

## Progression to Examination Decision Document



### Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Burghill Neighbourhood Area
Parish Council	Burghill Parish Council
Draft Consultation period (Reg14)	20 January to 11 March 2016
Submission consultation period (Reg16)	13 July to 24 August 2016

#### Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> <li>• Map showing the area</li> <li>• The Neighbourhood Plan</li> <li>• Consultation Statement</li> <li>• SEA/HRA</li> <li>• Basic Condition statement</li> </ul>	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1 and 2)	Yes
Are any 'excluded development' included? <ul style="list-style-type: none"> <li>• County matter</li> </ul>	1990 61K / Schedule 1	No

<ul style="list-style-type: none"> <li>• Any operation relating to waste development</li> <li>• National infrastructure project</li> </ul>		
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
Is this a repeat proposal? <ul style="list-style-type: none"> <li>• Has an proposal been refused in the last 2 years or</li> <li>• Has a referendum relating to a similar proposal had been held and</li> <li>• No significant change in national or local strategic policies since the refusal or referendum.</li> </ul>	Schedule 4B para 5	No

#### Summary of comments received during submission consultation

Herefordshire Council – Environmental Health (contamination)	<p><b>Site: ‘2D’</b></p> <p>The site has been historically used as orchards which can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p> <p><b>Site ‘2B and ‘White Roses’</b></p> <p>The two sites have also been historically used as orchards.</p> <p>The two sites are located in an area, which has historically been used for the quarrying of sand and clay operation and since 1986 has been classed as unknown filled ground (pit, quarry etc.)</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 the fill is not inert and would require further investigation. Without any</p>
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	<p>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>Responsibility for securing safe development rests with the developer and/or landowner. It is incumbent on the developer and/or landowner to demonstrate that the proposed development is both safe and suitable for its intended use.</p> <p>The sites historic potentially contaminative use (former quarry) will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered.</p> <p>The assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</p> <p><b><u>Tillington- Map 4</u></b></p> <p><b>Sites: '10','22' and '25'</b></p> <p>The three sites have all been historically used as orchards that can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p> <p><b>Site: Solar Farm Site</b></p> <p>The proposed development located on a known closed landfill site (Winstow Pit, Burghill). Because of this it will be necessary to undertake a site investigation to consider the risk from the landfill to the development.</p>
Herefordshire Council – Strategic Planning	<p>The plan is in general conformity with the Herefordshire Core Strategy, and the points of clarity raised at consultation stage have been addressed.</p> <p>See Appendix 1 for conformity table</p>
Herefordshire Council – Development Management	<p>Policy B4 only refers to employment reuses of traditional agricultural buildings which could conflict with policy RA5 of the Core Strategy and</p>

	<p>NPPF. No mention of residential which also conflicts with policy.</p> <p>Affordable housing appear to conflict with NPPF</p>
Herefordshire Council - Transportation	As long as protection is given to the Hereford Relief Road corridor, the transportation section has no comments.
Herefordshire Council – Archaeology	<p>In general accords well with policy and best practice regards the historic environment</p> <p>As advised previously, the sites (34 and 35) are not suitable for any significant development being too close to and likely to prejudice the locations of the church and former castle</p>
Natural England	Do not have any specific comments on this neighbourhood plan.
Historic England	Support of vision and objectives and the content of the document. Particularly commend the plans comprehensive treatment of the wider historic environment including the emphasis on local distinctiveness, undesignated heritage assets and maintenance of historic rural character. Commons in the parish through Local green Spaces is also to be commended.
Coal Authority	No specific comments to make
National Grid	National Grid has identified that it has no record of electricity assets and high pressure gas pipeline or Gas Distribution intermediate and high pressure apparatus within the Neighbourhood area.
Network Rail	Generic comments, no specific comment on this plan.
Welsh Water / Dwr Cymru	Pleased to note the inclusion of our recommendation from Reg14 consultation and accordingly have not further comment to add at this time.
<p>Douglas Low</p> <p>Resident</p> <p>Objection</p>	<p>Following belated disclosure from Cabinet on 14 April, strongly object to development proposal for Burghill neighbourhood to increase from 120 to a potential 581 dwellings.</p> <p>Lack of consultation with and involving the local</p>

	<p>community. Lack of existing infrastructure and services. Proposal of 581 dwellings would render the ability of the 3 local primary schools unable to cope and increase road traffic usage and congestion.</p> <p>Inadequate bus service to the village. No shop, no pub and a small village hall.</p> <p>Building programme result in several years of dirt, noise and disruption. Effect people's health and devalue property.</p>
<p>Mandy Low</p> <p>Resident</p> <p>Objection</p>	<p>Following belated disclosure from Cabinet on 14 April, strongly object to development proposal for Burghill neighbourhood to increase from 120 to a potential 581 dwellings.</p> <p>Lack of consultation with and involving the local community. Lack of existing infrastructure and services. Proposal of 581 dwellings would render the ability of the 3 local primary schools unable to cope and increase road traffic usage and congestion.</p> <p>Inadequate bus service to the village. No shop, no pub and a small village hall.</p> <p>Building programme result in several years of dirt, noise and disruption. Effect people's health and devalue property.</p> <p>Desire for government funding for a university should not be to the detriment of existing residents.</p>
<p>Marjorie Byers</p> <p>Resident</p> <p>Objection</p>	<p>Shocked to see the huge number of potential house planned for Hospital Farm – five times more than the 120 houses previously proposed.</p> <p>Traffic has grown every year, junction with the Roman Road is already busy.</p>
<p>Roddy Padmore</p> <p>Resident</p> <p>Objection</p>	<p>Appalled by the proposed amendments to the 2013 draft.</p> <p>Concern regarding where jobs to the support for 581 houses, already heavy pollution into the River Wye, money to fund infrastructure, beauty of Burghill Valley, capacity of county hospital and GP service.</p>
<p>Marion Burns</p>	<p>Strongly object to the concentration of housing development in a few small areas of the parish.</p>

<p>Resident Objection</p>	<p>Particularly regarding road safety on the concentration of development sites in Tillington between the Bell PH and Whitmore Pool. Very narrow part of Tillington Road and prone to flooding.</p>
<p>Neil Christie Resident Objection</p>	<p>Object to the proposal and statements within the Burghill NDP</p> <ol style="list-style-type: none"> <li>1) Site at hospital farm for some 500 house is in excess of target. Site is adjacent to recently completed development and would not significantly alter the character yet has not been considered at all</li> <li>2) Site north of the Roman Road for 50 houses, close to target and previously developed areas, yet has been rejected from the plan</li> <li>3) Conversely NDP favours Tillington Business Park, sparsely settled area, rural character, highly visible and liable to set a precedent. No explanation or justification for settlement boundary</li> </ol> <p>Appear to have been little commitment to inform or involve resident in approval of the draft.</p> <p>Plan ignores practical options, and little involvement or views of resident.</p>
<p>Sarah Turner –Jones Resident Objection</p>	<p>Do not feel proper consultation has been undertaken especially with those directly affected by the proposal sites. Plan does not take into consideration sites both within and alongside the parish boundary.</p> <p>Development in the Lower Burlton area will result in the city boundary effectively being extended.</p> <p>Development proposals are far too large and not consistent with parishioners' wishes for small developments. Some developments are small linked areas effectively creating much larger developments.</p> <p>Very concerned about the increased volume of traffic, noise levels, rubbish and frightening speeds.</p> <p>Site proposed at Tillington are adjacent to dangerous junctions.</p> <p>Clarification of how settlement boundaries were arrived at would be welcome.</p>

	<p>Site 2B Lower Burlton results in backland development. Privacy would be lost, noise and light pollution at front and back of properties. Site is referenced in deeds as 'The Quarry' gives an indication of its past use</p> <p>Wealth of wildlife would be lost.</p> <p>Drainage serious concern, some sites have been flooded in the past</p> <p>Churchyard requires extension and school needs specific assessment and site access is not adequate for a development.</p>
<p>Janet Turner</p> <p>Resident</p> <p>Objection</p>	<p>Site 10 Tillington Buisness Park – site is already occupied by businesses including a village shop, is this the right place for housing?</p> <p>Site 2B Lower Burlton – site is behind four semi-detached houses on the Roman Road. Site contains a septic tank for these houses and site is known to flood and often waterlogged. Feel site is unsuitable for building houses.</p>
<p>J Fenton</p> <p>Resident</p> <p>Map error</p>	<p>NW boundary of our property shown on the Lower Burlton Policies Map is incorrect as it shows inclusion of outbuildings in adjoining field.</p> <p>Amended plan sent</p>
<p>G King</p> <p>Resident</p> <p>Objection</p>	<p>Strongest objection to proposed development at Hospital Farm. Covenants on the land and is registered as a Historic park.</p>
<p>Matthew Reynolds</p> <p>Resident</p> <p>Objection</p>	<p>Feel the plan proposed has not been an inclusive process and whether any person in Tillington has been consulted on the plan.</p> <p>Proposed housing is hugely disproportionate to the sparse nature of the parish. Creation of a settlement boundary without consultation and subsequent misrepresentation of Site 10 as brownfield rather than greenfield.</p> <p>Infrastructure and flooding have not been taken into consideration.</p> <p>Additional 500 houses would result in an extra 1000 cars.</p> <p>There are more suitable sites across Burghill that have not been assessed or investigated.</p> <p>Plan created behind closed doors.</p>
<p>Marion Burns</p> <p>Resident</p>	<p>Lack of direct consultation with residents most affected – no consultation, no information regarding the reasons for choosing these development areas and opinions have not been</p>

<p>Objection</p>	<p>sought. No consultation on the settlement boundary.</p> <p>Concentration of development sites – all development to two small areas and the main settlement has no additional housing provision. No provision for affordable housing, no provision to increase facilities for aging population.</p> <p>Road safety – 3 sites between The Bell PH and Whitmore Cross will create three access points within 300 yards. Carriageway is quite narrow, busy with commuter traffic, speed limit ignored.</p> <p>View of traffic emerging here will be severely restricted and potential accident black spot. No footpath to the local shop</p> <p>Areas prone to winter flooding near Whitmore Pool, Crowmoor Lane.</p> <p>Lack of provision of main drainage and sewerage – No connection in Tillington. Already a surface water problem. Particularly concern regarding Cherry Orchard. Site is higher than Crowmoor Lane which is prone to flooding. Waste water from additional homes will increase the smell and insect population</p> <p>Lack of provision of amenities – no provision for increased services such as a doctors surgery, dentist nor accommodation for older people (warden controlled or single level accommodation). Shorted sighted and a missed opportunity.</p> <p>Proposed massive increase in housing provision at Hospital Farm and Tow Tree Farm – since the inception of the plan, the sale of council smallholdings include Hospital Farm. Tow Tree Farm was identified in the Core Strategy as potential route of the new bypass.</p> <p>Proposed sites at Hospital Farm and Roman Road would be better for parish as reduce the increased strain on narrow rural roads and infrastructure.</p> <p>Two sites on the edge of the parish could provide five times the 18% originally prescribed.</p>
<p>John and Alison Fenton Residents Objection</p>	<p>During 38 years the fields adjoining both the western and southern boundaries have been submitted for consideration and rejected on the grounds of access to the highway, proximity of the A4110/A4103 crossroads, flood risk, viability of connection to the services. Applications for planning have also been refused.</p>



	<p>Have pointed out these concerns at the beginning of the process but both fields have been included with rumours regarding Hospital Farm, considered prudent to request our property is included.</p> <p>Question the necessity of inclusion of inappropriate site given the intensions to sell Hospital Farm.</p>
<p>Michael White Resident Objection</p>	<p>Missed early part of the procedure and not easy to catch up due to lack of advertising of meetings and lack of minutes. Concern regarding one notice with wrong dates and a 2 day consultation period.</p> <p>Ignored request for letters to be read out and uneasy for residents to feel own views were of no importance. Plan B was not discussed.</p> <p>Comments to Reg14 regarding Tillington ignored, particularly Site 10. Incredibly unfair skew in housing development plan.</p> <p>Large swathe of land available of housing in the south of the parish, no reason given for ignoring this land. Steering group decided all housing development should take place in Tillington where there are distinct problems with access, road safety, road layouts, infrastructure, poor drainage. Village shop would disappear within site 10.</p> <p>No timescale included into sites recommended.</p> <p>Uncertainty about what brownfield means</p> <p>Few residents in Tillington asked about the delineation of the settlement boundary.</p> <p>What about Tillington Common?</p> <p>There is a vagueness about the whole plan, no real control over what the steering group put forward. Unsatisfactory, unfairly disproportionate and unacceptable development plan with few positives</p> <p>Everyone agrees that a plan was necessary and that housing was a priority, disappointingly this has missed these criteria.</p>
<p>Lusanna Hoddell Resident Objection</p>	<p>Burghill NP has failed in every aspect of consulting and engaging with the community. Steering group minutes are never published, decisions never discussed at pariah council meetings, concerns actively suppressed and ignored, No public meetings held for over a year</p>

	<p>No material planning consideration taken into account in site selection, viable sustainable sites in Burghill not assessed or scored. Bias to target Tillington with disproportionate housing.</p> <p>Site 10 is claimed to be brownfield but in fact greenfield</p> <p>Settlement boundary drawn around Tillington without Tillington being consulted.</p> <p>Site Assessment scoring wrongly slanted in favour of fictitious settlement boundary</p> <p>Lack of publicity and late leaflets for Reg14.</p> <p>Objectors ignored.</p>
<p>Sandra King</p> <p>Resident</p> <p>Objection</p>	<p>Do not believe meets the NPPG para 47.</p> <p>Wider community has not been kept informed, no agenda or minutes published, no information in updates to parish council, no register of interest of steering group members.</p> <p>Wider community not informed about the results of the Open Days for 12 months until the draft plan publication.</p> <p>Sites assessment questionable and only published half way through the Reg14 consultation period after complaint to Herefordshire Council by landowner.</p> <p>No consultation with landowners</p> <p>Wider community were not able to make their views known.</p> <p>Site 10 presented as brownfield land but it's not all brownfield and there is a Section 52 agreements in place. Land to the north of the business park units is greenfield not brownfield.</p> <p>Comments to Reg14 were mostly ignored or marked with no change. Little material change between Reg14 and Reg16 plan.</p> <p>Concerns regarding flooding, drainage, water run-off, phosphate discharges. Development in Tillington hugely exceeds 18%. Housing will double in number and 133% increase.</p> <p>Developments in Tillington contradicts BNDP's own design guidance in appendix 3.</p> <p>Burghill is the main settlement and only had 14% increase. Tillington Common a larger settlement than Tillington has 0% increase. Lower Burlton has 82% increase.</p>

	<p>Conversions and single new builds have been ignored and should not be treated as windfall.</p> <p>Wider community had very few opportunities to be actively involved, no meetings after the Option days/ Steering Group meetings held in private. Draft plan was produced privately. Remains unchanged since despite comments and objections.</p> <p>Settlement boundary drawn with no consultation around Tillington.</p> <p>No chance to air views to inform the draft plan.</p>
<p>David King</p> <p>Resident</p> <p>Objection</p> <p>2 submissions</p> <p>-</p>	<p>Concerned about the lack of proper consultation and engagement – not properly informed by public debate, lack compliance with NPPF and NPPG, product of individual not the community.</p> <p>Concerned the content of the Consultation Statement are not a true reflection of consultation and engagement. No published minutes of the Steering Group nor agendas, meetings where never publicised.</p> <p>Questionnaire results have disappeared from the website. Options Days results only published in Reg16 plan not in time for Reg14.</p> <p>Concerned that there has not been adequate dialogue with the submitters of sites.</p> <p>Lack of evidence and background documents on the parish council website. Links disabled by the start of Reg16. Wrong dates advertised on the parish council website.</p> <p>Concerned that one site notice was placed advertising the reg16 consultation. No notice within the parish magazine.</p> <p>Concern that the Reg16 consultation period running for only 6 week over the summer holiday period.</p> <p>Hereford Relief Road is a major element of the Core Strategy and Transport Plan and not mentioned within the NDP.</p> <p>Failure to consider development in more sustainable locations.</p> <p>Numerous sites if re-use of old farm buildings and housing on small sites with submitted but completely ignored.</p> <p>Failure to consider implications of the Hereford Area Plan and Smallholdings disposal plan which</p>

	<p>included Hospital Farm and Tow Tree Farm. Concern regarding the drawing of a settlement boundary for Tillington without community consultation. Just appeared within the Reg14 draft plan.</p> <p>Site Assessment Report was not published until partway through the Reg14 consultation at the request of Herefordshire Council. SAR is no longer visible.</p> <p>Concerned that inadequate screening and due diligence has been undertaken on certain sites. Site 10 should be referenced as greenfield not brownfield only 21% is brownfield.</p> <p>Tillington has been selected for a disproportionately high quantity of housing and high density</p> <p>Concern that site 35 is excluded by deploying green space designation to prevent access to it. Site 35 is a sustainable development site adjacent to the main settlement of Burghill which is connected to main sewage and drainage. LGS should not be used to undermine the identification of development land in suitable locations.</p> <p>Failure to consult on settlement boundary for Tillington Common.</p> <p>Inclusion of a solar farm which would impact on the setting of conservation area and listed building.</p> <p>No mention of the implications of 'planning permission in principle'. Concerned as material consideration have not been taken into account in site selection. Sites within the plan could wrongly receive PPIP.</p> <p>Concerned regarding parish council response to Reg14 comments.</p> <p>Concerned that the requirements of the Basic Conditions have been breach with regards to consultation between option days and Reg14 draft.</p>
<p>CBRE (on behalf of trustee) Landowner</p>	<p>Promoting land for residential allocation (Site 2E). However has not been taken forward on the despite site score greater than other sites included. 30 comments supported the site and it is well connected, accessible and sustainable.</p> <p>Planning application for circa 50 dwellings at the south eastern corner of the site is currently pending determination.</p>

	<p>Disagree with the description in para 2.17, does not accurately reflect the area.</p> <p>Burlton Barns should be included within Map 2 as per the options days.</p> <p>Settlement boundary should be redrawn to include existing residential properties of Lower Burlton. Smaller part of site 2E should be included within the settlement.</p> <p>Disagree with the text in para 2.20, increase due to St Mary's hospital development.</p> <p>Vision does not reflect the geographical proximity and relationship with Hereford City, particularly the southern boundary of the parish. Location of the Hereford by-pass creates a clear and physical boundary. This area should be included within the Hereford Area Plan.</p> <p>Disagree with the quantity of sites to achieve the minimum growth of 18%. Concern regarding 2 sites – White Roses and Site 2B are acknowledged as potential contamination issues and not considered viable.</p> <p>Policy B1 – object to wording as does not accord with NPPF</p> <p>Policy B7 – concern regarding the omission of the Hereford by-pass</p> <p>Concern that land at White Rose was a late submission and not included within the option days.</p>
<p>Savills (on behalf of Farmcare Ltd) Landowner</p>	<p>Fails to meet the Basic Conditions as does not positively contribute to sustainable development and not in conformity with the development plan.</p> <p>Specific concern relates to the Site Assessment undertaken by Kirkwells, not considered robust evidence base. New site assessment exercise should be carried out to properly evidence allocations. Sites in sustainable locations not score or scored too high in terms of constraints.</p> <p>Settlement boundary should be revised to enable greater flexibility and not restrict growth.</p>
<p>Burghill Parish Council</p>	<p>Rebut any other submissions claiming the potential availability of alternative sites within the southern part of the parish;</p> <p>Hospital Farm – acknowledged that Herefordshire Council is seeking to develop this land. Understand that the land are regulated by a restrictive covenant which would compromise the</p>

	<p>availability for development. Until covenant is discharged the land is not available. The development of this land is considered to merge St Mary's Park with the city.</p> <p>Site 2E – considered less favourable for development when compared to sites chosen. Site has two significant infrastructure problems. Trunk water main crosses the site, loss of open ground in a westerly direction beyond the clearly defined boundary of the Tillington Road. Harm character and appearance of the countryside in this location.</p>
<p>Russell Hoddell Resident Objection</p>	<p>Concern how proper democratic procedures have been ignored, lack of consultation, transparency and engagement with the community.</p> <p>National Planning Policy Guidance has not been complied with, plan contains gross misrepresentations, is bias and created without community involvement and consultation.</p> <p>Many detailed and extensive objections to Reg14 have not been listened too or taken on board, side lined and ignored.</p>
<p>Fiona Bailey Resident Objection</p>	<p>Object to proposed development adjacent to Burghill and Tillington Cricket pitch. Came as a surprise the proposal to build 25 houses basically in my back garden. No consultation with residents and total is ludicrous in such a sparsely populated rural area.</p> <p>Plan goes against the results in which the community considered 4-7 dwellings per site an ideal number.</p> <p>No regard to the disposal of sewage, suitable road for increase in traffic, very difficult blind bend, no proposed footpath or cycle path to link development to services.</p> <p>Development would have an impact on privacy, traffic, road safety, noise, light pollution, house values and way of life.</p> <p>Definitely more appropriate sites within the parish boundary that would have much less impact.</p>
<p>Andrew Bailey Resident Objection</p>	<p>Lack of information and consultation. Accept some development is necessary, the scale is completely at odds with the sparsely populated open countryside.</p> <p>Location of chosen development seems bizarre when more suitable sites have been ignored. Little thought given to the impact on the changes</p>

	<p>on road safety, access to amenities, environmental impact, sewage as no mains exist.</p>
<p>Mia Hoddell</p> <p>Resident</p> <p>Objection</p>	<p>Created without any community being involved in its creation and will have a detrimental effect on community at Tillington and Lower Burlton.</p> <p>No consultation, public meetings, no one around Tillington has been consulted.</p> <p>Plan constructed by a very few people on the Steering Group. Burghill is the biggest village with a settlement boundary already installed has steered development away from itself.</p>
<p>Mark and Clare Fenton</p> <p>Resident</p> <p>Objection</p>	<p>Site 2B – Lower Burlton</p> <p>Request site excluded from the NDP as contravenes the criteria set out in the NDP. Only recently become aware of its inclusion and understand others are also unaware.</p> <p>Field is included on Environment Agency mapping as surface water issues where water does not drain away. No drainage in the field and regularly floods driveways and some properties.</p> <p>Believe the field is an old quarry and has been infilled Opening an access off the Canon Pyon Road tis water will naturally flood into the proposed development site. Environment Agency report would be required and consultation with all residents surrounding the proposed site.</p> <p>Field is currently access through a drive belonging to Larch Meadow which is only small narrow access, insufficient for housing development. Easement only allow access not services. Access would be required off Canon Pyon Road. Visibility splays impossible to achieve. Road has a blind bend and new entrance has potential for accidents and dangerous for cyclists.</p> <p>Pedestrian access to the site will be dangerous as no pedestrian access on that side as present and will have to cross major road. No land available between the edges of the proposed site to build a pavement.</p> <p>Land is an old quarry site and initial reports already indicate that some areas of tested soils have shown contamination and stability issues. Properties on the south east corner have already encountered issues. Full assessment of the field would be required prior to commencement of any</p>

	<p>construction work so no damage or subsidence will be encountered by surrounding properties.</p> <p>Proposed site is subject to many legal covenants with adjoining properties. Site houses septic tanks for some properties.</p> <p>Field natural habitat for wildlife.</p> <p>Proposed development will box existing properties with no path or road between properties and create privacy issues.</p>
<p>Sean Lashley Resident Objection</p>	<p>No consultation regarding the settlement boundary for Tillington.</p> <p>Proposed development of Hospital Farm was not included into the numbers of homes within the parish, it would mean that the houses would not have to be built in the number proposed for Tillington and Lower Burlton.</p>
<p>Ann White Resident Objection</p>	<p>Minor participation throughout the process. Attempts to sway opinions received scant consideration yet the plan was supposed to reflect local wishes.</p> <p>There appears to have been unusual strong, robust defence against Site 10. Objections to Site 10 were numerous and valid but objections cast aside as if sites were cemented in place from the beginning.</p> <p>Parish Council /Steering Group were not happy to listen to views of parishioners, meetings with little warning.</p> <p>Unfair that Tillington Common has been completely omitted from the plan.</p> <p>Tillington – main road through is narrow, two dangerous crossroads, visibility poor, access to site would create safety problems, excessive speed of traffic, no sewage and soil drainage is poor.</p>
<p>D A and A J Apperley Resident Objection</p>	<p>At no time have we been consulted officially over the proposed building development and we understand that over 100 houses could be built in Tillington.</p> <p>Concerned about increased volume of traffic, narrow and poorly maintained roads, speed restrictions ignored, large lorries and tractors constantly use these roads.</p> <p>Concerned about safety of children attending village school which is situated on dangerous</p>



	<p>bend and school will be unable to accept large intake.</p> <p>No employment in the village and home owners would have to use own transport to travel to work each day as public transport is very restricted.</p>
<p>Joel Hoddell</p> <p>Resident</p> <p>Objection</p>	<p>When there has been no consultation, how can a plan be inclusive, represents the view and opinions of the community.</p> <p>Published in a limited way. Arrived at without opinion being sought from the community. Decisions never discussed, no information from meetings, assessment scores, why sites and settlement boundaries drawn.</p> <p>Plan is owned solely by the Steering Group.</p>
<p>P M Broadgate</p> <p>Resident</p> <p>Objection</p>	<p>Object to the proposed amendments to the 2013 draft whereby the allocation of new homes in the parish is raised from 120 to a potential 581.</p> <p>Little point producing a plan is it ends up comprehensively ignored.</p> <p>What consideration has been given to the provision of services and infrastructure? Access, transport, employment, education, electricity, gas, water, sewerage, sewerage treatment, telecom, health and welfare provision all need to be considered.</p> <p>A4110 is in very poor condition and A4103 is little better</p>
<p>Geraldine Roberts</p> <p>Resident</p> <p>Objection</p>	<p>Houses proposed to be built in Tillington exceeds what the majority of people agreed. Most opts for 4-7 houses however proposal if for two groups of 10 and 1 of 4.</p> <p>This will change the character of the village, difficulties of sewerage, access, road safety, schooling.</p> <p>Disproportionate number of house in Tillington at present, higher percentage of growth than Burghill. Smaller more sensible plots proposed.</p> <p>Plan drawn up and decide by a few people.</p>
<p>M Roberts</p> <p>Resident</p>	<p>Those living closest should be have been consulted directly. Consultation non-existence or inadequate.</p>

<p>Objection</p>	<p>Site behind Tillington Business Park is greenfield and should never have been included. Landowner never consulted concerning site at Bell Inn Field regarding access.</p> <p>Size of developments is totally disproportionate.</p> <p>Proposed access on both sides of the road is extremely dangerous, 30 mph zone ignored.</p> <p>Site analysis score have been skewed by addition of neutral comments.</p> <p>Never a proposed settlement boundary for Tillington and never consulted upon subsequently.</p> <p>Several other sites more sustainable.</p> <p>No mains drainage and sewerage, infrastructure doesn't exist to cope. Flooding already occurs.</p> <p>Hospital farm could be developed which would be 4 times over the target. Negates the need for any development elsewhere and calls into question the NDP.</p>
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**Please note the above are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the Examiner in due course.**

**Officer's Appraisal**

There have been a total of 43 representation made during the publicity period under Regulation 16 regarding the Burghill Neighbourhood Plan. Five of these have been made by internal service provider for Herefordshire Council and 6 by statutory consultees. 32 representation were received from the general public, the majority of which were residents within the parish with two representations received on behalf of landowners within the parish.

Concern has been raised within the representations regarding the process undertaken during the formulation of the document and the two statutory consultation periods with regards to the level of consultation, site assessments and availability of background / evidence documentation. A review of the parish council and community websites indicated that parish council and steering group minutes are available but there is currently there is no background or evidence base material online including any site assessment and selection information. A summary of the site selection information is available within appendix 7 of the NDP itself.

It is unclear as to when and for how long background and evidence base material was available, however we are aware that the site assessment report was not available at the beginning of the draft consultation period (Reg14).

With regards to the site allocations, in theory sufficient site allocations have been included within the NDP to meet the requirements of the Core Strategy, however, there are some concerns regarding the

deliverability of some of the allocation sites. In the case of sites at Lower Burlton this has been confirmed within consultation responses to a recent planning application (162299). There is also a high level of public concern regarding the site in Tillington and previous planning advice has raised issues regarding access and site levels.

Given the concern regarding the deliverability of three of the allocated sites, the public concern regarding the site selection process and the currently unavailability of the Kirkwell's initial site assessment work, it is difficult to conclude that the plan will enable the required growth to meet the requirements of Policy RA2 of the Core Strategy.

A review is suggested to ascertain the deliverability of proposed allocation sites and flexibility of the associated policies should it been evidence that sites allocations cannot be achieved due to constraints. It is also highly recommended that during this period of review all current and future documentation relating to site assessment and selection is available publically and community involvement is included prior to re-submission of the plan.

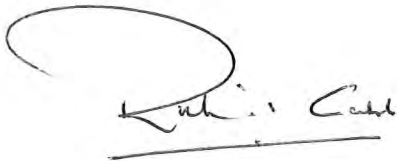
Transportation and Strategic Planning have also highlighted the requirement for the inclusion of references to the Hereford Relief Road within the NDP and its associated policies maps particularly with reference to Policy B9.

#### **Assistant Director's comments**

*The officer appraisal is noted and highlights sufficient deficiencies to support a decision not to progress the plan to examination.*

#### **Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.**

It is recommended that the Burghill Neighbourhood Plan does not progress to examination at this stage and that additional consultation (under Regulation 16) is undertaken following the parish council's consideration of the issues outlined above.



**Richard Gabb**

**Programme Director – Growth**

Date:

**Appendix 1 Herefordshire Council Strategic Planning Team**

Name of NDP: Burghill- Regulation 16 Submission version

Date: 17/08/16

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N/)</b>	<b>Comments</b>
B1- Scale and type of new housing in Burghill and Tillington and Lower Burlton.	RA2, H3	Y	
B2- Supporting existing small-scale local employment.	RA6, E2	Y	
B3- Supporting new small-scale local employment.	RA6, E1	Y	
B4- Rural enterprise and farm diversification.	RA5, RA6, E3	Y	
B5- Supporting development of communications infrastructure.	N/A	Y	
B6- Education	SC1	Y	
B7- Traffic management and transport improvements.	MT1	Y	
B8- Design of development in Burghill Parish.	SS6, LD1-LD4, SD1-SD4	Y	
B9- Protecting and where possible enhancing landscape character.	LD1-LD4	Y	<p>“All development will be expected to retain the green areas between Burghill and Hereford and to maintain the distinct and separate identity of the Parish.”</p> <p>The plan should take into</p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N/)	Comments
			account the Hereford Relief Road corridor that runs through the southern extremity of the Parish between Hereford and Burghill.
B10- Protection of green spaces.	N/A	Y	
B11- Protection of and where possible enhancement of local community facilities.	SC1	Y	Listing some particular existing community facilities in the Parish which should be given protection could supplement this policy.
B12- Community facilities and Community Infrastructure Levy.	SC1	Y	
B13- Flood risk, water management and surface water run-off.	SD3	Y	
B14- Development of renewable energy facilities in Burghill Parish.	SD2	Y	

**Other comments:**

The plan is in general conformity with the Herefordshire Core Strategy, and the points of clarity raised at consultation stage have been addressed.