

Orleton & Richards Castle Neighbourhood Development Plan 2016 – 2031 Consultation Statement

October
2016



Produced by Orleton & Richards Castle NDP Steering Group in association with Data Orchard CIC
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1. Introduction & Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No.637) Part 5 Paragraph 15 (2) which defines a consultation statement as a document which:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 The Neighbourhood Development Plan was created in response to the *Localism Act 2011* that reformed the planning system, devolving power away from Whitehall and offered communities an opportunity to take a leading role in how their local environment would develop in the future.

1.3 In June 2013, following the decisions of Orleton Parish Council and Richards Castle (Herefordshire) Parish Council to develop a joint Neighbourhood Development Plan (NDP), formal designation was sought from Herefordshire Council. This was followed by the formation of a joint steering group with representatives from both communities who reported back to their respective parish councils as a standing agenda item at subsequent PC meeting.

1.4 The Steering Group produced a project plan to ensure that the communities and other stakeholders were consulted and engaged at every stage of the process. The full details of the consultation/engagement process is shown in Section 2 below.

1.5 As a result the level of public participation was very high, with nearly a third of the adult population attending special drop-in events, and two thirds of adults completing a detailed questionnaire.

1.6 Access to information and events was maintained throughout via regular:

- notices and posters on parish notice boards
- articles in the both parish magazines
- publicity banners
- updates on a dedicated website (minutes, events, documents)

2. The Consultation & Engagement Journey

2.1 Orleton and Richards Castle Parish Councils formally applied to Herefordshire Council to designate their joint parishes as a Neighbourhood Area in June 2013.

The consultation period ran from 14th June to 26th July 2013.

No representations were received during the consultation period and Herefordshire Council confirmed designation on 29th July 2013.

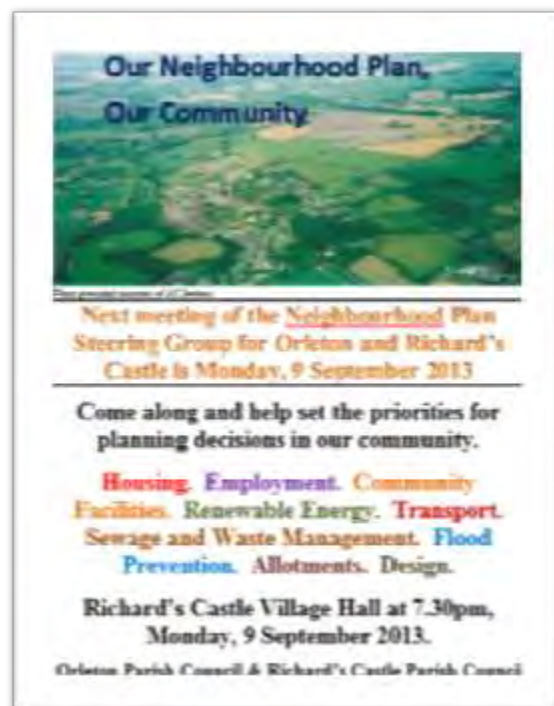
2.2 The first joint meeting of representatives of the two communities to start work on the NDP took place in Orleton on 31st July 2013, as was attended by parish councillors and volunteers from both communities. The notes from this meeting were published in Richards Castle's *Castle News* and the meeting highlighted in *Grapevine*. The *Castle News* notes mentioned the fact that the joint parish plan for Richards Castle (Herefordshire) and Richards Castle (Shropshire) was still awaiting completion and that the spatial elements related to Richards Castle (Herefordshire) would be taken forward via the new NDP with Orleton. The note in *Grapevine* stated that:

'We started working on the neighbourhood plan with Richard's Castle at a meeting on 31 July 2013. While we are pleased to have a good number of volunteers to help develop the neighbourhood plan, we need some more people to join the steering group. The next meeting of the neighbourhood plan group is at 7.30pm on Monday 9 September 2013 at Richard's Castle Village Hall. Please come along if you'd like to get involved or learn more about the neighbourhood plan.'

2.3 The second NDP Open meeting was held in Richards Castle Village Hall on 9th September 2013 to set up the process and to recruit more volunteers. The meeting was updated on the NDP process, its purpose and the reasons for the two parishes undertaking a joint plan.

2.4 A further Steering Group meeting took place on 9th October 2013 which developed an agreed process to ensure the flow of information between the steering group and the respective parish councils; namely:-

'There will be a neighbourhood plan section at parish council meetings at which time the respective parish councillors on the steering group will provide a report.'



This approach has been maintained through the project, and ensured that the wider public would have access to a short update on the projects progress via the respective parish council minutes.

2.5 Although steering group meetings continued to be held in late 2013 and early 2014, it was decided that the project needed more public support and engagement if it was to continue. A note was delivered to households in Orleton and Richards Castle to gauge the support for doing a neighbourhood development plan.

Based on the responses to the note, which indicated support for doing a neighbourhood plan, a meeting was organised for 2nd April 2014, at which the officers and members of the steering group were agreed.

A series of public events were then planned for late July 2014 and a major publicity campaign was organised in the lead up to the events.

2.6 From May to June 2014 flyers were distributed by hand to all houses in the two parishes. The purpose was to invite residents and stakeholders to a series of public drop-in events in July.

The flyers were also posted on parish notice boards, in Orleton's Doctor's Surgery, and in the local pubs and shop.

Orleton and Richards Castle
Neighbourhood Development Plan

(ou are invited to drop in to discuss the future development of the villages
Both Orleton and Richards Castle are represented at all drop-in meetings

Where	Date	Time
Orleton Village Hall	Saturday 19 July 2014	3 pm to 8 pm
Orleton Village Hall	Sunday 20 July 2014	3 pm to 8 pm
Richards Castle Village Hall	Saturday 26 July 2014	3 pm to 8 pm
Richards Castle Village Hall	Sunday 27 July 2014	3 pm to 8 pm

Further flyers giving much greater detail were sent out in mid-July 2014 reminding residents of the upcoming events. Banners were put up in Orleton and one in Richards Castle on 16th July, and some of the banners were then moved to Richards Castle prior to their drop-in events.

2.7 The Drop-in events were held on 19th and 20th July 2014 in Orleton Village Hall and 26th and 27th July in Richards Castle Village Hall. The rooms were arranged with a series of themed displays to stimulate discussions and gather in opinions on how the two parishes should be allowed to develop. The main method for gathering in ideas was by the use of post-its so that other people could see the accumulated ideas and thereby stimulate further debate.

Where appropriate, separate post-it areas were provided for the 2 different parishes. Large scale maps of the 2 parishes were also provided and respondents were asked to put sticky dots on them where they thought new development should be located.

Over the 4 days of the events in Orleton and Richards Castle, 289 people attended; 193 from Orleton and 96 from Richards Castle – this represented approximately 31% of the combined adult population. There were slightly more female attendees than male, and although all age ranges were represented, a significant majority were aged 50 and over. (See front cover for photographs from these events)

2.8 At the steering group meeting of 31st July 2014 a review of the Drop-in events was undertaken and articles written for the next editions of the Castle News and Grapevine (Orleton) parish magazines. A sub-group was formed to analyse the feedback and start drafting a follow-up questionnaire to test the feedback received across the entire adult population.

2.9 In February 2015 a questionnaire pack was distributed by hand to all households in the 2 parishes. Completed questionnaires were collected in a sealed envelope during March 2015. Alternatively residents could return their questionnaire to Orleton Post Office or the Castle Inn in Richards Castle.

Instructions for return were highlighted in a covering letter which went out with each pack:-

'When you have completed the questionnaire(s), please put it (them) in the return envelope provided. The person who delivered it will return to collect it on (dates shown). If you are going to be out at that time, please place your envelope inside the plastic sleeve provided and leave it by your front door for collection. If your questionnaire has not been collected by the due date, either telephone one of the people listed below or take it to the Orleton Post Office or the Castle Inn in Richards Castle.'

In March 2015, local volunteers reminded households about completing the

questionnaire in order to have as wide a response as possible. An example of a follow up by an Orleton volunteer is shown.



The questionnaire pack included:-

A Main Questionnaire: enough questionnaires were given out to each household for all residents aged 16 or over to fill one in. The questionnaire covered a range of issues including housing development, its scale, location, style and tenure, the economy, the environment, and community assets plus a number of demographics questions. The questionnaire also included a map based question for each parish enabling respondents to identify where they thought new housing development should be located.

A Development Land (Call for sites) Questionnaire – one per household, seeking to identify any land that respondents might be prepared to release for development during the plan period. The questionnaire was also sent to all identifiable persons who live outside the 2 parishes but have interest in the parishes through ownership of land, along with an explanatory letter.

A housing Needs Questionnaire, one per household.

2.10 On 3rd September 2015 **The Main Questionnaire Report V 1.0** was summarised at a meeting of Orleton Parish Council. **A revised version (1.1)** was published on the neighbourhood plan website shortly after showing additional analysis of questions specific to individual parishes. The Questionnaire Report also included an appendix listing all of the anonymised free-text comments associated with some of the questions.

Housing Needs Report: 46 households had returned a completed questionnaire which identified one or more needs for an additional home.

According to the 2011 Census, the total number of people aged 16 and over, usually resident in these parishes on 27th March 2011 was 906. Based on this census figure, **Main Questionnaire** responses were received from 66% of residents aged 16 years and over.

Response rates from the two Parishes were slightly different, 76% of residents from Richards Castle responded (170 out of 225 residents) whilst 60% of Orleton residents responded (411 out of 681 residents).

These reports can be viewed at <http://www.oreton-ndp.co.uk/pages/community.html>

2.11 The Orleton and Richards Castle NDP website was launched in July 2014. The site provides information about the NDP process, upcoming consultation events, updates on progress, survey reports, minutes of steering group meetings, and, more recently, the draft plan.

2.12 In January 2016 an article was published in Castle News and the Grapevine publicising the upcoming draft plan. The Grapevine version is shown.

2.13 In late April 2016 a leaflet advertising the draft plan was delivered by hand to households in Orleton and Richards Castle, inviting people to respond formally to the Regulation 14 public consultation.

The leaflet gave details of what the draft plan covered, and where it could be viewed.

A copy of the leaflet can be seen at Appendix 2 below.



2.14 On 7th May 2016 the Regulation 14 consultation period commenced and closed on 20th June 2016.

2.15 The Steering Group met on 22nd June and 10 August 2016 to consider the Regulation 14 representations and make any changes to the draft plan.

2.16 This was followed by a joint meeting of the parish councils on 1st September 2016 to consider the representations schedule, schedule of changes and amended neighbourhood development plan proposed by the Orleton and Richards Castle Neighbourhood Development Plan Steering Group.

The Schedule of Representation follows. The Schedule of Changes can be seen at Appendix 1.

3. Schedule of Representations

Orleton and Richards Castle Neighbourhood Development Plan

Schedule1: Representations in response to Regulation 14 Draft Plan, August 2016

Schedule 1: Community Representations and Response

(Most representations are presented in full. However some of the longer ones have been)

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.1 Ann Turtle	Whole Plan	Comment	I would first like to congratulate those who drew up the plan, which is very clear, well- structured and well-illustrated, not to mention containing a lot of useful information and obviously the product of a lot of hard work of those concerned. The plan lays down some excellent principles such as protecting specified locations, avoiding development on known flood plains, allowing for the influence of climate change, and emphasizing the need for improving the infrastructure such as sewage provision. Noted	No change as a consequence of this comment
	Paragraph 7.2 and Policy ORC8	Comment	Any comments that might have been made constructively about the plan, especially around 7.2 are now pointless given the recent decision of Herefordshire Planning committee to approve the development of 39 houses in a block adjacent to Halletts Well. The planning committee paid no heed to the expressed wishes of the village that any development should be in small units staged over time to allow for assimilation of the newcomers into the village. One can only hope that some of the principles expressed in the neighbourhood plan will be taken into account when the detailed planning application for this site is made. Noted. The plan has been amended to take into account two recent planning permissions	No change as a consequence of this comment
C.2 Eddie Clanzy-Hodge	Housing provision	Paras 3.12 – 3.15 and Policy ORC8	The housing needs figures set out in the paragraphs are confusing and it looks as if Orleton only now need 3 dwellings which should be capable of being accommodated through infill and rural windfalls. The assessment of housing need is not just based upon the target set by Herefordshire Local Plan Core Strategy, which is a minimum in any event. It takes into account a number of other possible indicators of need and the wish to support Orleton Primary School role. These are set out in the plan.	No change as a consequence of this comment
C.3 G Secker	Policy ORC(NS)17	Recommend Change	No mention of the war memorial which should be on the list as an Asset of Community Value It is understood the war memorial is already in public ownership and not a facility that the local community would need to purchase if it came up for sale (which this would not in any event)	No change as a consequence of this comment
C.4 M Crowe	Appendix 2 Schedule 2, Site A1	Object	Several residents in post office lane have joined together to review the neighbourhood development plan. We agree that Site A1 should not be designated as an area for planned new housing. We are concerned at the suggestion of future (a house is currently being built) windfall development and ask that this suggestion be removed. We certainly do not support any development to the west of 4 Rosedale Cottages. We have attached a response with our concerns and request that these be incorporated into the plan to help build a more robust case against future new housing within site A1. Site A1 is not proposed for housing although it is included in the proposed settlement boundary. There are	No change as a consequence of this comment

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			considerable highway constraints that are expected to restrict the ability of this area to be developed which is why it is not proposed as an allocation or counted specifically as contributing towards the target set. It is simply identified as being within the settlement boundary. It may however have some limited potential but this remains to be seen as to whether it could comply with criteria set out in the plan, in particular Policies ORC9 and ORC13 which generally cover the issues raised in the representation.	
C.5 Mr and Mrs D Lewis	Policies ORC8 and ORC10	Object	<p>Do not support the housing allocation because:</p> <ol style="list-style-type: none"> 1. Allocated land has problems with flooding, drainage, sewerage and road congestion. 2. These problems are well documented/expensive to resolve and prevent and delay housing delivery. 3. They are too large and will have a negative impact upon the conservation area and community. It is not ideal to put all new houses in one area – this is not how rural villages grow organically. 4. Would like to build our own home. The draft plan does not support self-build or allow us to build a home to suit our needs and stay in the village. 5. The proposed allocations will not help other self-builders including families who work from home, or those with mobility issues. 6. Alternative parcels of land for smaller developments without major constraints were offered but have not been fully assessed. They were discounted despite having many potential benefits. 7. A variety of sites should be considered in a variety of locations for a wider range of housing needs. This approach will help protect what is special but still retain our vibrant and sustainable rural community. <p>1. The draft plan acknowledged that parts of the sites presented were at risk of flooding as were other parcels to the west, parts of which have been developed. The approach taken was to continue the development in this vicinity but requiring detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would subsequently define the settlement boundary in that direction. The Steering Group was aware of the existing definition of Flood Risk Zones 2 and 3 from the Environment Agency’s Flood Map for Planning but was conscious that this may have presented a minimum level of flood risk area and that a more accurate assessment was required, to also take into account the effects of climate change. For this reason, a modest level of housing development for each site was set. The approach has been supported by the Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through policies ORC5 and Orc13. Again the planning permission referred to above is apposite.</p> <ol style="list-style-type: none"> 2. The planning permission above suggests that development of the suggested sites is viable. 3. Two of the sites are outside of the Conservation Area with the smallest site sitting within but amongst modern development. Their development would not adversely affect the character and appearance of the parts of the Conservation area within which they sit or lie adjacent to. The Conservation area characterisation shows them to be modern C20 development. That was one of the 	No change as a consequence of this comment

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p>reasons the areas were suggested.</p> <ol style="list-style-type: none"> 4. The plan does not restrict self-build. A number of sites fall within the settlement boundary that have the potential for self-build. The possibility exists for self-build plots to be brought forward within any allocated site. Opportunities for self-build also exist in other settlements within north Herefordshire. When determining where development should take place a range of factors need to be considered and weighed in order to balance objectives. The fact that planning permission has been granted on the site north of Kings Road has had an effect on plan such that the required target6 has been met and exceeded through that site and redrafting has taken this into account by reducing the number of allocated sites. 5. Self-build id covered above. There is no reason why dwellings cannot be brought forward to cater for working from home and for mobility housing within allocated sites should there be an expressed demand. 6. All sites advanced were assessed and the conclusions presented in an appendix to draft plan at Regulation 14 stage. The character of the village (Orleton in this case) was assessed given most of it was also a Conservation Area), and other factors were also considered. 7. The locations chosen were considered the most appropriate within the terms of the character of the village. Sites to the west and south were considered likely to have the greatest effect on the various character elements of the village and Conservation Area. 	
C.6 Border Oak	Approach to conservation, protection of rural services local enterprise, amenity	Support/endorse	<p>Strongly support:</p> <ul style="list-style-type: none"> - the policies throughout the NDP which aim to protect and enhance the Conservation Area, local businesses, facilities & services, the locally distinctive character of the built form, landscape and visual assets, Heritage Assets and the existing infrastructure. - the underlying principle that new housing, if delivered sensitively, designed to reflect local circumstances and community wishes, may help protect existing rural services and enrich rural lifestyles. <p>Endorse</p> <ul style="list-style-type: none"> - the policies and objectives written to encourage and support local enterprise and local amenities. - the NDP aspiration to ensure that new development will positively contribute to the community, landscape and wider surroundings – through sensitive design, locally distinctive detailing, landscaping and meeting a wide range of housing needs. <p>Noted</p>	No change as a consequence of this comment
	Policy ORC8	Object	<p>The housing allocations in Orleton conflict with the flood risk, sewerage, highway and conservation constraints identified in the plan. Significant third party investment will be required to resolve. It is uncertain that the housing target would be met - the sites might not be available, deliverable and viable during the plan period. Concern over the cumulative impact of developing 3 large sites in one geographic area and the strain it would place on local infrastructure and the negative visual, emotional and social impact upon the community, within and adjacent to the Conservation Area and Heritage Assets. Concentrations of new homes as housing estates often compromise</p>	

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			<p>the fundamental qualities of rural village life. Larger allocations do not accommodate the needs of those wishing to self-build, those who may need to work from home, those with specific/bespoke housing needs etc.</p> <p>Evidence collected by the NDP team through the community questionnaire demonstrates the majority of people preferred small developments (under 10, but predominately under 5, dwellings on any one scheme).</p> <p>Land suitable for smaller schemes were offered in a variety of appropriate locations, without major constraints. These sites were discounted without objective or full assessment in favour of the larger sites with major constraints. Smaller sites, scattered sympathetically across the village, which are available, viable and deliverable could provide an exciting opportunity to deliver housing which better reflects the organic grain of historic development, protect Heritage Assets, is locally distinctive and echoes community wishes. They would place less stress upon infrastructure and services, can be delivered efficiently to meet a wide variety of local housing needs and absorbed more easily into the community.</p> <p>It A larger allocation may be combined with smaller scattered development to help provide more diverse opportunities that best reflect the village and certainty of growth. At least two smaller parcels of land were offered for development which are unaffected by Flood Risk, Sewerage/Drainage and Highways issues. These smaller sites also have the potential to positively contribute to the Conservation Area and wider landscape as they are well screened and can provide generous landscaping and biodiversity plans. These sites have the potential to meet specific local housing needs for family homes, self-build, live/work dwellings, single storey homes for the elderly or mobility impaired and can be sympathetically absorbed and delivered within the first half of the plan period allowing time for the larger, constrained allocation to find and instigate solutions.</p> <p>Even if the proposed allocations are considered to be deliverable and viable, the needs of those people wishing to build or commission their own home should be included and supported within the text, objectives, criteria and policy of the NDP - as required by the NPPF, Core Strategy and subsequent recent Planning Guidance and Parliamentary Act (Self Build and Custom Homebuilding Act 2015).</p> <p>The draft plan acknowledged that parts of the sites presented were at risk of flooding as were other parcels to the west, parts of which have been developed. The approach taken was to continue the development in this vicinity but requiring detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would subsequently define the settlement boundary in that direction. The Steering Group was aware of the existing definition of Flood Risk Zones 2 and 3 from the Environment Agency's Flood Map for Planning but was conscious that this may have presented a minimum level of flood risk area and that a more accurate assessment was required, to also take into account the effects of climate change. For this reason, a modest level of housing development for each site was set. The approach has been supported by the Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to</p>	

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			<p>the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through polices ORC5 and Orc13. Again the planning permission referred to above is apposite.</p> <p>The planning permission granted on land to north of Kings Road indicates that development of the suggested sites is viable.</p> <p>Two of the sites are outside of the Conservation Area with the smallest site sitting within but amongst modern development. Their development would not adversely affect the character and appearance of the parts of the Conservation area within which they sit or lie adjacent to. The Conservation area characterisation shows them to be modern C20 development. That was one of the reasons the areas were suggested.</p> <p>The plan does not restrict self-build. A number of sites fall within the settlement boundary that have the potential for self-build. The possibility exists for self-build plots to be brought forward within any allocated site. Opportunities for self -build also exist in other settlements within north Herefordshire. When determining where development should take place a range of factors need to be considered and weighed in order to balance objectives. The fact that planning permission has been granted on the site north of Kings Road has had an effect on plan such that the required target6 has been met and exceeded through that site and redrafting has taken this into account by reducing the number of allocated sites.</p> <p>Self-build id covered above. There is no reason why dwellings cannot be brought forward to cater for working from home and for mobility housing within allocated sites should there be an expressed demand.</p> <p>All sites advanced were assessed and the conclusions presented in an appendix to draft plan at Regulation 14 stage. The character of the village (Orleton in this case) was assessed given most of it was also a Conservation Area), and other factors were also considered.</p> <p>The locations chosen were considered the most appropriate within the terms of the character of the village. Sites to the west and south were considered likely to have the greatest effect on the various character elements of the village and Conservation Area.</p>	
C.7 L Crichton	Policy ORC7		<p>My land can deal with its own sewerage by installing a biodisc arrangement. It is well away from the flood zones and so poses no risk of flooding or the risk of flooding to others whatsoever. It has one of the few easy exits from the village when it does flood. Development on my land would be small and individually designed to a very high standard-which is the most appropriate approach for our historic village. I note that the local evidence strongly supports small schemes such as this. I would be thinking of bespoke Border Oak designs of possibly 4-6 houses and I note that 'Border Oak' style was the only 'design' that had 100% approval in the village questionnaire. I understand this to mean that residents consider this type of design to enhance the character and</p>	No change as a consequence of this comment

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			<p>appearance of the village.</p> <p>Access and parking would not detract from the village lane setting, the established hedge or create congestion or obstruction on the highway. There would be no impact on important heritage sites within the village since none are in the vicinity. It would be specifically designed to complement and enhance the Conservation Area. The houses would not be seen from the B4361 especially since the development of Little Furlongs, or from any other vantage point-but would be designed to positively contribute to the built form if they could be seen. There are no trees on the site. Only a small amount of hedgerow would need to be lost for visibility which would be more than compensated for by additional hedge planting and tree planting. Great care would be taken to incorporate as many biodiversity and environmental enhancements and to protect the current natural features. The land falls entirely in the 30-mile zone and is adjacent to the built form of the village. it also sits between two village dwellings (Copper Corner and Kitchen Hill). The land could have excellent pedestrian and cycle access to the wide range of facilities and amenities in the village-helping to support these facilities and services without overwhelming the infrastructure. The proposed houses would incorporate all aspects of sustainability and contribute positively to the environment and meet local housing needs in a modest and light handed manner. I note Little Furlongs created a footpath to direct walkers to exit that development at the far end closest to the village and I am sure any scheme on this land would also accommodate the same so it would pose a far shorter distance for walkers into the village.</p> <p>From April 2016 the Self Build and Custom Homebuilding Act came into force to promote building your own home as an affordable route to home ownership. However, I cannot find any provision for such in the Draft Plan.</p> <p>The plan allocates sites that have serious problems in delivering housing in the village, namely flooding, drainage, Conservation Area and highways congestion. Besides which a large concentration of houses in one location would have a negative impact on the village, including services, infrastructure and integration. Smaller sites scattered across the village would be much nicer, look far better and have a far less negative impact than large housing estates.</p> <p>All sites suggested were considered against a range of criteria.</p> <p>The draft plan acknowledged that parts of the sites presented were at risk of flooding as were other parcels to the west, parts of which have been developed. The approach taken was to continue the development in this vicinity but requiring detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would subsequently define the settlement boundary in that direction. The Steering Group was aware of the existing definition of Flood Risk Zones 2 and 3 from the Environment Agency's Flood Map for Planning but was conscious that this may have presented a minimum level of flood risk area and that a more accurate assessment was required, to also take into account the effects of climate change. For this reason, a modest level of housing development for each site was set. The approach has been supported by the</p>	

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			<p>Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through polices ORC5 and Orc13. Again the planning permission referred to above is apposite.</p> <p>Two of the sites are outside of the Conservation Area with the smallest site sitting within but amongst modern development. Their development would not adversely affect the character and appearance of the parts of the Conservation area within which they sit or lie adjacent to. The Conservation area characterisation shows them to be modern C20 development. That was one of the reasons the areas were suggested.</p> <p>The plan does not restrict self-build. A number of sites fall within the settlement boundary that have the potential for self-build. The possibility exists for self-build plots to be brought forward within any allocated site. Opportunities for self -build also exist in other settlements within north Herefordshire. When determining where development should take place a range of factors need to be considered and weighed in order to balance objectives. The fact that planning permission has been granted on the site north of Kings Road has had an effect on plan such that the required target6 has been met and exceeded through that site and redrafting has taken this into account by reducing the number of allocated sites.</p> <p>Self-build id covered above. There is no reason why dwellings cannot be brought forward to cater for working from home and for mobility housing within allocated sites should there be an expressed demand.</p> <p>All sites advanced were assessed and the conclusions presented in an appendix to draft plan at Regulation 14 stage. The character of the village (Orleton in this case) was assessed given most of it was also a Conservation Area), and other factors were also considered.</p> <p>The locations chosen were considered the most appropriate within the terms of the character of the village. Sites to the west and south were considered likely to have the greatest effect on the various character elements of the village and Conservation Area.</p>	
C.8 K Warner & S Wardell	Para 4.16 and whole plan	Comment	<p>Agree with the decision to select Option 2 (para 4.16), and echo concerns raised within the plan regarding the need for thorough consideration to ensure there is adequate sewerage provision for future developments, appropriate and safe road infrastructure - especially around Orleton Primary School; and no increased flood risk resulting from any potential development site. Thank the Steering Group for their time in producing such a comprehensive and thoroughly researched plan.</p> <p>Noted</p>	No change as a consequence of this comment
C.9 W Ward and	Policy ORC7	Comment	<p>Bungalows?</p> <p>There is no reason why well designed bungalows should not be built upon the allocated sites should there be a</p>	No change as a consequence of this

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E Richards			demand. There is increasing recognition of the need for this form of development that is well suited to the needs of an increasingly elderly population.	comment
	ORC9; Paras 9.2 and 9.4	Comment	There is no mention of building bungalows on any site yet the need for housing elderly is stated In addition to the above, there is reference to a mix of housing being required and a table showing the assessed needs in terms of house size by bedroom is presented in Table 1 within the document.	No change as a consequence of this comment
	Policy ORC10	Comment	Concerned about access from the B4361 to proposed site of 0.44 ha north of Westbrook House. Visibility at this point on the road is already compromised by gradient and bend in the road. The point is noted although it is also recognised that Herefordshire Council as Highway Authority has not objected to the site's development. There may no doubt be a need for works to be undertaken to enable a suitably safe access. This will be determined through the planning application process. Policy ORC13 is relevant	No change as a consequence of this comment
	Para 8.8	Comment	Provision of a children's playground and footpath on the area between the two sites is a great idea. Noted	No change as a consequence of this comment
	Policy ORC14 and Para 4.7	Comment	Broadband speed does need to improve outside of the main settlements of Orleton and Richards Castle (which both have fibre broadband). We are located 2 km from the route for connecting to fibre broadband. We work from home and require higher speed broadband. Noted	No change as a consequence of this comment
	C.10 J Harrison	Para 7.13	Question	Is the settlement boundary to be redrawn to include the new (possible) development areas? The draft envisaged the redrafting of the boundary in the light of flood risk assessments that would be undertaken by landowners/developers as this was too technical to be done by the Steering group. However, in the light of the planning application for land north of Kings Road, this is now possible.
Appendix 2. 2/12		Comment	Confused by the decisions about the Housing Site Assessment. Thought the plan was to look at all the future housing developments in the village not just the larger numbered ones. The village questionnaire showed a preference for small groups – 5 to 10 houses, and this seems to have been overlooked. Unclear why so many of the smaller sites should not be proposed in the plan. Will the plan allow still allow for development of dwellings in the remainder of the village area, especially where land has been made available? The preference for smaller sites was one factor that was considered. In addition, residents were asked about specific sites. The community's ranking of sites was also taken into account as was shown in Appendix 2 to the draft plan. Other factors were also considered and the Steering Group sought to balance these in coming to decisions about the most appropriate to suggest for development. A number of the smaller sites fall within the settlement boundaries and might be brought forward for development through policies ORC7 and Orc9	No change as a consequence of this comment
Housing section		Comment	Village has good facilities for the young through to adulthood but little mention of provision for older generation which is increasing. Would be lovely to include some warden operated homes and maybe a care home so as we grow old we are not forced to move away from family and friends. There is no reason why such development might be undertaken upon allocated sites or through conversion of existing buildings. The plan cannot be so specific in terms of restricting development on any site for warden operated accommodation or care home. Provision depends upon a provider being willing and able to deliver a	No change as a consequence of this comment

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			scheme in villages such as those covered in the plan.	
C.11 B Mark	Para 2.13 – 2.18	Comment	Quality of farming land and flood risk are very important	No change as a consequence of this comment
			Noted.	
	Para 2.18	Comment	Should increase woodland in Orleton because much has been cut down recently. Maybe also build nesting sites for owls, on a pole or small brick/wood folly	No change as a consequence of this comment
			Policy ORC6 encourages biodiversity and tree planting within any development.	
	Para 4.16	Comment	Favour option 3. Only build what we have to and no more.	No change as a consequence of this comment
			The assessment of housing need is not just based upon the target set by Herefordshire Local Plan Core Strategy, which is a minimum in any event. It takes into account a number of other possible indicators of need and the wish to support Orleton Primary School role. These are set out in the plan.	
	Para 5.7	Comment	We may need to build along adjoining road between village.	No change as a consequence of this comment
			Sufficient land is proposed adjacent to settlements' built up areas so this should not be necessary.	
	Para 6.2 and Policy ORC(NS)17	Comment	Protect our heritage sites and encouraging biodiversity is important. The village hall, recreation ground, play area and woodland in Orleton are so important and should be added to protected amenities.	No change as a consequence of this comment
			Information about the natural and historic environment has informed the plan, with Historic England in particular commending the approach. The plan does however rely upon policies in Herefordshire Local Plan Core Strategy and it was decided there was no need to duplicate these as they appear thorough and comprehensive for development management purposes. The protected areas comprise Local Green Space as specified in the National Planning Policy Framework paras 76 and 77. The protection has been afforded to relevant areas within and immediately adjacent to the two settlements. It includes the recreation ground at Orleton. This cannot include buildings such as village halls.	
Para 6.3	Comment	Agree with protecting narrow lanes and glacial ridge landscape	No change as a consequence of this comment	
		Noted		
Para 6.7	Comment	Orleton has had sewage problems for years. It needs sorting out. Recent flooding has exacerbated sewage flow because pipes go into each other.	No change as a consequence of this comment	
		Policy ORC5 addresses the issue of sewerage infrastructure indicating that any development that would exacerbate pollution overflows will not be permitted.		
Section 7 and para 7.3	Comment	We do not need more properties than those demanded of us. Where is the proof? If desire to live here has reduced. We should count infills as well.	No change as a consequence of this comment	
		The assessment of need is not just based upon the target set by Herefordshire Local Plan Core Strategy, which is a minimum in any event. It takes into account a number of other possible indicators of need and the wish to support Orleton Primary School role. These are set out in the plan.		

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	Para 7.5	Comment	<p>Growth by school will be more invisible to surrounding roads but will not be very nice to live in because of lack of views. Flood risk to school should be considered. Development to south would give properties views and with no risk of flooding, but be seen from surrounding roads. However, both sides have narrow lanes but school side has barns by lane, and floods. Sewage also seeps up into that lane there.</p> <p>The proposed sites continue the C20 development of the village and will have similar views to those of houses within the vicinity. The draft plan acknowledged that risk of flooding in this vicinity and the approach taken was to require detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would include ensuring flood risk elsewhere would not result. The approach has been supported by the Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through policies ORC5 and Orc13. Again the planning permission referred to above is apposite.</p>	No change as a consequence of this comment
	Para 7.7	Comment	<p>Good to hear traffic problems by the school are being considered. Particular attention needs to be paid to this. Terrible at moment. If more houses go there it will exacerbate this.</p> <p>Noted. This is addressed through policy ORC8</p>	No change as a consequence of this comment
	Para 7.8	Comment	<p>We do not need 60 more houses. Only build the number we are forced to build. Build these in small numbers, on high ground, in all three sites. Building by the school will mean raising the land and that could flood the school and make things downstream worse. Putting in a pond/lake could take water but would also take sewage water as both flow into same pipes in village. What will insurance companies think of properties on these sites?</p> <p>The assessment of need is not just based upon the target set by Herefordshire Local Plan Core Strategy, which is a minimum in any event. It takes into account a number of other possible indicators of need and the wish to support Orleton Primary School role. These are set out in the plan. An assessment of all available sites was made and as indicated above the issue of flooding was taken into account. The proposed sites continue the form of adjacent development which are in the same general location with similar constraints, which have been addressed.</p>	No change as a consequence of this comment
	Para 7.9	Objection	<p>Disagree. South-west along Kitchen Hill makes a good place for development. Low flood risk, no overflow of sewage as long as work is done to system and pump as was promised.</p> <p>It is understood the Environment Agency would object to development in villages that have a public sewer if it does not connect to that sewer. Foul water from development to the south and west would flow through the village where there is understood to be a problem. Consideration has also been given to the character of the village in the assessment. Historic England has commended the historic assessment/characterization that formed the basis for this aspect. The assessment was set out in the Regulation 14 consultation draft plan.</p>	No change as a consequence of this comment
	Para 7.10	Comment	<p>Essential for any development now. We have had sewage leaks for years.</p> <p>Noted</p>	No change as a consequence of this comment
	Para 9.2 and	Objection	Housing need for families and elderly a priority. Families can live anywhere but the elderly need level ground,	No change as a

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	Policy ORC11		close to shop and surgery – which none of the chosen sites are. The two villages are reasonable -contained. Richards Castle has few facilities. Orleton provides a wider range. Proximity to such local facilities that are available can be an issue for those with mobility problems although the relative differences in the villages concerned and between options available are not considered so significant as to be a major consideration in the site assessment process.	consequence of this comment
	Para 9.16	Comment	Good to hear protection is in place against intensive agriculture and large storage barns. Noted	No change as a consequence of this comment
C.12 S Rogers	Policy ORC8	Objection	Plot 'o' – accept conclusion; Plot 'p' - has now been granted outline pp for 39 properties – 4/5 of plan's allocation; Plot 'q' – far more suitable for development and provides solution to school parking without the need for a crossing; Should include plots 'l', 'j', 'h'. Include plot 'a' if it became available. Plot 'h' should not be included as it is currently used form parking at The Boot and its development would increase parking in Kings Road. All other plots are outside of the settlement boundary which I think is correct apart from maybe including plot 'f'. Plots 'a', 'l', 'j' and 'h' fall within the proposed settlement boundary and would be covered by policy ORC7. Similarly, plot 'h' would fall to be determined by that policy.	No change as a consequence of this comment
	Para 2.3		Most children do travel to Wigmore High School but since the plan was compiled the catchment secondary schools for Orleton are Ludlow and Leominster with transport via a service bus. A subsidised bus is provided to Tenbury but full transport costs have to be met for those wishing to go to Wigmore HS. Helpful advice	See Change No 6
C.13 D and G Benson	Appendix 2 Schedule 1	Comment	We registered our interest that should site 'o' be developed we would like to include the bottom of our garden in that plan. It is unclear where the garden land referred to is located. However, it is likely to fall within the existing settlement boundary. Garden land would not be of sufficient size to show as an allocated site. This does not stop discussions with the owner/developer of an adjacent allocated sites to bring forward additional surrounding areas provided these areas fall within the settlement boundary. Should the site already fall within the settlement boundary and site 'o' remain an allocation then it would be possible for the owners to enter into such discussions. This is not something that the Steering group would seek to become involved in.	No change as a consequence of this comment
C.14 D Jepps	Policy ORC8	Objection	Feel strongly that houses and facilities should not be built in areas known to flood. Experience of property flooding is that it is a frightening experience and takes families years to recover. The sites in Orleton need to be completely free from flood risk of an ordinary nature. The site opposite the school is very frequently waterlogged over the past few years and is also prone to flooding. I realise exceptional weather conditions arise once in a lifetime and massive areas of the country are flooded. The draft plan acknowledged that parts of the sites presented were at risk of flooding as were other parcels to the west, parts of which have been developed. The approach taken was to continue the development in this vicinity but requiring detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would subsequently define the settlement boundary in that direction. The Steering Group was aware of the existing definition of Flood Risk Zones 2 and 3 from the Environment Agency's Flood	No change as a consequence of this comment

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			Map for Planning but was conscious that this may have presented a minimum level of flood risk area and that a more accurate assessment was required, to also take into account the effects of climate change. For this reason, a modest level of housing development for each site was set. The approach has been supported by the Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through polices ORC5 and Orc13. Again the planning permission referred to above is apposite.	
C.15 E W Clanzly- Hodge	Para 3.15	Recommend change	Redraft paragraph as follows: 'It is assumed 60 of these will be based in Orleton and 20 in Richards castle. This section should specify the breakdown, otherwise it could be interpreted as 80 anywhere, possibly leaving Orleton with all 80 and none in Richards Castle. A figure of 60 is a reasonable overestimate for Orleton The locations for development are indicated through the policies, in particular ORC8 and ORC10 and there supporting statements. It should however be noted that the total has reduced from 60 to 50 as a consequence of a recent planning permission which indicated one site would accommodate a higher number of dwellings than thought likely in the Regulation 14 draft plan.	No change as a consequence of this comment
	Settlement Boundary	Recommend change	Redraw the settlement boundary. I would recommend that it does include the fields opposite the school for the 39 houses but that it does not include the two additional fields, the one at the end of Mortimer's Close and adjoining Hallets Well and the one adjacent to the school. If the latter two are included they would be developed with more than 10 dwellings on each, thus going against the wishes of the village. If the settlement boundary remains as it is in the plan, then I believe we would be at less risk of development if we don't have a plan for Orleton. The boundary can be redrawn to cover the site opposite the primary school to the north of Kings Road know that a flood risk assessment has defined this accurately. As a consequence, it is proposed to delete the site to the north of the school although retain the smaller site as the granting of permission for 39 dwellings on land to its east emphasises its location within the settlement's what would be defined as a reasonable settlement boundary in this location.	
C.16 M and D Harris	Appendix 2 Schedule 1 – Site 'b'		We submitted a plan for potential development and no one has spoken to us to find out what our plans are. The site is available for sheltered accommodation, a residential home or family houses. The site is next to the new development known as Little Furlongs, which was very popular for future development, especially for the needs of the elderly. Herefordshire Council when granting permission for development at Little Furlongs (Exception rural housing site) considered the benefits of the development outweighed the harm in respect of the landscape. All new buildings have an effect on the landscape until the build has settled in. the new houses on Little Furlong	No change as a consequence of this comment

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			<p>already have.</p> <p>The development at Little Furlong was granted planning permission (Code P132598/F – Decision 30th December 2013) as an exception to normal planning policies restricting development in the countryside, because it provided affordable housing. It was accepted that the affordable housing scheme ‘would have an impact in its relationship to its integration with the surrounding the landscape and built environment but the identified and unmet need for the provision of affordable housing ion Orleton outweighed the harm to the surrounding landscape’. As an exception there was a judgement made that it was land falling outside the developable area of the settlement. The land remaining is far larger, would have a far more significant landscape impact that could not be mitigated, and there is no exceptional need for further housing development. The development of a much larger area in this vicinity would have an adverse effect on the character and appearance of Orleton Conservation Area. The absence of a public footpath into the village also reduces its sustainability.</p>	
	Policy ORC8		<p>Cannot understand why the plan proposes development on land that floods around the school. The draft Plan indicates that small housing developments are supported. The site adjacent to the school is a large development of 39 homes. The Parish council recently objected to development on that land. Development of land in the basin will always naturally flood so why put forward ground which will flood and be a problem to house owners, parish council and Herefordshire Council for many years to come.</p> <p>The draft plan acknowledged that parts of the sites presented were at risk of flooding as were other parcels to the west, parts of which have been developed. The approach taken was to continue the development in this vicinity but requiring detailed flood risk assessments to be undertaken to define exactly those areas that might be developed and this would subsequently define the settlement boundary in that direction. The Steering Group was aware of the existing definition of Flood Risk Zones 2 and 3 from the Environment Agency’s Flood Map for Planning but was conscious that this may have presented a minimum level of flood risk area and that a more accurate assessment was required, to also take into account the effects of climate change. For this reason, a modest level of housing development for each site was set. The approach has been supported by the Environment Agency (see representation S.7) who did not object to the combination of policies for housing (ORC7 and ORC8) and protection from flood risk (ORC4). The recent granting of planning permission on land to the west of Kings Road appears to have supported this approach. The issues of sewerage and traffic problems are considered to be covered satisfactorily through polices ORC5 and Orc13. Again the planning permission referred to above is apposite.</p>	No change as a consequence of this comment
	Appendix 2, Schedule 1 – Site F		<p>The plan says this should not be developed but it is advertised as a building plot with Herefordshire Council saying they consider the site suitable for development. Who have you used as a SHLAA. They don’t have the same views as Herefordshire Council planning department?</p> <p>The site falls outside of the proposed settlement boundary, is understood to have fallen outside the previous UDP settlement boundary and previous planning applications for the site have been refused. The SHLAA process is one used to look at matters at a strategic level and does not necessarily consider matters in at the level of a Neighbourhood or local plan. The Herefordshire SHLAA 2012 considered the site could not be developed within the plan period. The Steering Group preparing the plan concluded the same and is not aware</p>	No change as a consequence of this comment

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			that the situation has changed. A consultant town planner assisted the Steering group with the analysis of sites suggested for development. The planning process is one of balancing various criteria and there are times when the weight given to various aspects may vary. The Steering Group remains of the opinion that the settlement boundary should not include this site for the reasons indicated	

Schedule 2: Stakeholder Representations and Response

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
S.1 Herefordshire Council Neighbourhood Planning	Front Cover	Recommend Change	Insert the plan period dates 2011-2031 The need to indicate the period covered by the plan is accepted	See change Nos 1 and 2
	Para 1.6	Recommend Change	Add additional sentence regarding the plan/work has been approved by both parish councils. Delete reference to neighbourhood forum – this is a term with the regulations to refer to those legally set up groups in areas where there are no parish councils. The advice is helpful and agreed.	
	Map 2	Recommend Change	Orleton Settlement boundary should include the two proposed housing sites Three sites were identified in the draft plan. The reason why the settlement boundary, in particular for the two sites at the east end of the village, did not extend to cover them was that there had been no detailed flood risk assessment to define exactly where the boundary might fall, as described in para 7.12. Planning applications would need to be accompanied by detailed assessments of this and define the exact area. The subsequent granting of planning permission for the land to the north of Kings Road has enabled a boundary to be defined for this site.	See change No 23
S.2 Herefordshire Council Strategic Planning	Whole Plan	Comment	The plan generally conforms well with the Local Plan Core Strategy. It takes a positive approach to the delivery of new housing as best as the two Parishes' environmental constraints will allow. The only point of clarification required is the availability and deliverability of the proposed housing sites in Richard's Castle. Noted – see under Policy ORC10 below.	No change as a consequence of this comment
	Policy ORC4	Recommend Change	In conformity but development proposals should also have regard to the Strategic Flood Risk Assessment for Herefordshire (SFRA) 2009. Although Policy SD3 which includes such a reference is referred to in the supporting statement, it is agreed that the current and any subsequent update might usefully be emphasised.	
	Policy ORC10	Clarification required	Unsure whether in conformity. Are there assurances that the landowners are definitely willing to release these sites and that they are available to come forward for development in the plan period? It is also worth noting that the site at Spout House field was ruled out of the SHLAA on landscape/open countryside grounds. The landowners of both sites have indicated they wish to see their land developed and are understood to have discussed matters with agents. In fact, with regard to Spout Field the owners are understood to have submitted a planning application to develop the site for housing in July 2015, receiving planning permission in April 2016, which in itself suggests that the SHLAA assessment may not have been accurate. This granting of planning permission will however require a change to reflect the site is now a commitment, and should be retained as such.	See changes No 20 and 21
S.3 Herefordshire	Noise/Air	Comment	Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development and also the impact of	No change as a consequence of this

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
Council Environmental Protection			existing activities that might have a potential impact on the amenity of new residential properties. Noted	comment
	Policy ORC8	Comment	The three 'Housing Sites' ;(i), (ii) and (iii) identified in brown in 'Map 2 –Orleton Village Map' appear from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses. Noted	No change as a consequence of this comment
	Policy ORC10	Comment	The two 'Housing Sites'; (i) and (ii) identified in brown in 'Map 3 – Richards Castle Village Map' appear from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses. Noted	No change as a consequence of this comment
	General	Comment	Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. Finally, it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination. Advice welcome and addressed by addition to policy ORC6	See change No 12
S.4 Herefordshire Council Transportation	Policy ORC1 (d)	Recommend change	Statement should read; <i>d) Infrastructure will be sought to enable ease of access to services via sustainable transport, ensure risks are minimised, and potential adverse effects of development on amenity avoided;</i> Advice helpful although slightly amended.	See change No 9
	Policy ORC6 (c)	Recommend change	c) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian and cyclist friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using a mobility scooter; May also wish to consider the use of cycle storage in the designs Advice I relation to criterion c) is helpful. Cycle storage is referred to already in criterion a)	See change No 11
	Policy ORC7 (g)	Comment	New developments should adhere to the Highways Design Guide parking standards. Advice is helpful although it is considered that this reference might more appropriately be mad in para 9.11 which follows policy ORC13 on highway design requirements.	See change No 22
	Policy ORC9 (e)	Comment	New developments should adhere to the Highways Design Guide parking standards. Advice is helpful although it is considered that this reference might more appropriately be mad in para 9.11 which follows policy ORC13 on highway design requirements.	See change No 22
	Policy ORC10 (f)	Comment	New developments should adhere to the Highways Design Guide parking standards. Advice is helpful although it is considered that this reference might more appropriately be mad in para 9.11 which	See change No 22

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
			follows policy ORC13 on highway design requirements.	
	Para 8.7 and 8.8	Comment	Consideration needs to be given for the needs of cyclists in the developments. This issue has been addressed now through change No 11 in policy ORC6 on sustainable design	No change as a consequence of this comment
	ORC (NS) 16 (ii)	Comment	Noted regarding requests for further bus shelters, however there are physical restraints at some bus stops preventing installation. We would also expect a 25% financial contribution from Parishes. Regarding bus services Orleton is served by a regular bus service to Leominster with some journeys also serving Richards Castle to/from Ludlow which has been partly subsidised by various Parishes for a year. Noted	No change as a consequence of this comment
S.5 Herefordshire Council Economic Development	Housing	Comment	No issues with this NP. It appears that the housing developments are in line with the Core Strategy Policy H1. We have noted the concerns around the sewerage system and flooding risk and development proposals take account of this. Noted	No change as a consequence of this comment
	Employment	Comment	As employment is currently centred around agriculture it is encouraging to see a policy for diversification opportunities 'Policy ORC14: Agricultural Diversification, Workshops, Services and Facilities.' This is currently detailed enough without being too prescriptive. The proximity to the A49 does present some economic opportunities for both commuters and access; especially in light of potential diversification projects or small scale manufacturing (providing suitable premises can be found). We note they are opposed to large industry. The BBC Transmission site may provide future employment opportunities and it is worthwhile the group giving some thought to preferred future uses should the site not continue as is beyond 2022. Para 9.12 is considered sufficient in relation to any future use of the BBC transmitter station should the current one cease. The site is so large that any change would need to be considered at a strategic level.	No change as a consequence of this comment
	CIL	Comment	It is also encouraging to see that they have identified priorities for potential CIL monies. Noted	No change as a consequence of this comment
	Section 2 - Background to the Plan	Comment	The history in the plan was an enjoyable read and very informative. Noted	No change as a consequence of this comment
	Whole Plan	Comment	No specific comments on this draft neighbourhood plan. Refer to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. Noted	No change as a consequence of this comment
S.6 Natural England	Land allocations	Comment	Have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework. Noted – the outstanding allocations without planning permission are small and of minimal agricultural value.	No change as a consequence of this comment
	Habitats Regulations Assessment (HRA) Report	Comment	Agree with the conclusion that the Orleton and Richards Castle Neighbourhood Development Plan (NDP) is unlikely to have significant effects on the River Wye SAC. This conclusion is reached on the basis that the NDP is in line with the Herefordshire Local Plan and the NDP can rely on the policies within the local plan to ensure no likely significant effects. Noted – any comments would be taken into account by Herefordshire Council who prepared this document.	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
	SEA Environment al Report	Comment	Confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that concur with its conclusions Noted– any comments would be taken into account by Herefordshire Council who prepared this document.	No change as a consequence of this comment
S.7 Environment Agency	Policy ORC4	Comment	Note and welcome the inclusion of a specific Flood Risk Policy which confirms the needs for adherence to the Sequential and Exception Tests with all development be located within Flood Zone 1, the low risk Zone. Noted	No change as a consequence of this comment
	Policy ORC8	Comment	Sites require a detailed Flood Risk Assessment (FRA) to ‘identify the extent of developable land, taking into account the potential effects of Climate Change’. Again, the Policy confirms that no development will be allowed within Flood Zones 2 or 3. Noted	No change as a consequence of this comment
	Flooding within the two villages	Comment	The river networks that impacts both Orleton and Richards Castle are classified as ‘ordinary watercourse’ under the jurisdiction of Herefordshire Council as Lead Local Flood Authority (LLFA). Recommend discussions with the Land Drainage team at Herefordshire Council with regard to the suitability of the proposed development throughout the village, specifically issues relating to surface water flooding. Herefordshire Council was consulted at Regulation 14 stage and there was no response in relation to Land Drainage	No change as a consequence of this comment
	Paragraph 7.10	Comment	Understands Severn Trent Water has acknowledged that there is a problem with the public sewer running through Orleton village which will need to be overcome prior to development. With regards to foul drainage all new development throughout the Plan area should be assessed against the capacity of local infrastructure. In this instance we would expect consultation with Severn Trent Water to ensure that the scale of development can be accommodated. Understands Severn Trent Water is undertaking modelling work and that development should not progress until problems with the public sewer have been resolved. These problems are envisaged to impact the proposed housing sites and therefore development may be impacted/phased in consideration of upgrades to the works. Severn Trent Water was consulted upon the draft plan have not requested any alterations.	No change as a consequence of this comment
	Para 7.12	Comment	Paragraph confirms that the three potential housing sites are partially within, or border, Flood Zones 2 and 3. Detailed Flood Risk Assessments (FRAs) will be required to accompany any forthcoming planning applications for these sites. However, at this strategic level, we would accept that there is sufficient developable land available within Flood Zone 1 to accommodate the required housing numbers on each site. Note - this was the view expressed in the draft plan.	No change as a consequence of this comment
	River Water Quality	Comment	The Ridgemoor Brook (flowing into the River Lugg), which falls to the south of Orleton, is currently at ‘moderate status’. In line with the above we would expect development, specifically in Orleton, to have no detrimental impact on the watercourse and, where possible, aid in it achieving ‘good status’ by 2027. A number of policies seek to assist in avoiding pollution, in particular ORC4, ORC5 and ORC8. In addition, the requirement to comply with Herefordshire Local Plan Core Strategy remains.	No change as a consequence of this comment
S.8 National Grid	Whole Plan	Comment	National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. Please consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
			The purpose of consulting National Grid was to ascertain whether any infrastructure problems exist and hence it is assumed that organisation has no objection to the sites put forward. Detailed proposals will be advanced through the planning application process.	
S.9 Severn Trent Water	Orleton and Whole Plan	Comment	Note that the public sewers currently run across the sites identified for potential housing and so subject to the housing layout the developer may need to request these sewers are diverted. Also set out some general guidelines that may be useful. Other than the above reference to the sewer crossing sites in Orleton, nothing specific is referred to and therefore it is assumed the Policies ORC5 and ORC8 and accompanying statements are considered satisfactory by Severn Trent Water. Para 7.11 refers to the sewer crossing the sites to the west of Kings Road	No change as a consequence of this comment
S.10 Welsh Water Dwr Cymru	Whole Plan	Support	Support the aims, objectives and policies set out. Noted	No change as a consequence of this comment
	Water Supply	Comment	With regard to this clean water supply I can confirm that there are no issues in accommodating the growth proposed, though some level of off-site mains may be required dependant on location of development in order to connect to the existing water supply network. Noted	No change as a consequence of this comment
S.11 The Coal Authority	Whole Plan	No comment	Having reviewed your document, confirm that we have no specific comments to make on it at this stage. Noted	No change as a consequence of this comment
S.12 Historic England	Policy ORC7 f)	Recommends change	A minor concern with reference to the wording of Policy is the use of the term “important heritage assets”. Questions what constitutes “important” and is a danger that the lack of a precise definition may lead to unhelpful debate in future development scenarios. The NPPF makes it clear that all Heritage assets should be conserved in a manner proportionate to their significance so it would be quite appropriate to simply state that “development shall not adversely affect heritage assets.....” The advice is helpful	See change No 13
	Policy ORC9 d)	Recommends change	A minor concern with reference to the wording of Policy is the use of the term “important heritage assets”. Questions what constitutes “important” and is a danger that the lack of a precise definition may lead to unhelpful debate in future development scenarios. The NPPF makes it clear that all Heritage assets should be conserved in a manner proportionate to their significance so it would be quite appropriate to simply state that “development shall not adversely affect heritage assets.....” The advice is helpful.	See change No 19
	Whole plan	Support	Support of both the content of the document and the vision and objectives set out in it. The plan reads as a well-considered, concise and fit for purpose document which takes an exemplary approach to the historic environment. We particularly commend the elegant use of historic assessment/characterization alongside consultation with the Herefordshire Historic Environment Record (HER) to provide an overarching context and sound basis for well thought out Plan policies. We are also pleased to note the emphasis placed upon the heritage of the Parish and local distinctiveness as is well expressed in the Plan policies including those that touch upon archaeology and historic farmstead	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
			diversification. Noted	
S.13 Sports England	Sport (General)	Comment	<p>Important that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. Also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy Neighbourhood Plan should reflect the recommendations set out in that document. Any local investment opportunities, such as the Community Infrastructure Levy, should be utilised to support the delivery of those recommendations. If new sports facilities are being proposed, you should ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>No proposals adversely affect playing fields and it is understood there are no proposals in any playing pitch strategy for the County that propose any increase in provision within either parish. There are no proposals within the plan to enhance facilities but should any be brought forward they will be judged against policies in Herefordshire Local Plan Core Strategy.</p>	No change as a consequence of this comment
S.14 Network Rail	Rail Network	Recommend change	<p>Orleton and Richard Castle Neighbourhood Development plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. We request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development. We would appreciate Richards Castle and Orleton Parish Councils providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make.</p> <p>There are no significant housing allocations close to the railway line that would affect lead to any new related infrastructure. Neither Parish Council is the local planning authority and it is expected that Network Rail will have appropriate arrangements with Herefordshire Council to receive information about relevant planning applications. No sites are proposed in the neighbourhood plan that fall adjacent or even close to the railway line running along the eastern edge of the two Parishes.</p>	No change as a consequence of this comment
S.15 Brimfield and Little Hereford Parish Council	Whole Plan	Support	<p>Congratulate both parishes on the production of your Neighbourhood Plan. As a neighbouring parish, we note the housing allocation identified within and would support this.</p> <p>Noted</p>	No change as a consequence of this comment
S.16 Richards Castle Parish Council	Whole Plan	Comment	<p>View the draft NDP positively, and admire the work that has gone into preparing the document. The parish council would like to see an emphasis on ensuring footpaths and children's play areas are considered as part of future developments.</p> <p>Both matters are covered in Policy ORC10 (criteria 'l' and 'm')</p>	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recom mend change/etc	Comment Parish Council Consideration (in blue)	Amendment Number
S.17 Highways Agency Statutory Consultee			No comments received	

Appendices follow

Appendix 1. Changes made in response to comments received during Reg. 14 Consultation.

Orleton and Richards Castle Neighbourhood Development Plan Schedule 2: Changes made in response to comments received upon the Regulation 14 Draft Plan and matters arising since the commencement of the consultation period, September 2016

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' ORLETON AND RICHARDS CASTLE Neighbourhood Development Plan 2011 - 2031 Submission Draft - September 2016 '	To indicate the period covered by the plan
2	Footer	Amend to read: 'Orleton and Richards Castle Neighbourhood Development Plan 2011 - 2031 Submission Draft – September 2016'	To reflect the updated version
3	Reg 14 notice	Delete Reg 14 Notice	That stage has passed
4	Paragraph 1.6	Replace paragraph with: 'This Neighbourhood Development Plan has been approved by both Orleton and Richards Castle Parish Councils.'	To correct terminology and indicate approval by the relevant parish councils.
5	Paragraph 1.7	The draft Neighbourhood Plan was made available for comments by the local community and stakeholders between 7 th May and 20 th June 2016.	To update the summary of consultations undertaken.
6	Paragraph 2.3	Amend second sentence to read: 'Most secondary age children travel to Wigmore although since the recent change to Herefordshire	To update information, provide through the consultation

		Council's policy upon school transport children can only have free transport to their nearest secondary school. This has resulted in more children travelling to other schools such as Ludlow, Leominster and Tenbury Wells.'	
7	Paragraph 3.12	Redraft penultimate sentence to read: Subsequently by April 2016 one further dwelling had received planning permission but outside of the village therefore falling within the rural windfall allowance.	To reflect the date at which this information was produced.
8	Paragraph 3.17	Replace 'a minimum of 80' with 'around 60 further' in line 3. Replace '6' with '4' in line 4.	To update figures and reflect changes to the plan in the light of recent planning decisions
9	Policy ORC1 d)	Amend to read: d) Infrastructure will be sought to enable ease of access to services, including by sustainable transport, to ensure risks are minimised, and to avoid potential adverse effects of development on amenity;	To respond to advice from Herefordshire Council
10	Para 6.8	Add to end of final sentence so that it reads: 'This reinforces Herefordshire Local Plan Core Strategy Policy SD3 and the need for development to take into account the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire, or any successor document, is emphasised as part of any flood risk	To ensure that existing strategic flood risk assessment work is taken into account and to respond to advice from Herefordshire Council

		assessment.’	
11	Policy ORC6 c)	Amend to read: c) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian and cyclist friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using a mobility scooter;	Upon the advice of Herefordshire Council to ensure cycling is appropriately referred to
12	Policy ORC6	Add new criterion h) to read: h) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk; and	To respond to advice by Herefordshire Council
13	Policy ORC7f)	Delete the word ‘ important before ‘heritage assets’.’	To respond to advice from Historic England
14	Paragraph 7.3	Amend to read: The settlement boundary includes that previously identified in Herefordshire Unitary Development Plan. In parts of the settlement	To take into account a revised settlement boundary.

		<p>boundary it may be possible for limited infilling to take place provided it can be designed to fit sensitively into the village street scene and meet a number of other requirements. Of particular concern is the ability of the village sewerage system to cope with any further connections and regard must be had to Policy ORC5. An extensive area which is prone to flooding has been identified and there is no need to utilise land falling within Flood Risk Zones 2 and 3 defined by the Environment Agency.</p>	
15	Policy ORC8	<p>Amend the introductory sentence to the policy and its first criterion to read:</p> <p>Land to the north of Kings Road and opposite Orleton Primary School identified on Orleton Village Map is identified for new housing development provided it meets the requirements specified in this policy:</p> <p>a) Development of any part of the site should not contribute to the pollution effects caused by deficiencies in the public sewer running through the village in accordance with policy ORC5.</p>	<p>There is no need for additional sites to meet the housing target set for the parish following the decision of Herefordshire Council to grant planning permission for a significant number of dwellings on this site. The grant of permission has yet to be issued and it will be in outline form. See Appendix 1.</p>

16	Paragraph 7.8	Redraft whole paragraph to read: ‘The area of land identified upon Orleton Village Map that might be developed for housing continues the most recent development form of the village. It includes parts falling within Flood Risk Zones 2 and 3 and the exact area that might be developed would need to be ascertained through site specific flood risk assessments in accordance with the National Planning Policy Framework paragraph 103. As a consequence, only parts of the land can be developed. The detailed assessment should also ensure flood risk is not exacerbated elsewhere. Although Herefordshire Council has resolved to grant outline planning permission for 39 houses on this site at the time of drafting this plan relevant agreements had yet to be entered into and no decision had been issued. A site development area has been defined following an initial flood risk assessment that would allow a settlement boundary to be defined to include this area.’	To reflect the change above. See also Appendix 1.
17	Paragraph 7.9	Amend second sentence to read: Although the level of development exceeds the number required by Herefordshire Local Plan Core Strategy, the area concerned is	To reflect the fact that only one site is now proposed

		considered a logical extension to the village that best suits its form and character.	
18	Paragraph 7.11	Amend to read: The public sewer crosses the site and development should not restrict access to this for improvement or maintenance. Connection to this should only take place if there is sufficient capacity. The site is relatively close to the village Sewage Pumping Station.	The reflect the change to policy ORC8 in that there is now just one new housing site proposed. See also Appendix 1.
19	Paragraph 7.12	Amend paragraph to read: Although outline planning permission is expected to be granted following the applicant entering into a Section 106 agreement there will still be a need to agree matters of detail and consequently the criteria set out in policy ORC8 will apply to this area. In particular, Kings Road is heavily trafficked at times when children are dropped off or picked up from Orleton Primary School. The site has however been advanced on the basis that the issue will be addressed and provide a long term solution that would benefit the safety of children. The hedgerows between the site and Kings Road is an important natural features.	To avoid duplication. This reflects the change to policy ORC8 in that there is now just one new housing site proposed in Orleton. See also Appendix 1.

20	Paragraph 7.13	Delete paragraph.	This reflects the change to policy ORC8 in that there is now just one new housing site proposed in Orleton. See also Appendix 1.
21	Policy ORC9 d)	Delete the word ' important before 'heritage assets'.'	To respond to advice from Historic England
22	Policy ORC10	Amend point 1 to read: i) Land amounting to 0.55 hectares at Spout House Field, which was granted outline planning permission in April 2016;	To update the Plan in light of planning permission granted. See also Appendix 1. See also Appendix 1.
23	Para 8.6	Add to end of paragraph. 'The site at Spout House Field was granted Outline Planning Permission in April 2016 and should remain a commitment during the plan-period with detailed arrangements needing to comply with the criteria listed in Policy ORC10.'	To update the Plan in light of planning permission granted. See also Appendix 1.
24	Para 9.11	Amend third sentence to read: 'Herefordshire Council utilises appropriate highway standards, which include parking standards , to ensure that the network is able to accommodate new development, and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated.'	To make more appropriate reference to Highways Design Guide parking standards as an alternative to advice that this might be referred to in a number of policies.

25	Orleton Village Map	Redraft to delete the site to the north-east of Orleton Primary School as a proposed housing site. Include the remaining two sites within the settlement boundary with their boundaries defined to exclude the area at risk of flooding. With regard to the land north of Kings Road, this should be defined by the area identified within its outline planning permission. For land north-west of Hallets Well this should be defined by the Environment Agency's Flood Map.	To take into account flood risk analysis of land north of Kings Road. To respond the advice from Herefordshire Council. See also Appendix 1.
26	Appendix 1; Policy ORC(NS)17 and paragraph A1.3	Delete non- statutory policy and supporting statement.	This policy is no longer required by the parish councils.
27	Appendix 2	Delete Appendix 2	This site assessment showing options considered is no longer required

Appendix 1: Housing Provision

1. Since the drafting of the Regulation 14 draft Neighbourhood Development Plan, Herefordshire Council has granted two planning permissions that have had a notable effect on its housing policies. These will require changes, the effects of which are described below. The above schedule contains proposed changes that result from these planning permissions having been granted.

Richards Castle

2. Planning permission code P152296/O is an outline planning permission granted on 14th April 2016 for residential development on 0.55 ha of land at Spout House Field. This field was proposed for housing in the draft Neighbourhood Plan (site i). No indication of the number of dwellings to be built is suggested in the planning application although that suggested within the plan is 10 dwellings and expected to be a fair estimate of likely number. Changes are required simply to indicate that permission has been granted, that it should remain a commitment during the plan-period, and that detail in any application for approval of reserved matters should ensure the criteria listed in Policy ORC10 need to be complied with. Changes No 23 and 24 set out these changes.

3. This does not have any effect upon overall housing numbers set out in the Neighbourhood Plan.

Orleton

4. Planning application code P152204/O is an outline planning application for land opposite Orleton Primary School for which Herefordshire Council resolved to grant permission on 26th April 2016 subject to the applicant entering into an agreement covering a number of issues. It is understood the agreement has not yet been signed. The field was proposed for in the draft Neighbourhood Plan with a suggested number of 25 houses. However, the planning application shows it is capable of accommodating 39 dwellings outside the area considered to be at risk of flooding. Some 14 of the dwellings **will be 'affordable' dwellings. In addition, the agreement to be entered into will provide contributions to a range of services** as is normally sought by Herefordshire Council. In addition, £30k will be provided for flood alleviation works within the village.

5. The effect of granting this planning permission for 14 additional dwellings is such that it is considered the total number of dwellings that would be likely as a consequence of the housing allocations set out in the Regulation 14 draft Neighbourhood Plan would considerably exceed that which the community should accommodate. The two additional proposed housing sites have therefore been removed from the plan. In addition, on the basis of the density within the site granted planning permission, the two removed sites might accommodate a higher number of dwellings than the 30 (combined total) originally anticipated increasing housing numbers even further.

6. The effect of the granting of the outline planning permission is that the associated detailed flood risk assessment has defined more accurately the area that should be excluded from the site and therefore a settlement boundary might now be defined in this location.

7. Changes 8, 15 - 20 are the results of the removal of the two sites from the Neighbourhood Plan.

ORLETON AND RICHARDS CASTLE NEIGHBOURHOOD PLAN

Consultation on the Draft Plan

Herefordshire Council's Core Strategy requires parishes with villages to accommodate some new housing over the next 15 years. A local Steering Group comprising a number of Parish Councillors and members from the communities has prepared a Draft Plan which proposes ways in which this requirement could be met.

Without a plan prepared by community representatives we would have to rely upon either:

- Developers putting forward their own proposals to meet and potentially exceed the Core Strategy targets; or
- Wait until Herefordshire Council prepares a plan for the villages where development is required.

The Steering Group has tried to plan positively for development required to meet local, county and national needs as required by the neighbourhood planning regulations and to address a number of issues raised within the two Parishes.

The Draft Neighbourhood Plan:

- Identifies sites for new dwellings within each of the 2 villages.
- Sets out policies on design, protecting green space, flooding, and sewerage, among others.

YOU ARE INVITED TO COMMENT ON THE PLAN

available online at www.orleton-ndp.co.uk and www.richardscastle-ndp.co.uk

Copies are also available to browse or borrow at several locations in both Orleton and Richards Castle (a list of locations is on the back page).

**All comments must be received by 5.00 p.m. on Monday 20th June
2016**

Where to find a copy of the Orleton and Richards Castle Draft Neighbourhood Development Plan

Copies of the Draft Neighbourhood Development Plan are available for you to read during opening hours at:

Village Stores and Post Office, Orleton

The Castle Inn, Richards Castle

The Boot Inn, Orleton

The Bakers Arms, Orleton

Orleton Village Hall (foyer)

Richards Castle Village Hall (foyer)

If you would like to borrow a copy of the plan to read at your leisure, please contact one of the following members of the Steering Group:

David Small, 01568 780947

Barry Gandy, 01568 780583

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