

Latham, James

From: Banks, Andrew
Sent: 19 April 2017 09:19
To: Neighbourhood Planning Team
Subject: Yarpole NDP - Reg 16 comments
Attachments: comments on Yarpole NDP.docx

Comments attached. I have added further comments in red to the initial comments that I made at Reg 14 draft stage. Hope that this is ok.

Andy

Andrew Banks
Principal Planning Officer
Herefordshire Council

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19th April 2017

Development Management Comments on Yarpole Neighbourhood Development Plan – Regulation 16 submission

Policy	Comment
YG1	<p>A well worded policy, with the exception of the last paragraph. Too limiting to say that proposals ‘must’ comply with NDP policies. Also ill-advised to suggest that there may be proposals that might not be covered by the proposal.</p> <p>Further comment – Improved by saying development should comply with NDP policies. Still includes a sentence about proposals not covered by the NDP. I think that this should be deleted. Otherwise ok.</p>
YG2	<p>A well worded policy. Clear, concise and provides a positive framework for developers. Also acknowledges that there will be exceptional circumstances where development may be allowed beyond settlement boundaries</p> <p>No further comment</p>
YG3	<p>Again, very well worded and give clear and positive direction for the assessment of development proposals</p> <p>No further comment</p>
YG4	<p>Paragraph (j) should simply read ‘Development shall preserve and enhance...’</p> <p>Only slight concern is that if the hedgerow on Leys Lane is considered to be important, how would access then be achieved?</p> <p>The supporting text suggests that the site is capable of accommodating 5 dwellings, but this is not reflected in the actual policy. Should the policy specify a number, or has this been left to allow some flexibility? I would suggest an additional paragraph suggesting 5 but allowing the possibility of variance to this if a scheme is submitted that is acceptable in all other respects.</p> <p>No further comment</p>
YG5	<p>Does this designation meet all of the tests in paragraph 77 of the NPPF? Is there a requirement for public access with such designations?</p> <p>No further comment</p>
MAP	<p>The policy references are incorrect.</p>
YG6	<p>Ok</p>

	No further comment
YG7	Ok, provided that it meets the tests of paragraph 77 of the NPPF. No further comment
YG8	(b) Re-word to simply say that development proposals should preserve and enhance the character and appearance of the conservation area. Otherwise ok. No further comment
YG9	Use of the term 'parkland area' rather overstates the significance of the area to be left between Croft Crescent and new development. An alternative term such as a 'green corridor' might be better. There is again an absence of reference to specific housing numbers, but the supporting text does suggest flexibility about this. I would suggest that this is incorporated into the policy. Ok. No further comment
YG10	<p>(a) Not sure what is meant by the term 'inter-relationship between developable compartments'</p> <p>(b) I think that it simply needs to say that 0.4 hectares of land shall continue to be made available for appropriate community use in association with the development of this site. The reference to an existing S106 Agreement seem unnecessary and the suggestion about its revision lacks clarity.</p> <p>(e) The reference to protected views is very helpful. It identifies a particular characteristic of settlement pattern and historic significance that is to be protected and gives a clear indication to prospective developers.</p> <p>(f) This is an unduly onerous requirement. The site isn't in Flood Zone 2 & 3 and is not of a size where the completion of a flood risk assessment would be a pre-requisite.</p> <p>There is still a requirement for a flood risk assessment. This would only be required if the site exceeds 1 hectare. The presence of Flood Zones 2 and 3 nearby is not justification for one to be submitted and the requirement for one would fail to meet the criteria set out by the Environment Agency. The view that this should be deleted is maintained.</p>
YG11	Ok No further comment
YG12	iii) Given that part of this area forms part of a site identified as being suitable for development, is it appropriate to include it as a local green space? This point has been removed so no further comment

YG13	<p>Whilst it is understood that the capacity of the sewage treatment works is a major issue in Yarpole, this has not been reflected in the advice given by Welsh Water in respect of recent planning applications.</p> <p>No further comment but have Welsh Water commented on the plan?</p>
YG14	<p>‘All development should conserve and enhance....’ – no need for the words ‘where appropriate’. The word ‘the’ to be added before ‘particular’</p> <p>We should be looking for enhancement as a matter of course. The words ‘where possible’ should be deleted. Point 4 is much clearer about this as it says that new development should contribute positively to the conservation area.</p>
YG15	<p>The whole policy is too wordy. Whilst it is acknowledged that sustainability covers a wide range of issues, the policy tries to cover too much. Policy YG1 seeks to promote sustainable development and is an over-arching policy in this regard. It would be much clearer to have a series of much shorter policies to deal separately with matters including energy efficiency, drainage, flooding, highway and pedestrian connectivity and biodiversity.</p> <p>There doesn’t appear to be a significant change to this policy. The views expressed above are maintained. A series of shorter policies would be clearer.</p>
YG16	<p>There needs to be a reference to Policy H1 of the Core Strategy here. The majority of new development is unlikely to be of a scale that will attract S106 contributions and the policy should acknowledge this if there is not to be a conflict.</p> <p>The views expressed above are maintained.</p>

Other comments

- The lack of a policy to assess residential extensions and development within residential curtilages is an oversight and needs to be addressed.
- The plan does not contain a policy to deal with tourism.
- The plan does not contain a policy to deal with affordable housing.
- Whilst Policy YG2 does make a general reference to employment in terms of an overall strategy, there is no specific employment policy.

It is very disappointing that the points raised as other comments have not been addressed in the revised version of the plan. The omission of a policy to deal with household extensions is a particular omission. Having read the plan again it is also noted that it fails to include a policy about agricultural development. Again, this is a considerable omission in a predominantly rural area. I really do think that, at the very least, these two matters need to be addressed and covered by additional policies.

Latham, James

From: Turner, Andrew
Sent: 12 April 2017 15:50
To: Neighbourhood Planning Team
Subject: RE: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

RE: Yarpole Group draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

The three proposed housing development sites as identified in policies; YG4, YG9 and YG10 appear from a review of Ordnance survey historical plans to have all been historically used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Please note I have not commented on policy YG6; Housing Development in Lucton, as these are 'principally extensions to exiting properties' and have not been identified on any site plans.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should 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.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Andrew Turner
Technical Officer (Air, Land and Water Protection),
Environmental Health & Trading Standards,
Economy, Communities and Corporate Directorate
Herefordshire Council,
8 St Owen Street,
Hereford. HR1 2PJ.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 26 May 2017 14:15
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	Border Oak
Postcode	HR6 9SF
First name	John
Last name	Greene
Which plan are you commenting on?	Yarpole, Bircher, Lucton
Comment type	Comment
Your comments	<p>We have read the NDP with interest and would like to commend all of these involved with the preparation on the plan. We appreciate the amount of work and thought required to produce such an important document. As landowners and developers we would very much prefer to work within the community wishes when planning development and can see that the Yarpole, Bircher and Lucton NDP has endeavoured to provide a positive framework for sustainable growth. Our support is offered for the essence of the plan - especially the focus upon high quality, sustainable and innovative housing development which is locally distinctive and can make a positive contribution whilst protecting the appropriate assets and settings. We have a few observations : Village development boundaries - although we generally support the certainty of allocations on the whole, we are a little concerned that the proposed boundaries may be too highly drawn and do not allow for organic growth or a variety/flexibility of opportunities. There seem to be additional sites which could be allocated in all of the settlements. Some of the allocations seem to have significant obstacles (for example - the allocated site in Bircher which is difficult to access, steeply sloped and covered with a network of utility over head cables). Yarpole is clearly the preferred location for growth, and it might be advisable to consider additional small scale extensions to this settlement boundary, including some brown field locations on the</p>

periphery which may be suitable as additional/alternative options. We were unsure if these had all been fully assessed and discounted and on what grounds. Within Lucton it seems that the boundary has been drawn around an existing working farm yard and adjacent private garden of a Listed property without any assessment on the availability, impact and consequences of development in these locations. Further clarification, criteria or supporting detail might help mitigate negative issues that may arise and provide certainty and a level of protection whilst providing growth. With regard to YG 10 - now that Brook House Farm have secured detailed planning approval policy a) is probably no longer possible? As the Lower House Farm scheme is pending a planning decision this policy criteria may be wholly redundant - but could still be retained in the guidance notes for future reference. Also policy f) seems unduly restrictive and costly - possibly putting delivery at risk and unnecessarily adding to outlay/costs. As far as we are aware the whole site at Lower House Farm is Flood Zone 1 and not at any risk of flooding and therefore it would be inappropriate and against NPPF guidance to insist that an FRA is provided with all applications. We would like to suggest that Self Build, Custom Home building, Self finished homes and Live;Work properties are given a more prominent and explicit mention in actual policy - this would reflect NPPF guidance and local policy requirements, but would also support and encourage the delivery of local housing needs and encourage exemplar housing delivery. It would also prevent speculative estate like development which would be incongruous to the villages. It might also be useful (to reinforce the high design/architecture standards required) to make a guidance note regarding 'faux' oak framing. Yarpole, Lucton and Bircher all have excellent example of traditional oak framing and we hope that there is still a place for the continuation this architectural narrative which is local and distinctive - but we are also aware that cosmetic applications of fake framing applied to some designs may actually undermine the authenticity of this local craft. We support the authentic and structural application of oak framing in order

to preserve and promote the integrity of new and existing buildings and perhaps the NDP can help prevent pastiche and faux competition which would weaken the special character. We would like to take this opportunity to offer our thanks to the community for preparing a detailed and positive document which we can see supports proportional and sympathetic housing growth in order to enhance the special ambience of the area. We were heartened to see that our development at Philip's Acre was noted as a good example of appropriate and exemplary development, and we look forward to working within the adopted plan in the coming years.

Late Response

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 22 May 2017 22:31
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Colin
Last name	Mason
Which plan are you commenting on?	Yarpole Neighbourhood Plan
Comment type	Objection
Your comments	I wish to object to the inclusion of land alongside the main road in Cock Gate. This would have to be accessed on to a busy de-restricted main road subject only to the national speed limit and would extend The village into open countryside. I would suggest that Cock Gate should be extended opposite the village hall where it cannot visually impact on through traffic and would access a minor road. The site I am proposing has historically had buildings on it.

Yarpole Group Neighbourhood Development Plan

Regulation 16

Representation

Prepared on behalf of A&M Garden Machinery Ltd

By CR Planning Solutions

May 2017



1. Introduction

- 1.1 This representation has been made by CR Planning Solutions on behalf of A&M Machinery Ltd and is being made to the Regulation 16 version of the Yarpole Group Neighbourhood Development Plan (SNDP).
- 1.2 The YGNDP has reached its Regulation 16 stage and is now out to public consultation when representations are invited. This consultation ends on 25/05/17.
- 1.3 This representation also needs to be read alongside CR Planning Solutions previous representation to the Regulation 14 NDP draft (July 2016). This is provided at Appendix A.

2. Review of the Representation submitted to Regulation 14 YGNDP (July 2016)

- 2.1 As stated above, this representation needs to read together with a previous representation submitted by CR Planning Solutions to the Regulation 14 YGNDP (July 2016).
- 2.2 This previous representation addresses the following points:
 - Paragraph 1.3 refers to the four basic conditions which need to be met by the YGNDP.
 - Section 2 provides the plan policy context within which the YGNDP needs to be in conformity with.
 - Paragraph 3.1 lists those aspects of the YGNDP which are welcomed.
 - Paragraph 3.2 states that despite the sound starting points there are concerns that these have not been fully followed through into the detail of the YGNDP.
 - At Section 4 the representation expands upon these concerns as follows:
 1. Paragraphs 4.2 – 4.7 raises significant concerns over the distribution of housing and the restricted approach being taken to future housing growth in Lucton to 2031 and the impact of this on the settlement's future,
 2. Paragraph 4.8 raises significant concern regarding the YGNDP's over reliance on the delivery of windfalls to meet its minimum housing requirement.
 - To address these concerns and to help strengthen the resilience of the YGNDP and build in further certainty on where and how the Parishes minimum housing requirement will be met over the Plan period, the representation at Section 5 states the need for the YGNDP to identify a further housing allocation within the YGNDP.
 - As such, the representation seeks a small amendment to the settlement boundary of Lucton to include Land to the South of Farm Close, Lucton as a deliverable development opportunity to meet the housing requirements of the Parish.

2.3 This Regulation 14 representation was considered and responded to as detailed in the YGNDP's Consultation Statement and is addressed in Section 4.4 of this representation.

3. Review of the Regulation 16 YGNDP (November 2016)

3.1 This current representation, made to the Regulation 16 YGNDP, will continue to demonstrate in the following paragraphs that the YGNDP has failed to meet the basic conditions in terms of:

- not having paid due regard to key elements of national planning policy;
- not being in conformity with the strategic policy of the adopted development plan; and
- not contributing to the achievement of sustainable development.

Meeting Housing Need

3.2 The Regulation 16 YGNDP confirms a requirement to deliver a minimum of 48 dwellings by 2031. The Plan states that since 2011, 6 dwellings have been built or are under construction leaving a residual of 42 units to be provided to meet its minimum requirement. In meeting this need the NDP identifies:

- 3 residential allocations which will collectively deliver 24 dwellings,
- potential windfall opportunities identified within Bircher and Yarpole, which are anticipated to deliver 18 dwellings, plus
- a further 8 windfalls expected in open countryside locations outside of the identified settlements,
- No growth is identified for Lucton (Table 1 of the YGNDP).

3.3 This collectively provides a supply of 50 dwellings which when added to the 6 units which have already have been built/commenced totals an expected delivery of 56 dwellings over the plan period. When this number is set against a minimum requirement of 48 dwellings this would appear to present a positive approach to housing delivery and therefore conformity with both local and national policy.

3.4 However, there are concerns over the high dependency on windfalls to meet the Parishes minimum housing requirements and the lack of certainty this creates plus there are issues over the deliverability/capacity of some of the allocated sites/potential windfall opportunities which have been identified in the YGNDP as follows:

3.5 i) Land at Brook House Farm and to the south west of Lower House Farm, Yarpole (YG10), 14 dwellings

- Policy YG10 allocates the above site to deliver 14 dwellings. This site lies in two separate ownerships with the majority of the site located within the Conservation Area on the southern edge of Yarpole.
- One part of the site, Land at Brook House has the benefit of a planning permission (Ref.No. 162256) for 8 houses. The other part of the site, Land at Lower House Farm

is currently the subject of a planning application (Ref.No.163320) for 9 dwellings. This planning application has attracted a strong objection on the principle of development of the site from the Herefordshire Council's Historic Buildings Officer as follows:

'I remain of the opinion that this is an unsuitable site for development. The open views to the south are to my mind an intrinsic and inalienable part of the conservation area and to develop here would cause substantial harm to its character and would also impact adversely on the setting of the nearby listed building.'

- Notwithstanding the application remains to be determined, given this 'in principle' heritage objection by the Council's Historic Buildings Officer to the proposed development of this sensitive site, Land to the south west of Lower House, Yarpole is not considered to be a suitable housing site and should not be included within the YGNP.

3.6 (ii) Land between Leys Lane and the B4362, Bircher, 5 dwellings (YG3)

- Policy YG3 allocates the above site to deliver 5 dwellings.
- With respect to this allocation, the NDP raises highway concerns related to the safety of the junction of Leys Lane and the B4362. Para 4.4 of the NDP states that *'the level of further development along Leys Lane, albeit fairly small, may require measures to improve the junction. Should this be the case then some of the proposed housing allocation may be required to effect these. A coordinated approach to the development of this site will be required to enable suitable improvements.'*
- Policy YG4 states that through the allocation *'Land should be made available as part of the development of this site if it is necessary to improve the junction of Leys Lane with the B4362 to accommodate this and other development along that lane'*.
- Leys Lane will not only be required to serve the allocation it will also need to provide highway access to potential windfall sites which have been identified in Appendix 2 of the Plan including 5 dwellings at Gatehouse Farm.
- This highway matter raises concerns regarding the ability to coordinate development as described, raises viability issues regarding the ability of development to fund the junction works and, therefore, deliverability of the proposed houses in Bircher as laid out in the NDP.
- There is also uncertainty over how much of the allocated site will be required to deliver the highway improvements and how this will impact on the delivery of 5 dwellings on the site.

3.7 iii) Land to the rear of the Village Hall, Cock Gate, Yarpole (2 dwellings)

- The NDP at Para 6.9 refers to the above windfall opportunity and its potential to deliver 2 dwellings whilst also raising highway issues which may prevent the site from coming forward.
- The YGNP states at Para 6.9 that *'Unless the access arrangements in this location are rationalized to reduce the number of exit/entrance points onto Green Lane, the development of the site to the rear of the Parish Hall would not be in the*

interest of road safety, particularly given the intention to seek traffic calming measures set out in policy YG11.'

- This provides a further example of a potential windfall site which is being relied upon to meet the Plan's minimum housing requirement, however, as stated in the NDP there are concerns regarding its potential ability to deliver the two dwellings and therefore it cannot be relied upon to contribute towards the NDP's minimum housing requirement.

4. Residential Land, South of Farm Close, Lucton

4.1 Given the concerns raised both within the previous Regulation 14 representation and those identified above, with regards to the lack of certainty to meet the Parishes housing requirements and the deliverability of sites, this representation continues to identify Land South of Farm Close as a suitable allocation within the YGNP for housing. This allocation would:

- Ensure that a deliverable site is included within the NDP and would help to ensure that a robust NDP is provided which builds more certainty into meeting its minimum housing growth.
- Allow Lucton to sensitively evolve, meet its own needs and fulfil its role as a settlement identified to take some growth within Policy RA2 of the Core Strategy.
- Help to provide certainty and clarity on the development approach for Lucton and reduce the NDP's reliance on windfall development.
- Help to prevent the erosion of the village's valued Conservation Area by the delivery of dwellings on one appropriately located site which will meet local development needs over the plan period.

4.2 This site was formally submitted by the family through the initial 'call for sites' exercise (See Appendix 2) though was not acknowledged by the Steering Group as no site location plan was provided. Following this, the site was put forward through the subsequent Regulation 14 consultation. The site was not supported with the following response provided within the YGNP's Consultation Statement:

"Lucton is not a sustainable location for development. The site would have a significant impact upon the settlement's setting. In that it is rising land beyond the southern entrance to the settlement which is marked by an Historic Farmstead. This farmstead forms an attractive edge to the village and is inward looking reflecting its character. The extent of development would be out of scale with the settlement and potentially represent a 25% increase. There are no facilities within the settlement and no public footpaths. The allocation of a site of this size and in this location, is unnecessary.

4.3 The following takes each of the points raised above and provides a response as follows:

(i) Lucton is not a sustainable location for development

- In response, Policy YG2 of the YGNP states that *'The settlements of Bircher, Lucton and Yarpole village will be the focus for development within the Group Parish. The level and extent to which they are able to accommodate development will depend upon their environmental capacity and other constraints.'*
- The Core Strategy in Policy RA2 identifies, in Figure 4.14, that Lucton is a sustainable settlement which will be a main focus of proportionate housing development where development "will be permitted" (para 4.8.15).
- In addition, the Core Strategy states at para 4.8.21 that where Parishes have more than one settlement listed in Fig 4.14 and 4.15 then the *"relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned"*.
- This apportionment of the minimum housing requirement should not, however, exclude a listed settlement from housing expansion as is currently the case in Lucton. *The Core Strategy states that "All settlements listed in figures 4.14 and 4.15 will have the opportunity for sensitive and appropriate housing growth. The primary focus for this housing will be those settlements highlighted in Figure 4.14"* (para 4.8.12).
- Lucton is therefore identified as a sustainable location for housing growth within the plan period with the NDP being the *"principal mechanism by which new rural housing will be allocated"* (para 4.8.21)

(ii) The site would have a significant impact upon the settlement's setting. It that it is rising land beyond the southern entrance to the settlement which is marked by an Historic Farmstead. This farmstead forms an attractive edge to the village and is inward looking reflecting its character.

- In response, this NDP has identified allocations on sloping land, on edge of settlement locations and in sensitive locations including within a Conservation Area as follows:
- The YGNP notes that the residential allocation at Bircher - Land between Leys Lane and the B4362 is on sloping land. The site forms sloping land on the edge of the village and lies wholly within the Conservation Area for Bircher. The NDP states at para 4.4 that *'this sloping land should not unduly hamper its development but promote high quality designs to reflect the character of the conservation area.'* With respect to its location on the edge of the settlement the NDP states that this can be addressed with *'careful screening in order to retain the character of the approach to the village from the west.'*
- In addition, the YGNP refers to the allocation, Land off Croft Crescent, which now has outline planning permission as follows *'The site sits to the west of Yarpole*

Conservation Area but potentially overlooks the nucleated core and more particularly the setting of the historic Church Farm complex. The area and views have a parkland character and there is a strong line of oak trees to the south east. The issue of sensitive setting did not prevent this site from being allocated within the NDP and has subsequently obtained outline planning permission.

- The issues of setting, sloping land and a site being located on the edge of the village were not reasons to prevent other sites with similar issues being allocated within the YGNDP.

(iii) The extent of development would be out of scale with the settlement and potentially represent a 25% increase. There are no facilities within the settlement and no public footpaths.

- The Regulation 14 representation included a site location plan with no layout included providing no site capacities. There are no facilities/footpaths in Bircher yet this was not a reason to prevent development from being identified within this RA2 settlement.

(iv) The allocation of a site of this size and in this location, is unnecessary.

- Given the concerns raised over: the lack of growth identified for the Policy RA2 settlement of Lucton, the dependency on potential windfalls to meet the Group Parishes minimum housing requirements, the issues raised above with respect to the lack certainty over the deliverability of potential allocations/ windfalls, it is considered that Land South of Farm Close should be allocated within the YGNDP to ensure a robust, deliverable, and positively prepared plan is provided for the Group Parish.

5. Conclusions

- 5.1 In consideration of the above representation, which is to be read alongside the previous Regulation 14 representation by CR Planning Solutions, it is concluded that this YGNDP fails to identify sufficient deliverable sites and in turn fails to robustly demonstrate that the YGNDP is able to meet its housing requirements as required by Policy RA2 of the Herefordshire Core Strategy. This concern over deliverability relates to site specifics with some of the identified housing sites. An NDP which is unable to meet its housing requirements will not be in accordance with National policy and the Core Strategy and therefore will not be able to meet the required Basic Conditions.
- 5.2 There is further concern over the restrictive approach that has been taken to future development in Lucton, a settlement identified as a main focus for growth within the Core Strategy.
- 5.3 In order to address the above, help strengthen the resilience of the YGNDP and build in further certainty on where and how the Group Parishes minimum housing requirement will be met over the Plan period, this representation seeks the inclusion

of Land South of Farm Close as a residential allocation within the defined settlement boundary of Lucton. A site location plan accompanies this representation.

- 5.4 The site provides a highly sustainable and deliverable development opportunity within Lucton village which is available now to deliver much needed housing. The Regulation 14 representation shows that this site is in conformity with Policy YG6 of the NDP.

Appendix A

Yarpole Group Neighbourhood Development Plan

Regulation 14

Representation

Prepared on behalf of A&M Garden Machinery Ltd

By CR Planning Solutions

July 2016



1. Introduction

- 1.1 This representation has been made by CR Planning Solutions on behalf of A&M Garden Machinery Ltd and is being made to the Draft Regulation 14 version of the Yarpole Group Neighbourhood Development Plan (YGNDP).
- 1.2 The YGNDP has reached Regulation 14 and is now out to public consultation when representations are invited for consideration by the steering group. This consultation ends on 17/07/16.
- 1.3 The YGNDP has to meet four basic conditions which include:
 - Having regard to National planning policy.
 - Being in conformity with the strategic policy of the development plan.
 - Contributing to the achievement of sustainable development.
 - Being compatible with EU obligations and Human Rights.
- 1.4 This representation welcomes certain aspects of the YGNDP, however, has a number of concerns which are outlined in Section 4.
- 1.5 To address these concerns this representation seeks an amendment to the draft settlement boundary for Lucton to include a site promoted by A&M Garden Machinery Ltd, to the South of Farm Close as shown on the accompanying site location plan. Inclusion of this site, within the settlement boundary, for a sensitively designed housing scheme will enable Lucton to meet its own housing needs and help to protect and preserve the character of its Conservation Area.

2. Adopted Herefordshire Core Strategy

- 2.1 As stated above, the YGNDP is required to be in conformity with the adopted Core Strategy for Herefordshire and plan positively to support local development as per paragraph 16 of the NPPF.
- 2.2 In addition the NPPF states at Paragraph 17 that planning should be genuinely planned and should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.
- 2.3 The Inspector when examining the Herefordshire Core Strategy raised the importance of delivering housing in the Rural Areas, of meeting the housing requirement of 5,300 dwellings by 2031 and sought Neighbourhood Plans to provide the clarity and certainty required to ensure these housing needs are met.
- 2.4 The planning process is, therefore, relying on NDP's to provide clarity on where and how the housing needs of the area will be met
- 2.5 Paragraph 4.8.26 of the Core Strategy states that Neighbourhood Plans will be the principle mechanism by which new rural housing will be identified, allocated and managed. It goes on to say that the proportional growth **target** for each Parish provides the basis for the **minimum** level of new housing that will be accommodated in each neighbourhood plan.

- 2.6 During the plan period 2011-2031, the YGNDP area is required to deliver a minimum growth figure of 48 dwellings which equates to 14% of the current number of dwellings in the Group Parish. It is also noted that this figure should not be seen as a cap on development; ensuring the Core Strategy is a positive plan which supports local development and is meeting the requirements of the NPPF which seeks development plans to boost significantly the supply of housing to meet the needs of the market and not to restrict growth.
- 2.7 Within the Core Strategy at Policy RA2, Lucton along with the settlements of Bircher and Yarpole are identified as higher order settlements to be the main focus for meeting this proportionate housing growth within the Group Parish. As per Policy RA2, development should be located within or adjacent to the main built up area and result in a high quality sustainable scheme.

3. YGNDP - Areas of Support

- 3.1 There are several aspects of the YGNDP which are welcomed. These relate to:
- the need for the Plan to be prepared in conformity with the Herefordshire Core Strategy;
 - the need to plan positively for development and meet the strategic development needs of the area;
 - recognition that the housing figure provided is a minimum requirement;
 - recognition within the NDP's Vision that the planning system will deliver '*sufficient housing to meet the needs of local people*';
 - Objective 1 and the need for the Plan to ensure that '*new housing contributes to a sustainable and balanced community through providing a mix of properties in terms of size, tenure and price*';
 - Objective 3 and '*protecting and enhancing the natural and historic environment*'
 - Policy YG1 which states that 'sufficient housing will be provided to meet the needs of both the local and wider community'
 - Policy YG2 which states that Bircher, Lucton and Yarpole will be the focus for development within the Group Parish.
 - Paragraph 3.12 which states that housing provision associated with the three villages can be met through a combination of individual or small plots within a settlement boundary together with three allocations, one in Bircher and two in Yarpole.
- 3.2 This representation supports these positive and sound starting points, however, has concerns that these are not fully followed through into the detail of the YGNDP. There is particular issue with the development strategy approach that has been suggested for the settlement of Lucton. Section 4 of this report provides further detail on this.

4. YGNDP - Areas of Concern

- 4.1 The following areas of concern are raised:
- 4.2 The Core Strategy identifies the settlements of Yarpole, Bircher and Lucton as being the main focus for proportionate growth in the Group Parish.

- 4.3 The YGNDP is required through the Core Strategy to provide for a minimum of 48 dwellings by 2031. Since 2011, 6 units have either been completed or commenced providing a residual minimum requirement of 42 units to be met by 2031. In meeting this need, Yarpole is identified to accommodate a significant proportion of this growth (29 units) within its defined settlement boundary. This approach reflects the fact that it is the only identified settlement in the Group Parish to have a number of facilities including a shop, hall and pub. The NDP states that Yarpole's housing requirement will be provided through both the allocation of two sites which will collectively deliver 19 units as well as further windfall opportunities which are expected to deliver 10 units. In addition, Bircher is identified to accommodate 11 units within its defined settlement boundary through both an allocation in the NDP which will deliver 5 units as well as further windfall opportunities which are expected to provide an additional 6 units. In addition, a further 8 dwellings are expected to be delivered through rural windfall. Appendix 2 of the YGNDP suggests where some of this windfall could be provided on sites within Yarpole and Bircher. Overall this approach is expected to provide an additional 48 dwellings in the Group Parish to 2031.
- 4.4 Lucton, on the other hand, and despite being identified as an RA2 settlement in the Core Strategy is identified to accommodate no new dwellings up until 2031 with a zero growth requirement identified in Table 1 of the YGNDP. The supporting wording to Policy YG6 justifies this approach based on the absence of facilities, the narrow approach road with a substandard junction where it meets the B4362, the lack of infill opportunities and the architectural and historic character of the settlement. The YGNDP states that the housing and social needs of the plan area can be better accommodated in other settlements particularly Yarpole. Reflecting this development approach, Policy YG2 and Policy YG6 restricts development in Lucton to extensions and conversion opportunities. It is, however, noted that no known conversion opportunities are listed in Appendix 2 for Lucton whilst opportunities have been shown for the settlements of Yarpole and Bircher. There can therefore be no certainty that these opportunities will be forthcoming in Lucton during the plan period.
- 4.5 That said, Policy YG6 in its justification at paragraph 5.2 explains that no sites were forthcoming through the call for land exercise and that there may be some limited interest in the future. YGNDP goes on to state that the criteria listed in Policy YG6 are considered important in terms of meeting environmental and other relevant objectives set for the Plan and that any new dwellings that might come forward within Lucton's settlement boundary will count towards the windfall allowance. The Policy therefore does not appear to be excluding development as long as it meets the requirements of Policy YG6.
- 4.6 However, as previously stated it is difficult to see where any future growth could occur within the draft settlement boundary given no conversion opportunities have been identified and the plan states that there are few if any apparent infill opportunities.
- 4.7 As a result there are significant concerns over the restricted approach being taken to future housing growth in Lucton to 2031 and the impact of this on the settlement's future. It is well recognised that places need to evolve and grow to remain prosperous and vital and, in turn, meet the YGNDP's vision for the achievement of a vibrant rural

community as well as Policy YG1 which promotes sustainable development to meet the needs of the community.

4.8 There is also significant concern regarding the YGNP's over reliance on the delivery of windfalls. The identification of three allocations in the YGNP is welcomed, however, it is of particular concern that over 50% of the NDP's overall minimum housing requirement relies on the delivery of windfall development. Given the uncertain nature of windfall development and the high numbers that this Plan is relying upon to come forward it is considered that this Plan lacks the clarity and certainty required to robustly demonstrate that it is able to deliver its overall minimum housing requirement by 2031. As a result, it is not considered to be compliant with paragraph 17 of the NPPF as referred to in paragraph 2.2 of this representation.

4.9 To address this position and give the NDP the clarity and certainty needed this representation seeks a further allocation to be identified within the YGNP. This representation seeks this allocation to be provided in Lucton given it is an RA2 settlement which currently has not been identified to accommodate any further growth up until 2031.

4.8 The provision of a housing allocation in Lucton within a redefined settlement boundary which meets the requirements of Policy YG6 will allow the village to prosper and grow proportionally. Provision of a site within Lucton will have the following advantages:

- Allow Lucton to sensitively evolve, meet its own needs and fulfil its role as a settlement identified to take some growth within Policy RA2 of the Core Strategy.
- Help to provide certainty and clarity on the development approach for Lucton and reduce the NDP's reliance on windfall development.
- Help to prevent the erosion of the village's valued Conservation Area by the delivery of dwellings on one appropriately located site which will meet local development needs over the plan period.

5. Land to the South of Farm Close

5.1 In order to address the above, help strengthen the resilience of the YGNP and build in further certainty on the development approach for Lucton, my client is seeking a small amendment to the draft settlement boundary, to include Land to the South of Farm Close as a residential allocation in the YGNP.

5.2 Land to the South of Farm Close is a highly sustainable and deliverable development opportunity located adjacent to the built form of Lucton and is a suitable site to meet the development needs of Lucton over the plan period. The 0.72 ha site is currently used for rough pasture and is surplus to requirements.

5.3 This site is located on the south eastern edge of the village, is of a proportional size and forms a logical rounding off of the settlement on what is arguably the least sensitive area of the village. The site is located outside the defined Conservation Area, on the opposite side of the village to the protected earthworks and away from other heritage assets including Lucton School, St Peters Church and the grouping of listed buildings at and around New House Farm.

- 5.4 The site lies adjacent to the village road which bounds the north eastern edge of the site and provides a safe access into the site. A residential use is located on the north west boundary of the site, with a landscape boundary located on its south western edge and an access road and adjoining agricultural field on its south eastern edge.
- 5.5 The following demonstrates that the site is in conformity with the criteria of YGNP Policy YG6 in that:
- Allocation of the site will help to preserve the character of the Conservation Area as it will reduce the NDP's reliance on development within the protected area and concentrate development on one site which lies outside the Conservation Area.
 - The proposal will address the design guidelines provided within Appendix 1 of the YGNP ensuring it respects the general density and massing of existing properties in the vicinity and does not adversely affect the amenity of adjoining residents;
 - The site will not result in the loss of important features such as trees and hedgerows that contribute to the unique character of the village;
 - The site will ensure that heritage assets within the village are protected and enhanced in particular St Peter's Church, the earthworks to the south-west of Lucton School and the listed buildings including their settings given the site's location away from these assets on the south eastern edge of the settlement.
 - The site has safe access and can provide parking on site.

6. Conclusion

- 6.1 This representation respectfully seeks the support of the YGNP steering group to include the highly sustainable development opportunity, Land to South of Farm Close, within the settlement boundary of Lucton and identify the site as suitable for a sensitively designed residential development. Inclusion of this site as an allocation will reduce the YGNP's over reliance on windfall and ensure that it meets the requirements of Paragraph 17 of the NPPF.
- 6.2 Including this site would ensure that the YGNP will allow Lucton to:
- meet its own growth requirements without relying on other settlements,
 - grow sustainably whilst also providing both certainty and clarity on the development approach being taken in the village.
 - reduce the pressure of any potential future development on the more sensitive and much valued Conservation Area.
 - provide for the housing needs of Lucton and allow the settlement to fulfil its role as an identified Policy RA2 settlement ensuring that the NDP is in accordance with the adopted Core Strategy.

Appendix 2

HOUSING (OR OTHER USE) LAND AVAILABILITY ASSESSMENT

SITE ASSESSMENT FORM

2015

Yarpole Group Parish Council is looking at the potential availability of land for a range of uses across the Parish up to 2031. This exercise is being undertaken as part of the evidence base to support the preparation of the Yarpole Group Parish Neighbourhood Development Plan. This form should identify sites which will be considered by the Parish Council and the Neighbourhood Plan Steering Group for their suitability for the use proposed over the lifetime of the plan. Please use a separate form for each site and complete the form to the best of your knowledge. Sites submitted to the Parish Council will be in the public domain and the information submitted will not be treated as confidential.

A map showing exact site location and boundary in red must be submitted. Otherwise the form will be returned to sender.

PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

YOUR DETAILS:

TitleMr:.....**Name**James Griffiths:.....

Organisation/company: (If applicable).....

AddresseeThe Ford Lucton Leominster Herefordshire

.....**Postcode:**.....hr6 9pq**Tel**

No01568780339.....**Email**patgriffiths1937@hotmail.com:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....

Address.....

.....**Postcode:**.....**Tel No**.....**Email:**.....

1. Site Information

Site address:as above

OS Grid reference:4371564108

Site area (in hectares) 0.7

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

2. Site Description

Previous use:orchard

Existing use:Farmland

Proposed use:Houses

Site description:a field

The content of this document will be in the public domain and therefore cannot be treated as confidential.

3. Timescales

Awaiting relocation of existing use:

When will the site be available for development?

Likely timeframe for development: 0-5 years

(Please tick the appropriate box)

6-10 years

11-15 years

16-20 years



4. Site Details

Access to an adopted highway (*please describe*): Driveway onto public lane

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

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

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

Are you aware if there are any site contamination issues?

No (Please Delete)

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located? Lucton

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

Is the settlement served by public transport?

No (Please Delete)

If yes, how frequent is this service?

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

None

Distance from the settlement centre:0.1 mile

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

Are you aware of any restrictive covenants within or adjacent to the site?no

Applicants may also find the enclosed information together with criteria developed by the Neighbourhood Plan Steering Group helpful.

Please return this form along with a site plan by Friday 8th May 2015 to:

Jo King

Shanty

Bircher

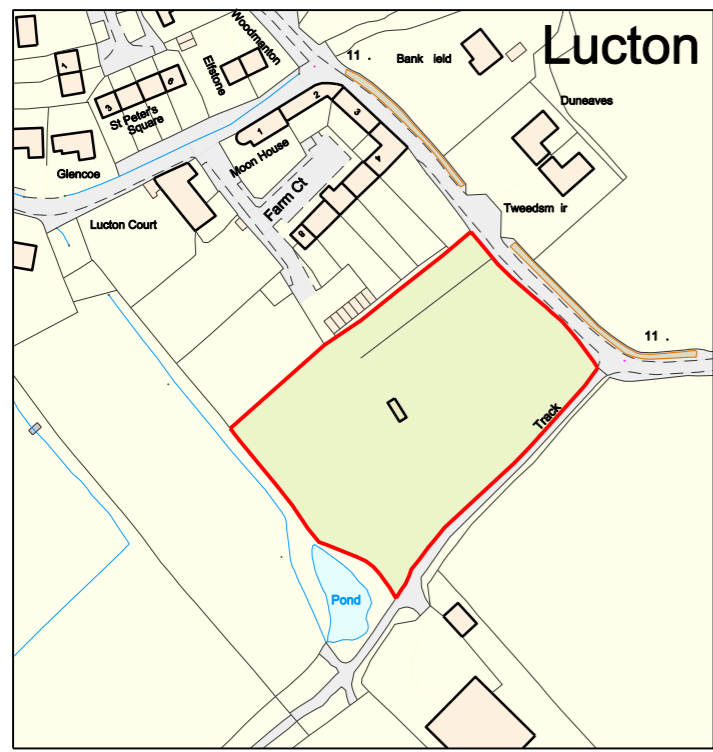
HR6 OBU

Or email yarpolegroup@gmail.com

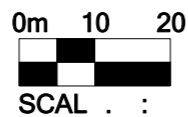
Additional information for applicants

- Any development in the Yarpole Group Parish area will need to conform with the appropriate policies agreed by Herefordshire Council and the National Planning Framework.
- The exercise will not in itself decide whether a site should be allocated for development, nor will it commit the proposer(s) to applying for planning consent.
- The total number of new homes expected to be made available within the Group Parish by 2031 is currently 50 of which 5 are already under construction. These homes are likely to be spread between the main settlements within the Parish.

- It is also possible that some very small scale commercial sites could be proposed for the neighbourhood plan and it is clear that the Parish would welcome land for either recreation, green space or similar.
- The following criteria have so far been identified by the Neighbourhood Plan Steering Group as it attempts to interpret the Parish wishes as expressed in the recent Parish Plan (to 2023).

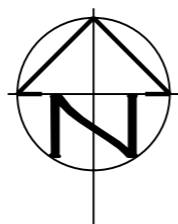


LOCATION PLAN - 1:2500
 SITE AREA - 1.18 ACRES - 1220.63 SQ. M



BLOCK PLAN - 1:500

DATE **NOV 15** REVISIONS
 SCALE @ A3 **1:2500, 1:500** DRAWN BY **CE**
 DO NOT SCALE FROM THIS DRAWING
 DRAWING N . **6734-1-1** CHECKED BY **S**



**A & M GARDEN MACHINERY
 LAND SOUTH OF FARM CLOSE
 LUCTON HEREFORDSHIRE
 LOCATION AND BLOCK PLAN**

hookmason  **architecture**
 Hook Mason i i . 01432 352299
 41 i . 01432 352272
 Hereford .
 HR4 9EA . hookmaso .



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning and Strategic Planning teams
Herefordshire Council

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

17 May 2017

Dear Neighbourhood Planning and Strategic Planning teams

Yarpole Neighbourhood Development Plan - Submission Draft

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison

Latham, James

From: CPRE Herefordshire Admin <admin@cpreherefordshire.org.uk>
Sent: 06 April 2017 11:19
To: Neighbourhood Planning Team
Subject: RE: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

Thank you James. Forwarded to volunteers

Kind regards
Barbara

Barbara Bromhead-Wragg
CPRE Herefordshire Administrator
www.cpreherefordshire.org.uk

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From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 06 April 2017 10:48
Subject: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Consultee,

Yarpole Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://myaccount.herefordshire.gov.uk/yarpole-group>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 6 April 2017 to 25 May 2017.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 17 May 2017 15:03
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	David
Last name	Cheshire
Which plan are you commenting on?	Yarpole Group NDP
Comment type	Comment
Your comments	<p>It is perhaps inevitable that parts of this NDP will be overtaken by events during the course of its preparation – in particular through the grants of planning permissions made to applicants for sites included and outwith the settlement boundary, either through appeals or Herefordshire Council's dismissal of Yarpole Parish Council's and residents objections. How will these permissions be reflected in the overall target number of dwellings to be provided within the plan period? The plan notes (6.11) that permission has been granted for five dwellings – with reserved matters to be approved - at the end of Croft Crescent yet ignores Herefordshire Council's regrettable decision to reduce the benefit of the green wedge by granting permission for one dwelling on land at Maunds House. The NDP suggests that this site might be suitable for two dwellings (6.8). Clarity is required here.</p>

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 23 May 2017 15:38
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below.

As you will be aware, we were consulted and provided comments at the Regulation 14 stage of the Neighbourhood Plan process and our comments were taken on boards. As such we have no further comment to make at this time.

Regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 06 April 2017 10:48
Subject: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

***** External Mail *****

Dear Consultee,

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If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Latham, James

From: Irwin, Graeme <graeme.irwin@environment-agency.gov.uk>
Sent: 23 May 2017 10:58
To: Neighbourhood Planning Team
Subject: Yarpole Reg 16 NP Consultation.
Attachments: july 2016_yarpole response.pdf

Good morning.

I have no further comments to offer on the Yarpole Reg 16 Neighbourhood Plan. I would re-iterate my comments on the Reg 14 submission (attached).

Regards.

Graeme Irwin

Senior Planning Officer - Sustainable Places

West Midlands Area

Environment Agency

Direct Dial: 02030 251624

Direct email: graeme.irwin@environment-agency.gov.uk

IMPORTANT: Updated Flood Risk Climate Change allowances for Planning Matters are at... www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances



The climate is changing. Are you?

A support service led by the Environment Agency

www.gov.uk/government/policies/adapting-to-climate-change

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Herefordshire Council
Neighbourhood Planning
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Our ref: SV/2010/103979/AP-
59/IS1-L01
Your ref:
Date: 13 July 2016

F.A.O: Mr. J Latham

Dear Sir

YARPOLE NEIGHBOURHOOD PLAN CONSULTATION

I refer to your email of the 9 June 2016 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable.

The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Mr. Graeme Irwin
Senior Planning Advisor

Direct dial 02030 251624

Direct fax

Direct e-mail graeme.irwin@environment-agency.gov.uk



Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00025488

4 May 2017

Dear Mr Latham

YARPOLE GROUP NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment again on the Draft Neighbourhood Plan. Our comments remain substantively the same as those expressed in our earlier correspondence (05/07/2016). That is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it.

The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant buildings and landscape character including archaeological remains and important views is to be applauded. The excellent Yarpole Group Design Guidance Statement at Appendix 1 will no doubt prove invaluable as a context and guide for future development.

Overall the plan reads as a very well written, well-considered and concise document which is eminently fit for purpose. We consider that the Plan takes an exemplary approach to the historic environment of the Parish and that it constitutes a very good example of community led planning.

Those involved in the production of the Plan should be congratulated as in the view of Historic England it exemplifies “constructive conservation”.

I hope you find these comments and advice helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: Tansley, Mark
Sent: 21 April 2017 11:57
To: Neighbourhood Planning Team
Subject: RE: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

Comments relates predominantly to the identification of a settlement boundary at cockgate, which is not mentioned in policy YG2 which refers only to Yarpole, Bircher and Lucton, otherwise policy RA£of CS applies

Given allocation in table no need for this additional development here. This is not a sustainable location, cockgate was not identified as an RA2 settlement.

The junction of the road leading from yarpole north to the B4362 has poor visibility adding vehicles movements here, close to the turning for National Trust's Croft castle visitor attraction is contrary to highway safety.
Mark.

From: Neighbourhood Planning Team
Sent: 06 April 2017 10:48
Subject: Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

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Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

Tel: 01432 383617

Email: jlatham@herefordshire.gov.uk
neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)
ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)
www.herefordshire.gov.uk/local-plan (Strategic Planning)

Neighbourhood Planning Team
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

11 May 2017

Dear Sir / Madam

**Yarpole Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Gas Distribution – Low / Medium Pressure

Whilst there is 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. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Robert Deanwood
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Date: 09 May 2017
Our ref: 212691
Your ref: Yarpole Group Regulation 16 NDP



FAO James Latham
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

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BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

Dear Mr Latham

Yarpole Group Regulation 16 Neighbourhood Development Plan Consultation

Thank you for your consultation on the above dated 06/04/2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

Natural England does not have any specific comments on this neighbourhood plan inclusive of revised policies.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact Yana Burlachka on 02082256013. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Yana Burlachka
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Latham, James

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 03 May 2017 11:16
To: Neighbourhood Planning Team
Subject: Yarpole Regulation 16 Neighbourhood Development Plan (NDP)

Dear Sir/Madam

Network Rail has been consulted on the Yarpole Group Regulation 16 Neighbourhood Development Plan (NDP). Thank you for providing us with this opportunity to comment on this Planning Policy document. This email forms the basis of our response to this consultation request.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure

The Yarpole Neighbourhood Plan includes railway Network Rail land within the proposals map.

Network Rail would draw the council's attention to the following (which applies to England only):

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Publicity for applications for planning permission within 10 metres of relevant railway land

16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

Level Crossings

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-

- *(Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010) to requires that ... where a proposed development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".*

Planning Applications

We would appreciate the Parish Council 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 (further to those above).

We trust these comments will be considered in your preparation of the forthcoming Regulation 16 Neighbourhood Development Plan (NDP).

Yours faithfully,

Barbara Morgan
Town Planning Technician (Western & Wales)
1st Floor Templepoint
Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 int. 085 80125
Email: townplanningwestern@networkrail.co.uk

www.networkrail.co.uk/property

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**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

229638 / Yarpole Neighbourhood Plan
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

	Air Quality		Minerals and Waste
	Contaminated Land		Petroleum/Explosives
	Landfill		Gypsies and Travellers
	Noise		Lighting
	Other nuisances		Anti Social Behaviour
	Licensing Issues		Water Supply
	Industrial Pollution		Foul Drainage
	Refuse		

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no further comments to make.

Signed: Susannah Burrage
Date: 20 April 2017

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Yarpole Group- Regulation 16 submission version

Date: 20/04/17

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
YG1- Promoting Sustainable Development	SS1	Y	
YG2- Development Strategy	RA2, RA3	Y	
YG3- Housing Development in Bircher	RA2	Y	
YG4- Proposed Land for Housing Development in Bircher	RA2	Y	
YG5- Local Green Space in Bircher	LD1-LD3	Y	
YG6- Housing Development in Lucton	RA2	Y	
YG7- Local Green Space in Lucton	LD1-LD3	Y	
YG8- Housing Development in Yarpole	RA2	Y	
YG9- Land off Croft Crescent	RA2, LD3	Y	
YG10- Land at Brook House Farm and to the South West of Lower House Farm	RA2, LD1-LD4	Y	
YG11- Highway	MT1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Measures at Yarpole			
YG12- Local Green Space in Yarpole	LD1-LD3, OS3	Y	
YG13- Treatment of Foul Water in Yarpole	SD4	Y	If new development cannot be connected to the mains sewer network, sufficient evidence should be produced by the applicant to demonstrate why this is not practical, in line with the requirements of policy SD4.
YG14- Development within Conservation Areas	LD1	Y	
YG15- Sustainable Design	SD1-SD3	Y	
YG16- Use of the Community Infrastructure Levy	N/A	Y	Minor suggestion- Although the policy covers the requirement for developer contributions, the title of it refers exclusively to the Community Infrastructure Levy (CIL). Perhaps the policy would benefit from a more generic title to do with developer contributions?

Other comments/conformity issues:

The plan is able to demonstrate that it can meet its housing growth targets, and provides a degree of assurance that it will be delivered by allocating available sites for development. Policies are in general conformity with those in the Local Plan Core Strategy.

Latham, James

From: Trina Nicholls
Sent: 24 May 2017 21:36
To: Neighbourhood Planning Team
Subject: Yarpole group Neighbour Development Plan

Dear Sirs

I wish to object to the inclusion of land alongside the main road and village in Cock Gate.

The plans show that the access is on a B road and not creating any problem to the main road and traffic would still only travel at the national speed limit.

This planning application will only enhance the village and the country side around this application.

I feel this application would be in keeping with the building around, and there has been historically been building on this site in previous years.

I have enclosed this as the web site would not allow myself to access the.

Yours sincerely
Trina Nicholls

Sent from my iPad