



HOPE - UNDER - DINMORE
& NEWTON

NEIGHBOURHOOD PLAN

Neighbourhood Development Plan Consultation Statement

May 2016

Hope-under-Dinmore Parish Council

Prepared by DJN Planning Ltd. for Hope-under-Dinmore NDP Project Group

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1. INTRODUCTION

1.1 This consultation statement has been prepared to accompany the submission of the Hope-under-Dinmore Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.¹ The Statement:

- Contains details of the persons and bodies who were consulted about the proposed Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

2. THE NEIGHBOURHOOD DEVELOPMENT PLAN

The parish and village

- 2.1 Hope-under-Dinmore Neighbourhood Area comprises the two parishes of Hope–under-Dinmore and Newton, and lies between Hereford and Leominster in north Herefordshire. It is bisected north-south by the A49 trunk road and the Cardiff – Crewe railway line, which run parallel to each other. The A417 joins the A49 to the north of the village of Hope-under-Dinmore.
- 2.2 Hope-under-Dinmore village is situated hard against the northern foot of Dinmore Hill, and its character is defined by the distinctive local topography, the surrounding woodland and the road and rail transport corridors which run immediately adjacent. The main part of the village lies between the A49 and the railway line and is as a result linear in form, with a historic core and modern development to the north.
- 2.3 Away from the village, there are significant tracts of open countryside and woodland, with farmsteads and scattered dwellings notably at Newton and on the northern slopes of Dinmore Hill. In the east is the Hampton Court Estate, based around Hampton Court house and historic park and garden.
- 2.4 Local employment is focussed on the A49 corridor, including the Cadbury site at Marlbrook and smaller enterprises. Other businesses in the Plan Area are typically based on agriculture or are otherwise linked to the rural environs, for instance through small-scale food and drink processing, and make use of existing farm and other buildings (including home-based businesses). There are no established industrial estates or other employment areas.
- 2.5 Hope-under-Dinmore has a village hall, home to local groups and activities. A petrol filling station accessed from the A49 provides local shopping facilities, including cash withdrawals. The church of St Mary the Virgin lies to the east of the A49. The nearest post office is outside the Plan Area, in the neighbouring village of Bodenham some 5.5 km to the east. The village primary school closed in 2004. There is no public open space within the village itself. The Queenswood Country Park to the south, which lies partly within the Plan Area, offers countryside access and a play area.
- 2.6 Vehicle access away from the A49 and the A417 is limited. The unclassified adopted highways to the west of the A49 are narrow country lanes. All are no through routes, giving access to the village and

¹ Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

other local properties only. Access is further limited by the severance effect of the railway line. Bus services allow journeys to work in Hereford and Leominster, with a limited service outside normal working hours.

- 2.7 The River Lugg flows south through the Plan Area, and land either side of the Lugg and its tributary watercourses, the Marl and Cherry Brooks, is liable to flood. Hope-under-Dinmore village experiences regular flooding from the Cherry Brook, exacerbated by highway run off from the trunk road, affecting both property and the highway.
- 2.8 The Area includes a number of sites which are variously designated at international, national and local levels for their nature conservation interest. The River Lugg south of Hampton Court Bridge is part of the River Wye Special Area of Conservation (SAC), a European-level designation.

Planning context

- 2.9 The NDP deals with land use and development within the parish for the period 2011 to 2031. These policies are designed to complement the existing national and County planning policies.
- 2.10 The NDP has been prepared within the strategic planning policy context set by Herefordshire Council's **Local Plan Core Strategy**. Reference is made to relevant policies in the text of the Plan as appropriate. The Core Strategy was adopted in October 2015 and sets out requirements which NDP's must meet, notably in respect of housing delivery. Prior to that date, strategic policy was set by the saved policies of the Herefordshire Unitary Development Plan (UDP).
- 2.11 The UDP did not define a settlement boundary for Hope-under-Dinmore village. To meet the requirements of the Core Strategy, a settlement boundary has been drawn as part of the process of drawing up the NDP.

Format of the Consultation Statement

- 2.12 The Statement sets out the details of the consultations undertaken in preparing the NDP, the issues raised and how these have been addressed in the Plan. The following consultation approaches have been used in preparing up the submission NDP:

- Posting of material on the group parish website at <https://sites.google.com/site/hopeunderdinmoreandnewton/home>
- Monthly parish council and regular project group meetings open to the public
- Letter and leaflet drops to all households
- Open day drop-in sessions at the village hall, held in the evening and weekend
- Posting of material on noticeboards in the village
- Household questionnaire survey
- Consultation on the draft Plan in accordance with Regulation 14.

- 2.13 The Statement covers the following stages of Plan preparation:

- The initial stages of work on the Plan, covering the establishment of the Neighbourhood Area and the project group (section 3)
- Community and landowner engagement (section 4)
- The household questionnaire survey (section 5)

- Assessing housing sites, including how landowners were engaged and other consultation (section 6)
- The draft Plan consultation under Regulation 14 (section 7).

2.14 Documents which are referred to are included within the Appendices. More substantial reports are referenced by web address.

3. ESTABLISHING THE NEIGHBOURHOOD AREA AND PROJECT GROUP

3.1 The following steps and actions were undertaken in terms of initiating work on the Plan:

- Parish Council consideration of and resolution to produce a Neighbourhood Plan at its meeting on 16 May 2013.
- Consultation by Herefordshire Council on the proposed designation of the Hope under Dinmore & Newton Neighbourhood Area, July 2013 – August 2013. The Neighbourhood Area application was approved on 28 August 2013. The decision document and site notice may be seen at https://www.herefordshire.gov.uk/media/7101580/Hope_under_Dinmore_Group_Decision_Document.pdf . A copy of the site notice is also included here at A1.2.
- Formation of a Project Group of local residents and Parish Councillors.

3.2 The issues and concerns raised in this initial stage of the plan-making process comprised in summary:

- The extent to which the community could control the type of development it wants in the village
- Delivering greater control over dwelling types and the provision of starter and affordable homes, and support for small businesses.
- Providing for the protection of the distinctive local environment.

3.3 These issues and concerns centre on delivering greater local control over development by making use of the new powers available under the Localism Act 2011. They were considered and addressed by:

- The Parish Council decision to undertake a NDP
- Application for Neighbourhood Area designation
- Establishment of a NDP Project Group reporting to the Parish Council.

3.4 Table 1 sets out the detail of the activities undertaken, with supporting documents included in Appendix 1.

Table 1: Establishing the Neighbourhood Area and Project Group

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
16 May 2013	Group Parish Council	Agenda item		Decision taken to produce a Neighbourhood Plan and to establish a Project group for this purpose.	GPC Minutes 16 May 2013, A1.1.
July 2013 – August 2013	Community	Consultation by Herefordshire Council	None received	Application for designation of the Hope under Dinmore & Newton Neighbourhood Area approved	HC, Hope under Dinmore & Newton Neighbourhood Area site notice, August 2013, A1.2.

4. COMMUNITY AND LANDOWNER ENGAGEMENT

- 4.1 Two open day events were held at the outset of the process of preparing the Hope-under-Dinmore Neighbourhood Development Plan (NDP) in order to explore the local issues and seek initial views on sites and areas in and around the village.
- 4.2 The NDP was initially publicised before the open day events in two village newsletters. These were distributed by hand to all houses in the parishes of Hope-under-Dinmore and Newton in October 2013 and March 2014. They served to introduce the Plan and to explain how it was intended to go about its preparation.
- 4.3 A leaflet was then distributed throughout the parishes at the beginning of April 2014, giving details of the open day events including the key themes, alongside an explanation of the NDP programme, the names of Project group members and how the Plan was being produced.
- 4.4 The open day drop-in events were held in the Hope-under-Dinmore village hall on Thursday 24th April from 8am to 12pm and 5 to 8pm, and on Saturday 26th April from 10am to 3pm. Those attending were invited to leave comments on a variety of subjects using comment boards. They could also mark comments relevant to specific areas on a large scale map of the village. A powerpoint presentation was displayed on a rolling loop, and copies were available to take away.
- 4.5 A total of 75 residents attended over the 2 day period. The age distribution was logged with the following results:-
- Under 20: 1 (1%)
 - 20-30: 5 (7%)
 - 31-40: 4 (5%)
 - 41-50: 4 (5%)
 - 51-60: 20 (27%)
 - 61-70: 29 (39%)
 - 71-80: 7 (9%)
 - Over 80: 5 (7%)
- 4.6 A report was prepared on the open day events, which sets out the comments logged on the comment boards, by subject. The comments posted on the maps were analysed and linked to the designated sites for assessment, as these are identified and described in the draft Plan (sites HUD1 to HUD4). At the time this event was held HUD1 and 2 were not identified as separate sites, so comments on these sites have been combined in the report. This combined site was the only one which attracted a significant number of comments, mostly reflecting views on its unsuitability for housing, the flood risk arising and its importance as an amenity area for the village.
- 4.7 The open days provided information on the local issues and concerns to be addressed in the Plan under the themes of housing, facilities and services, environment and heritage, leisure and tourism, and the related issues of traffic, transport and safety. They also provided feedback relative to sites and areas in and adjacent to the village. Issues and concerns arising were considered and addressed by:
- Ensuring that the matters raised were used to inform the overall focus of the resident questionnaire survey, with questions seeking further information on specific points, such as

the types of housing and use of the settlement boundary, and on areas for development and protection.

- 4.8 Landowners in and around the village were informed and involved in the plan-making process. This helped to ensure that any sites coming forward were appropriate i.e. that they were in or adjacent to the village, to meet strategic planning policy expectations; and that the landowner was known to be willing to make them available for development.
- 4.9 Local landowners were identified by the Project Group using local knowledge, and a database established which was refined over time. All landowners were written to in September 2014, to introduce the NDP and the work of the Project Group, and to invite expressions of interest in bringing land forward for development within the context of the Plan. No responses were received to this letter. The resident survey in January 2015 and the consultation on the draft Plan also provided opportunity for landowners to come forward.
- 4.10 Table 2 summarises the activities undertaken, with the open day events report included in Appendix 2. The report was made available on the parish website.

Table 2: Community and landowner engagement

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
October 2013 and March 2014	Community	Newsletters	Information giving and awareness raising	Through formation of Project Group, and the planning of the Open Days.	Newsletter extracts at A2.1.
April 2014	Those attending the open day events.	Two open day events in the village hall, including evening and weekend sessions, attended by 75.	Wide range of issues raised re housing, facilities and services, environment and heritage, leisure and tourism, and traffic, transport and safety.	Issues raised formed one basis for and were further explored in the household questionnaire.	Leaflet advertising the open days, A2.2. Powerpoint presentation used at the Open Days, A2.3. Open day events report, A2.4.
September 2014	Local landowners	Letter from Chair of Parish Council and of Project Group	No responses received.	No specific issues/concerns raised.	Letter to landowners, A2.5.

5. RESIDENT SURVEY

- 5.1 The next stage of the plan-making process was the resident survey. Professional assistance was used to draw up a questionnaire and to report on the results. The questionnaire took into account the issues arising at the open day events, and focussed on the following themes which the Group identified as important to the future planning of the village and parish: housing; the use of a settlement boundary at Hope-under-Dinmore; traffic, transport and access; jobs and the local economy; open spaces and the environment, and community services. The questionnaire also sought further views on areas in and around the village which could be developed or which merited protection, for instance for their amenity value.
- 5.2 Questionnaires were hand-delivered by members of the Project Group to all households in the parish in January 2015. The questionnaire included a set of frequently asked questions. Questionnaires were collected by hand a fortnight later. Of the 211 questionnaires delivered, 70 completed questionnaires were collected, a response rate of 33%.
- 5.3 Analysis of the questionnaires was undertaken with professional support and was published in the form of two reports in June 2015. Both reports and a copy of the questionnaire can be seen at <https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>. The two reports were:
- Results Report: a full report analysing the questionnaire responses. A summary of the principal findings of the survey can be seen at A3.1.
 - Comment listings: report listing all the comments made in response to questions inviting free-write comment on all aspects of development and the environment.
- 5.4 The survey provided a wealth of information for consideration in the preparation of the NDP. The issues and concerns raised may be summarised as follows (reference is also made to the survey results summary at A3.1):

Housing

- Preference for new housing to be provided as privately-owned family homes as individual units or smaller developments, with little appetite for larger development
- In terms of land for development for housing, comments favoured the Tavern Meadow/ Cherrybrook frontage (site HUD1) with land to the rear of Tavern Meadow (site HUD2) being indicated as not for development.

Settlement boundary

- Support for the use of a settlement boundary to control development and give certainty as where new development could take place (71% of respondents favoured this approach).

Traffic, transport and access

- Issues linked to road safety, traffic speed and enforcement, and maintenance of highway infrastructure such as ditches, drains and verges seen as priorities.

Jobs and the local economy

- Agricultural and other jobs linked to the rural nature of the area and accommodated through the conversion of existing buildings seen as favoured forms of economic development.

Protecting the environment

- Flooding was a particular concern.
- New development in keeping with its surroundings, and views and green spaces to be protected.
- Queenswood Country Park, land rear of Tavern Meadow (site HUD2) and local views identified for protection.

Community services

- Need for improvements in broadband and mobile phone services identified.

5.5 These issues and concerns were considered and addressed by in subsequent stages of the process, namely the Housing Site Assessment (HSA) and the draft Plan. An extract of findings from the resident survey dealing with housing and related issues was included in the HSA, and reference made to site-specific survey feedback in the detailed site assessment schedules. The survey information was taken into account in reaching the HSA conclusions.

5.6 Survey findings also influenced the scope and content of the draft Plan for consultation, including by:

- use of a settlement boundary to control development
- placing the emphasis on smaller housing schemes which may be provided as windfalls, rather than a larger allocation
- developing policies to respond to local concerns on traffic and safety by addressing highways related aspects of development; flood risk, and communications infrastructure
- emphasising small-scale forms of rural employment development, through conversions and homeworking
- considering the scope for the designation of green space for protection.

More information on the basis of the draft Plan is set out in section 7 of this Statement.

5.7 Table 3 sets out the detail of the activities undertaken, with supporting documents included in Appendix 3.

Table 3: Resident survey

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
January 2015	All households in the parish	211 questionnaires delivered, 70 collected (33%).	Support for small scale forms of housing and rural employment development; the use of a settlement boundary; traffic; flood risk; protection of open spaces; community facilities. Information provided on sites and areas to be developed and protected.	Survey results taken into account in the HSA and determining the approach to housing provision. The survey also informed key decisions re use of a village boundary, jobs and business, and open spaces/environment.	Results report and Comments Listing report, June 2015. Summary of results A3.1.

6. CONSULTATION ON THE DRAFT PLAN

- 6.1 Consultation on the draft Plan was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran from 23 November 2015 for a period of eight weeks, ending on 18 January 2016. The extended eight week period, as opposed to the minimum six weeks required by the Regulations, was specified to allow for the festive season.
- 6.2 The consultation was supported by the publication by Herefordshire Council of the Environmental Report and Habitats Regulations Assessment which had been carried out in October 2015 on the draft Plan.

The consultation process

- 6.3 The draft Plan was printed and distributed to households and businesses throughout the Plan area before the start of the consultation period by members of the Project Group, together with a covering letter and comments form. The draft Plan, consultation notice, comments form, Environmental Report and Habitats Regulations Assessment were posted on the website at <https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>. Table 5 summarises the consultation documents which were prepared, and where they can be viewed.
- 6.4 Relevant consultation bodies were initially identified by Herefordshire Council and reviewed by the Project Group. Table 6 below lists the organisations consulted which include the local planning authority, neighbouring parish councils, national and regional bodies and local consultees. Consultation was by email, which explained where the Plan could be viewed and how and by when to make comments.
- 6.5 A copy of the draft Plan and comment forms was placed on public deposit for inspection at Leominster Customer Service Centre (a library and customer contact centre in the neighbouring market town of Leominster, open during normal office hours).

Table 5: Consultation documents

Consultation document	Reference
Consultation draft Plan	https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan
Consultation Notice	Appendix A4.1
Covering letter	Appendix A4.2
Comments form	Appendix A4.3
Email to consultation bodies	Appendix A4.4

Table 6: bodies consulted on the draft Plan

Consultee group	Organisation
Local planning authority	Herefordshire Council, Neighbourhood Planning Team
Neighbouring parish councils	Leominster Humber, Ford & Stoke Prior Group Bodenham Wellington Dinmore Pyons Group Birley with Upper Hill
National and regional consultees	Arriva Trains Wales Coal Authority Dwy Cymru Welsh Water Environment Agency Highways England Historic England Homes and Communities Agency National Grid Natural England Network Rail (West) Western Power Distribution Wye Valley NHS Trust Woodland Trust
Local consultees	Autoselect Balfour Beatty Cadbury's CPRE Herefordshire Dinmore Leisure Ltd Eye Veterinary Clinic Hampton Court Hereford & Worcester Chamber of Commerce Herefordshire New Leaf Herefordshire Wildlife Trust Newton Court Cider Peter Draper Associates Petrol filling station/shop Prometheus Stonewater housing association Wynnes of Dinmore

Responses to the consultation

- 6.6 Consultation body responses were received from Herefordshire Council and five other organisations. These can be seen at Table A5.1 in Appendix 5, together with the changes made to the draft Plan as a result of their consideration by the Project Group and Parish Council.
- 6.7 Six members of the public responded to the consultation. Table A5.2 in Appendix 5 summarises the responses and their consideration by the Project Group and Parish Council.
- 6.8 Two housing site proposals were put forward. Both of these fell within areas of land considered within the HSA. The first was in respect of land to the rear of Tavern Meadow (within site HUD2) which raised objection to several Plan policies. The second was a late representation in respect of land within site HUD3. The Project Group agreed to consider this late representation in the interests of ensuring all options were fully explored. Meetings were subsequently held with the landowners concerned and their agents. The housing site proposals and the Parish Council's response can be seen at Table A5.3 in Appendix 5.
- 6.9 The principal issues and concerns which were raised by the housing site proposals may be summarised as follows:
- Objection to the proposed designation in the Plan of Local Green Space at site HUD2, which should be allocated instead for housing in order to meet requirements
 - Proposal for housing development on the south western part of site HUD3, between Cherrybrook Close and Northside Park.
- 6.10 Other issues and concerns raised by Herefordshire Council, the other consultation bodies and members of the public may be summarised as follows:
- Need to safeguard new residential amenity from existing uses and A49 road noise
 - Refer to creation of new green infrastructure
 - The Plan should actively seek improvements in broadband and mobile communications
 - The extent of the settlement boundary
- 6.11 Appendix 5 sets out the responses made to the consultation in detail.

Considering and addressing issues and concerns

- 6.12 The consultation responses and issues and concerns arising were passed to the planning consultant for detailed review.
- 6.13 The consultation responses were considered at meetings of the Project Group on 31 March 2016 and 28 April 2016 (the Minutes of the Group meetings are at Appendix A4.5). The Group agreed a number of changes to the draft Plan as a result. These were further considered and agreed at a meeting of the Parish Council on 19 May 2016.
- 6.14 The tables in Appendix 5 details the Parish Council response to the issues and concerns arising through the consultation and provides further detail on the changes made to the draft Plan as a result.

APPENDIX 1

ESTABLISHING THE NEIGHBOURHOOD AREA AND PROJECT GROUP

A1.1: Extract from Minutes of Annual Parish Council meeting, 16 May 2013.

A1.2: Neighbourhood Area Site Notice, August 2013

A1.1: Extract from Minutes of Annual Parish Council meeting, 16 May 2013.

12.0 Neighbourhood Planning

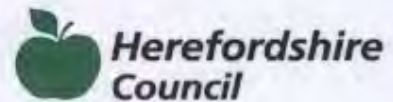
12.1 This Council Resolves that a Neighbourhood Plan is Produced

Resolved: The Council agreed to produce a Neighbourhood Plan

12.2 This Council Resolves that a Core Steering Group be set up for the Production of a Neighbourhood Plan

Resolved: It was agreed to set up a Neighbourhood Plan Steering Group consisting of Parish Cllrs and members of the parish. All Cllrs requested to compile a list of parishioners interested in joining the group

NEIGHBOURHOOD PLANNING NOTICE



The Neighbourhood Planning (General) Regulations 2012

Herefordshire Council has **APPROVED**, under Article 7 of the above Regulations the following Neighbourhood Area:-

Neighbourhood Area Name:

Relevant body is:

**Hope under Dinmore & Newton
Neighbourhood Area**

**Hope under Dinmore Group
Parish Council**

The Neighbourhood Area is identified on the below map



ANDREW ASHCROFT

ASSISTANT DIRECTOR ECONOMY ENVIRONMENT AND CULTURAL SERVICES

Date: 28th August 2013

APPENDIX 2

EXPLORING THE ISSUES

A2.1: Newsletter extracts, October 2013 and March 2014

A2.2: Open day leaflet

A2.3: Powerpoint presentation used at the Open Days

A2.4: Open day events 2014 report

A2.5: Letter to landowners, September 2014

October 2013

HOPE-UNDER-DINMORE AND NEWTON

NEIGHBOURHOOD PLANNING

What Is It?

In 2011 the government introduced the Localism Bill which enables local communities to have more control of the planning process in their area through Neighbourhood Plans.

Although developed by residents these plans have to conform to the planning guidelines of the Local Authority – particularly those set out in the Herefordshire Core Strategy published earlier this year.

Why Is It Important?

For many years any sort of development in the village and surrounding countryside has been severely restricted.

The Herefordshire Core Strategy has identified Hope under Dinmore and Newton as villages where development is allowed to take place within certain guidelines – an average of 15% between now and 2030 – roughly 20 or so new houses.

It must be pointed out that this 15% average applies to a number of villages so some could have 5% increase and another 30%.

This means that there is now a potential for housing development to take place within the village on any land that the local planning department consider suitable.

Why a Neighbourhood Plan?

We cannot stop the growth of the village, but by creating a Neighbourhood Plan, local residents can determine the site, size and scope of any developments.

Once a plan has been set up it has to be put to a referendum of all villagers and if approved will become legally binding.

If we do not create a plan, we as residents will have practically no control over the potential impact of new housing in the village.

Where Next?

Herefordshire Council will help us to develop and implement the plan, but it is up to local residents to produce the proposals.

The recommended route is to set up a small steering group to create a draft proposal which is then made available to residents for discussion.

If you would like to be involved, please contact:

Kathy Clarkson or **John Stone**
01568 615149 **611759**

March 2014

HOPE UNDER DINSMORE VILLAGE NEWSLETTER MARCH 2014

Everyone in the village is probably aware that by government edict we must have some new housing here. The Parish council want to know people's opinions, so there will be open days at the Village Hall where everyone can come and have a say. Is there a place where you think new houses should be? Or is there somewhere you think they should NOT be? Come along on Thursday 24th April from 8-12 am. or between 5 and 8 pm. Or come on Saturday 26th April between 10 am and 3 pm. Come and put your oar in; don't moan about it later when the bulldozers are at work!

The Steering Committee members are:

- Neil Halsey
- Julie Smith
- Paul Austin
- Nicky Giles
- Kathy Jackson
- Nick Scott
- Debbie Gains

The Committee meets at least monthly, its meetings are open to the public and there is a time set aside for anyone to give their views or ask questions.

If you want to be more involved in the Neighbourhood Development Plan, we want to hear from you – we need people to help with practical things such as delivering leaflets and helping at events as well as people to act as focus groups for ideas and initial drafts.



Your Community, Your Future

You told us you wanted a Neighbourhood Development Plan. We've been setting up the project and now it's time for you to get involved.

What development does our community need?
Where should new housing be built?

Come and have "your" say - drop-in at any time on:

Thursday 24th April (Sun) 8am – 12pm – Village Hall

Thursday 24th April (Mon) 5pm – 8pm – Village Hall

Saturday 26th April (Wed) 10am – 3pm – Village Hall

The focus of the events is a big map of the parish in which you can stick themed flags, marking what matters to you and where. There are also themed boards to pin up your more detailed comments.

Discuss what should be in the Neighbourhood Development Plan with other members of the community and the NDP Steering Committee.

Bring the whole family - it's your community and your future!

Our Neighbourhood Development Plan: planning policies. “we” set

- Our Neighbourhood Development Plan might include issues and policies such as:**
- Sites for new homes, including affordable homes
 - Design guidance in new developments
 - Provision for businesses, services and shops to set up in villages
 - Expansion or improvement to the village hall
 - Informal and services such as offices and drainage
 - Community sales such as play areas
 - Protection of trees
 - Protection of residential settings
 - Regulating new types of development

Our Neighbourhood Development Plan will define how the broad provisions of the Historic Buildings Care Strategy planning policy apply to our parishes, including where new homes should go. Planning officers and planning committees will need to follow our Plan's policies in making decisions about our neighbourhood.

The project to produce our Plan is being led by a Steering Committee consisting of representatives from our local people. We have set up the project, which cost over £5,000 of grants for it, and aim to submit the Plan early in 2015.

The Plan will be based on the views of everyone in our community. Over the next 15 months there will be four sessions in which every person in the neighbourhood should be involved.

- Drop-in events where residents identify the planning issues and locations which matter to them, on a large-scale map and 'comments' boards. 24th & 26th April

- A questionnaire asking residents of all ages for their views on what planning policies should be in the Plan, including issues which have come out

of the Drop-in events

- Drafts of the proposed Plan sent to all households, and consultation events on these (autumn, 2014)
- The referendum on the agreed and submitted Plan in which all registered electors have a vote (early 2015)

Your Community, Your Future April 2014 events

These events give you a opportunity to be in at the beginning of the proposed our Neighbourhood Development Plan. Come and have your say on the issues which matter to you, and discuss these with members of the Steering Committee.

The focus of the **Your Community, Your Future** events is a large-scale map of the whole neighbourhood on a pin-board, in which you are invited to stick flags (any, what you think is needed (or not needed)) at specific locations. There are dozens of different flags for every kind of topic, grouped into six themes:

- **Housing**
- **Traffic, transport, access and safety**
- **Community facilities and services**
- **Work, economy and education**
- **Environment, sustainability and leisure, environment**
- **Leisure and tourism**

There are also boards around the room for each of these themes on which you can discuss with writers comments and ideas.

All comments are given anonymously, and the idea is that everyone can see everyone else's comments and flags.

We want everyone to come to these events to say where they think new housing should go (or not go) and give their views on other important local issues, such as community facilities, design of new developments, or flooding. You can literally flag-up what matters to you and where, and see what matters to everyone else.

How is the Neighbourhood Development Plan being produced?

A Neighbourhood Development Plan must be led by the Parish Council, but must involve every member of the community in its development. So, we have set up a Steering Committee consisting of parish councillors and other local residents who volunteered for this, which is overseeing the project and ensuring that everyone has their say.



Your Community, Your Future Your Say

Welcome!



This event is about getting you involved in our Neighbourhood Development Plan

Please watch this brief introductory presentation which explains what you are being asked to do

What is a Neighbourhood Development Plan?



- A Plan with local planning policies created by local people
- It says how the 'Herefordshire Core Strategy' applies to our parishes
- It will be part of the statutory Local Plan, so must be followed by planners when making decisions
- It can include anything which is a 'planning' matter, including housing, design, environment, flood risks, heritage, traffic, facilities, sites for businesses

The Project: producing our Plan



- The project is led by a Steering Committee of parish councillors and other residents
- It meets monthly in public & you're welcome to come along
- We've set up the project (including getting over £6,000 of grants for the costs)
- We aim to agree and submit the Plan in early 2015...
- ..based on the views of YOU in the community

The Maps and Comment Boards

- Around the room are six themed boards
- Go around each board pinning up your comments
- You can also stick themed flags into the central maps
- Everyone should be able to see everyone else's comments
- Steering Committee members are available to answer your questions



Now we want **“you”**
to get involved...



What matters to you?

What should be in the Plan?

Where should new housing go?

What other development is needed and where?

What restrictions on development are needed?

**and while
you're doing that...**

**get discussing the Plan with
your neighbours...**

**...it's Your Community
and Your future and You can
make the difference !!**





HOPE - UNDER - DINMORE
& NEWTON

NEIGHBOURHOOD PLAN

Open day events 2014

Introduction

This document records comments made during two open day events which were held at the outset of the process of preparing the Hope-under-Dinmore Neighbourhood Development Plan (NDP).

The NDP was publicised before the open day events in 2 village newsletters. These were distributed by hand to all houses in the parishes of Hope-under-Dinmore and Newton in October 2013 and March 2014. Leaflets were then distributed at the beginning of April 2014, giving details of the open day events alongside an explanation of the NDP programme and the names of Project group members.

The open day drop-in events were held in the village hall on Thursday 24th April from 8am to 12pm and 5 to 8pm, and on Saturday 26th April from 10am to 3pm.

Those attending were invited to leave comments on a variety of subjects. They could also mark comments relevant to specific areas on a large scale map of the village centre and parishes.

A total of 75 residents attended over the 2 day period. The age distribution was logged with the following results:-

Under 20: 1 (1%)

20-30: 5 (7%)

31-40: 4 (5%)

41-50: 4 (5%)

51-60: 20 (27%)

61-70: 29 (39%)

71-80: 7 (9%)

Over 80: 5 (7%)

The comments logged on the comment boards are reported verbatim below, by subject.

The comments posted on the maps have been analysed and linked to the designated sites for assessment, as these are identified and described in the draft Plan (sites HUD1 to HUD4). At the time this event was held HUD1 and 2 were not identified as separate sites, so comments on these sites have been combined in the attached spreadsheet. This combined site was the only one which attracted a significant number of comments, mostly reflecting views on its unsuitability for housing, flood risk and its importance as an amenity area for the village.

All the comments cards, pins and have been kept for record purposes.

Housing

Barn conversions and other individual houses – no estates

Infill housing would be better way of development than housing estates.

Intersperse on higher ground rather than a new development

No building on flood plain by Cherrybrook it will cause more flooding and make it worse.

No more Marches Housing

No suitable place for more housing apart from flat a. behind Esso garage.

No housing on field behind current houses. Any new housing should be in keeping with Herefordshire buildings not red brick.

Housing in small groups to prevent a separate 'estate' feel.

There should be no houses from the bridge to the A49 Flood Plain

On farmland opposite Esso between A417 and Cadburys

To encourage young families not OAP's

Improved drainage on roads to deal with flooding.

We would like to build a bungalow in our garden therefore our house would be available for a family No2 Block cottage

Red brick is not in keeping with the village

Suggest Project committee define character of Parish to preserve/enhance it.

We would like to build a house on our own land at Codlin Hall for us would like to remain in this village close to our family.

No big block – individual units – must consider flooding effects

Individual developments instead of group housing to minimise impact on village

No housing on flood plain

Housing should not be considered on A49 1) no precedent 2) out of character 3) Visually invasive 4) Access/noise/aspect

If more houses make them affordable

Conversions of barns etc. Only – no new build

Any extra housing needs improved infrastructure – roads awful and flooding

New houses are better scattered than en bloc

Flood prevention factor should be part of planning approval

Should not be put on a flood plain

Unfortunately construction costs will outprice affordable housing for the wage structure in this area. Social housing for Herefordshire people.

No housing from railway bridge to A49 – flood plain

Roads – The corner of the Dinmore road needs to be rounded off it is very dangerous

Any new houses should a) be interspersed among existing ones or twos b) reflect existing design character – ie. natural materials maximum 2 stories etc. This is to prevent new housing being dominant and spoiling character of settlement.

Facilities & Services

We need a pub

Pub/shop/recycling

Pub and shop –Children's playground

There is a demand for a pub. I heard on the radio of a parish who have successfully combined their church with a pub at the side so each help support the other even if pub part time staffed by volunteers?

Pub would be nice

Shop/ PO /Pub like Eardisley

A pub would entice more community

Pub and shop

Pub/shop/Cafe type run by community?

Environment and Heritage

Permissive horse route through Queenswood should be reinstated to keep horses and riders safe from road, busy with farm machinery.

Solar panels should be encouraged.

Small wetland nature reserve on that bit by junction with A49.

A circular footpath around Bodenham lakes would be valuable.

All very old houses should be preserved, also the old village well.

More trees, less dog mess.

Footpaths maintained

All footpaths should be cherished.

A49 from Cadburys to bottom Dinmore Hill begins to look semi industrial. To retain our rural ambience it is recommended that a) no more industrial development in this area b)no more development – re housing in this area c)monitor signage and enforce if pp not granted.

Footpaths should have dog friendly /access so that we can enjoy them with our dogs.

It would be wonderful to have a village pond – more trees

Forcing horse riders to cross A49 highly dangerous. Allow riding in Queenswood.

Please keep our bridle paths/green spaces. It is quality of life at the end of the day.

Leisure and Tourism

Recreational space behind Tavern Meadow next to Cherrybrook

Let people ride horses in Queenswood

Horses are no danger in Queenswood. Riders were excluded without consultation.

Allow horses to go through Queenswood. Bring back the bridle paths, this is a country!

A permissive horse route should be accessible in Queenswood as bridleway across A49 is very dangerous.

Make sure no parking allowed through Queenswood on the track to houses and farms beyond.

Safety of people coming by bus to Queenswood. Island need on A49 so pedestrians can cross safely

Public access should be allowed to SSSI's (sites of special scientific interest)

Public access needed for recreation

Traffic/Transport/Safety

Reduce the speed of traffic to 20mph through village – speed bumps

Need for roundabout at A49/A417 junction and better traffic control at junction to prevent traffic attempting to overtake on northbound carriageway.

'Access to Properties Only' sign for village.

Roundabout at junction A417/A49?

Speed bumps from main road through the village – more street lighting

A417/A49 : HGV's need a level run before Dinmore Hill so reroute A417 to Cadburys roundabout.

Filter left from A417 – widen to allow traffic to turn left at junction

Permanent speed cameras at junction with main road (up and down)

A49/A417 traffic lights

20mph speed limit through village

Street lights outside Cherrybrook front.

20mph speed limit through village

Keep character of village by no pavements, no lights but minimise speed limits throughout.

Tarmacs pretty useful. Try it on Roads!

New road to bypass 417 turning to avoid accidents

Better access from 417 to A49 – roundabout Cadbury's?

20mph speed limit & enforced through village

Road resurfaced – 20mph (no speed bumps)

Bus service Leominster/Herford to be retained

The surface of Newton Lane is very poor. Patch repairs are only a temporary solution as the surface breaks down again with the water which often flows down the lane. It needs to be properly repaired.

Safety for pedestrians crossing A49 by Queenswood. Children going to college need to run across road for bus stop (need island in road).

20mph through village & road in desperate need of repair.

Subway needs attention to make safe and cleaning

Roundabout junction at A49/A417

Important to keep bus service Leominster to Hereford.

	Open Day Map Comments Analysis	See next page for key to columns											
		A	B	C	D	E	F	G	H		HU D4	HU D3	HUD 1/2
	Potential Housing Site	3	1			2		1			2	2	1
	Housing 1st Time Buyers	2											
	Affordable Housing Site	2						1			1	2	1
	Demolish Building/Structure	1											
	Housing Priority for Locals	3	1				1						1
	Single Infill Site												
	Retain for Agriculture										1		
	Site Unsuitable for Housing					1		4	6			4	19
	Pub Wanted											4	
	Supermarket Wanted											1	
	Wetland Reserve											1	
	Traffic Management Design					1						1	
	Flooding				1		2	5	2				13
	Create Parking Area												2
	Create an Amenity Space												12
	Amentity Pace Enhancement												1
	Football Sports Pitch												2
	Picnic Site												2
	Village Green to be improved												1
	Keep some green space												1
	Daycare centre for elderly												1
	Recycling Facility												1
	Housing should not stand out							1					
	Renewable energy site							1					
	Total Comments:	11	2	0	1	4	3	13	8	0	4	15	58
	KEY:												
A	Opposite Cadbury's												
B	Newton												
C	Northside Park												
D	Lane to Prometheus												
E	Church Side of A49												

F	Cherrybrook												
G	West of Railway												
H	End T Meadow to Falcon House												
HUD 4	Land north of Northside Park												
HUD 3	Land between Cherrybrook Close-Northside Park												
HUD 1/2	Land between Tavern Meadow – Cherrybrook Close/land rear of Tavern Meadow												

A2.5: Letter to landowners, September 2014

Dear Landowner

I am writing to request your input as a local landowner or business into the Hope-under-Dinmore and Newton Neighbourhood Plan which the Parish Council is in the process of developing.

Neighbourhood planning is a new way for people to decide the future of their own communities.

A steering group of local residents has been formed and is working with the Parish Council and Herefordshire Council to lead this development.

The Steering Group has run a series of open days to determine the views of local residents on planning issues in the parish but would like to give local landowners and businesses the opportunity to participate in the process.

Your feedback on the following questions would be appreciated:-

- Is there anything you would like to see in the Neighbourhood Plan that would help with the development of your business?
- Do you have any land that you would consider suitable for development within the framework of the approved Neighbourhood Plan?

Please be aware that the final Plan has to be approved by a majority of all local residents following a parish wide referendum. The plan also has to be in line with Herefordshire Council's own planning guidelines, and to accord with these any new development coming forward within the Plan will need to be focussed in or around the village rather than away from it. .

Further details are available on

<https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>

Please forward any questions, comments or proposals to:-

Kathy Clarkson

Debs Coles

Nicky Giles

Yours sincerely

Neil Ramsay

Chair of Steering Group

APPENDIX 3

HOUSEHOLD SURVEY

A3.1: Extract from Results report, summary, June 2015.

2. SUMMARY OF RESULTS

The survey was undertaken in January 2015. Questionnaires were delivered by hand to 211 households across the parish, with 70 completed questionnaires being collected – a response rate of 33%.

Housing

- Most respondents wanted to see new housing provided as privately-owned family homes (3 bedrooms).
- The further provision of Housing Association homes was not seen as a priority.
- The preference was for new houses to be provided as individual units or smaller developments, with little appetite for a single larger development.
- The top three locations for new homes were: frontage development between Tavern Meadow and Cherrybrook; between Cherrybrook and Northside; and infill.
- The most mentioned location where housing should not be built was land rear of Tavern Meadow.

Village boundary

- There was a clear preference to see the Plan establish a village boundary, to establish certainty as to where new development can and cannot go (71% of all respondents).
- Just over half of respondents wanted to see the plan restrict development to that identified, with 14% against such restrictions. Opinion was more evenly split as to whether open land for possible future development should be included in the village boundary.

Traffic, transport and access

- Issues of main road safety linked to the A49 junctions, traffic speed and enforcement, and highway maintenance were ranked highly in terms of the need for improvement.
- Maintenance of ditches, drains and verges was seen as a particular priority.
- Traffic calming, passing places and signage were seen as being of lower priority for improvement.

Jobs and the local economy

- Most respondents favoured agricultural and livery/stabling jobs, reflecting the rural nature of the area and highway limitations away from the main roads. Smaller-scale activities linked to services were also supported; light industry or storage/distribution less so.
- The preference was for new job opportunities to be provided by converting existing buildings and by encouraging more home working
- Locations identified for new employment included Queenswood, Hampton Court and land east of the Church.

Protecting our environment

- Flooding from a range of sources was reported by many, most frequently from road run-off.

- For environmental protection, most support was seen for new development to be in keeping with its context, followed by protecting important views/vistas and for identifying land for public green space/features of special local significance.
- The most frequently mentioned features identified for protection were Queenswood Country Park, land to the rear of Tavern Meadow, and a range of local views.
- Renewable energy in various guises was recognised as an opportunity but also a potential source of impacts; most support was recorded for solar power.

Community services

- Most respondents identified a need for improvements in broadband services and, to a lesser extent, mobile phone reception.
- Opinion was divided on the need for enhanced leisure and recreational opportunities, either as general open space or as a children's play area.

Information about you

- The age profile of respondents under-represents younger age groups and over-represents older age groups, when compared to the age profile at ward level.

The majority of respondents had lived in the parishes for more than ten years; only 15% had resided in the parishes for five years or less.

APPENDIX 4

CONSULTATION ON THE DRAFT PLAN

A4.1: Consultation Notice

A4.2: Covering letter for Plan delivery

A4.3: Comments form

A4.4: email to consultation bodies

A4.5: Project Group minutes, 31 March 2016 and 28 April 2016.

A4.1: Consultation Notice

Regulation 14 Pre-submission consultation and publicity notice

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on the draft Hope-under-Dinmore Neighbourhood Development Plan (NDP) will start at 9.00 am on Monday, 23 November 2015 for a period of eight weeks ending at 5.00 p.m. on Monday, 18 January 2016.

Copies of the draft Plan will be delivered to households and businesses in the Group Parish. The draft Plan is also available:

- On the parish website NDP page:
<https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>
- On request from the Clerk to Hope-under-Dinmore Group Parish Council, by email to thelesleyhay@hotmail.co.uk, or by post to 'Bankcroft', Monkland, Leominster, Herefordshire HR6 9DB
- For inspection at Leominster Customer Service Centre (during opening hours).

Supporting documents are available on the parish website NDP page at <https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>.

How to make comments on the draft Plan

Comments should be made in writing, and include the name and address of the person making the comments. All comments submitted will be publicly available. A form is available for comments, which will be delivered with copies of the Plan and is available on the website. Please complete a separate form for each comment made.

Please make comments as specific as possible, quoting the relevant policy or paragraph number(s).

If you wish to be kept updated on the progress of the Neighbourhood Development Plan, please also give an email address (which will not be published).

Send your comments to the Hope-under-Dinmore NDP Group:

- by post to: The Clerk to Hope-under-Dinmore Group Parish Council, 'Bankcroft', Monkland, Leominster, Herefordshire HR6 9DB
- or by email to: thelesleyhay@hotmail.co.uk
- or by hand at the Hope-under-Dinmore Village Hall.

All comments must be received by 5.00 p.m. on Monday, 18 January 2016. These will be considered by the NDP Group and will help shape the final Plan. A Consultation Statement, including a summary of the main issues and concerns raised and how these were considered, will be published together with the final Plan.

A4.2: Covering letter for Plan delivery

Dear

Hope-under-Dinmore Neighbourhood Development Plan

This is the consultation draft of the Hope-under-Dinmore Neighbourhood Development Plan.

The Plan tackles such topics as a village boundary for Hope-under-Dinmore, new housing, the local economy, design, and protecting open spaces. The draft has been put together by a Project Group of Parish Councillors and local volunteers, with some professional help.

The draft Plan responds to the messages from the household survey, which we carried out earlier this year. The Group has also looked in more detail at possible land for new housing in and around the village, to meet housing needs and requirements, and the Plan incorporates the results of that work.

In the Plan, you'll find policies on the planning issues that matter to you. Tell us your views – this is your Plan. You'll find details of how to respond inside the front cover. The closing date for comments is **5.00 p.m. on Monday, 18 January 2016.**

We'll take on board your comments and prepare another, revised version of the Plan for submission to Herefordshire Council. The Plan then has to go through a number of checks, including an independent Examination, before it is approved for adoption. The final stage is a parish referendum – a majority of those who vote need to agree with the Plan for it to be finalised and come into use. It will then become the formal starting point for decisions on planning applications in the parishes, together with the complementary policies in Herefordshire Council's Local Plan.

I hope you'll enjoy reading the draft Plan, and I look forward to hearing your views.

Councillor Neil Ramsay,
Chairman,
Hope-under-Dinmore Group Parish Council

A4.3: Comments form



HOPE - UNDER - DINMORE
& NEWTON
NEIGHBOURHOOD PLAN

Office use only Consultee No. Comment No.

Public Consultation: Monday 23rd November 2015 – 18th January 2016

Comments sheet

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Comments should be made in writing and include your name and address. All comments submitted will be publicly available. If you wish to be kept updated on the progress of the Neighbourhood Plan, please also give us your email address (this will not be published).

Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). If you are commenting on more than one policy/paragraph, please use a separate form for each separate subject. Additional copies of the form are available on the Hope-under-Dinmore website or via the Parish Clerk.

Send your comments to the Hope-under-Dinmore NDP Group:

- by post: The Clerk to Hope-under-Dinmore Parish Council, 'Bankcroft', Monkland, Leominster, Herefordshire HR6 9DB.
- By email: thelesleyhay@hotmail.co.uk
- By hand: Hope-under-Dinmore Village Hall

All comments must be received by 5pm on Monday 18th January 2016.

Your details:

Name:	
Address:	
Email address: (if you wish to be kept updated)	

Please give us your comments overleaf. Remember, please use a separate form for each comment – thank you.

Which part of the Plan are you commenting on?

Page number	
Paragraph number	
Policy number	

Are you supporting, objecting or just making a comment? (please tick)

Support	
Object	
Making a comment	

Your comment and/or suggested changes

Thank you for your comment.

A4.4: email to consultation bodies

Hope-under-Dinmore Neighbourhood Development Plan

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on the draft Hope-under-Dinmore Neighbourhood Development Plan (NDP) will start at 9.00 am on Monday, 23 November 2015 for a period of eight weeks, ending at 5.00 p.m. on Monday, 18 January 2016.

The draft Plan, together with supporting documents, may be viewed on the parish website NDP page at <https://sites.google.com/site/hopeunderdinmoreandnewton/neighbourhood-plan>

How to make comments on the draft Plan

Comments should be made in writing, preferably using the comments form available on the website. Please complete a separate form for each comment made. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments submitted will be publicly available.

Please send your comments to the Hope-under-Dinmore NDP Group:

- by email to: thelesleyhay@hotmail.co.uk
- by post to: The Clerk to Hope-under-Dinmore Group Parish Council, 'Bankcroft', Monkland, Leominster, Herefordshire HR6 9DB
- or by hand at the Hope-under-Dinmore Village Hall.

All comments must be received by 5.00 p.m. on Monday, 18 January 2016.

These will be considered by the NDP Group and will help shape the final Plan. A Consultation Statement, including a summary of the main issues and concerns raised and how these were considered, will be published together with the final Plan.

Thank you for your interest in the Plan,

Regards

Councillor Neil Ramsay,
Chairman,
Hope-under-Dinmore Group Parish Council

A4.5: Project Group minutes, 31 March 2016 and 28 April 2016

Hope-under-Dinmore Neighbourhood Planning Steering Group

Minutes of Meeting 31 March 2016 7.00pm Village Hall

Present

Kathy Clarkson

Gillian Linscott

Nicola Giles

Nick Scott

Pat Austin

John Stone

Neil Ramsay (Chair)

David Nicholson (Consultant)

Apologies: Debs Coles

Agenda

The main purpose of the meeting was to discuss and review comments received during the section 14 consultation period and to determine the next stage in the NDP project action plan.

Discussion

David Nicholson explained that the next stage was for a submission version of the Plan to be prepared in accordance with the Group's views on the comments received. There was also a need to prepare supporting Statements on consultation and to show how the Plan met the 'basic conditions', and he explained what these documents would need to cover. The submission draft Plan would need to be sent to Herefordshire Council to enable the Strategic Environmental Assessment and Habitats Regulations Assessment (SEA and HRA) to take place, and preparation of the Policies Maps. The submission 'package' of documents would then be ready for consideration by the Parish Council.

Steering group member Nick Scott explained his concern that the various planning issues current in the village were detracting from the focus of the NDP project. Neil Ramsay updated the group by advising that the planning application for a caravan site at Buskwood Farm had been refused and that the application for 21 dwellings in Hampton Court had been granted.

David Nicholson gave a review of the various comments received, each of which was considered by the group. The comments included two representations in support of housing allocations on sites HUD2 and HUD3 respectively by Peter Draper Associates on behalf of Mr R Wynne, and Burton & Co representing landowner Mr G Williams. It was noted that pre-planning advice had been sought from Herefordshire Council in respect of housing development on both sites.

The representation from Burton & Co was received approximately one month after the end of the Regulation 14 consultation period. The Group decided to consider this representation in the interests of ensuring all options were fully explored.

The comments on sites HUD2 and HUD3 were discussed in detail by all members of the Steering group. Regard was had to the positive implications of the planning approval at Hampton Court, which meant that the indicative housing requirement was largely met and that there was accordingly no need for a housing allocation; to the findings of the recent Herefordshire Council SHLAA housing land assessment, which had found no potential on either site; and to the community views expressed in the Plan process which favoured retaining site HUD2 as open land, free of development. Herefordshire Council's pre-planning advice on the HUD3 scheme, which had been included as part of the representations on the Plan, was also referred to. This advice indicated that the proposed siting of dwellings set back away from the unclassified road would not reflect the existing pattern of development in the settlement and would be contrary to the proper planning of the locality. Although 2 members were sympathetic to the HUD3 proposal, the overall decision in respect of the responses on sites HUD2 and HUD3 was that the draft plan should remain unchanged, as it best represented the views of the overall community. It was agreed that some members of the group and David Nicholson should meet the relevant landowners and/or their representatives as part of the ongoing consultation process.

Changes were agreed to one of the Plan's objectives and to policies HUD3 and HUD8 in response to comments from Herefordshire Council, Natural England and a local resident. David Nicholson confirmed that he would update the Plan to reflect recent planning decisions and new information.

Actions

1. NR/KC/DJN to meet P.Draper/R.Wynne and Burton/G.Williams.

NR to arrange meeting dates – preferred dates 25th/26th April in village hall.

2 .DJN to forward draft plan to Herefordshire Council for the SEA and HRA to take place, and enable preparation of the Policies Maps.

3. DJN to prepare the various documents, to enable the submission Plan and supporting Statements to be considered for approval and submission to Herefordshire Council at the next PC meeting on the 19th May.

Date of Next Meeting 28th April 7.00 pm Village Hall

Hope-under-Dinmore Neighbourhood Planning Steering Group

Minutes of Meeting 28 April 2016 7.00pm Village Hall

Present

Kathy Clarkson

Gillian Linscott

Nick Scott

Pat Austin

John Stone

Neil Ramsay (Chair)

David Nicholson (Consultant)

(David Nicholson acted as chair until Neil Ramsay joined the meeting at 7.30).

Apologies: Debs Coles, Nicola Giles

Agenda

The purpose of the meeting was to:

1. receive verbal reports on the two meetings which had been held with the landowners & agents of sites HUD2 and HUD3, and
2. consider the submission draft NDP and supporting Consultation and Basic Conditions Statements which had been prepared by David Nicholson, following the Group meeting on 31 March 2016.

Meetings re sites HUD2 and HUD3

David Nicholson and Kathy Clarkson reported back on the landowner meeting held re site HUD3, to the north of Cherrybrook Close, on 25 April. At that meeting, an amended plan was provided by the agent to Group members, and this was referred to in the discussion. It was confirmed that the plan was indicative at this stage, as technical work (notably regarding flood risk) had not been completed. The Group reviewed the scheme as now proposed, including the area for woodland planting, the sewage treatment and drainage arrangements, and noting an increase in dwellings numbers to 20 units from the 15 units proposed in the representation. These were arranged in a linear fashion to the west of the flood risk area. David Nicholson advised that the position regarding allocation in the Plan had not changed as a result of the meeting, in that the flood risk position had not been resolved. He also identified that the effects of avoiding areas of flood risk, together with noise issues associated with the railway line, had resulted in a constrained layout, poorly related to the existing pattern of development and with the rear of dwellings facing the highway and A49.

Kathy Clarkson, David Nicholson and other group members then reported on the landowner meeting held re site HUD2, land to the rear of Tavern Meadow, on 26 April. At this meeting, the agent for the landowner had given a detailed commentary on various aspects of the scheme, including referring to open space,

flood risk, meeting housing need and deliverability. Flood risk and other studies were to be commissioned. David Nicholson advised that the position regarding the potential for any allocation in the Plan had not changed as a result of the meeting, in that the flood risk position remained to be further considered. He confirmed that having regard to other evidence from the Herefordshire Council's strategic housing land assessment and in light of the position whereby the housing requirements were largely already met through windfall permissions, a housing allocation here was not required or justified. Reference was also made to the community views expressed through Plan consultations regarding retaining the site as open land free of development.

The Group agreed to re-affirm the position taken at the previous meeting that the position re HUD2 and HUD3 should remain as in the draft Plan, with neither to be the subject of a housing allocation and the Local Green Space designation on HUD2 confirmed.

Submission Plan and supporting Statements

The Group reviewed the documents provided by David Nicholson. He explained how the Plan itself embodied the various changes which had been agreed to the consultation draft, which were set out in detail in Appendix 5 of the Consultation Statement. These were considered and agreed by the Group. He explained the role and format of the Basic Conditions Statement, which was also agreed.

On this basis, the Group decided that the submission 'package' of documents was ready for consideration by the Parish Council at its next meeting on 19 May, for approval and submission to Herefordshire Council.

David Nicholson further advised the Group of the next stages in the process, including likely arrangements for the examination and referendum. The Group agreed that it would be necessary to maintain community interest in the project in its final stages and discussed ways of securing this.

Actions

1. That DJN finalise the various submission documents and pass to NR.
- 2 . NR to progress the Plan and supporting material to the Parish Council meeting on 19 May, with a view to securing approval for submission of the Plan and associated documents to Herefordshire Council.

APPENDIX 5

RESPONSES ON THE DRAFT PLAN

Table A5.1: responses by Herefordshire Council and the other consultation bodies, including Natural England's response on the Environmental Report and Habitats Regulations Assessment.

Table A5.2: responses by members of the public.

Table A5.3: responses on behalf of landowners

Table A5.1: Responses by consultation bodies

Consultee		Response			Parish Council response
Herefordshire Council (Neighbourhood Planning)		<p>This Plan clearly sets out the Planning Policies and supporting text. Throughout the Plan it is evident that the residents have been consulted and have had the opportunity to inform the draft plan and future development of their parish.</p> <p>The NDP provides links back to the Herefordshire Local Plan Core Strategy and does not repeat policy but builds on it for the local level of the Parish.</p>			No change required.
Planning policy	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	No change required. The application referred to here at Hampton Court Estate is now approved.
	HUD1- Housing Strategy	RA1, RA2	Y	The minimum target is deliverable with this approach, subject to a successful determination of the valid planning application at Hampton Court Estate for 21 dwellings.	
	HUD2- Settlement Boundary	N/A	Y	Quite a tightly defined boundary. Together with the Local Green Space designation, this could potentially limit scope for windfall proposals to come forward within or adjacent to Hope-under-Dinmore village, in which the plan's policy criteria for development would apply.	
	HUD3- Criteria for New Housing	N/A	Y		

Consultee	Response	Parish Council response		
	Development			
	HUD4- Flood Risk	SD3	Y	
	HUD5- Community Facilities	SC1	Y	
	HUD6- Landscape Character	LD1	Y	
	HUD7- Local Green Space	LD3	Y	
	HUD8- Biodiversity and Heritage Assets	LD1-LD4	Y	
	HUD9- Renewable Energy	SD2	Y	
	HUD10- Employment Development	RA5, RA6	Y	
	HUD11- Communications Infrastructure	N/A	Y	
Environmental Health – Dust, noise pollution	<p>Comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to existing and future residential occupants that might arise as a result of any new residential development.</p> <p>Policy HUD3 gives criteria for proposed housing development. Criteria 4 specifies that new development will not impact on the amenity of existing residential occupants. We recommend that this criteria be extended so that amenity is a consideration for future residential occupants.</p> <p>Windfall sites for proposed housing development may be on existing farms for example. We would have concerns should any existing commercial or agricultural activities impinge on any new housing development, especially if there is intensive livestock or other potentially nuisance causing farming activities which could cause a nuisance or noise issue to new residential premises. A further consideration is the road traffic noise emanating from the A49 and amenity standards in terms of external and internal noise levels should also be considered with regard to any new housing development.</p>	<p>Agreed: additional criteria in respect of residential amenity of future occupants and road noise added to policy HUD3.</p>		
Coal Authority	<p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it at this stage.</p>	No change required.		
Dwr Cymru Welsh Water	<p>Given that the Hope-under-Dinmore Group Parish Council NDP has been prepared in accordance with the Adopted Herefordshire Local</p>	No change required.		

Consultee	Response	Parish Council response
(DCWW)	<p>Plan Core Strategy (CS), DCWW are supportive of the aims, objectives and policies set out.</p> <p>We do not envisage any issues in providing a supply of clean water for the 25 new housing units proposed up to 2031, other than the potential provision of off-site main laying.</p> <p>We can advise that there is no public sewerage within the Group Parish area. As such, alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the Adopted Core Strategy.</p>	
Environment Agency (EA)	<p>As part of the recently 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 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>As stated in the submitted NP Hope Under Dinmore is impacted by flooding from the Cherry Brook which runs through the Parish. The River Lugg (SSSI) also lies to the East.</p> <p>As confirmed in paragraph 4.8 it has been concluded that no sites are currently considered suitable for allocation within the Plan, in part due to the current flood risk within the Parish. However, it is important that any forthcoming windfall development sites are located on land at the lowest risk of flooding and accord with Herefordshire Councils Core Strategy (Policy SD3 – Sustainable Water Management and water Resources) and the Parish’s own Flood Risk Policy (HUD4: Flood Risk). On the basis of the, above and as there are no sites specific sites proposed within areas at risk of flooding, we would offer no further bespoke comments at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p>	No change required.
Historic England	<p>Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness including rural landscapes and the maintenance of rural character.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community planning.</p>	No change required.
Natural England (NE)	<p>Chapter 2, 2.12-2.13</p> <p>Natural England welcomes the clear acknowledgement of the parish’s semi-natural habitats and the distinctive local landscape they</p>	No change required.

Consultee	Response	Parish Council response
	<p>contribute to within the parish.</p> <p>2.12 Welcome clear recognition of R.Lugg (Wye SAC) water quality issue.</p> <p>2.13 Welcome description of the 4 local SSSIs - Bury Fm, River Lugg, Dinmore Hill Woods, and Hill Hole dingle, together with local sites (special Wildlife Sites) and ancient semi-natural woodland.</p>	
	<p>Policy HUD3</p> <p>Natural England welcomes this criteria based policy, in particular: Criterion 1 - character of surroundings and; Criterion 5 - Water Quality</p>	<p>No change required.</p>
	<p>Policy HUD6</p> <p>Natural England welcomes this policy in recognition of the parish's significant and rich landscape resource, a substantial proportion of which comprises variously; designated sites, local sites and ancient semi-natural woodland.</p>	<p>No change required.</p>
	<p>Policy HUD8</p> <p>Natural England welcomes this policy for its clear and positive approach to biodiversity and heritage assets – in particular ; the conservation, restoration and enhancement of biodiversity, geodiversity and heritage assets and; the protection, enhancement and delivery of green infrastructure in the parish.</p> <p>The policy could be further strengthened through reference to the <i>creation</i> of the above mentioned assets where appropriate.</p>	<p>Agreed: reference to the creation of new green infrastructure included in the policy.</p>

Table A5.2: responses by members of the public.

This table reports on responses made by six members of the public with some respondents making comment on more than one aspect of the Plan. Responses are in Plan order.

Policy/para. reference	Response	Parish Council response
-	3 responses supporting the Plan as a whole.	No change required.
Para. 1.4	1 response: interest has been shown including attending meetings.	The paragraph refers to the September 2014 letter to landowners seeking expressions of interest in bringing forward land for development. No change required.
Para. 2.10	1 response: the railway bridge as a barrier with height restrictions would only hold for mass development, no issue for self-builds.	The paragraph records the limitations on access posed by the railway bridges. No change required.
Vision and objectives	1 response: broadband and mobile communications improvements should be actively sought, not just supported.	Agreed; objective amended accordingly.
Policy HUD1 Housing strategy, para. 4.8.	1 response: the paragraph is vague as regards “to the north” as some properties have been there for over 200 years, This is not a poor relationship and they deserve to be part of the village boundary.	The paragraph is referring to sites assessed in the Housing Site Assessment (HSA). The settlement boundary is soundly drawn with respect to established physical boundaries. No change required.
Policy HUD1 Housing strategy and HUD7 Local Green Space	1 response objecting to building of homes on site HUD2 .	Policy HUD7 provides for the protection of this site as Local Green Space: no change required
Policy HUD2, Settlement boundary, para. 4.15	1 response: querying why the settlement boundary has not been taken further north than the private means of access when justification has been made.	The settlement boundary respects physical boundaries such as the railway line and the private means of access referred to. The HSA found insufficient evidence to support an allocation on site HUD3, to the north of this access, and the boundary reflects this in the context of the indicative housing requirements. No change required.
Policy HUD3, Criteria for new housing development	1 response: mains water/sewerage should be installed to properties currently on non-mains drainage. 1 response: Plan dismisses all possibility of other development including self-build and live/work schemes.	This is a matter for DCWW as part of regulatory provisions and improvements (see response above). No change required. Developments of this nature are to be permitted within the settlement boundary under policy HUD2; outside the boundary they will need to comply with Local Plan policy RA3. No change required.

Table A5.3: responses on behalf of landowners

Consultee	PDA Planning for Mr. and Mrs. R and E Wynne.
Response	<p>1. Executive Summary:</p> <p>1.1 Mr and Mrs Wynne have requested that PDA Planning represent them in matters concerning Hope under Dinmore and Newton Neighbourhood Plan (HUDNP) and, especially at this stage, matters concerning the Consultation Draft published in November 2015.</p> <p>1.2 In this regard, on behalf of Mr and Mrs Wynne, we object strongly to the draft plan as published including much of the policy and proposals within it and to elements of the text within the draft document and the reasoning and conclusions therein.</p> <p>1.3 Principal amongst the objections is the inclusion of a substantial area of private land (3.0 hectares/7.4 acres in extent and known as Tavern Fields) owned by Mr and Mrs Wynne which has been shown on the Proposals Map for designation as a Local Green Space (LGS). Not only is this proposed designation totally unacceptable to Mr and Mrs Wynne and in our opinion without legal or even moral foundation, it is wholly inappropriate for the needs of the village, the local community, for Herefordshire and the Herefordshire Local Plan-Core Strategy 2015 (HLPCS) and for the overarching housing and planning policies pursued by the government through the National Planning Policy Framework (NPPF). Furthermore we can find no evidence of a case of need being put forward for this proposal; nor any evidence of how and why it has been proposed; nor any evidence or evaluation of alternative areas for LGS; nor any evidence of consultation undertaken with Mr and Mrs Wynne.</p> <p>1.4 Within the context of a proposed LGS designation we question strongly why another significant area of open land within the village - west of the village street, north of Tavern Meadows and defined as HUD 1 on the draft HUDNP Plan 4 Sites for Assessment – has not been evaluated and considered for LGS designation. On these grounds we object to the draft Plan for not including this land also for LGS designation.</p> <p>1.5 The Group Parish Council will be aware that the Tavern Fields land is the subject of a pending application for planning permission for residential development and on behalf of Mr and Mrs Wynne we have submitted copies of the draft development proposals to the Local Planning Authority (LPA) as a Pre-application Enquiry and also to the Group Parish Council (GPC) for information and an invitation to discuss the proposals. However, the GPC has noticeably failed to respond to this to date. This is at odds with the claim within the draft Plan that local landowners have been consulted (or ‘engaged’) on all neighbourhood plan matters and that no suitable sites for development were found as a result. This is further at odds with the Local Plan need for at least 26 new dwellings in HUD and in the context of the NPPF requirement for LPAs to have at least a 5 year supply of readily available housing land – which Herefordshire cannot currently prove – and the Government’s present emphasis on the need for greatly enhanced levels of new housing, especially affordable housing, throughout the country and particularly in rural areas. On the grounds of a lack of, or indeed no consultation, with Mr and Mrs Wynne in the context of land available for new housing within the village, we object strongly to the draft Plan.</p> <p>1.6 On the draft Plan’s overall policy for housing we consider that Policy HUD1: Housing Strategy, is fundamentally flawed and will not fulfil either Local Plan or NPPF requirements. This policy and the lack of any evaluation and evidence base for it will not fulfil local housing need through ‘windfall’ or other sites within the proposed settlement boundary or wider rural area and, especially, it is unlikely to fulfil the need for local and affordable housing. We therefore object to this policy.</p> <p>1.7 Similarly, draft Policy HUD2: Settlement Boundary is fundamentally flawed inasmuch as it is so limited in extent as to not possibly cater for the Plan area’s defined housing need. Furthermore, it is noted that the settlement boundary is so drawn to include the currently vacant land identified as HUD1 on Plan 4, which to us would suggest that the draft Plan identifies this as being a suitable area for development. This is at odds with the draft Plan elsewhere showing HUD1 as being unsuitable for housing for a variety of reasons. We also note that HUD1 is wholly within a Zone 3 flood area which would be</p>

completely unacceptable for development under current national and local planning policy and indeed would be at odds with the draft Plan's various statements relating to resisting development within flood areas. On these grounds we object to draft Policy HUD2 and especially the inclusion of the land described as HUD1 within the settlement boundary.

1.8 As Tavern Fields, or site HUD2, is shown not being included as a suitable and potential site for housing development (when plainly it has many suitable attributes to fulfil local housing need as well as the village's additional community and open space desires) we object to the draft Plan on the grounds that Tavern Fields/ HUD2 should be included as a designated housing site to fulfil the Local Plan housing policy for appropriate local need housing and for affordable housing.

2. Specific Comments and/or Objections to the draft Plan

2.1 Re paragraph 1.4: There is no evidence of the neighbourhood plan group seeking to work with local landowners and we cannot understand the statement that 'no significant interest was shown'. Mr and Mrs Wynne, as major and important local landowners have never been approached by the neighbourhood plan group, have never been 'engaged' in discussions and have never been consulted about their land for either potential housing nor on the acceptance or otherwise for their land to be designated as LGS. Mr and Mrs Wynne have never been included in discussions regarding housing site assessments and we are not convinced that such 'assessments' have been undertaken to a suitable and appropriate level as to be considered acceptable as evidence for the draft Plan's subsequent policies. The lack of consultation with Mr and Mrs Wynne is contrary to the specific requirements on consultation with landowners and/or developers as set out in the Neighbourhood Plan legislation or as required in the NPPF and associated advice. On these grounds we would object to the draft Plan.

2.2 Re Paragraph 2.3: The parish population figures are based on the 2011 Census figures and we suggest that these should be updated for closer accuracy.

2.3 Re Paragraph 3.2: (Social and Community, Chapter 4). This mentions new homes being built in small numbers, yet we find no reference as to the definitions of this. What constitutes 'small' numbers and what is the reasoning and evidence behind this? What specific studies have been done to make such statements valid? How will infrastructure be improved? How and what criteria is a determinate for new development to be 'in keeping'? If it is considered that 'small' numbers would be one or two houses constructed infrequently over a long time-scale, then it is unlikely that local infrastructure improvements would occur as a result of Section 106 or Community Infrastructure Levy income or that required social or local affordable housing need will be met. The draft Plan does not appear to address such matters and therefore must be questioned.

2.4 Re Paragraph 4.4: As we have indicated earlier there is no evidence of landowner 'engagement' or contact or consultation. Mr and Mrs Wynne have had no contact whatsoever from the neighbourhood plan group and have not been party to any supposed Housing Site Assessment. Our view of the Assessment undertaken and reported in July 2015 is that it is short of real evidence and content and merely a subjective view on the perceived need and supply of new housing land in the village. It refers to a Resident's Questionnaire Survey undertaken with a 33% response rate. We contend that this is a very poor level of response for a small community and is well below the response rates expected of Neighbourhood Plan studies as set out by the government and where a 50% response is regarded as a minimum representative target, particularly as similar studies elsewhere in the country and in Herefordshire have easily commanded response rates in excess of 70%. We consider the basis of the evidence to be unrepresentative and in concert with the total lack of required consultation with landowners, particularly in the case of Mr and Mrs Wynne, we object to the draft Plan and the low quality of evidence behind its drafting.

2.5 Re Paragraph 4.5: We note that site HUD2/Tavern Meadows is defined as being closely related to the village and in Paragraph 4.4 and it is within the area considered to contain the main built form of the village. We would emphasise also that a part of HUD2,

around 0.8 hectares/2.0 acres at the southern end, is not owned by Mr and Mrs Wynne.

2.6 Re Paragraph 4.8: However, we note also that the description for HUD2 is then changed to *'sites which may reasonably be considered to form part of ... the main built form of the village'*; we are not certain why there is a change of emphasis from being 'closely related' to 'may reasonably be considered' all within the space of one paragraph. This may be regarded by some as a certain inconsistency in evaluation and clear evidence. Furthermore, we find that the attributes of HUD2 in particular are being too easily dismissed without the quality of evidence to back-up the statement that the site is 'considerably' constrained, with principal issues of flood risk and access and hence, it is summararily dismissed as being unsuitable for a housing allocation in the Plan. The site is currently accessed; in fact it has a fully defined access of 9.5 m width to allow for a new road of 4.5 m width and 2 x 1.5 m footpaths, together with a 1 m width allowance for the existing Public Right of Way access. All or a greater majority of the land is outside of the Environment Agency defined Zone 3 and Zone 2 flood areas. We fail to see why the draft Plan's apparent conclusion, with little or no evidence, is that HUD2 is not appropriate because of flood and access issues. On these grounds we would object to the draft Plan and to the misleading information given within it.

2.7 Re paragraph 4.9, 4.10 and 4.11: The Plan seems to consider that 'windfall' opportunities would largely satisfy the housing requirements of the village, yet we find little or no evidence to prove this. Indeed, the draft housing policy appears to be based on this assumption, yet we find that there is no detailed explanation as to what would be a satisfactory windfall development; how it will provide the range of housing needed in the Bromyard Housing Market Area; how it will provide the necessary levels of affordable and local housing; how it will contribute to infrastructure, community and environmental improvements; or even where and in what numbers over the plan period such windfall housing occurs, given a proposed tightly drawn settlement boundary with little or no scope for new housing allocation. This must be set against the background of Herefordshire's serious failure to provide appropriate 5 year housing land supply levels (plus additional contingencies) and the government's call for and the country's need for vastly increased supplies of new housing. On these grounds alone the draft Plan fails and we would object strongly to its housing and settlement boundary policies.

2.8 Re Paragraphs 4.11 to 4.13 and Policy HUD1: We have stated earlier our disappointment/disillusionment at the poor response rate of 33% of the Plan area population and our misgivings about basing a plan and policies on this and we reiterate this in relation to the assumptions set out in these paragraphs and that, on the back of a low evidence base, a sweeping housing policy, HUD1, is formulated. We do not consider that the minimum housing land requirement for the Plan area will be met on the untested whim of windfall housing and that therefore such a policy is seriously at odds with both the HLPCS and the NPPF and associated guidance and on these grounds we object to the draft Plan and Policy HUD1 and HUD2 in particular. We note also that statements within paragraph 4.12 contain misleading information regarding identified 'issues' and that none of these relate to the Tavern Fields/HUD2 land.

2.9 Re Paragraphs 4.19 to 4.23: There appears to be nothing in these paragraphs that indicate how or when or in what numbers and types of housing, the important issues of affordable and appropriate local housing are going to be supplied or satisfied. In effect, all possible new housing that 'might' (our emphasis) come forward is likely to be nonaffordable and unlikely to cater for the real needs of the local community or the housing market area. This is manifestly shown in the draft Policy HUD3 where statements about housing offering a range of local housing requirements and an arbitrarily introduced figure of 5 houses per site maximum have been forwarded without any real evidence base for its appropriateness, viability or achievability. On these grounds we would object to draft Policy HUD3.

2.10 Re Paragraph 4.28 to 4.31 and Policy HUD4 and HUD5: It is more or less a 'planning' given that all future development in flood risk areas must ensure that no flooding exacerbation is caused. Paragraph 4.28 continues the misleading information that suggests site HUD2/Tavern Fields is within a flood risk zone and therefore cannot be developed. The paragraph and the following draft Policy HUD4 and HUD5 suggests that new development will contribute to infrastructure and environmental improvements;

however we would contend that small scale, 'whenever', windfall housing is very unlikely to generate sufficient viability to ever contribute to such community benefits. Planned and allocated housing on a wholly suitable site such as HUD2/Tavern Fields is more than likely to generate, through design and layout and accompanying S106/CIF contributions and other appropriate funding sources, the level of infrastructure and environmental improvements and provisions that the local community needs and desires. Because of the dearth of development opportunity that this draft Plan is likely to create then both Policy HUD4 and HUD5 will be seriously flawed and in this respect we would object to these specific policies as proposed in the draft Plan.

2.11 Re Plan 4, Sites For Assessment: We would emphasise that not all of the HUD2 area would necessary be put forward for housing development. In our draft proposals on behalf of Mr and Mrs Wynne, only a proportion of the land would be developed and much or a majority of it would be allocated for community, environmental and open space uses, which would be commensurate with any future Local Green Space designation. Therefore we consider the assessment of this site to be flawed, especially as it has not been the subject of any required consultation with the owners, and because of this we would object to the Plan 4 as shown.

2.12 Re Paragraphs 5.7, 5.8 and draft Policy HUD7, Local Green Space: We are extremely concerned to find in these paragraphs reference to site HUD2 being classified as 'open green space.' As outlined previously, this is an area of around 3.0 hectares of privately owned and fenced agricultural land and has remained so for many years. We find it alarming therefore to see the draft Plan stating:

In this respect, open land to the rear of Tavern Meadow has been identified in consultation as meriting protection as suitable for amenity use. It has gained an informal recreational use in recent years and has so demonstrated its value in this respect.

2.13 At best these statements are wholly misleading and as far as Mr and Mrs Wynne are concerned are quite breathtakingly wrong. The draft Plan offers no evidence as to how or why the land should be identified as meriting use for amenity use or what such amenity use should or could be. The land certainly has not gained an informal recreational use as it has remained in private ownership for agricultural purposes and any other access on to it by the public or any individuals is clearly a trespass on Mr and Mrs Wynne's land and the land has not been established for any other use other than agriculture. On this factor alone any consideration for LGS designation must fail. Government guidance on this makes it clear in the NPPF and elsewhere that any proposed LGS designation will not be appropriate for most green areas or open space and that such a designation should only be used where *inter alia* :

- *the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

2.14 There is clearly no appropriate evidence offered as to why Tavern Fields is demonstrably special to the local community over and above any other local tract of land or why such an extensive tract of land is being proposed. In view of the fact that within easy reach of the whole Plan area community are three of Herefordshire's largest publicly accessed areas of recreation and amenity land – Dinmore Hill, Queenswood Country Park and Westhope Common - it would seem to us that the LGS proposal is merely a whim of a minority of local residents to use inappropriate designations to blight privately owned land and prevent possibilities of future development. Government guidance makes it plain that, amongst other things, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name. Furthermore, guidance states that a 'qualifying body' should contact landowners at any early stage about proposals to designate any part of their land as LGS. This, like many other examples within this draft Plan, has patently not happened. On these grounds, Mr and Mrs Wynne object in the strongest terms possible to the proposed LGS designation and draft Policy HUD7 and object also to the seriously misleading information and manner in which this proposal has been formulated.

2.15 Re Plan 5, Proposals Map: Our reasons as outlined above confirm that we object to

	<p>the draft proposals map and specifically the designation of LGS on Mr and Mrs Wynne’s land at Tavern Fields; the designation of the Settlement Boundary; and the inclusion of the land between Tavern Fields and the village street, identified as HUD1 within the draft Plan, as unspecified ‘white land’ within the Settlement Boundary.</p> <p>3. Summary and Conclusions</p> <p>3.1 Mr and Mrs Wynne are greatly concerned at the content of the draft Neighbourhood Plan and the manner in which to date it has been prepared and presented. Their land is significantly affected and potentially blighted by the proposals and is done so without any appropriate level of evidence being shown as to why this should be. There have been no advanced notifications, consultations or discussions prior to the draft Plan, which is wholly contrary to Neighbourhood Plan legislation. There is totally misleading information quoted within the Plan statement and matters of fact that have been misrepresented seriously. In our opinion this is a Plan flawed in both content and presentation.</p> <p>3.2 On these grounds alone, Mr and Mrs Wynne object to the draft Neighbourhood Plan as a whole and to many of the draft policies and proposals contained within it. Specifically identified policies objected to are: HUD1 Housing Strategy; HUD2, Settlement Boundary; HUD3, Criteria for New Housing Development; HUD7, Local Green Space; Plan 5, Proposals Map.</p>
<p>Parish Council response</p>	<p>A meeting was held in April 2016 between members of the Project Group and the landowners and their agent to discuss this representation.</p> <p>The representation raises issues of housing strategy, site-specific matters including flood risk and access, and the proposed designation of the land as Local Green Space. These are dealt with in turn below.</p> <p>The housing strategy of the Plan, whereby requirements will be met by windfalls without the need for site allocation, gives proportionate regard to local environmental factors including flood risk, landscape and biodiversity aspects, and is soundly based. Since publication of the consultation draft Plan, a proposal for 21 residential units at Hampton Court Estate has gained planning permission, largely meeting the indicative housing requirement.</p> <p>The Plan’s Housing Site Assessment does not entirely discount development on site HUD2, but does conclude that there is insufficient evidence to support an allocation in the Plan, given the need for Flood Risk Assessment. This remains the case. The recent SHLAA study by Herefordshire Council (2015) supports this position, finding no potential for development on the basis of flood risk to the access. The respondent’s clarification as to how the site can be accessed from the village road is welcomed, but does not alter the position that the available evidence does not support an allocation of housing on site HUD2. In any event, a housing allocation is not needed to meet the indicative requirement.</p> <p>Such an allocation would also be contrary to community views that the land should not be developed, in view of its amenity value. The proposed designation of the site as Local Green Space (LGS) in policy HUD7 reflects these views, which have been expressed in consultation and in the resident survey. The proposal meets the criteria set out in the National Planning Policy Framework for such a designation, for the reasons explained in the Plan.</p> <p>The Parish Council notes that the land has been the subject of an annual tenancy to a local resident adjoining the site. This has been renewed annually for a number of years. Informal recreational uses, such as dog walking, have arisen. The owners of the site were written to in September 2014 (see letter to local landowners at A2.5), but advise this letter was not received.</p>

	In view of these factors, the Parish Council considers that a housing allocation within site HUD2 is not required or justified, and that the proposed LGS designation, which reflects community views, should remain. No change required.
Consultee	Burton & Co. for Mr. G. Williams.
Response	<p>I write on behalf of our client Mr. Gavin Williams in response to the draft Hope-under-Dinmore Neighbourhood Development Plan. I apologise for the lateness of the response having only recently been made aware of the timescale. We note the contents of your commendable plan and especially in this context paragraphs 4.3 – 4.13.</p> <p>Our client is the owner of the land identified on Plan 4 as HUD3. It is our opinion that the southwestern part of this field, above Flood Zones 2 and 3, may be satisfactorily developed with housing in order to meet, or substantially meet, the housing target for Dinmore parish identified by the Herefordshire Council. I therefore enclose for your consideration the following documents which together comprise our response to the draft Neighbourhood Plan:</p> <ol style="list-style-type: none"> 1. Pre-Planning Application Advice Request: Proposed Residential Development near to Cherrybrook Close, Hope-under-Dinmore (dated 10th February 2015). 2. Drawing no: 992/14/A (sketch Site Layout Plan) and 1: 1250 scale OS Location Plan to which the advice request refers. 3. The response of the Herefordshire Council to the advice request dated 14th July 2015 and subsequent response dated 7th September 2015. 4. Progress report dated 22nd February 2016 which comments upon the LPA's response and outlines the work that has been carried out to satisfy the LPA in preparation for a planning application. <p>We would be most interested to hear of your Parish Council's response to these proposals. I trust you will note that our work is well advanced and note also our confidence that the constraints identified by the Neighbourhood Plan specific to this site can be and indeed are being resolved.</p>
Parish Council response	<p>A meeting was held in April 2016 between members of the Project Group and the landowners and their agent to discuss this representation.</p> <p>The available evidence does not support an allocation of housing in this location. The Housing Site Assessment undertaken for the Neighbourhood Plan identified access and flood risks in respect of housing development on site HUD3, whilst not entirely discounting a limited development. The Assessment concluded that there was insufficient evidence to support an allocation in the Plan, given the need for Flood Risk Assessment. This remains the case. The recent SHLAA study by Herefordshire Council (2015) supports this position, finding no potential for development of the land concerned on the basis of flood risk and access limitations.</p> <p>The Parish Council notes and supports Herefordshire Council's comments, made in response to the pre-planning application advice request, that the proposed siting of dwellings set back away from the unclassified road would not reflect the existing pattern of development in the settlement and would be contrary to the proper planning of the locality. The Parish Council also notes that the owners of the site were recipients of the September 2014 letter to local landowners (copy at A2.5), to which no response was received.</p> <p>In terms of the indicative housing requirement for the Plan identified by Herefordshire Council, this has largely been met through the recent grant of planning permission for 21 residential units at Hampton Court Estate.</p> <p>In view of these factors the Parish Council considers that a housing allocation within site HUD3 is not required or justified. No change required.</p>