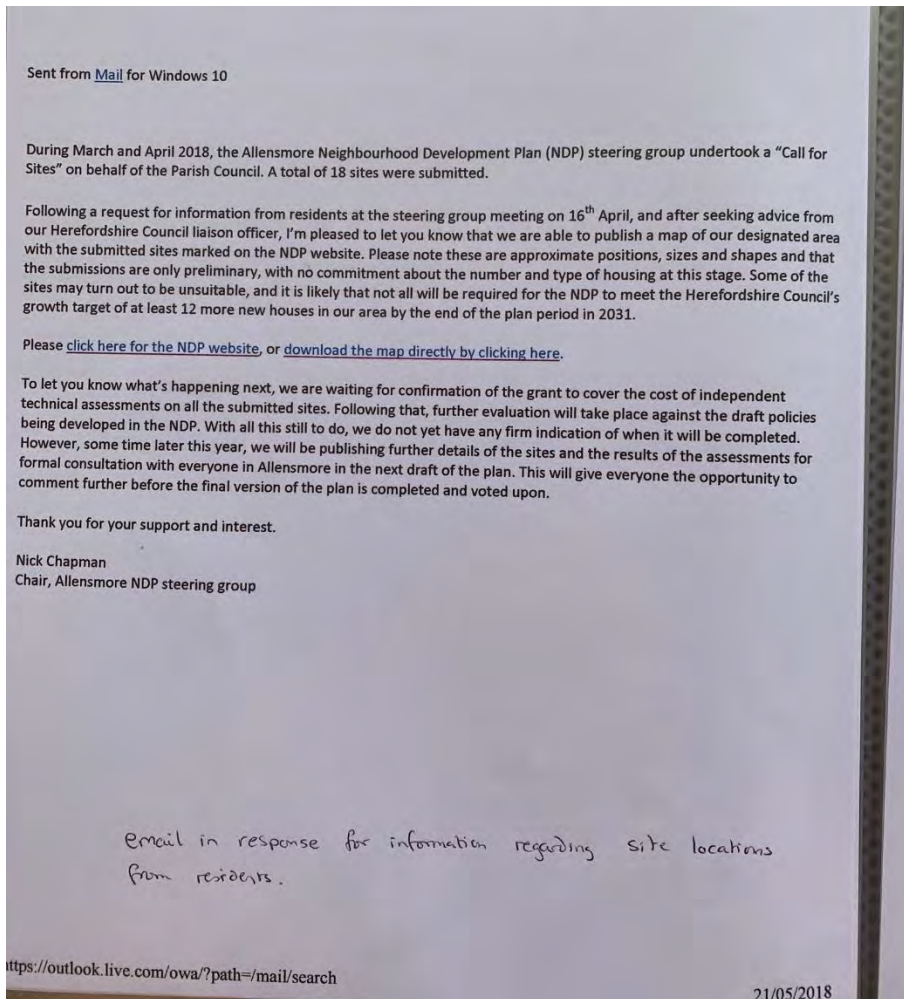
THE 1st Holmer (Hereford) Scout Group recently took over the book table at Tesco Belmont for the month of February.

Form which is available from www.allensmore.org.uk or on request from the clerk to the Parish Council (Mrs A M Wright, the clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE, email: clerk@allensmore.org.uk).

All completed forms, together with clear site location plans should be submitted to the clerk of the Parish Council by April 8.

Copies of Update Emails

May 2018



June 2018

Allensmore Neighbourhood Development Plan (NDP) – June update

I'm pleased to be able to tell you that after a slight delay (not our fault), we now have confirmation from AECOM that the funding is in place for them to carry out their independent technical assessments on the "call for sites" submissions.

In the meantime, a further 5 sites have been submitted and advice from our consultants was to accept them as we are able to include them in the site assessment process. As this process has now started, we will not be accepting any further submissions for the NDP. We have published a revised map on the [Allensmore Parish Council website](#) which can be downloaded by clicking [here](#).

As a reminder of what happens next after the AECOM assessments, further evaluation will take place against the draft policies being developed in the NDP. We will be publishing further details of the sites and the results of the assessments for formal consultation with everyone in Allensmore in the next draft of the plan later this year. This will give everyone the opportunity to comment further before the final version of the plan is completed and voted upon.

Nick Chapman
Chair, Allensmore NDP steering group
June 2018

* You have been sent this as you are registered with the Allensmore NDP steering group. If you do not want to receive any more correspondence from us, please reply with "Unsubscribe" in the subject or body of your email.

Email sent 25/6/18 village e-board + subscribers.

Copy of Website Update, May 2018

Allensmore Neighbourhood Development Plan – Call for Sites April 2018

As part of preparing the Allensmore Neighbourhood Development Plan (NDP), the steering group undertook a "Call for Sites" during March and April 2018 on behalf of the Parish Council. A total of 18 sites were submitted.

We are waiting for confirmation of the grant to cover the cost of independent technical assessments on all the submitted sites. When this has been done, further evaluation will take place against the draft policies being developed in the NDP.

With all this still to do, we cannot give you any firm indication of how soon this will all take place. Please be aware that some of the sites may turn out to be unsuitable, and it is likely that not all will be required for the NDP to meet the Herefordshire Council's growth target of 12 or more new houses by the end of the plan period in 2031.

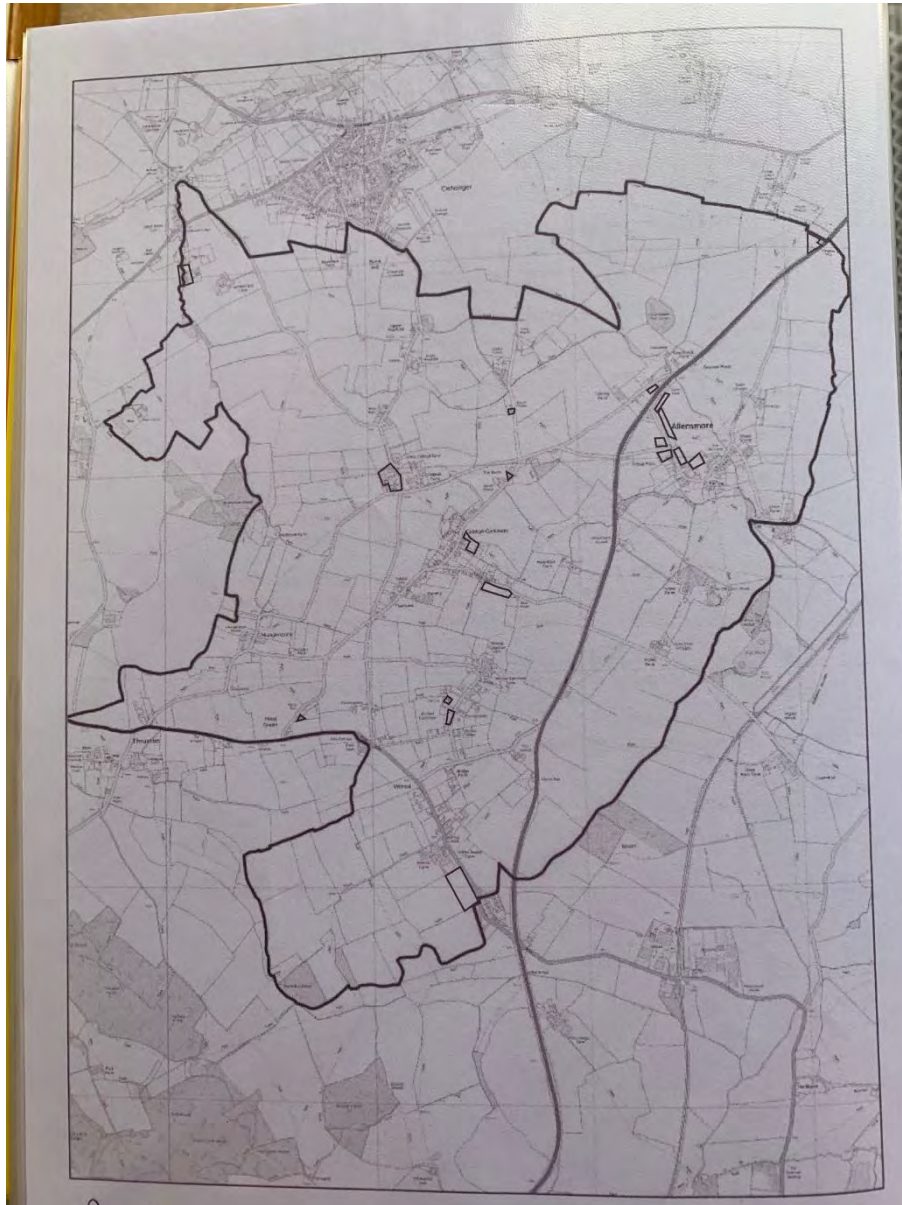
Following a request for information from residents at the steering group meeting on 16th April, we have agreed to publish this map of our designated area with the submitted sites marked by blue outlines. Please note these are approximate positions, sizes and shapes; also the submissions are only preliminary, with no commitment about the number and type of housing at this stage.

Further details of the sites and the results of the assessments will be published for consultation with everyone in Allensmore in the next draft of the NDP later this year. This will give everyone the opportunity to comment on the proposed sites.

In the meantime, and until the consultation is published, the steering group cannot make any further comment or enter into any discussions about individual sites.

Nick Chapman
Chair, Allensmore NDP steering group.

See map below



Copy of Site Submission Form

Allensmore Neighbourhood Development Plan Site Submission Form

Allensmore Parish Council is looking at the potential availability of land for housing and other uses across the Allensmore Neighbourhood Area up to 2031. This exercise is being undertaken as part of the preparation of the Allensmore Neighbourhood Development Plan. This form should be used to identify sites which will be considered by the Parish Council for their suitability for the uses proposed over the lifetime of the Plan. Not all sites will be necessary or acceptable.

Please use a separate form for each site and complete the form to the best of your knowledge. Only sites within the Neighbourhood Area should be included. A plan of the Area can be seen at www.allensmore.org.uk/documents/Neighbourhood_area_boundary_map_Allensmore.pdf

Sites submitted to the Parish Council will be in the public domain and the information given will not be treated as confidential.

A map showing the exact site location and boundary marked in red must be submitted.

YOUR DETAILS:

Title:.....Name:.....
Organisation/company: (If applicable).....
Address.....
.....
Postcode:.....Tel No.....Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....
Address.....
.....
Postcode:.....Tel No.....Email:.....

1. Site Information

Site address:

OS Grid reference:

Site area:

What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:

Existing use:

Proposed use: Housing
(Please tick the appropriate box) Employment

Other (please specify)

Site description:

3. Timescales

Awaiting relocation of existing use:

Likely timeframe for development: 0-5 years
(Please tick the appropriate box)

6-10 years

11-15 years

16-20 years

4. Site Details

Access to an adopted highway (please describe):

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

Are you aware if there are any site contamination issues? Yes No (Please Delete)

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located?

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport? Yes No (Please Delete)

If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Distance from the settlement centre:

Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)

Are you aware of any restrictive covenants within or adjacent to the site?

Completed site submission forms and a clear site plan on a scaled map base with the boundary of the site shown clearly in red must be returned to Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE or email to clerk@allensmore.org.uk to be received by 8th April 2018.

Website: www.Allensmore.org.uk

The information collected as part this consultation will be used by the Parish Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Copy of Follow up Email to Landowners

Dear __

Allensmore NDP – call for sites

Thank you for your site submission(s) following our recent “call for sites” as part of the Allensmore Neighbourhood Development Plan (NDP) process.

I am pleased to let you know that the next stage of site assessment is now underway. We have appointed Aecom as our independent assessor and have passed all 23 submissions we received to them. They will first complete a desk review of the submissions, taking into account our local circumstances and looking at the history of planning applications held at Herefordshire Council.

To complete their assessment, Aecom wish to make a brief visit to each site for a quick walkover on Tuesday 15th August. A representative from the Allensmore NDP steering group – most probably myself as someone with no personal interests in any of the sites - will be accompanying them. To make this process as efficient and impartial as possible, Aecom would prefer to do this with no landowners or agents present, but obviously need your permission to access your site at some point during the day. I would be grateful if you could confirm that you agree to Aecom entering your site for this purpose together with any access issues they should be aware of.

Thank you for your interest and co-operation.

N.

Appendix IV

First Draft Plan Preferred Options Consultation, January 2019

Publicity



Copy of Email to Residents

Sat 12/01/2019 14:28

Allensmore Neighbourhood Development Plan 2017-2031

Preferred Options Consultation, January 2019

The draft “Preferred Options” document of the **Allensmore Neighbourhood Development Plan (NDP)** has now been published for consultation with all the residents of the Allensmore area. This document has been prepared by the NDP steering group made up of local residents and parish councillors with the help of our consultants, Kirkwells. It sets out the key planning issues identified so far from the launch event in July 2017 and the consultation held in January 2018.

A full copy can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are being made available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Please take some time to obtain and read the full document; your feedback will help us move forward and produce the final plan for Allensmore.

A questionnaire is being distributed to every residence in the area for you to give us your feedback. Comments from every individual are encouraged (on separate forms please) and will be very welcome. We especially welcome comments from any younger residents as we have no school, scouts, guides etc we can consult with. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Monday 21st January 2019 any time between 7pm and 9pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything with the Steering Group in person.

Closing date for comments is 31st January 2019.

Thank you for your time and interest.

Nick Chapman, chair Allensmore NDP Steering Group.

Open Event Display Material

Draft Policy A1

Protecting and Enhancing Local Landscape Character

Development proposals will be required to demonstrate how siting and design have taken into consideration local landscape character.

Draft Policy A1 - Significant Views

The sweeping nature of views to the outlying hills is valued by residents and makes an important contribution to the landscape character of the parish.

Development proposals should therefore respect the open nature of existing settlement pockets and sustain these widespread views of surrounding hills such as Garway, Hay Bluff and the Black Mountains.

Where necessary, a Landscape and Visual Impact Assessment or similar studies may need to be carried out to ensure that any scheme is designed and sited sensitively and appropriately.

Draft Policy A1 - Landscaping Schemes

Development proposals should include landscaping schemes which protect and enhance the distinctive rural landscape character of the Parish. Hedgerows, mature trees, woodlands, ponds and traditional orchards are important local landscape features and should be retained wherever possible and incorporated into designs.

Draft Policy A1 - Local Built Character

(see also Policy A4, Criteria for Development)

Development should respond to the dispersed local settlement pattern, with buildings provided at low densities in large plots and set back from the road side with front gardens and on-site parking areas.

Traditional materials such as red brick or sandstone should be used in new development, conversions and extensions to ensure development is sympathetic to the local vernacular and surrounding rural character of buildings.

Draft Policy A2

Protecting and Enhancing Local Wildlife

The priority for new development should be to avoid direct and indirect impacts on biodiversity. Where impact cannot be avoided, mitigation and then compensation measures should be provided.

Development proposals should demonstrate how biodiversity will be protected and enhanced, including wildlife in the neighbourhood area as set out in paragraphs 5.1.9 and 5.1.10, ecological networks along water courses and hedgerows, and statutory and non-statutory locally designated wildlife sites and habitats.

Draft Policy A2 - Landscaping

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, retaining existing areas of woodland and hedgerows, and planting new tracts using locally appropriate native species. Where appropriate, planting of wildflower meadows is supported.

Draft Policy A2 - Buildings

Development should take into consideration the need to protect and encourage wildlife which may be using the building(s) as habitats, such as barn owls which are known to nest locally.

Draft Policy A2 - Lighting

Lighting schemes should be designed sensitively to reduce any adverse impact on wildlife and to protect the dark skies which are characteristic of this rural area.

Draft Vision for Allensmore

To protect and enhance the parish's rural character through gradual evolution and appropriate development, which improves the quality of life for current and future generations of residents by creating a sustainable environment, enhancing wellbeing and promoting community cohesion.

Draft Objectives for the NDP

OBJECTIVE 1: HOUSING

To develop policies, within the framework of Herefordshire's Core Strategy, which ensure that new housing development preserves and enhances aspects that people value, while meeting the current and future needs of both residents and businesses.

OBJECTIVE 2: THE ENVIRONMENT

To ensure that all housing and business development preserves the character of the parish and protects the landscape, so that its impact on the environment is minimised, with particular reference to water, sewage and soil management, as well as energy and water conservation.

OBJECTIVE 3: FARMING AND OTHER BUSINESS

To encourage new business initiatives which promote the economic well-being of the parish provided that they are in scale with, and sensitive to, the rural character of the locality and any adverse impact is minimal.

OBJECTIVE 4: COMMUNITY FACILITIES AND INFRASTRUCTURE

To sustain and enhance existing community facilities whilst supporting investment in safe and appropriate new infrastructure as needed and desired by residents and businesses.

Draft Policy A8 – Protecting the Church and Village Hall and Supporting Investment in Improved Facilities

The church and village hall are protected for community type uses.

Development or investment which contributes towards the improvement of existing facilities, or provision of new recreational, community and educational resources and/or infrastructure in Allensmore Parish will be considered more favourably.

Draft Policy A7 – Drainage, Flooding and Sewage

With no mains drainage and high-water tables throughout the plan area, the ground is known to drain very poorly across the parish. Consequently, safe and reliable disposal of foul water is known to be challenging.

Development proposals will not be supported unless they can demonstrate with evidence (which may include fully documented porosity and percolation tests) that:

- a sustainable foul water drainage scheme will be implemented which mitigates against these adverse conditions
- there is minimum risk of pollution or heightened flooding elsewhere
- suitable mitigation can be provided which does not exacerbate run off or higher ground water levels elsewhere
- designs maximise the retention of surface water on the development site and minimise runoff
- a reliable solution is fully compliant with all the most recent applicable national and locally adopted standards (including the Sustainable Drainage Systems (SuDS) hierarchy).

Draft Policy A6 - Conversion of Former Agricultural Buildings for Business Use

The sensitive re-use of redundant or disused former agricultural buildings, including farmsteads, for small scale business accommodation such as workshops, offices, and studios will be supported where it does not lead to unacceptably adverse impacts on existing agricultural or commercial activities and existing agricultural uses do not conflict with proposals.

In particular, appropriate conversions will be supported where redundant or disused buildings are adjoining or located in or in close proximity to the three settlements of Winnal, Allensmore and Cobhall Common.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height. (see also Policy A4, Criteria for Development)

Adequate car parking should be provided on site and there should be suitable existing access to the highway network.

Draft Policy A5 – Housing Mix

All proposals for new housing development and conversions of non-residential buildings to residential uses should demonstrate how they help to maintain a suitable mix of tenure, type and size of dwelling in Allensmore.

Proposals should demonstrate how they respond to local needs for family housing (3 bedrooms), starter homes of one or two bedrooms, and housing for older people. Whilst plot size should have regard to local density calculations (see 5.2.14), the actual plot density should be appropriate to the type of dwelling being proposed.

Any proposals which trigger the threshold for an affordable housing requirement should integrate both the affordable housing and market housing across the site.

Draft Policy A4 – Criteria for Development in Settlement Boundaries

In addition to the identified site allocations, proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:

1. Development is small in scale preferably no more than 3 dwellings, on small infill sites of single depth (that is, not behind other houses), and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities and vice versa;
2. Properties and extensions are no more than two storeys in height and reflect the character of the settlements with housing set back in large plots (appropriate to

the size of the dwelling) and interspersed amongst green spaces. Considerations include size, scale, density, layout and landscaping;

3. Design is sensitive to any nearby built heritage assets such as the church and other Listed Buildings;
4. New developments, extensions and conversions are designed sensitively to respond to the setting of the site, and reflect the rural character of neighbouring buildings, using appropriate materials;
5. Modern and innovative designs incorporate sustainable design technologies to maximise resource and energy efficiency, and which minimise any adverse impacts on local character and setting;
6. Sites have suitable and safe access. The impact of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;
7. Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads;
8. Provision of small-scale office facilities to accommodate home working within residential development will be considered favourably within the above context.

Draft Policy A3 – Proposed Site Allocations

The following sites are identified as Preferred Options for new housing development, subject to the criteria in the policy set out for each site. The sites are identified on Maps 2, 3 and 4.

Site 1, Cats Whiskers Boarding Cattery, Winnal - see Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Site layouts reflect the characteristics of the local area with properties set back from the road and accessed by driveways.
2. Development is sited and designed to minimise overlooking of existing neighbouring properties and local residential amenity is protected.

Development of holiday accommodation (C1) would also be acceptable on this site.

Site 4, Willoughby Cottage Garden, Winnal - See Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Safe and suitable access is provided from the road.

2. Any removal of existing established mature hedgerows or trees for access or development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 6, Church Road, Allensmore - see Map 3.

This site is considered suitable for the development of up to 2 dwellings, provided that:

1. Suitable and safe access is provided from Church Road.
2. Development proposals provide effective surface water drainage measures to protect existing and future residential areas in the Church Road area from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.

Site 14, South of Winnal Farm, Winnal - see Map 2.

This proposed site is significant in scale and development of the entire area may not be appropriate. Development of part of the site for 13 dwellings is supported provided that:

1. Development proposals include suitable screening and landscaping to protect long distance views towards the site from all directions, taking into account the site's prominent location within the landscape which has an open, rural character.
2. Built form is concentrated in the south east corner as this area is considered to have a lower landscape sensitivity and adjoins existing built form at Chimney Meadows.

Site 15, Cobhall Lane, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 4 dwellings. The capacity of the site is constrained by Cobhall Lane which is a high sided single track road with limited passing spaces.

Residential development will be supported provided that:

1. Development proposals are designed and sited to integrate well with the existing built form and reflect the local linear settlement pattern.
2. Residential amenity of existing local neighbouring properties is protected and development is set back from the roadside to maximise separation distances and reduce overlooking of properties on the other side of the lane.

3. Any removal of existing established mature hedgerows or trees for access or other development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 20, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 8 dwellings provided that:

1. Development reflects the existing pattern and grain of nearby development where houses are set in large plots, and development is of a low density (below 30 dwellings per hectare).
2. Proposals are well integrated with the existing settlement pattern and continue the linear form of the village.
3. The design and layout of the development minimises overlooking of existing nearby properties and protects local residential amenity.

Site 16, Court Plocks - Barn Conversion

Map 5 Court Plocks



This site is considered appropriate for a single dwelling through the conversion of the existing barn at Court Plocks from agricultural use to residential use.

Any proposed conversion should be of a high quality design which is sensitive to the barn's existing character.

Draft Policy A3 – Map 3

Allensmore Settlement Boundary and Site 6

Draft Policy A3 – Map 4

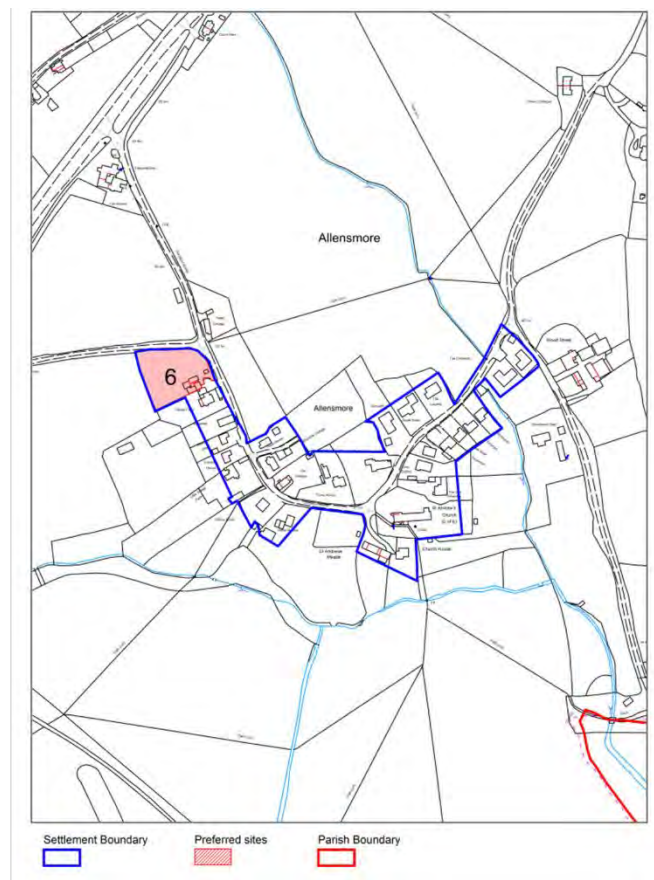
Cobhall Common Settlement Boundary and Sites 15 and 20

Draft Policy A3 – Map 2

Winnal Settlement Boundary and

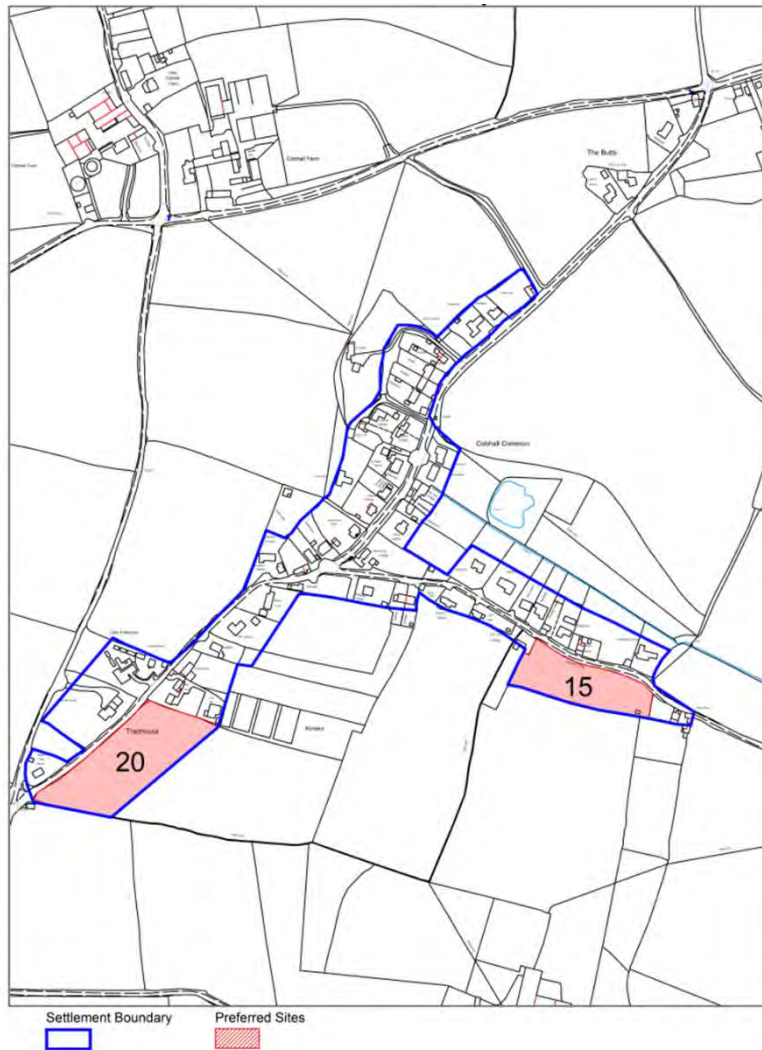
Sites 1, 4 and 14

Draft Policy A3 – Map 3
Allensmore Settlement Boundary and Site 6

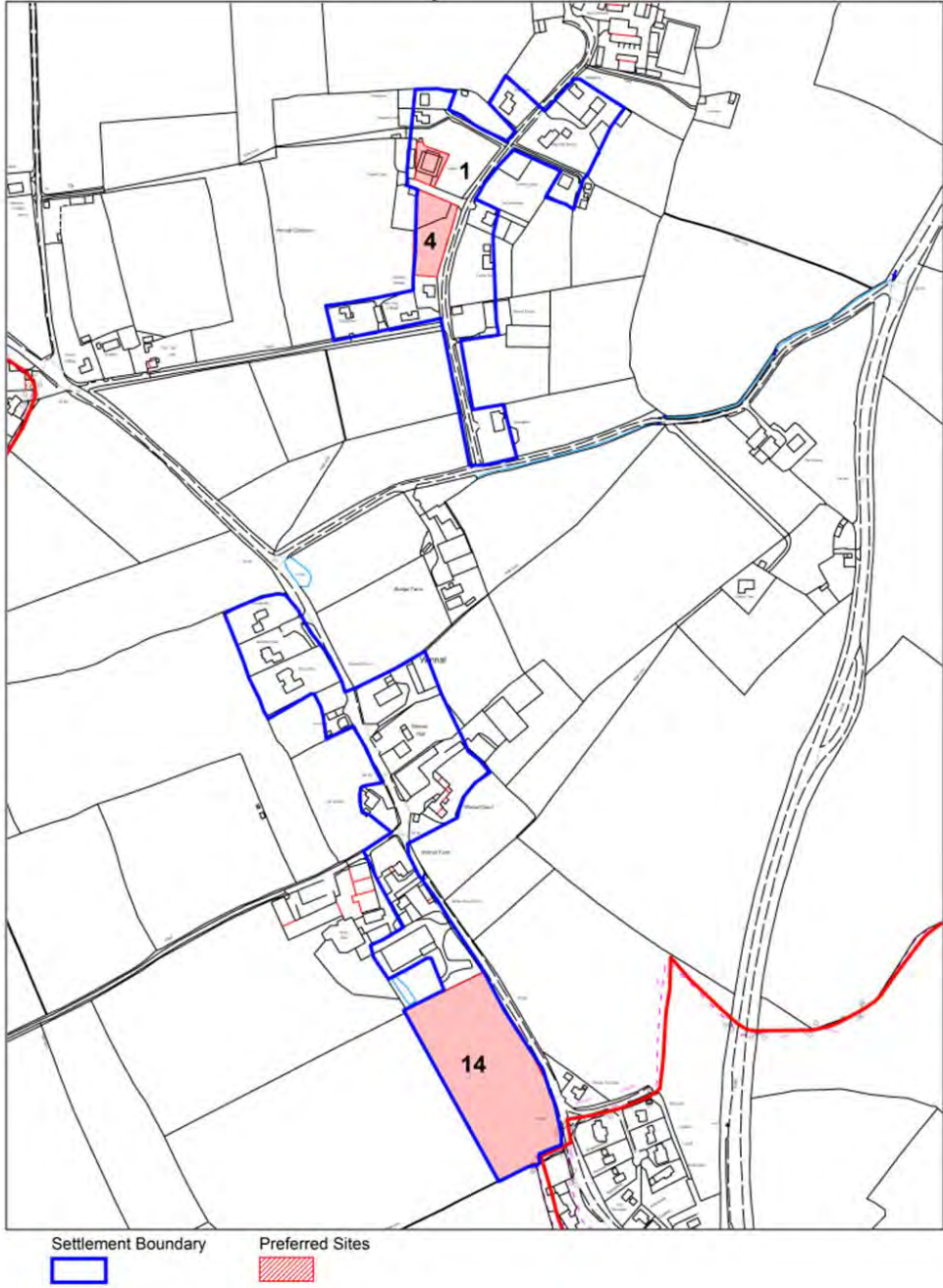


Draft Policy A3 – Map 4

Cobhall Common Settlement Boundary and Sites 15 and 20



Draft Policy A3 – Map 2
Winnal Settlement Boundary and
Sites 1, 4 and 14



Copy of Response Form:

Allensmore Neighbourhood Development Plan 2017-2031

Preferred Options Consultation, January 2019

We would like your views on our Preferred Options document for the **Allensmore Neighbourhood Development Plan (NDP)**. This document has been prepared by the NDP steering group made up of local residents and parish councillors with the help of Kirkwells consultants and is nearing the final version of the plan. It sets out the key planning issues identified so far from the launch event in July 2017 and the consultation held in January 2018.

A full copy can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Please take some time to obtain and read the full document; your feedback will help us move forward and produce the final plan for Allensmore.

To help you provide your feedback, we have prepared the response form overleaf to be used as you read the main document. Copies are being delivered to all houses in the Allensmore NDP area. Comments from every individual are encouraged (on separate forms please) and will be very welcome. We especially welcome comments from any younger residents as we have no school, scouts, guides etc we can consult with. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Monday 21st January 2019 any time between 7pm and 9pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything in person.

You can submit comments and suggestions in several ways:

- Come along to the open event
- If you have Word, you can download and complete the response form on your computer and email to NDP@allensmore.org.uk
- Scan this form and email your completed response form to NDP@allensmore.org.uk
- Give or post your completed response form or written comments to any Steering Group member (see Appendix VII of the main document or Allensmore.org.uk) or drop them into the comments box at St Andrews Church and the community library in the former Cobhall Common phone box.

If you do not have enough room for your answers, continue on a separate sheet, or email us at NDP@allensmore.org.uk

Please return all comments by 31st January 2019.

Thank you for your time and interest.

Please let us know your opinions of the vision, objectives and policies in the document by ticking the boxes below:

	strongly agree	agree	disagree	strongly disagree	no opinion
Vision and objectives (pages 14 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A1 (page 17): Protecting and enhancing local landscape character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A2 (page 19): Protecting and enhancing local wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A3 (pages 28-30): Proposed site allocations and settlement boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A4 (page 31): Criteria for development in settlement boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A5 (page 33): Housing mix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A6 (page 36): Conversion of former agricultural buildings for business use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A7 (page 41): Drainage, flooding and sewage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A8 (page 43): Protecting the Church and Village Hall and Supporting Investment in Improved Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments, please add them here:

The information you provide will be made available to members of the NDP steering group and the consultants, Kirkwells only. It will be used only for the purpose of creating the development plan and any information published from these responses will be anonymous.

However, if you are happy to tell us a little about yourself, it would help us to check if we have views from a wide range of people living in the parish.

Which area of the parish do you live in?

Allensmore Cobhall / Cobhall Common Winnal/ Winnal Common
 Other area Please specify:

Your age:

Under 16 16 - 20 twenties thirties forties fifties sixties older

Thank you. Please return completed forms by 31st January 2019.

Copy of Update Emails

Thu 31/01/2019 18:11

Allensmore NDP Preferred Options Consultation, January 2019

Thank you to everyone who has returned their comment forms so far.

To give you a little more time for those who haven't yet completed theirs, we will be leaving the collection boxes in place at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box until after the weekend ... and if you aren't able to get out because of the cold weather, there is now an [online version of the form](#) you can complete. Please do not complete the online form if you have already submitted your paper copy – these will have already been collected results noted. The online form is at <https://www.surveymonkey.co.uk/r/AllensmorePrefOptions>.

Just as a reminder, copies of the response form are available online at Allensmore.org.uk and a full copy of the document can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at the three locations above and we have a few copies available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Thanks again.

Nick Chapman, chair Allensmore NDP Steering Group.

Thu 28/03/2019 12:41

NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) - UPDATE ON PROGRESS

Dear residents

A few weeks ago, we published all the comments we received during the public consultation with you earlier this year. I'm pleased to be able to tell you that the Steering Group has now looked at all your comments and as a result has made a number of changes to the plan. All the comments and Steering Group responses have now been published on our village website here:

<http://allensmore.org.uk/documents/ResponsestoresidentsfeedbackFeb2019v4.pdf>

Next Steps:

- The Neighbourhood Development Plan will now be submitted for the more formal consultation known as "Regulation 14" where Herefordshire Council and other official bodies will be able to give their feedback. This cannot by law begin until after the local council elections in May and will take six weeks. I will keep you informed of progress and exact dates when we know them.
- Once that stage is complete and any further changes made to the plan, we will reach the final stage which will include a referendum for all Allensmore residents to decide whether to legally accept the plan.

A reminder of why the NDP is so important

The process of developing a neighbourhood plan is lengthy and complex and must conform with local and national planning strategies. This means that not building at all cannot be an option as growth targets have been set across the county. Consequently, we believe that the effort of devising an NDP is essential because – *if accepted by residents* – it will give us a legal document influencing permitted development in the settlements during the next decade or so (for example where housing is built, how many and what sort – although all of these will still be subject to the usual building and planning regulations including drainage matters!). If we do not have an NDP for Allensmore, then Herefordshire Council will continue to make the decisions about development on our behalf – this is why it is so important that each resident makes their views known and thereby helps us make a constructive and considered case for how the village evolves in the coming years.

Nick Chapman, on behalf of the Allensmore NDP Steering Group

**Neighbourhood Development Plan Consultation Evening on the
Allensmore First Draft Plan
21st January 2019 from 7-9.00 p.m.**

Process

This consultation event was publicised via:

- Village email and NDP electronic circulation lists
- Notices at key road junctions
- Notices and consultation documents in usual village focal points such as the church, village hall, telephone kiosk library, bus stop
- Explanatory notes from the chair of the steering group on the questionnaires that went to every household in the designated area

- An open session was organised in the village hall on 21st January 2019 from 7-9 p.m. at which residents could look at a display of the First Draft Plan and talk to NDP steering group members about it.
- There was also the opportunity to comment on each of the draft policies on display.
- History research arising from the initial launch in July 2017 and later work done on the centennial commemorations for the First World War were also on display for residents to peruse.

The event was attended by 40 residents including 6 members of the steering group.

Feedback received

- *Many of those attending the open event chose to complete their personal questionnaires during the session; these will be analysed separately and in conjunction with all other responses, once the consultation period closes at the end of January 2019.*
- *The following, therefore, represents only the few responses that were written under the displayed policies at the open events. These responses are reproduced in full below:-*

Draft Policy A1 – Protecting and Enhancing Local Landscape Character

'I live at Elm Tree Cottage, Cobhall Lane and I am concerned that I shall certainly lose my view of Aconbury Hill if houses are built next to mine as proposed'.

Draft Policy A2 – Protecting and Enhancing Local Wildlife

- a) 'Some properties have still not replaced hedgerows uprooted after their last development'.
- b) 'There are great crested newts in my garden pond and my pond is filled from the well into which the proposed soakaway would drain on the proposed site in Cobhall Lane'.

Draft Policy A3 – Proposed Site Allocations
No comments received via this medium

Draft Policy A4 – Criteria from Development in Settlement
'Point 7 needs more emphasis: suggest
All developments must have sufficient/adequate off-street parking, i.e. no necessity
to park on road / pull-in particularly where road is narrow

Draft Policy A5 – Housing Mix
No comments via this medium

Draft Policy A6 – Conversion of Agricultural Buildings for Business Use
'Should include adverse impact on local residents and use of highways and be of a
suitable scale'.

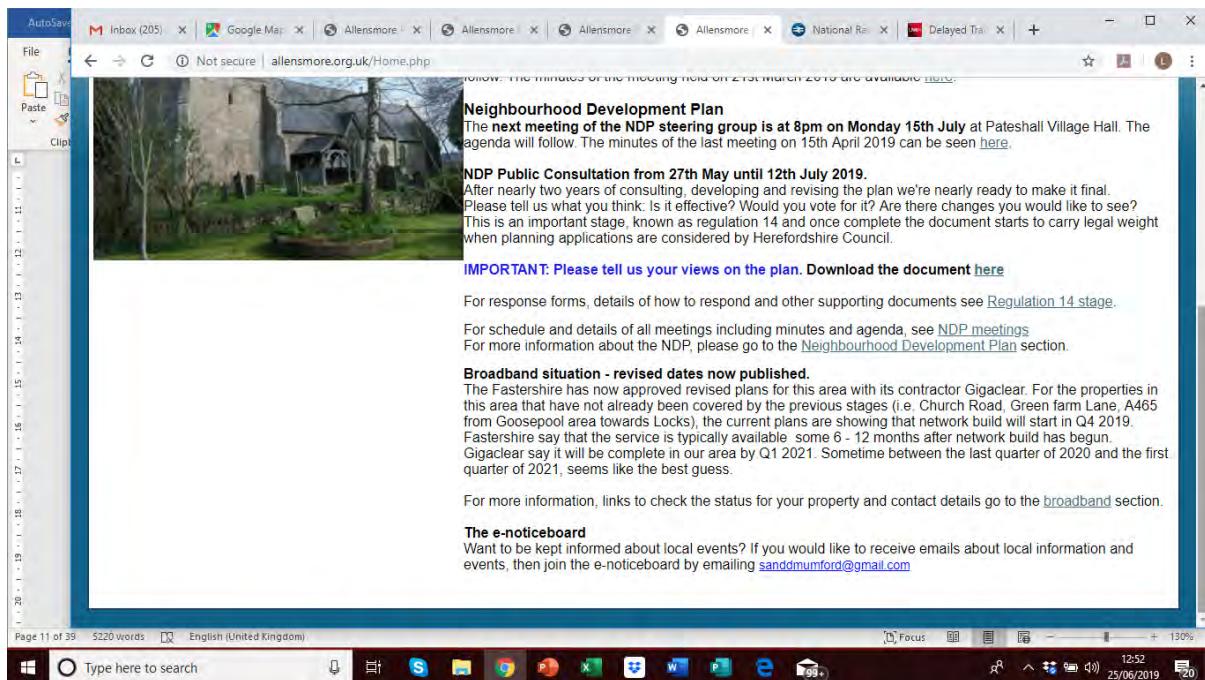
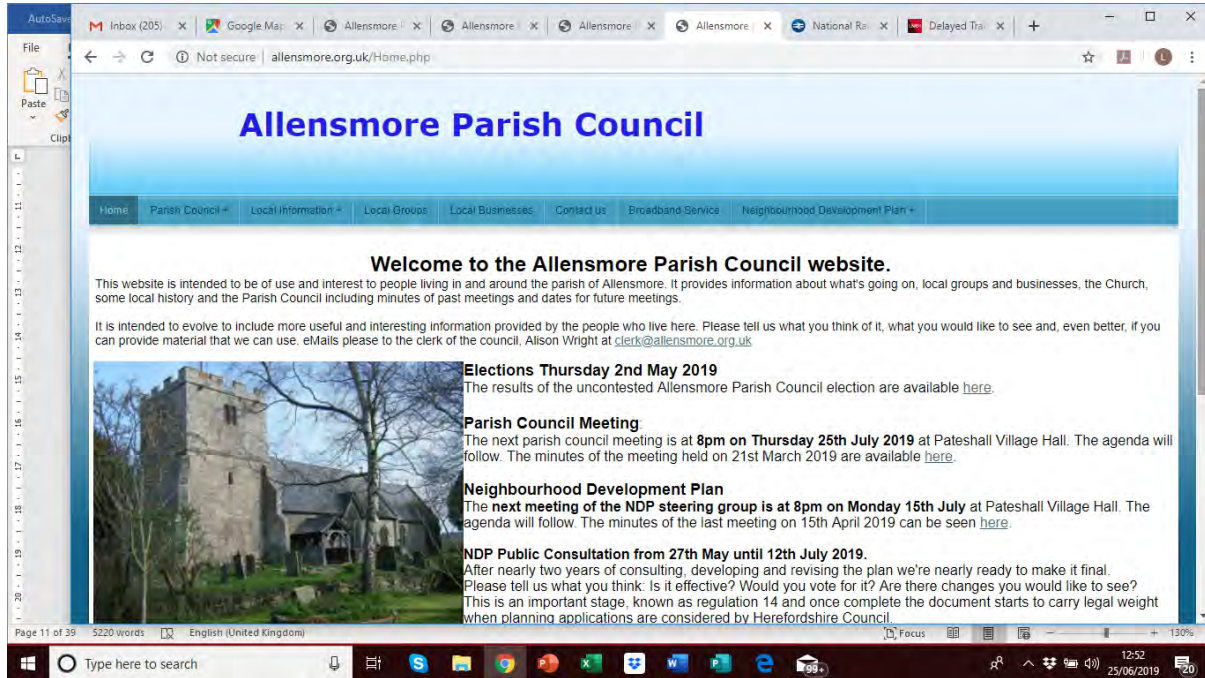
Draft Policy A7 – Drainage, Flooding and Sewage
'Implementation of proven drainage (effluent) systems to be of utmost importance,
due to local geology and the prevailing high water table'.

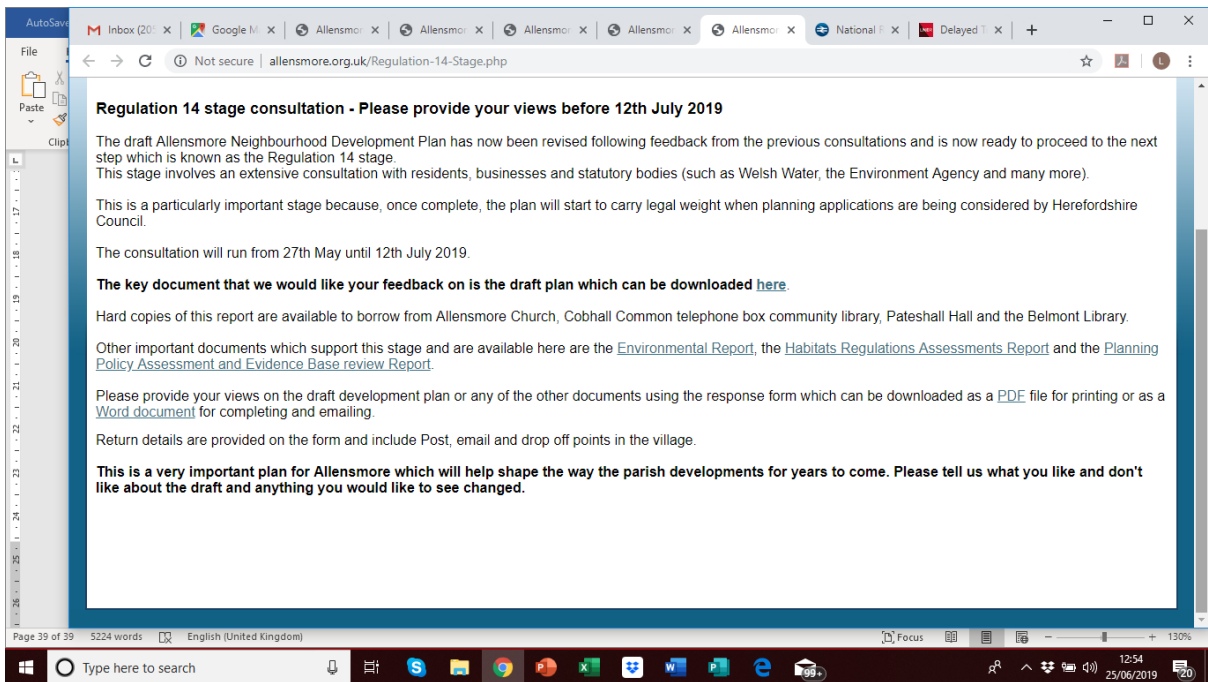
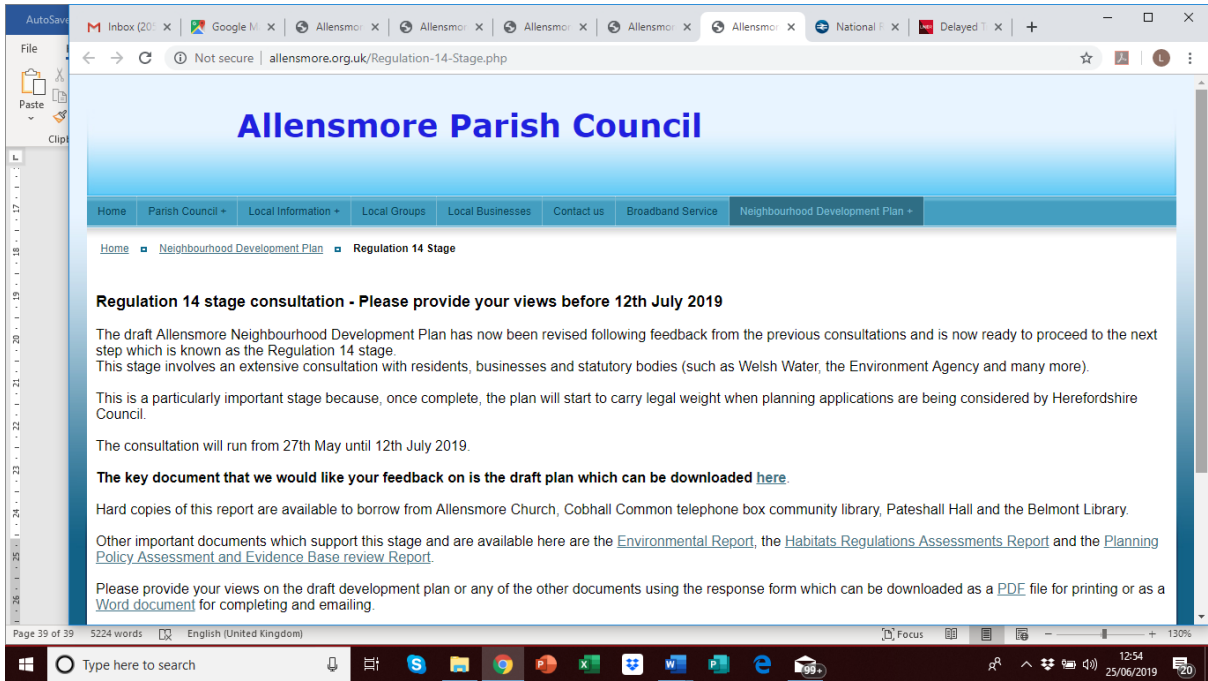
**Draft Policy A8 – Protecting the Church and Village Hall and Supporting
Investment in Improved Facilities**
No comments via this medium

Appendix V

Regulation 14 Public Consultation

Parish Council website screenshots





Other publicity

Copy of Poster



Allensmore Neighbourhood Development Plan

Public Consultation

27th May to 12th July 2019

It has taken us nearly 2 years consulting with YOU to create a Neighbourhood Development Plan for Allensmore – we are nearly ready to make it final.

It's YOUR plan!

Please tell us what you think of it

Is the draft plan effective?

Would you vote for it?

Are there any more changes you would like to see?

Don't forget: without an adopted NDP, your wishes carry no legal weight when Herefordshire Council make planning decisions


Have a look at the draft plan:

- Find it on www.allensmore.org.uk
- Borrow a copy from:
 - Allensmore church
 - Cobhall Common telephone box community library
 - Pateshall Hall
 - Belmont Library
- Email ndp@allensmore.org.uk to get your own copy

Response forms for comments are available at all of the above

Closing date for replies: Friday 12th July 2019

Tracking the News, June 2019



Allensmore
Churchwardens: Stephen Williams - 01981 570568
Tim Hancock - 01432 276020

Thrupton
Churchwardens: Mrs C. Lloyd - 01981 570235

ALLENSMORE CLEANING & FLOWER ROTA FOR JUNE
Clearing: Joyce Harris
Flowers: Fleur Turpin

THRUPTON CHURCH
(Directions to open for worship on the 1st Sunday of every month at 10.30 am and 10.45 am for children and young people during the week)

Ramble & Barbecue
Saturday 1st June
Hillside, Lower Newfield,
Allensmore, MK2 9BQ.
Walk starts at 10.00am
Refreshments at 5.00pm
Donations in aid of
St Andrew's Church

Midsummer Celloph
Saturday 8th June at 8.30pm
St Andrew's Church, Allensmore
Dancing to Bandonium
Tickets £10 (includes left supper)
Bring your own drinks
Proceeds in aid of St Andrew's Church
Tickets available from Carol Williams 07503 181028, Tim Hancock 07967 456643 or Steve Mumford at samumford@gmail.com

OPEN GARDEN
The Old Rectory, Thrupton, MK2 9AX
Saturday 15 and Sunday 16 June (1-5)
Entry £5 children free.
Home-made teas, and plants for sale.

In memory of the late Daphne Hartill
I should like to thank everyone for the unbelievable kindness shown to me and Daphne over the last few months.
Thank you for your good wishes, cards, flowers and cakes and for the lovely display of flowers on Easter Day in her honour.
Thank you.
Joyce

Allensmore Neighbourhood Development Plan
Public Consultation
27th May to 12th July 2019

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IT'S YOUR plan!
Please tell us what you think of it
Is the draft plan effective?
Would you vote for it?

Are there any more changes you would like to see?
Don't forget without an online NDP, your written copy will not count unless your Neighbourhood Council make planning decisions.

Have a look at the draft plan:

- Find it on www.allensmore.gov.uk
- View it on screen
- Allensmore church
- Central Exeter Infanterie Book Community Library
- Weymouth Library
- Find it at www.allensmore.gov.uk to get your own copy

Response forms for comments are available at all of the above.
Closing date for replies: Friday 12th July 2019

A place to make new friends
Build faith and meet God
The Filling Station, to help bring Christian revival and evangelism to rural communities.

Speaker
Andy Paine
From Telford

FRIDAY
June 21st 7:30pm
Pateshall, Allensmore
Nr Hereford (on A465)

thefillingstation.org.uk (For more information ask Gareth 01981 201212)

Tracking the News, July 2019

Hill: £7 per person, students £4. A fun competitive evening of quizing with a delicious curry included. Bring your own drinks and glasses.

OPEN COFFEE MORNINGS: Enjoy coffee & biscuits in the Village Hall, a friendly informal get together. Did you know we have a community library? Come and have a browse. Maybe borrow a book or two? A warm welcome extended to everyone. Wednesday July 10th & 24th 10.00 - 12.00am. Phone Julie: 07956 941340.


VILLAGERS WALKS: Routes around the Parish and further afield are organised on a regular basis. Friendly, informal and free of charge. Everyone welcome. Most walks are 2-3 hours & appropriate seasonal clothing & sensible footwear is advisable. Bring your own refreshments/snacks. Walking terms, every walk is different. Next walk July details will be on website & Facebook. Everyone welcome. Tea & biscuits on return to Village Hall. Enquiries: Mick 01983 250465.

GARDENING CLUB: Meet monthly on a Wednesday evening at 7.30pm in the Village Hall.

DUCK RACE AT GULFWOOD: A family day commencing at 12 noon, Sunday 1st July. With kind permission of Nigel & Edna. Buy a plastic duck to compete in the race.

SONG ENCHANTED EVENING: A charming evening of light music and song at the Old School House, accompanied by grand piano and pipe organ. Starts at 7.30pm, Supporter & 10pm. Tickets £7.50 (inc welcome drink & light supper) available from Alison 07790 239420, July 20th at 7.30pm.

Use our otherwise stated, more information for all groups/events can be found on website:
www.extonhishopvillagehall.bucks.nhs.uk or Facebook: We Are Exton Bishop.
Email: extonhishopvillagehall@gmail.com



Allensmore
Churchwardens: Stephen Williams - 01981 570568
Tim Hancock - 01432 276020

Thrupton
Churchwardens: Mrs C. Lloyd - 01981 570235

ALLENSMORE CLEANING & FLOWER ROTA FOR JULY
Clearing: Janet & Melvyn
Flowers: Val Lawrence

THRUPTON CHURCH
(Directions to open for worship on the 1st Sunday of every month at 10.30 am and 10.45 am for children and young people during the week)

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- View it on screen
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- Weymouth Library
- Find it at www.allensmore.gov.uk to get your own copy

Response forms for comments are available at all of the above.
Closing date for replies: Friday 12th July 2019

Celloph (see back cover photos)
Bandonium brought music and dancing to St Andrew's Church, Allensmore on Saturday 8th June. The pews were moved to allow for everyone to join in the dancing in the church. A light supper was served to keep everyone going and it obviously did a brilliant job with the floor packed for each dance. A huge thank you to everyone who helped, supported, cooked, danced and moved pews. This looks like being an annual event so look out for next year's date.

Hereford Times

For Hereford Times County Times section under Allensmore – published Thursday 23rd May 2019

The draft Allensmore Neighbourhood Development Plan has been published for formal public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation period runs from Monday 27th May 2019 until Friday 12th July 2019. The draft report will be available on the Allensmore village website www.allensmore.org.uk and copies available to view at St Andrews Church, Allensmore, the Cobhall Common telephone box community library, Pateshall Hall, Allensmore and Belmont Library, or an electronic copy can be obtained by emailing ndp@allensmore.org.uk. Response forms for comments are available at each contact point above.

List of Consultation Bodies Provided by Herefordshire Council and Notified by Email

Local Planning Authority (Herefordshire Council)

Natural England

Environment Agency

Historic England

Highways England

Welsh Water

Coal Authority

Network Rail

Arriva Trains Wales:

Ward Member

Adjoining Parish Councils:

Clehonger

Callow and Haywood Group

Much Dewchurch

Kilpeck Group

Kingstone and Thruxton Group

Eaton Bishop

Copy of Email to Consultation Bodies

Dear Consultee

Notification of Formal Public Consultation on the Allensmore Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Allensmore Draft Neighbourhood Development Plan (NDP) has been published for consultation by Allensmore Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local parish councillors and interested residents on behalf of the Parish Council, building on extensive informal public consultation and engagement already undertaken since 2017 including on Issues and Options and then the emerging First Draft Plan.

The consultation period runs from 27th May to 12th July 2019.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <http://allensmore.org.uk/Regulation-14-Stage.php>

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- St Andrew's Church, Allensmore
- Cobhall Common telephone box community library
- Pateshall Hall, Allensmore
- Belmont Library

Hard copies of the Draft Plan will be provided on request from the Parish Clerk:

Mrs Alison Wright, Allensmore Parish Clerk at Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE or email samoyedskye@aol.com

A Representation Form is attached for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to the Parish Clerk (address above) by Friday 12th July 2019

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the parish.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours Sincerely

Emails

Email to Village Residents

Tue 11/06/2019 10:12

Allensmore Neighbourhood Development Plan

The statutory 6 week "Regulation 14" consultation for Allensmore's Neighbourhood Development Plan is now underway and runs until Friday July 12th 2019 (see below on the ways in which you can respond). This is a major step forward in the process of preparing for the eventual referendum, when residents can give the document legal weight if they vote to accept it.

The next meeting of the NDP Steering Group will be after the consultation period when all comments can be considered together. This meeting – which as usual is open to residents - will be on Monday July 15th at 8.00 p.m. in the village hall. A report of the consultation will be presented to the full Parish Council at their meeting on July 25th 2019.

The latest version of the NDP can be downloaded from the Parish Website here:

<http://allensmore.org.uk/documents/AllensmoreNDPReg14DraftPlanv2c.pdf>. Printed copies are available at the locations below.

If you wish to make any comments, there are several ways:

- Email ndp@allensmore.org.uk
- Download the response form from here: <http://allensmore.org.uk/documents/AllensmoreReg14publicresponseform.pdf> and return it as specified on the form
- Pick up a copy of the response form, and post your response in the boxes at the following locations:
 - o St Andrew's church, Allensmore
 - o Cobhall Common telephone box community library
 - o Pateshall Hall

Thank you for your support.

Nick Chapman (chair of the NDP Steering Group)

Copy of Response Forms



**Allensmore Neighbourhood
Development Plan
Public Consultation**
27th May to 12th July 2019

Please use this response form to comment on the draft plan

Personal details	
Name	
Address	
Organisation (if applicable)	
Your contact details (phone/email)	
Tick if it is OK to publish your details with your response	

Before the final submission to Herefordshire Council later this year, the Neighbourhood Plan Steering Group needs to know what is good about this Draft Plan, and what you might want to change.

What parts of the Plan you are most satisfied or in agreement with and why?

Section/Policy number	What is good about it?

What changes would you prefer to see?

Section/Policy number	What changes do you suggest?

Please carry on to page 2

In a few words, what is your overall view of the Draft Plan?

Any other comments?

If you need extra sheets for your reply, please write your name at the top and staple your sheets together.

Return your response by:

A. Paper copy

Take your completed response to any of the following places

- Allensmore church
- Cobhall Common telephone box community library
- Pateshall Hall

B. Email

Scan your completed response pages and attach them to an email to: ndp@allensmore.org.uk

C. Post

Mrs Alison Wright, Allensmore Parish Clerk
Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE

Thank you for taking part in this consultation!

Closing date for comments – 5.00pm 12th July 2019

Allensmore Matters



Neighbourhood Development Plan Public Consultation 27th May to 12th July 2019

Please use this response form to comment on the draft plan

Personal details	
Name	
Address	
Organisation (if applicable)	
contact	
Tick if it is OK to publish your details with your response	

Before the final submission to Herefordshire Council later this year, the Neighbourhood Plan Steering Group needs to know what is good about this Draft Plan, and what you might want to change.

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- Pateshall Hall

B. Email

Scan your completed response pages and attach them to an email to: ndp@allensmore.org.uk

C. Post

Clerk, Allensmore Parish Council, address

Thank you for taking part in this consultation!

Closing date for comments – 5.00pm 12th July 2019

Belmont Library NDP Pack



Update Email

Allensmore Neighbourhood Development Plan Regulation 14 consultation update

NDP Regulation 14 Consultation

Following the **Allensmore Parish Council's approval of the draft Neighbourhood Development Plan** at their meeting on 23rd May 2019, it was submitted to Herefordshire Council and other **"statutory consultees" for formal public consultation under Regulation 14 of the Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012**. The consultation period was from Monday 27th May 2019 to Friday 12th July 2019 – the period being 6 weeks and 5 days.

We had a total of 23 responses, 7 from the statutory consultees and 16 from the public. Here are some key points from the responses:

Herefordshire Council commented: ***"overall the plan is well written and well researched ... it is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy"***. **All our draft policies are deemed to be in conformity with the Core Strategy.**

There were further positive comments from Welsh Water, Historic England and Kilpeck Parish Council.

The Environment Agency commented on the surface water flooding risk.

Responses from Natural England and the Coal Authority made no specific comments.

The majority of public responses were extremely supportive which is very pleasing to report.

Several responses commented on the draft settlement boundaries, suggesting three amendments to extend the boundaries to include land owned by the respondents.

All the responses were discussed at length by the NDP Steering Group at their meeting on July 15th 2019. A couple of minor changes to the NDP were made at this meeting:

- In response to comments from Herefordshire Council and the Environment Agency, flood risk maps have now been included in the NDP.
- We agreed with the Herefordshire Council advice to add the following statement to policies A4 (Criteria for development) and A6 (conversion of former agricultural buildings):
"Consideration should be given to the possibility of encountering contamination on sites as a result of former uses and specialist advice be sought should any be encountered".

The Steering Group made a unanimous decision not to enlarge any of the settlement boundaries. There are several reasons for this decision:

- The draft settlement boundaries were originally drawn up in discussions with Kirkwells and Herefordshire Council consultants and are endorsed by Herefordshire Council in their Regulation 14 consultation response.
- **We wish to retain the character of the settlements and reject any "double depth" development** – policies that are supported by a significant majority of respondents in previous consultations.
- One of the sites that was suggested for inclusion came forward during the call for sites process and was deemed to be unsuitable by the independent assessors AECOM, whose report was formally and unanimously accepted by the Steering Group.
- None of the other suggested areas came forward during the call for sites process.

- The draft NDP preferred sites already deliver the minimum growth target with additional contingency.
- The draft settlement boundaries were overwhelmingly supported by local residents in previous consultations.
- There are considerable drainage challenges in some of the areas where respondents have suggested changes.

A full report of all the responses together with the Steering Group's considerations is published on the Allensmore Parish Council website www.allensmore.org.uk.

Next Actions

The next stage is to prepare the final version of the NDP and supporting documents for approval by Allensmore Parish Council at their next meeting. It will then be submitted to Herefordshire Council for them to carry out the Regulation 16 Consultation and organise the referendum for local residents.

Recent Planning Applications

Although the draft NDP has now completed the Regulation 14 stage and therefore carries some increased importance in planning decisions, it can still be overridden by the Planning Committee.

We are very disappointed that this happened during a recent planning application when a site, deemed unsuitable in the draft NDP (as recommended by our independent assessors AECOM), was given outline planning approval. This was also despite the strong representations of our Parish Council at the decision-making meeting.

This underlines the importance of completing the NDP as soon as the necessary lengthy processes permit and bringing it before residents to ratify in a referendum. Until this happens, the NDP will not have full legal authority when any future planning decisions are made.

Nick Chapman, Allensmore NDP Steering Group – July 2019

Allensmore Parish Council

September 2019

Allensmore Draft Neighbourhood Development Plan

Regulation 14 Public Consultation - 27th May 2019 to 12th July 2019

Table 1 Herefordshire Council's Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
1.1	All			Comment	<p>Allensmore Parish Neighbourhood Plan</p> <p>Regulation 14 – Comments received 27 May to 12 July 2019</p> <p>Please find attached additional comments from a number of Herefordshire Council service providers to the Draft Allensmore Parish Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance. Herefordshire Council Internal Consultees</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
1.2 Neighbourhood Planning	All			Comment / Support	General comments Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy.	Noted.	No change.
1.3 Development Management				N/A	No comments received	Noted.	No change.
1.4 Strategic Planning Core Strategy Conformity Assessment From Herefordshire			Draft Policy A1 – Protecting and Enhancing Local Landscape Character	Y	Policy LD1 –Landscape and townscape, Policy LD3 – Green infrastructure, Policy LD2 – Biodiversity and geodiversity, Policy SS6 - Environmental quality and local distinctiveness,	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
Council Strategic Planning Team (Y = conformity)							
			Draft Policy A2 – Protecting and Enhancing Local Wildlife	Y	Policy LD3 – Green infrastructure, Policy SS6 - Environmental quality and local distinctiveness, Policy LD1 –Landscape and townscape, Policy LD2 – Biodiversity and geodiversity	Noted.	No change.
			Draft Policy A3 – Proposed Site Allocations	Y	SS1 - Presumption in favour of sustainable development SS2 – Delivering new homes SD1 – Sustainable design and energy efficiency RA1 – Rural housing distribution RA2 – Herefordshire’s villages H3 – Ensuring an appropriate range and mix of housing MT1 – Traffic management, highway safety and promoting active travel	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					Policy SD3 – Sustainable water management and water resources, Policy LD2 – Biodiversity and geodiversity		
			Draft Policy A4 – Criteria for Development in Settlement Boundaries	Y	SS1 - Presumption in favour of sustainable development, RA1 – Rural housing distribution Policy E3 – Homeworking SS2 – Delivering new homes SD1 – Sustainable design and energy efficiency RA2 – Herefordshire’s villages H3 – Ensuring an appropriate range and mix of housing MT1 – Traffic management, highway safety and promoting active travel Policy SD3 – Sustainable water management and water resources, Policy LD1 –Landscape and townscape, Policy LD4 – Historic environment and heritage assets, Policy	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
			Draft Policy A5 – Housing Mix	Y	H3 – Ensuring an appropriate range and mix of housing	Noted.	No change.
			Draft Policy A6 - Conversion of Former Agricultural Buildings	Y	Policy RA6 - Rural economy Policy RA5 – Re-use of rural buildings	Noted.	No change.
			Draft Policy A7 – Drainage, Flooding and Sewage	Y	<p>Policy SD3 – Sustainable water management and water resources,</p> <p>The policy is generic and tends to add little to the CS equivalent. It broadly echoes the same criteria without any attempt at tailoring, to fit the localised context or address local issues.</p> <p>This is not a conformity issue but Inclusion of this policy seems superfluous, when the issues are already addressed in the same manner in the CS policy.</p>	<p>Noted.</p> <p>Drainage and localised flooding are significant issues in the NDP area and the Parish Council would prefer to retain the policy in the NDP at this stage to reassure local residents.</p> <p>The examination of the NDP will consider matters such as duplication and may result in some policies being amended or even deleted.</p>	<p>Environment Agency Flood Risk maps have been added to the NDP to highlight the areas where surface water collects. These maps closely correspond to local knowledge.</p>

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			Draft Policy A8 – Protecting the Church and Village Hall and Supporting Investment in Improved Facilities	Y	Policy OS2 – Meeting open space, sports and recreation needs, Policy SC1 – Social and community facilities Housing numbers may need to be revised to meet some of the aspirations; over dependency on a few sites to rise contribution may jeopardise viability of developments and hinder the deliverability of affordable housing. This is not a conformity issue	Noted. The proposed housing sites have been determined through a technical site assessment process and widespread local community consultation. The preference locally is for a number of smaller sites. Hopefully the facilities will continue to be used and invested in to serve the local population and to contribute to a sustainable and viable community.	No change.
1.5 Landscape / Archaeology/ conservation				N/A	We would not have any comments on this NDP	Noted.	No change.
1.6 Strategic Housing				N/A	No comments received	Noted.	No change.
1.7 Economic Development				N/A	No comments received	Noted.	No change.

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1.8 Natural England Strategic Environmental Assessment Screening				N/A	<p>We welcome the production of this Environmental Report. Natural England notes and concurs with the screening outcome i.e. that the Plan 'will not have an adverse impact on the baseline characteristics or immediate environmental impacts'.</p> <p>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance. Habitats Regulations Assessment</p> <p>Natural England notes the screening process applied to this Neighbourhood plan. We agree with the conclusion of the report of no likely significant effect upon the named European designated site:</p>	Noted.	No change.

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					<ul style="list-style-type: none"> • River Wye Special Area of Conservation (SAC) - located approximately 2km away 		
1.9 Historic England				N/A	No comments received	Noted.	No change.
1.10 Environmental Health	All			Comment	Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development or any new commercial or industrial development. Please note that we have no observations with regard to this Neighbourhood Plan	Noted.	No change.
1.11 Environment Agency					No comments received	Noted.	No change.
1.12 Air, land and water protection	All			Comment	It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are	Noted.	No change.

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					awaiting or have already been granted planning approval.		
			A3	Comment	Having reviewed records readily available, I would advise the following regarding draft policy A3 and the seven proposed sites identified as 'Preferred Options for new housing development', outlined in red on maps 2, 3 4.and 5 and draft Policy A6 - Conversion of Former Agricultural Buildings: Draft Policy A3 – Proposed Site Allocations	Noted.	No change.
			A3 Site 4	Comment	Site 4, Willoughby Cottage Garden, Winnal A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying	Noted. These are detailed matters that would be considered as part of the development management process and validation. It would not be appropriate to address this through a site allocation or planning policy.	No change.

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					practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.		
			A3 Site 6		Site 6, Church Road, Allensmore A review of Ordnance survey historical plans indicate the site has historically been used as an orchard and the close proximity of the land to the adjacent farm indicates the land may have been used in other agricultural practices. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination. Agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative. Any	Noted. These are detailed matters that would be considered as part of the development management process and validation. It would not be appropriate to address this through a site allocation or planning policy.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					development should consider both the above former uses.		
			A3 Site 14	Comment	<p>Site 14, South of Winnal Farm, Winnal</p> <p>A review of Ordnance survey historical plans indicate an area of ground which has been classed as Unknown filled ground (pond, marsh, river stream dock) immediately adjacent the proposed site.</p> <p>Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of</p>	<p>Noted.</p> <p>These are detailed matters that would be considered as part of the development management process and validation. It would not be appropriate to address this through a site allocation or planning policy.</p>	No change.

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					<p>the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.</p> <p>The site's close proximity to the above mentioned historic potentially contaminative use, will require consideration prior to any development.</p> <p>Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with</p>		

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					<p>BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p> <p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p> <p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise</p>		

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					<p>fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</p> <p>c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local</p>		

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					<p>planning authority for written approval.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>Authority in advance of works being undertaken.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
			A3 Site 16	Comment	<p>Site 16, Court Plocks -Barn Conversion</p> <p>Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.</p>		
			A6	Comment	<p>Draft Policy A6 -Conversion of Former Agricultural Buildings</p> <p>I would again mention; some farm buildings may be used for the storage of potentially contaminative substances</p>	<p>Noted.</p> <p>These are detailed matters that would be considered as part of the development management process and validation. It would not be</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					(oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.	appropriate to address this through a site allocation or planning policy.	
	All			Comment	General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should	Noted. These are detailed matters that would be considered as part of the development management process and validation. However the Steering Group agreed a further criterion should be added to Policies A4 and A6.	The Steering Group agreed to add the following statement to policies A4 (Criteria for development) and A6 (conversion of former agricultural buildings): " Consideration should be given to the possibility of encountering contamination on sites as a result of former uses and specialist advice be sought should any be encountered ".

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					<p>any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe</p>		

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					development where a site is affected by contamination. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.		
Parks and Countryside				N/A	No comments received	Noted.	No change.
Education				N/A	No comments received	Noted.	No change.
Transportation and Highways				N/A	No comments received	Noted.	No change.
Waste				N/A	No comments have been received	Noted.	No change.
Welsh Water				N/A	No comments have been received	Noted.	No change.

Allensmore Draft Neighbourhood Development Plan

Regulation 14 Public Consultation - 27th May 2019 to 12th July 2019

Table 2 Consultation Bodies' and Other Organisations' Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
1.1 Coal Authority				No comment	<p>Allensmore Draft Neighbourhood Development Plan - Draft</p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
1.2 Environment Agency	All			Comment	<p>ALLENSMORE DRAFT NEIGHBOURHOOD PLAN</p> <p>I refer to your email of the 24 May 2019 in relation to the above Neighbourhood Plan (NP) consultation.</p> <p>We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not</p>	<p>Noted.</p> <p>Herefordshire Council have been consulted on the NDP and involved at all stages of its preparation and have not raised significant concerns in relation to the sites and drainage.</p>	<p>Flood risk and flood maps have been incorporated into the NDP (see Maps 6 and 7).</p>

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					<p>extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.</p> <p>You are advised to utilise the Environment Agency guidance which should assist you moving forward with your Plan.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).</p> <p>I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at</p> <p>Yours faithfully</p>		
1.3 Historic England	All			Support	<p>ALLENSMORE NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.</p> <p>Thank you for the invitation to comment on the Allensmore Neighbourhood Plan.</p>	Noted.	No change.

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					<p>Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Allensmore.</p> <p>We commend the commitment in the Plans Vision, objectives and policies to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green spaces.</p> <p>Beyond those observations we have no further substantive comments to make.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					I hope you find this advice helpful.		
1.4 Kilpeck Parish Council	All			Support	A very good presented and professionally produced plan.	Noted.	No change.
1.5 Natural England	All			No comment	<p>Allensmore Neighbourhood Plan – Regulation 14</p> <p>Thank you for your consultation on the above dated 24 May 2019. Natural England is a non-departmental public body.</p> <p>Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact</p>		
1.6 Welsh Water			All A7 A3	Comment / Support	REGULATION 14 CONSULTATION ON ALLENSMORE NEIGHBOURHOOD	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>DEVELOPMENT PLAN – JULY 2019</p> <p>I refer to your email dated the 24th May 2019 regarding the above consultation.</p> <p>Welsh Water appreciates the opportunity to respond and offers the following representation:</p> <p>Given that the Neighbourhood Development Plan has been prepared in accordance with the Core Strategy, we are supportive of the aims, objectives and policies set out. We are particularly welcoming of Policy A7, including the specific criterion on the requirement for SuDs.</p> <p>As you're aware, only a very small element of the Parish</p>		

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					<p>Council is served by the public sewerage network, namely the area adjoining the settlement and Parish Council area of Clehonger.</p> <p>As such, any new development will more than likely need private drainage in line with Policy SD4 of the Core Strategy.</p> <p>With regard to the proposed allocations within the settlements of Winnal, Allensmore and Cobhall Common there is no issue in providing any of these sites with a supply of clean water though in some instances, off-site water mains may be required to enable the specific site to connect to the existing water network.</p> <p>We hope that the above information will assist you as</p>		

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					you continue to progress the Neighbourhood Development Plan. In the meantime, should you require any further information please do not hesitate to contact us at		

Allensmore Draft Neighbourhood Development Plan

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Table 3 Residents' and Landowners' Consultation Responses

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1.1	All			Support	<p>I think the plan has been extremely well thought-out and presented and I am happy with the conclusions.</p> <p>Without wishing to seem patronising I think the Steering Group is to be commended on doing such a good job.</p>	Thank you for the positive feedback.	No change
1.2		5.5	A8	Comment	<p>My only comment (and my opinion is well known!) is that I fail to see the point of introducing "facilities" into the church building to cater for social activities when there is a more than adequate village hall a 100 yards up the road. But that is the domain of the C of E</p>	<p>As you recognize, it is the Parochial Church Council (PCC), on behalf of the Diocese, who are the responsible body for the church whilst the village hall also has its own management Trust. Nevertheless, the Parish Council and NDP Steering</p>	No change

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					and not you, more's the pity (Sorry XX"!)	<p>Group are supportive and interested parties in the on-going success of these two important assets for the parish – hence the policy in the NDP.</p> <p>As you may be aware, the PCC has agreed to become part of the Diocesan initiative 'Mission and Mortar'. This will help sign-post the PCC to relevant agencies in helping maintain and further develop the church facilities so that they support increased use of this important building.</p> <p>The core purpose of the church, of course, is worship, and this will not change; however, sensitive improvement of facilities could benefit church users whilst complimenting the role of the village hall.</p> <p>We are sure that the congregation and residents</p>	

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
						generally will continue to give the PCC important feedback about what sort of development is most appropriate.	
2.1			A3	Comment	Policy 3: Settlement boundary enlarged to include the land subject of a current outline planning application for two plots to the rear of Murrayfield, Cobhall Common – planning ref 182938 as a small site allocation for two or three dwellings.	It was the unanimous decision of the NDP Steering Group not to enlarge the settlement boundary in Cobhall Common as you propose – see below for further detail.	No change
2.2			A3	Comment	Cobhall Common comprises a mixture of both linear and backland development. Backland development can be unacceptable if the plot is constrained by virtue of its restricted size or juxtaposition with existing dwellings but this form of development can also be an invaluable source of windfall housing land with minimal landscape impact. Our client's land is in the centre of the village next to the bus stop,	Retaining the character of rural settlements is a key principle within the Core Strategy and this is also at the heart of what we are aiming to achieve in the Allensmore NDP. We accept that there are a handful of double depth houses in a small area of Cobhall Common where properties have been erected along the road-	No change

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					<p>has a safe access, will achieve very spacious plots with considerable distance between existing and proposed dwellings and ample space to achieve the required foul and surface water drainage arrangements. This summary is supported by the fact there are no technical consultee objections to the current application. Furthermore, the site is already used as garden for which planning permission was granted in the mid 90's to be used as domestic curtilage. Consequently, the landscape and visual impact is negligible compared with other housing sites allocated in the NDP. It is also important to note that this land has full permitted development rights and so 50% can be covered with buildings tomorrow should the landowners wish including buildings along the boundary with neighbours.</p>	<p>side, usually, in front of older dwellings – the original dwellings being set back down narrow, unadopted tracks.</p> <p>However, we believe that the basic characteristic of most of the built form in the NDP Designated Area, including Cobhall Common is linear (as set out in the 'Portrait of Allensmore' on pp12-13 of the Draft Plan). Most respondents (83%) in the Issues and Options consultation of January 2018 felt that the document provided a good summary of the local context compared with only 5% who did not [p9 First Draft Plan (Preferred Options) January 2019]. In consequence, we aim to conserve this settlement pattern which gives our parish its local</p>	

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					<p>In summary, the character of the village will not be unacceptably comprised with a modest development on our client's land which on a technical level, has been demonstrated to be acceptable in all respects. Moreover, development would ease pressure on other edge of village greenfield sites and allocations which have considerably greater impact than our clients land.</p>	<p>distinctiveness, [also in line with Policy SS6 – Environmental Quality and Local Distinctiveness).</p> <p>The Steering Group have consulted extensively on the proposed Settlement Boundaries and adjustments were made in response to residents feedback, for instance during the Issues and Options process – this included drawing the settlements boundaries fairly tightly to adhere to the principles within Draft Policy A4 – bullet point 1 - of keeping development linear – that is, not building more than one deep (see also p32, paragraphs 5.2.19-21 Regulation 14 Draft Plan May 2019). Consequently, there are many instances where the boundary has been drawn</p>	

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						<p>smaller than a land-owner's domestic curtilage or where individual houses have been left out of the settlement boundary for the purpose of deciding where development might best take place.</p> <p>We note that you only suggest enlarging the settlement boundary to include your client's site: were we to do this, it would introduce an inconsistency as the proposed settlement boundary on the other side of the road is only one deep and excludes the few houses dispersed down narrow tracks. As noted above, the settlement boundary is intended to preserve the local distinctiveness of the existing settlement pattern which is, in the main, linear</p>	

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						<p>and in doing so, protect against the urbanising impact of settlement that is more than one deep.</p> <p>The independent assessment by AECOM of site 13, which belongs to your client, judged it to be unsuitable and that development here 'could harm the character of the village' [AECOM summary p58 Regulation Draft Plan May 2019 / full report on village website]. As stated previously, following in-depth discussions of the points made by AECOM, we decided to accept their recommendations in full. Meanwhile, the planning application for this site is undergoing due process; we note the number of objections from residents, including from the Parish Council.</p>	

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3.1			A1 A2	Comment	There has been a lot of work, and effort put in by the NDP group, however I feel they have strayed off topic, by being overly concerned with wildlife/environmental issues, which could be addressed by other organisations.	<p>Whilst the core purpose of an NDP concerns planning for new housing development, such documents land use plans may also legitimately cover issues that are likely to be impacted by planning and development decisions.</p> <p>The requirement for us to consult with bodies such as the Environment Agency and Natural England and to address the list of issues they believe we should take account of, gives weight to their inclusion in the documents.</p> <p>This has also been recognised through the consultation process with residents e.g. most respondents (80%+) felt that the NDP should include policies to protect wildlife and local landscape</p>	No change

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						character (source: Issues and Options Consultation Jan. 2018 & First Draft Plan (Preferred Options) Consultation Jan. 2019).	
3.2			A3	Comment	<p>The AECOM site assessments were not carried out in a diligent enough fashion. The report approved a site adjacent to Village Farm as acceptable, despite being a highly elevated piece of ground, and at the same time rejected a lower site opposite.</p> <p>I do not feel that enough local knowledge was taken into account for the sites, and in many ways all the NDP development sites are simply the acceptance of the AECOM survey.</p>	As stated in paragraph 5.2.10 of the Regulation 14 Draft Plan May 2019 (p23), AECOM are the nationally appointed consultants engaged to carry out technical site assessments under the Locality Technical Support Programme for neighbourhood plans. As such this body are completely independent and their methodology and criteria are externally determined approved and standardised in order to support a consistent approach to site allocations in NDPs implementation across the country.	No change

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						<p>The technical report forms part of the evidence base for the NDP and should provide reassurance to an examiner that a thorough and detailed assessment has been undertaken to inform the Parish Council's decisions about site allocations.</p> <p>AECOM produced a full technical report on the 23 sites put forward in the NDP Call for Sites process identifying both advantages and constraints for each site, as well as an overall conclusion; this is published on the NDP website. When the report was initially received, the Steering Group discussed the findings on each site (excluding members who had interests in sites as necessary from the</p>	

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						<p>discussions). After full and reflective discussions about the implications of the AECOM report, our minutes show that those in the Steering Group at the time, unanimously determined to accept their recommendations in full. This decision was reached because the report:</p> <ul style="list-style-type: none"> • Provided a completely independent and impartial evaluation of the sites put forward – particularly pertinent given that two members of the Steering Group had a vested interest in some of the sites. • Provided a geographical spread of sites within or adjacent to the main settlement areas across the parish thereby distributing potential development across the parish given that the 	

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						<p>Herefordshire Core Strategy Policy RA2 identifies Winnal as a 'main focus for proportionate housing development (Table 4.14) whilst Allensmore and Cobhall Common are only identified as 'Other areas where proportionate development is appropriate' (Table 4.15).</p> <ul style="list-style-type: none"> • Provided capacity to deliver at least the minimum growth target set by the Core Strategy with what we judged to be a reasonable, additional contingency built into the number of sites deemed to be suitable [see also response to 'Housing Commitments and Growth Requirements' below]. <p>The Steering Group membership continues to include a cross section of</p>	

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						residents – with a broad range of skills and experience - from across the three main settlement areas. The group also includes long standing residents within the community as well as those who have chosen to live, work and retire here in the last decade.	
3.3	22	5.2.7		Comment	<p>I cannot find reference to the number of properties approved for planning, or under development, or the number of properties required as a MINIMUM, to meet the NDP objectives.</p> <p>I believe that a number of properties outside the NDP area have been included in the housing allocation, and this issue needs to be addressed.</p> <p>I would like the numbers of properties under development, or approved for planning, to be</p>	Page 22 of the Regulation 14 Draft Plan, paragraph 5.2.7 sets out that Allensmore is in the Ross-on-Wye rural Housing Market Area and that, as such we have an indicative growth target of 14% up to 2031. This paragraph also gives the number of commitments across the parish at the time of writing the Draft Plan, leaving a growth target of providing 'at least 12 appropriate additional homes by 2031'	No change

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					<p>included in the document, and if any are outside the area, I feel they should be excluded, and an explanation how this situation has occurred should be offered. This issue needs to be clearly addressed by the NDP committee before the plan can progress.</p> <p>The property numbers are, as I stated, a minimum, whereas most people are taking the figure as a maximum, or at least a target.</p>	<p>(information provided by our planning officer at Herefordshire Council); whilst Appendix III sets out Recent [i.e. 2017 onwards] Planning Applications for Housing in the NDP Area – where these applications have been approved or refused is also stated; some are yet to be determined.</p> <p>Only houses constructed within the parish area have been included in the calculations.</p> <p>NDPs can plan for more than the minimum housing requirement set out in the local plan.</p> <p>The consultation process indicates that a majority of residents (e.g. 63% in the Issues and Options Consultations of Jan 2018)</p>	

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						<p>wanted us to plan for our 'floor target' [12 houses at that point] whilst 25% felt that 13-20 houses was more appropriate; a further 11% felt the number should be in the range of 21 to 30. Given that the number of housing commitments are changing constantly, especially as developers often seek to achieve planning consent before the NDP is adopted, then the Steering Group can only report on the information available at any given time.</p> <p>This fluidity is compounded in Allensmore in that the designated area for the NDP is slightly different to the parish boundary (noted in 2.4, p8 Regulation 14 Draft Plan</p>	

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						<p>May 2019); a small area of Poplar Road is included in the Clehonger NDP rather than that of Allensmore. With ongoing building in Poplar Road, we have sought clarification from our planning officer about any implications for Allensmore's NDP and - by planning for more than 12 houses (our minimum) - we are ensuring that sufficient development takes place within our designated area proper regardless of what happens in Poplar Road.</p> <p>Given the recent approvals made by the Council to planning applications within the NDP Designated Area, we have already met growth targets in terms of commitments assigned to us by Herefordshire Council. By accepting the</p>	

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						AECOM conclusions, we would have in-built capacity for extra contingency on sites that were deemed the most suitable during the call for sites process.	
4.1		5.4		Comment	<p>Sorry to send at last minute but please can you improve signage on road from Locks towards Kingstone where there is warning of a bend to the left approaching but nothing to say that there is a right turn to one minor lane just before the bend and a major lane to Cobhall Common immediately before the bend.</p> <p>I keep meaning to get up there with 2 short pieces of black tape to stick on the left hand bend warning sign.</p> <p>Cycle path /footpath into Hereford is feasible and highly desirable but it has to be wide enough, well maintained</p>	<p>Whilst road signage and traffic issues are not, strictly speaking, the remit of the NDP Steering Group, it is clear through our consultations, that many residents are concerned and/or interested in such matters – these were documented in Appendix V of the various incarnations of the draft NDP.</p> <p>Consequently, the Parish Council have authorised a group of interested residents to liaise with the relevant agencies such as Balfour Beattie, to investigate what is possible. This work is in</p>	No change.

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					<p>enough and has to have the priority of the main road across the drives and minor roads along the A465 (including the Clehonger and Ruckhall turns) to be really useful like the Dutch cycle paths. Often cycle paths are not put in by cyclists - stopping and starting very frequently with kerbs, no priority over anything, crossing from one side of a busy road to another to continue, not swept by road cleaners then people are surprised when commuting cyclists won't use them. I guess any cycle path would be better than none when the children are younger but you really want people to commute by bike into Hereford and its fine anyway once you reach Belmont.</p>	<p>process and the group report back regularly to the Parish Council who will ultimately make decisions based on what the relevant agencies will permit.</p>	
5.1	24	5.2.1 4 5.2.2 1	Map 2 A4	Comment	<p>5.2.14 Table 1 preferred option housing sites & Map 2:</p> <p>The settlement boundary for Winnal should be extended to include the paddock behind</p>	<p>Thank you for your comments on the Draft Plan. We were unable to consider your site previously as it came forward after the AECOM</p>	No change

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					<p>Springfield HR2 9BS (as you stand looking at the front of the house on the road) and also the field directly behind you that meets the B4348 (A separate attachment entitled XXXXX), shows in red the extension to the settlement boundary within Map 2 that I propose). These sites were put forward after the 'call for sites deadline' for the reasons explained in the e mail to the clerk dated 7/3/2019. The request was subsequently denied.</p> <p>5.2.21/Draft Policy A4: The existing settlement boundaries for Winnal (Map2) should be relaxed to include land adjoining the proposed settlement boundary or at least the NDP could include wording to the effect that future planning applications on land adjoining the settlement boundary would be considered so long as it is in keeping with</p>	<p>site assessment had taken place and reporting was underway on their findings. This Call for Sites process elicited 23 sites of which 7 were deemed to be suitable by these independent assessors. By accepting the AECOM recommendations in full, our intention is to fulfil a core purpose for the NDP by having a sufficient supply of land available for evolutionary development up to 2031.</p> <p>As indicated in our reply to respondent 3, the number of commitments is constantly shifting e.g. several planning applications have recently been approved by the Council ahead of an NDP being adopted. At present we believe that we already have sufficient</p>	

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					<p>the objectives of the NDP. Winnal has a very low density of housing compared to the individual plot sizes and a relaxing of the settlement boundary would not adversely contradict the objectives of the proposed NDP.</p> <p>Map 3 & Map 4 clearly show properties are more densely packed than in Winnal and whilst I agree that the criteria for all three settlement areas of Allensmore should be the same, a more individualistic approach could be achieved by my suggestions for Winnal re the settlement boundary or the inclusion of 'adjoining land'.</p> <p>Out of approx. 566 residents, approx. 90 responded, of which approx. 14 were from Winnal – this is a very small number on which to develop such a restricted NDP for the next 10 + years. This lack of response</p>	<p>commitments to meet our quota and – if the plan is adopted – then we will have a reasonable planned contingency should residents and/or developers circumstances change over the period to 2031 – which, as you point out, is very possible.</p> <p>The settlement boundary is drawn fairly tightly around your property and, as frequently occurs elsewhere – it cuts across owners' curtilage. This helps maintain the existing character of dwellings set within large plots whilst also protecting against unrestricted development of gardens. The latter is not desirable given that we already have sufficient, identified sites which the independent assessors deemed suitable for</p>	

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					<p>could lead to a seemingly 'paper exercise' by committee rather than developing a NDP by resident input.</p> <p>Given the elderly age group of the current residents it is not incomprehensible that a younger generation may need to adapt or build specific retirement housing within adjoining land to support elderly relatives keep their independence – by including reference to adjoining land or relaxing the settlement boundary for Winnal, regeneration could be achieved by encouraging younger generations to move into the area.</p> <p>An unintended consequence of restricting future planning within existing gardens (due to the way the settlement boundaries are placed) could contradict the feedback already</p>	<p>development based on nationally agreed, standardised criteria. This drawing of tight settlement boundaries is also on the recommendation of both our consultants Kirkwells and our planning officer at Herefordshire Council who provide expert guidance at all stages of our work.</p> <p>Achieving settlement boundaries that are agreeable to all is a difficult business especially as we have three main settlements in Allensmore and that the basic form of each of them is linear with green spaces often interspersed between dwellings. We have had to determine where the linear evolution might stop whilst trying to retain such characteristics as large</p>	

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					received and paragraph 6 of Policy A4, Criteria for Development.	<p>plots, low density, open spaces etc. Winnal Common's current housing density is particularly low (5.2 dwellings per hectare compared with 8.8 in Allensmore/east of A465 and 8.2 in Cobhall Common.</p> <p>We take the view that the new settlement lines you have suggested around your property – which is on the edge of the settlement area - would make a significant change to the character not only to Winnal Common but also to Winnal – in effect, joining up the two hamlets which are currently separated by green spaces [these fields also featuring in the Environment Agency Surface Water Flood Risk maps]. It was therefore, our unanimous decision,</p>	

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						not to adjust the proposed settlement boundaries in line with your proposal.	
5.2			A4	Comment	Draft Policy A4: Does the policy make specific provision for rural exceptions housing on land adjoining the settlement boundaries? Many NDP's say that any housing proposals coming forward on land outside, but adjoining settlement boundaries will be acceptable subject to compliance with Core Strategy Policies RA3 and H2 – these include rural exceptions or affordable housing. I consider a clause such as this should be included in the NDP.	Thank you for the comment about rural exception housing which, as you recognise, involves different policies under the Core Strategy and through which proposals for affordable housing in rural areas may be permitted on land which would not normally be allowed for housing if there is a proven need for such accommodation. NDPs should not duplicate policies in the local plan (the Herefordshire Core Strategy) and the relevant rural area Policies such as RA3 and RA4 and housing Policy H2 will apply to proposals coming forward outside the defined settlement boundaries.	No change.

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						In Allensmore, as with other NDP's, national and Core Strategy policies continue to apply. We also chose to keep site 14, as recommended by AECOM, as this does have the potential to meet the trigger for affordable [rather than simply low-cost] housing should needs change in the period up to 2031 and this could be delivered without recourse to the rural exceptions regulations.	
5.3	All			Comment	<p>I recognise a great deal of work has been put into producing the NDP which is very much appreciated. Does a response from approx. 14 people (Winnal) satisfy <i>a clear and robust evidence base of local opinion</i> for the adoption of the Plan?</p> <p>The proposed plan doesn't seem to allow 'provision for</p>	<p>Thank you for the recognition of the work that has gone into the plan and for your constructive feedback.</p> <p>We take your point that the uptake of respondents is relatively modest, however, we have made every reasonable effort to engage with the</p>	No change.

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					change' in the future when land may become available or residents circumstances change.	<p>community since the original launch event at the village hall in July 2017!</p> <p>Our steering group meetings are always open to residents and the chair of the group reports back at each Parish Council meeting on progress (these too are open to residents). As well as the 90 replies to the Issues and Options Consultation we have also had previous consultations and two open events at the village hall which drew a good range of residents keen to give an input. This feedback over the past two years – along with the guidance of professional consultants and our planning officer at the Council, has enabled us to evolve a plan based on majority views of our respondents.</p>	

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						<p>Details about the extensive and wide ranging consultation process for the NDP are provided in the accompanying Consultation Statement. There have been many opportunities for local people to comment on the NDP at all stages of its preparation, but at the end of the day it is a matter of personal choice if people prefer not to be involved in the plan.</p>	
6.1		5.2.14	Map 2		<p>5.2.14 Table 1 preferred option housing sites & Map 2: The settlement boundary for Winnal should be extended to include the paddock behind Springfield HR2 9BS (as you stand looking at the front of the house on the road) and also the field directly behind you that meets the B4348 (A separate attachment entitled, XXXXX shows in red the extension to</p>	<p>Please see the reply to respondent 5.1 above.</p>	<p>No change.</p>

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					<p>the settlement boundary within Map 2 that I propose. These sites were put forward after the 'call for sites deadline' for the reasons explained in the e mail to the clerk dated 7/3/2019. The request was subsequently denied.</p> <p>5.2.21/Draft Policy A4: The existing settlement boundaries for Winnal (Map2) should be relaxed to include land adjoining the proposed settlement boundary or at least the NDP could include wording to the effect that future planning applications on land adjoining the settlement boundary would be considered so long as it is in keeping with the objectives of the NDP. Winnal has a very low density of housing compared to the individual plot sizes and a relaxing of the settlement boundary would not adversely</p>		

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					<p>contradict the objectives of the proposed NDP.</p> <p>Map 3 & Map 4 clearly show properties are more densely packed than in Winnal and whilst I agree that the criteria for all three settlement areas of Allensmore should be the same, a more individualistic approach could be achieved by my suggestions for Winnal re the settlement boundary or the inclusion of 'adjoining land'.</p> <p>Out of approx. 566 residents, approx. 90 responded, of which approx. 14 were from Winnal – this is a very small number on which to develop such a restricted NDP for the next 10 + years. This lack of response could lead to a seemingly 'paper exercise' by committee rather than developing a NDP by resident input.</p>		

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					<p>Given the elderly age group of the current residents it is not incomprehensible that a younger generation may need to adapt or build specific retirement housing within adjoining land to support elderly relatives keep their independence – by including reference to adjoining land or relaxing the settlement boundary for Winnal, regeneration could be achieved by encouraging younger generations to move into the area.</p> <p>An unintended consequence of restricting future planning within existing gardens (due to the way the settlement boundaries are placed) could contradict the feedback already received and paragraph 6 of Policy A4, Criteria for Development.</p>		

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6.2			A4	Comment	Draft Policy A4: Does the policy make specific provision for rural exceptions housing on land adjoining the settlement boundaries? Many NDP's say that any housing proposals coming forward on land outside, but adjoining settlement boundaries will be acceptable subject to compliance with Core Strategy Policies RA3 and H2 – these include rural exceptions or affordable housing. I consider a clause such as this should be included in the NDP.	Please see response to 5.2 above.	No change.
6.3	All			Comment	I recognise a great deal of work has been put into producing the NDP which is very much appreciated. Does a response from approx. 14 people (Winnal) satisfy <i>a clear and robust evidence base of local opinion</i> for the adoption of the Plan?	Please see response to 5.3 above.	No change.

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					The proposed plan doesn't seem to allow 'provision for change' in the future when land may become available or residents circumstances change.		
7.1		5.2.14	Map 3	Comment	<p>5.2.14 Table 1 preferred option housing sites & Map 2: The settlement boundary for Winnal should be extended to include the paddock behind Springfield HR2 9BS (as you stand looking at the front of the house on the road) and also the field directly behind you that meets the B4348 (A separate attachment entitled , XXXXX shows in red the extension to the settlement boundary within Map 2 that I propose). These sites were put forward after the 'call for sites deadline' for the reasons explained in the e mail to the clerk dated 7/3/2019. The request was subsequently denied.</p> <p>5.2.21/Draft Policy A4:</p>	Please see the reply to respondent 5 above.	No change.

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					<p>The existing settlement boundaries for Winnal (Map2) should be relaxed to include land adjoining the proposed settlement boundary or at least the NDP could include wording to the effect that future planning applications on land adjoining the settlement boundary would be considered so long as it is in keeping with the objectives of the NDP. Winnal has a very low density of housing compared to the individual plot sizes and a relaxing of the settlement boundary would not adversely contradict the objectives of the proposed NDP.</p> <p>Map 3 & Map 4 clearly show properties are more densely packed than in Winnal and whilst I agree that the criteria for all three settlement areas of Allensmore should be the same, a more individualistic approach could be achieved by my</p>		

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					<p>suggestions for Winnal re the settlement boundary or the inclusion of 'adjoining land'.</p> <p>Out of approx. 566 residents, approx. 90 responded, of which approx. 14 were from Winnal – this is a very small number on which to develop such a restricted NDP for the next 10 + years. This lack of response could lead to a seemingly 'paper exercise' by committee rather than developing a NDP by resident input.</p> <p>Given the elderly age group of the current residents it is not incomprehensible that a younger generation may need to adapt or build specific retirement housing within adjoining land to support elderly relatives keep their independence – by including reference to adjoining land or relaxing the settlement boundary for Winnal,</p>		

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					<p>regeneration could be achieved by encouraging younger generations to move into the area.</p> <p>An unintended consequence of restricting future planning within existing gardens (due to the way the settlement boundaries are placed) could contradict the feedback already received and paragraph 6 of Policy A4, Criteria for Development.</p>		
7.2		A4		Comment	<p>Draft Policy A4: Does the policy make specific provision for rural exceptions housing on land adjoining the settlement boundaries? Many NDP's say that any housing proposals coming forward on land outside, but adjoining settlement boundaries will be acceptable subject to compliance with Core Strategy Policies RA3 and H2 – these</p>	<p>Please see the reply to 5.2 above.</p>	<p>No change.</p>

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					include rural exceptions or affordable housing. I consider a clause such as this should be included in the NDP.		
7.3	All			Comment	<p>I recognise a great deal of work has been put into producing the NDP which is very much appreciated. Does a response from approx. 14 people (Winnal) satisfy a clear and robust evidence base of local opinion for the adoption of the Plan?</p> <p>The proposed plan doesn't seem to allow 'provision for change' in the future when land may become available or residents circumstances change</p>	Please see response to 5.3 above.	No change.
8.1		5.2.14		Comment	<p>5.2.14 Table 1 preferred option housing sites & Map 2: The settlement boundary for Winnal should be extended to include the paddock behind Springfield HR2 9BS (as you stand looking at the front of the house on the road) and also the field directly behind you that</p>	Please see the reply to respondent 5.1 above.	No change.

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					<p>meets the B4348 (A separate attachment entitled, XXXXX shows in red the extension to the settlement boundary within Map 2 that I propose). These sites were put forward after the 'call for sites deadline' for the reasons explained in the e mail to the clerk dated 7/3/2019. The request was subsequently denied.</p> <p>5.2.21/Draft Policy A4: The existing settlement boundaries for Winnal (Map2) should be relaxed to include land adjoining the proposed settlement boundary or at least the NDP could include wording to the effect that future planning applications on land adjoining the settlement boundary would be considered so long as it is in keeping with the objectives of the NDP. Winnal has a very low density of housing compared to the individual plot sizes and a</p>		

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					<p>relaxing of the settlement boundary would not adversely contradict the objectives of the proposed NDP.</p> <p>Map 3 & Map 4 clearly show properties are more densely packed than in Winnal and whilst I agree that the criteria for all three settlement areas of Allensmore should be the same, a more individualistic approach could be achieved by my suggestions for Winnal re the settlement boundary or the inclusion of 'adjoining land'.</p> <p>Out of approx. 566 residents, approx. 90 responded, of which approx. 14 were from Winnal – this is a very small number on which to develop such a restricted NDP for the next 10 + years. This lack of response could lead to a seemingly 'paper exercise' by committee rather than developing a NDP by resident input.</p>		

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					<p>Given the elderly age group of the current residents it is not incomprehensible that a younger generation may need to adapt or build specific retirement housing within adjoining land to support elderly relatives keep their independence – by including reference to adjoining land or relaxing the settlement boundary for Winnal, regeneration could be achieved by encouraging younger generations to move into the area.</p> <p>An unintended consequence of restricting future planning within existing gardens (due to the way the settlement boundaries are placed) could contradict the feedback already received and paragraph 6 of Policy A4, Criteria for Development.</p>		

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8.2			A4	Comment	Draft Policy A4: Does the policy make specific provision for rural exceptions housing on land adjoining the settlement boundaries? Many NDP's say that any housing proposals coming forward on land outside, but adjoining settlement boundaries will be acceptable subject to compliance with Core Strategy Policies RA3 and H2 – these include rural exceptions or affordable housing. I consider a clause such as this should be included in the NDP.	Please see the reply to 5.2 above.	No change.
8.3	All			Comment	I recognise a great deal of work has been put into producing the NDP which is very much appreciated. Does a response from approx. 14 people (Winnal) satisfy <i>a clear and robust evidence base of local opinion</i> for the adoption of the Plan?	Please see the reply to 5.3 above.	No change.

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					The proposed plan doesn't seem to allow 'provision for change' in the future when land may become available or residents circumstances change.		
9.1		5.2	A3 A4 A5	Support	5.2/Policies, A3, A4, A5: Plans for new settlement are fair. They address the need for more housing, but are sensitive to its potential impact and genuinely take into account the things that people who live in and love the parish value. I am grateful for all the work that NDP members have put into producing this report.	Thank you for the constructive and positive feedback including how an NDP can promote community issues beyond the core purpose of identifying areas for housing development.	No change.
9.2		5.4		Support	I am also pleased that other issues beyond the immediate need for housing have been identified. In particular, the need for a cycleway between Allensmore and Hereford. I believe this would have a real impact on reducing traffic on the A465, particularly during the periods when children are	With regards to a cycle way – please see our reply to respondent 4.	No change.

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					going to and from school. Safe cycling for children (and adults) would have many benefits – health, environmental, economic, social.		
10.1		4.1	A1	Support	See Resp 10 attached statement. Para 4.1 Objectives: Accord with NPPF Policy A1: Support for lower density development	We note your support for low-density development within settlement boundaries and how the objectives accord with required frameworks.	No change
10.2			A4	Comment / Objection	Policy A4: Settlement boundary of Cobhall Common should include Cobhall House (See attached statement). Policy A4: See attached statement. Policy A6: See attached statement.	Please also see our reply to respondents 2 and 5 above. After considerable discussion, it was the unanimous decision of the group not to include Cobhall House within the settlement boundary (see below for further information). Should the area around your client's property be included, it would have a presumption that development was	No change.

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						acceptable. We consider that any such development would be likely to have an urbanising impact, potentially 'hemming in' the small number of properties that are 'two deep' down the unadopted, narrow tracks in this area of Cobhall Common.	
10.3			A4	Comment / Objection	See attached statement	The description of the three main settlement areas in the designated area (see pp12-13 of the Draft Plan have been consulted on since July 2017). We believe that a key characteristic of the three settlements is that they are linear in form [as cited by the AECOM independent assessors], notwithstanding a few exceptions in a small area of Cobhall Common which includes your client's property, which is set well	

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
						<p>back from the road down a narrow track. Another characteristic of the settlement areas is that dwellings are often interspersed with green spaces which the linear form of development makes particularly apparent. As you rightly say, these spaces are not formally designated, however, we believe they are very much valued as evidenced through the consultations to date e.g. 88% of respondents wanted to protect the local landscape character in the Issues and Options consultation (Jan 2018).</p> <p>As you will be aware, settlement boundaries do not have to replicate the exact built form of a given area; rather they are there to determine where</p>	

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						<p>additional housing development would be most acceptable/appropriate. With the Allensmore NDP this has been informed by the call for sites process which enabled us to draw proposed settlement boundaries that deliver our growth target whilst allowing for further proportional growth over the period to 2031.</p> <p>Had we included your client's property and the other two that you cite, one might argue that we should then also include site 13 opposite – lying behind other houses – which AECOM had rejected as it would break 'the established linear pattern of the village which is particularly strong to the east of Cobhall Common</p>	

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						<p>Road' (p58 Regulation 14 Draft Plan). Your own submission accepts that the eastern and southern sections of the hamlet are linear whilst you are desirous of expanding the small area which is the exception to this (i.e. where your client's property is). Our justification for wishing to maintain the linear nature of the three main settlements is that we believe this is a distinctive characteristic of the hamlets in the designated area and mitigates against the urbanizing effect of a more nucleated micro-estate – which would significantly change the character of the settlement.</p>	

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						<p>As you will be aware, being within the settlement boundary gives the presumption that development will be acceptable. Further eroding the principle of linear development by building more houses in this section of Cobhall Common would, in our view, be detrimental to the small number of properties that are set between your client's property and the dwellings adjacent to the road. Omitting these few houses from within the settlement boundaries does not mean they are not integral to the village – rather, their exclusion is entirely consistent with wanting them to continue to enjoy the characteristics of the settlement that they currently do. Issues such as access and outlook could</p>	

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						<p>be affected should development occur in the area you propose for inclusion although this would, of course, be for professional planners to determine.</p> <p>Throughout this process, our professional consultants and planning officer at the council have urged us to draw tight settlement boundaries.</p>	
11.1	All			Comment / Objection	NOT A GREAT DEAL. WITH NO DECENT BUS SERVICE INTO HEREFORD IT WILL MEAN MORE CARS AND INCREASE THE VOLUME OF TRAFFIC IN THE VILLAGE ON VERY NARROW ROADS.	Whatever the status of the bus services, our parish has been allocated a 14% growth target under the Herefordshire Core Strategy. Under this strategy, Winnal has been identified as a 'main focus for proportionate housing development (Table 4.14 Core Strategy) whilst Allensmore and Cobhall Common are identified as 'Other areas where	No change

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						proportionate development is appropriate' (Table 4.15). This means that development will happen and the most influential way for residents to affect this, is to have the legal protection of an adopted NDP.	
11.2			A3	Objection	SITE 14 WINNAL: NO BUILDING ALONG THIS SECTION OF THE ROAD. COMPLAINTS FROM RESIDENTS REGARDING EXISTING BUSINESSES IE.FARMING, PUB AND GARAGE WOULD BE AN ISSUE. DRAINAGE IS ALREADY AN ISSUE IN THIS AREA. IT WOULD BE IMPOSSIBLE TO SCREEN THE SITE FROM ALL DIRECTIONS. KILPECK NDP ARE ALSO CONSIDERING BUILDING ON THIS STRETCH OF ROAD CAUSING EVEN MORE CONGESTION AROUND THAT AREA.	The independent assessors AEOCOM deemed that part of site 14 – in Winnal - was suitable for development, with the south west corner sitting lower in the landscape, having direct access to the road network and being well screened. We note that – unlike other parts of the parish - this site is on a school bus route and is in close proximity to services such as Locks Garage and the Three Horseshoes inn, as well as being adjacent to the built environment of	No change.

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						<p>Chimney Meadows (which is just outside our designated area). Kilpeck Parish Council are supporting the Allensmore Draft Plan and have commented that they think it is 'a very good presented and professionally produced plan'.</p> <p>As you have seen, the Steering Group decided to accept the recommendations of the independent AECOM report in full for the reasons outlined in our reply to respondent 3.</p>	
12.1	All				<p>Please look at comments page overleaf</p> <p>Overall I think the draft plan has been well thought through to maintain the rural character of Allensmore with the appropriate development</p>	<p>Thank you for your positive comments on the Regulation 14 Draft Plan May 2019 – it certainly has been a lot of work to manage the process!</p>	No change

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12.2	All			Comment / Support	<p>The developments in Kingstone and Clehonger are a warning to us all!</p> <p>I have no adverse comments to make.</p> <p>It is obvious that a lot of hard work has gone into drafting the plan and am in total agreement with the results. Thank you.</p>	<p>You note the large-scale developments in Clehonger and Kingstone; the Steering Group believes that if residents help influence the NDP and then accept it when it reaches the final referendum, then at least we will have legally binding influence over future development in our own village. Like you, the Steering Group are all residents of our beautiful parish; we want to see it evolve in such a way that it retains its basic characteristics whilst being fit for the community that it serves in the 21st century.</p>	No change.
13.1			A1	Support / comment	<p>Draft policy A1: Protecting and enhancing local landscape character. Landscape and visual impact assessment.</p>	<p>Noted.</p> <p>Policies A3 and A4 refer to access and safety in new developments.</p>	No change.

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					Retain hedgerows and tress. Views. <u>Safety</u> of residents.		
13.2			A7	Support / comment	Draft policy A7: Flooding and drainage. Value(?) dark skies. Maintain ditches. Consider increase of traffic on lanes.	Noted. Flooding matters are addressed in Policy A7 and dark skies are referred to in Policy A2. Access and traffic matters will be considered in more detailed as part of the development management process.	No change.
13.3	5.4.1 1		A7	Comment	“The relatively small increase in vehicle movements that will be brought about by development” – Really?! I say no to mains drainage to enable further building. It will no longer be a quiet hamlet then. I believe this statement should be incorporated as policy.	As a rough guide, each new property might be expected to have two vehicles although this of course may vary, depending on how many people there. We believe that current occupancy rates are relatively modest. There is no intention by the Steering Group to investigate mains drainage! However, with	No change.

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						no mains drainage, flat topography and high-water tables throughout the designated area, the issues of drainage, flooding and disposal of sewage are apparent to all; this is why they warrant a distinct policy (A7) on p43 of the Regulation 14 Draft Plan. This includes adopting stringent standards for the installation of Sustainable Drainage Systems (SuDs) on any new new developments [Welsh Water have responded that they are 'particularly welcoming of Policy A7 including the specific criterion on the requirement for SuDs]	
13.4			A3	Support / Comment	I believe this is a very good draft plan. However, I find it at odds with the good of the hamlet of Cobhall Common when it comes to the building of sites 15 and 20. I think both developments	Both these sites have already gained planning approval – and, given that the NDP is not yet adopted – it carried no weight in the planning process when	No change.

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					were too large even with 5 – 8 houses each so I think the draft plan fails there.	these decisions were made. AECOM, the independent assessors, did judge that these two sites were suitable for development, albeit with a smaller number of houses on site 15 to what has already been approved. This is indicative of why we believe that having an NDP that has been supported and adopted by residents is so important, as it means we would have greater influence when planning decisions are reached.	
13.5	All			Comment	Only to stress that the aims and thoughtful issues addressed so sensitively in the draft plan seem to be completely at odds with sites 15 and 20. (Too late now with permission having been granted and no means of redress but it seems crazy without the infrastructure). The 2-3 houses on a site as	Noted - see above response to 13.4.	No change.

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					mentioned in the draft policy A4 seem contradicted on page 30 of the NDP. Strange		
14.1			A3 A4 A5 A6 A7	Support / Comment	A3: The sites chosen reflects the pattern of the existing pattern. A4: In keeping with the existing housing. A5: Plot density in keeping with existing local density. A6: Sensible use of redundant agricultural buildings. A7: Any proposed development need to take into account the high water table.	We are pleased that you think the recommended sites reflect the existing pattern of the settlements and that the proposed density is in keeping with what is currently in place. This has been tricky given the dispersed nature of our settlement areas.	No change.
14.2	All			Support	Excellent piece of work	Noted.	No change.
15.1	All			Support	We are happy with all of the proposals All is good. You have presented a good plan.	Noted.	No change.
15.2			A7	Comment	Keep an eye on the drainage as this is the most important thing in Cobhall and Winnal.	Thank you for the supportive comments. We will certainly 'keep an eye' on drainage as you advise – see also our replies to Welsh Water [who welcome our policy on drainage, flooding and	No change.

Consultee Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
						sewage] and the Environment Agency as well as respondent 13 above.	
16.1			A1 A4 A7	Support	Agree with overall Vision and Objectives and all policies. In particular, Draft policy A1, A4 & A7, as it clearly sets out what we really need to protect in our village, whilst accepting the need to grow and enable our farming community to diversify.	Noted.	No change.
16.2	All			Support	<p>We appreciate the importance of an NDP to enable parishioners to have a say in any development in their area, whilst also recognising the need to conform with strategic policies etc.</p> <p>Given the shortage of land for development and Herefordshire's housing targets that need to be met, we are of the opinion that our NDP is comprehensive, covering all aspects thoroughly and if</p>	Given that an NDP belongs to all the residents of the parish, we are always appreciative when people engage with the process. We believe that the draft plan would comfortably deliver the growth targets set for our parish with an in-built contingency for the coming decade whilst striving to retain the basic characteristics of our settlements.	No change.

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					adopted should be used to assist Herefordshire Council determining future planning applications in the parish.		
16.3	All			Support	Analysis / breakdown summary of the feedback from parishioners was very well done ... in fact excellent.	Noted.	No change.

Additional Attachments referred to in comments:

Respondents 5, 6, 7, 8



Respondent 10

Before the final submission to Herefordshire Council later this year, the Neighbourhood Plan Steering Group needs to know what is good about this Draft Plan, and what you might want to change.

What parts of the Plan you are most satisfied or in agreement with and why? **(SEE ATTACHED STATEMENT)**

Section/Policy number	What is good about it?
PARA 4.1 OBJECTIVES	AGREES WITH NPPF
POLICY A1	SUPPORT FOR LOWER DENSITY DEVELOPMENT

What changes would you prefer to see?

Section/Policy number	What changes do you suggest?
POLICY B4	SETTLEMENT BOUNDARY OF COBHALL COMMON SHOULD INCLUDE COBHALL HOUSE (SEE ATTACHED STATEMENT)
POLICY A&T	SEE ATTACHED STATEMENT
POLICY A6	SEE ATTACHED STATEMENT.

Please carry on to page 2

In a few words, what is your overall view of the Draft Plan?

SEE ATTACHED STATEMENT

Any other comments?

SEE ATTACHED STATEMENT

If you need extra sheets for your reply, please write your name at the top and staple your sheets together. Return your response by:

A. Paper copy

Take your completed response to any of the following places

- Allensmore church
- Cobhall Common telephone box community library
- Pateshall Hall

B. Email

Scan your completed response pages and attach them to an email to: ndp@allensmore.org.uk

C. Post

Mrs Alison Wright, Allensmore Parish Clerk
Longfild House, Geoges Foot, Kingstone, Herefordshire, HR2 9NE

Thank you for taking part in this consultation!

Closing date for comments – 5.00pm 12th July 2019

Representations on Allensmore NDP Regulation 14 Draft
made on behalf of Mrs. Moore Cobhall House,
Cobhall Common

1.0 Introduction

1.1 Responses to the contents of the Allensmore Regulation 14 Draft NDP have been invited by the Parish Council.

1.2 The Basic Conditions that all NDPs must meet are as follows:

- NDPs are to have regard to national policy;
- NDPs must contribute to sustainable development;
- NDPs must be in general conformity with strategic policies in the development plan; and
- NDPs must be compatible with EU obligations.

1.3 The correspondent raises objection to the following aspects of the draft NDP and considers that it should be amended so that it would meet the Basic Conditions.

1.4 The objectives for the NDP (on page 16) are supported as is the statement the "planning policies should be designed to meet the identified objectives" (paragraph 4.1). In particular, support is given to Objective 2 and its sentiment that the parish character is enriched and the landscape is protected "so that its impact on the environment is minimised..".

1.5 Support is given to draft Policy A1 in particular, that buildings are "...provided at low densities in large plots" (page 18).

The correspondent supports the approach of applying settlement boundaries (paragraph 5.22.17). However, strong objection is made to the proposed delineation of the settlement boundary of Cobhall Common (see Map 4, page 28).

1.6 The correspondent's home, Cobhall Common House, on the north-western edge of the settlement (see Appendix 1) together with two neighbouring dwellings, 'Cobhall Cottage' and 'Rose Cottage' and a third property to the south have been omitted from the draft settlement boundary of Cobhall Common. This is despite these properties being contiguous and historically integral parts of the settlement and visually and functionally divorced from the open countryside.

1.7 The draft NDP states under paragraph 5.2.18 that the settlement boundaries would help ensure that the character of small communities is maintained (paragraph 5.2.18). It is expressed that the overriding objective of the settlement boundary is to "...adhere to the policy of ensuring development remains linear (i.e. not building more than one deep)" (paragraph 5.2.20). No clear justification or objective of this 'linear' policy has been provided. Whilst the southern and eastern sections of this settlement could be described as being 'linear' this is not the case for the village in the vicinity of Cobhall House or its neighbours.

1.8 The alleged linear pattern of Cobhall Common is not formally valued or designated. There is no evidence from public consultation exercises that this settlement characteristic is of such importance to be protected or the objective of seeking to restrict new housing to linear

development. The excluded properties are not seen from public vantage points and their inclusion would not compromise this perceived settlement pattern.

1.9 The exclusion of Cobhall House and its two neighbours from the draft settlement boundary contradicts Neighbourhood Planning Guidance Note 20 'Guide to settlement boundaries' published by Herefordshire Council.

1.10 The guidance note acknowledges that a settlement boundary does not necessarily have to cover all of the village nor to be limited to its built form although any land and buildings are usually considered to be open countryside. Clearly Cobhall House does not lie in open countryside but rather forms an integral part of the village.

1.11 Amongst the advantages of settlement boundaries is that it is easy to identify the 'settlement' from 'open countryside', to protect the countryside from unnecessary development and to allow the development of small sites which cannot be identified as allocations. The exclusion of Cobhall House serves no of these purposes.

1.12 Cobhall House is clearly a historic part of the settlement and it does not comprise part of the open countryside.

1.13 The Council's Guide on Settlement Boundaries requires that a set of criteria should be applied to define the extent of settlement boundaries lest they are drawn up arbitrarily.

1.14 These criteria are as follows:

- the boundaries trace the edge of the built up area (Cobhall House lies within the built up area of settlement – criterion met);
- boundaries should follow physical features (trees and substantial site boundary hedges divorce Cobhall House functionally and visually from the open countryside - criterion met);
- planning history (Cobhall House is historically part of the village);
- village enhancements/boundaries should include buildings and land that make up the village form (Cobhall House and its neighbours are integral components of the village form – criterion met);
- should include recent development (not relevant);
- should include important amenity areas (not relevant);
- settlement boundaries should be drawn to facilitate proportional growth (Cobhall House, if developed, could contribute modestly to the proportionate growth of the settlement in a way that its effect upon its surroundings would be minimised in compliance with NDP Objective 2.

1.15 Therefore, the inclusion of Cobhall House within the NDP settlement boundary would meet all relevant criteria advocated by the Herefordshire Council as the objective means of properly delineating boundaries. The failure of the draft NDP to meet these criteria indicates that its draft settlement boundary is incorrectly drawn.

1.16 Objection is raised to Draft Policy A4 'Criteria for Development Settlement Boundaries'. Criterion 1 does not support new houses being erected "behind other houses". This criterion is imprecise and seeks to dictate a pattern of development with no justification as to why non-compliant development would cause harm. Criterion 6 should be

expanded to treat proposals that would improve highway visibility for existing properties as a significant material consideration in favour of proposed development.

1.17 A further criterion to Draft Policy A4 should be added to permit limited residential development adjoining the settlement boundary to provide the NDP will limited flexibility to provided provide a different stream of potential proposals to contribution to proportional growth

1.18 Objection is raised to Draft Policy A6 as it relates solely to "former agricultural buildings". Proposals for the conversion of all redundant of disused buildings should be considered favourably.

1.19 The correspondence considers there to be sound planning grounds to amend the Draft NDP in the way described above.

