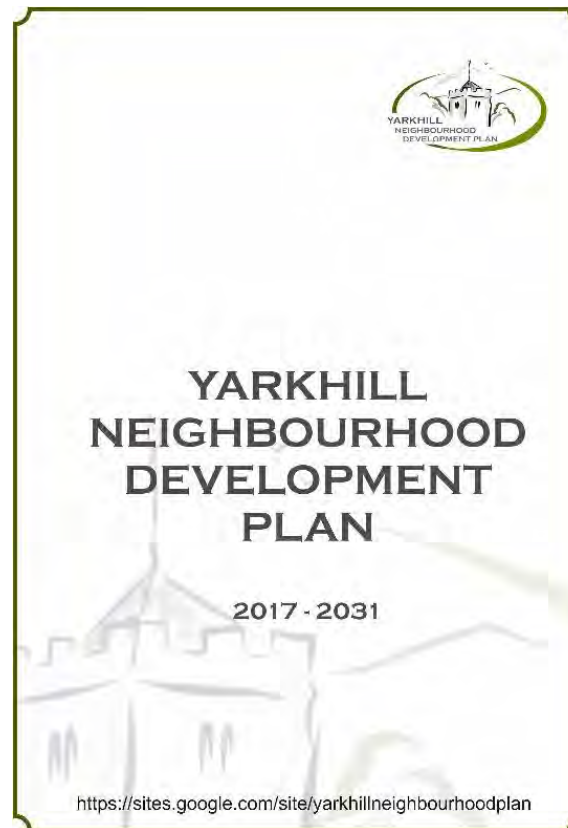


Yarkhill Neighbourhood Development Plan Consultation Statement

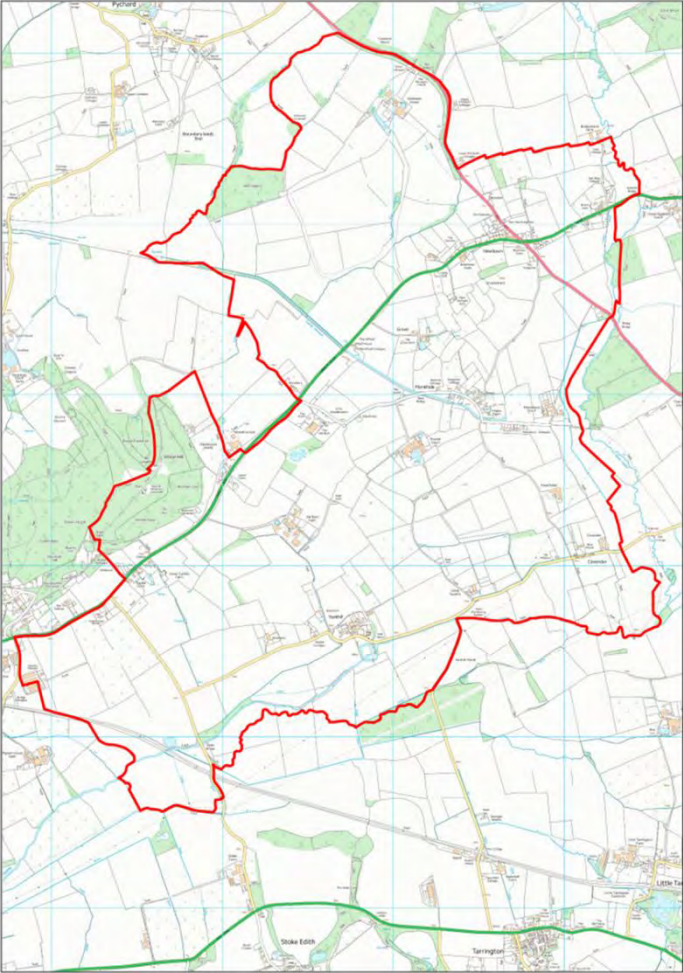


Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

With assistance from



Map 1 Yarkhill Parish and Designated Neighbourhood Plan Area



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1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Yarkhill Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. (Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings).

Designation

- 1.3 The Parish Council applied to Herefordshire Council for designation as a neighbourhood area for the proposed NDP on 20th May 2016. The neighbourhood area was designated by Herefordshire Council on 5th July 2016 and is shown on Map 1. The designated neighbourhood area is the same as the Parish Boundary.

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

2.0 Informal Consultation and Engagement, 2016 - 2017

Setting up a Steering Group

- 2.1 A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council on 18th August 2016. The Steering Group meets regularly (usually monthly) in the village hall and meetings are open to the public. Minutes and agendas are placed on the NDP website: <https://sites.google.com/site/yarkhillneighbourhoodplan/home>.

Questionnaire Survey

- 2.2 A Questionnaire survey was delivered to all households in the Parish in November 2016 and copies were also made available on the NDP website. A copy is provided in **Appendix I**. 55 completed questionnaires were returned. This represents 23.4% of the number of people registered on the electoral roll.

Questionnaire Results

- 2.3 The methodology used to establish the overall position was to count a positive response as 1 and a negative response as minus 1. Where there was a choice to give an order of importance, the scores for each choice were divided by the number of choices multiplied by the response level. The resulting score was then divided by 0.55 to give the value as a percentage of the total return. A response of “no opinion” had no value assigned to it. The results are set out below:

Q1. What type of housing do you think is needed in Yarkhill?

The most popular choice was for family homes (63.6%) followed by affordable homes (50.45%). Rental was in third place with 11.8% whereas there was a slight majority against retirement homes (-5.9%)

Q2. Herefordshire Council's Core Strategy identifies the main focus for new housing as Newtown Cross (table 4.14) and Monkhide (table 4.15)

Where would you like to see any new homes built?

The most favoured option was for adjacent to existing settlements (34.5%) followed by within (25.45%). There was a majority against isolated homes (-3.6%).

Q3. In meeting demand for additional homes what preferences do you have for how they are grouped together?

The most positive response was for groups of up to 3 houses (78%) closely followed by single dwellings (61%). 3-10 was on the borderline of support vs objection and 10 plus saw a majority rejection (-56%)

Q4. Do you have an opinion on the design of new houses?

In keeping with local tradition was by far the most popular choice (87%) with Eco design finding favour with 56.4%. Contemporary design was rejected by the majority (-16.3%).

Q5. Do you consider that there is a need for more local employment?

50.9% were of the opinion that more local employment would be needed.

Q6. Which transport issues would need addressing to support additional housing?

Safer roads were the preferred answer (82%) closely followed by a better bus service (73.9%) with much less support for cycle routes (33.32%).

Q7. Which community facilities would need improving to support new housing development?

Apart from the top answer, roads (78.8%), the survey was generally much closer across the choices for this question. Access to healthcare and additional shops scored 43% and 41.3% respectively. Then came public open space (35.9%), the village hall (31.3%), a play area (30.45%) and footpath improvements (30.27%). The least favoured options were child care and a schools both scoring 17.7%.

Q8. Are there any special features that you believe should be protected from development? (Please identify)

Comments included:

- Large trees
- The moat and its island

- Those areas likely to have flooding
- The antique orchard at Whitchurch Manor
- The canal and its bridges
- Land with good views, views of countryside
- Productive agricultural land
- Countryside, wildlife, trees, hedges
- Open land next to heritage sites
- Prevent overcrowding of houses to preserve rural area
- Traditional orchards, farm buildings, old school / village hall
- Line of sight around Yarkhill church and moat /river
- Conservation areas, Areas of Outstanding Natural Beauty (Note - None in Parish)
- River Frome
- View corridors to Woolhope and Shucknall
- Walkways and footpaths
- Open fields along roadsides
- Wrong approach – Hereford needs a bypass.

Q9. Agriculture: Please give your opinions on the following:

Removal of hedgerows and woods were the least favoured options with over 70% against in both cases. Broiler sheds and polytunnels on a large scale also met with disapproval with over 30% being not in favour of either. Indoor cattle rearing sheds drew a more neutral response with just under 4% being against.

Q10. Would you support the development of tourism?

There is a lot of support for B&B (84.65%) and food premises (63.73%). An activity centre also drew a majority in favour albeit at a much lower level (13.24%). Chalets, holiday homes and camping all had a majority against.

Q11. Renewable energy: Would you support any of the following?

The most popular form of renewable energy by some margin was hydropower (46.2%). Some way behind there was support for anaerobic digesters (19.6%) and solar panel farms (11.6%). Wind power had a small majority in favour at 4.73%. The only negative reaction was to biomass burners (-14.6%).

Q12. Infrastructure: What do you think will need urgent attention to support additional development?

The top responses were for fast broadband (75.27%), a mains water supply (70.55%) followed by improved mobile phone reception (63.27%). Main sewers and mains gas also had a majority support albeit at a much lower level (48% and 29% respectively).

Q13. Your comments: Please feel free to raise any additional issues that you consider to be relevant.

- Move Parish Council meetings to Saturdays to enable participation from busy business people and householders
- Broadband urgent and key
- Turn in from main road to Monkhide Lane – provide space for traffic turning and reduce speed limit. Already too much traffic on Monkhide Lane so it is unsafe for pedestrians. Traffic too fast. Not enough passing places. Possibly restrict development to top end (near Pallisers) where road is wider.
- If new houses are built in areas away from community facilities it will only increase traffic on our roads and make it a less safe place to live. We should be able to walk / cycle to our local amenities.
- Yarkhill is not a traditional village with an obvious focal point. There are 3 or 4 developments (Watery Lane, Monkhide Lane, Newtown Cross – Village Hall) and no direct road link between all of them. Thus needs of some parts are not needs of others.

Open Event, December 2016

2.4 At the village hall Christmas event on Sunday 11th December 2016 an opportunity was given for people to view on a map the proposed housing sites that had been put forward to the Neighbourhood Plan Steering Group following the Call for Sites. The map attracted a lot of interest with people looking at the map for some time.

The main comments received were:

1. There is a preference for 1 or 2 house developments rather than large developments.
2. There is a need for improvement in road access for any developments that take place in Monkhide or in Watery Lane near Yarkhill Church.

Business Survey

2.5 A survey of local businesses was undertaken in early 2017. A copy is provided in Appendix II. All local businesses were invited to complete a form and the response rate was 50%. The responses are provided below:

NDP Business results	Responses
Q1 What attracted you to Yarkhill as a place to run your business from	
I took over an existing established business	2
I live locally	4
Property on market suitable for business expansion	1
Suitable site	1
National customer base could operate without restrictions	1

Q2 Which geographical area does your business serve

Local Area	3
The West Midlands	1
National	3

Q3 Would you say that your business is

Maintaining an existing customer base	4
Steadily growing	4

Q4 What challenges does your business currently face

Premises too small	2
Supply chain issues	1
Poor broadband reception	2
Business rates too high	2
Accessibility transport links	1
Retirement in 2-5 years	1

Q5 What are your plans for the foreseeable future

To maintain your business within the Parish at the current level	5
To expand your business within the Parish	3
To permanently close the business	1

Q6 What would help any future plans that you may have to remain

Adjacent land to expand premises	3
Superfast broadband	2
Improved mobile phone reception	3

Yarkhill News

2.6 Regular NDP updates, Steering Group Agendas and information about public consultations were published in the Yarkhill News in:

- September 2016
- November 2016
- January 2017
- March 2017
- May 2017
- July 2017
- September 2017.

Parish Council Notice Boards

2.7 Agendas of the Steering Group and information about consultations were also placed on Parish Council notice boards.

Parish Council Meetings

2.8 The Chair of the Parish Council gave an update on the NDP at each meeting of the Parish Council and Councillors and members of the public were invited to make comments and ask questions.

3.0 Call for Sites and Site Assessments - Summer 2016 to Spring 2017

- 3.1 The NDP Steering Group decided that to assist in achieving the Core Strategy's target of new houses it would be appropriate to locate potential development sites through a "Call for Sites."
- 3.2 The Call for Sites was publicised in the July 2016 and September 2016 editions of the village magazine "Yarkhill News", which was circulated to all households in Yarkhill Parish - **see Appendix III**. The Chair of the Steering Group, in his update on NDP progress, invited developers with proposals in Yarkhill to contact him by email. 12 potential sites were put forward varying from 1 house to 8. A number of proposals were outside the two identified settlements for housing growth in the Herefordshire Core Strategy (Newtown and Monkhide), however it was decided that all submitted sites should be included in the technical assessments of potential sites to be carried out by independent planning consultants. Each landowner / developer was asked to prepare a plan showing the location of the development and to complete a Herefordshire Council SHLAA form. They were advised by email to read the Core Strategy and that the process did not prevent them from submitting a planning proposal to Herefordshire Council. All the landowners / developers co-operated and returned the relevant documents which were submitted to the Consultants for assessment. A further site was submitted for consideration in March 2017.
- 3.3 In total therefore 13 sites were submitted for assessment; 7 located were in and around Yarkhill village, 2 sites were at Newtown, 3 sites were in the area around Monkhide, and a further site was close to the canal just off the A4103.
- 3.4 An informal consultation on the sites identified in the Call for Sites was held on 15th April 2017 in Yarkhill Village Hall. Maps showing the sites were put on display including the size of the development, and two members of the Steering Group were present to answer questions and note any comments or suggestions. The consultation took place on the same day as the Easter Egg Hunt with large numbers of people attending. The consultation was advertised in the NDP update and on Facebook.

3.5 The submitted sites were assessed by Kirkwells Planning Consultants in April 2017. The Site Assessment Report sets out the planning constraints for each submitted site and scores each site according to technical criteria. The highest scoring sites, and those considered to be most appropriate for new housing development in the Parish were set out in the First Draft Plan as Preferred Option sites.

4.0 Emerging Preferred Options Draft Plan, 2017

Yarkhill NDP village consultation 20th May 2017

4.1 The Yarkhill Neighbourhood Plan Steering Group held a Village Consultation in the village hall on 20th May 2017. The event was advertised by a flyer in Yarkhill News circulated to all households and posters were put in prominent positions in the village and at the village shop - **see Appendix IV** . Forty villagers attended and were given a presentation by the Chair of the Steering Group during which he invited the village to comment on the draft NDP copies of which were available at the meeting. The presentation covered

- What is an NDP and why should the village have one
- What happens if we don't have an NDP
- Key Considerations
- The Process of Developing an NDP
- Progress on the Yarkhill NDP
- Plan summary
- Next steps
- Questions and comments from the floor.

4.2 Following the presentation the people attending the consultation were invited to see large scale maps highlighting the proposed settlement boundaries and proposed developments together with the outcome of the call for sites and the Consultant's assessment of those sites. Members of the steering group were available to answer any questions. Cards were made available for people to make comments and these were then logged. The Steering Group has amended the NDP to take account of comments made including an adjustment to the settlement boundary in Monkhide.

4.3 The emerging Preferred Options Plan was also placed on the neighbourhood plan website and hard copies were made available on request from the Chair of the Steering Group and Parish Clerk. Submitted comments are set out below:

- The Wharf – not a greenfield site. Developed in connection with canal. Long barn cider store. No trees on one side of canal.
- Excellent proposals which do not damage our Parish. However Monksbury Court private road should not form part of the settlement boundary as it can never form part of the highways. Thank you. Job well done. Don't forget we need a new pub!
- Why is the private road from Court end to Monksbury Court included in the settlement boundary? It seems to suggest a public roadway rather than a bridleway / footpath. Beyond the Council houses has a definite feel of "open Country". Any development down the lane in Monkhide will have serious impact in terms of traffic making it too dangerous to walk.
- Please consider working farm in Monkhide which already has a lot of traffic to contend with as they drive their machinery to the fields.

4.4 The information provided at all these stages of plan preparation was carefully considered and used to inform the scope and content of the Draft NDP for Yarkhill.

5.0 Regulation 14 Consultation - Friday 21st July 2017 until 5pm Friday 22nd September 2017

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

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

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

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

(iii) details of how to make representations; and

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

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

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

5.2 The Draft NDP was published for 9 weeks formal (“Regulation 14”) public consultation from Friday 21st July 2017 until 5pm Friday 22nd September 2017. The statutory minimum period of 6 weeks was extended to allow for the summer break which fell during the consultation period, and also to take account of a slight delay in the SEA / HRA documents being uploaded onto the Herefordshire Council website.

5.3 The Yarkhill Draft NDP and an accompanying response form were available online at <https://sites.google.com/site/yarkhillneighbourhoodplan/> .

5.4 Hard copies of the NDP were available on request from the parish clerk at: yarkhill@live.co.uk .

5.5 Representations were invited by email or in writing to Yarkhillplan@gmail.com or by leaving them in the reply boxes provided at the village hall and church.

5.6 The consultation process was publicised to consultation bodies and stakeholder groups, local businesses, and residents by email from the Parish Clerk , by notices on the Parish Council's website and notice boards, on Herefordshire Council's website, posters in the village shop and in Yarkhill News **(see Appendix V)**.

6.0 Formal Consultation Responses to the Draft Yarkhill Neighbourhood Development Plan

- 6.1 Representations were submitted from 22 individuals and organisations on the Draft Yarkhill NDP. The complete responses together with the Parish Council's consideration of the comments, and any resulting changes to the NDP are set out in the accompanying Consultation Response Table.
- 6.2 Herefordshire Council provided a number of detailed comments suggesting changes to draft policies and proposals. The most significant proposed changes included the deletion of two proposed sites (and a part of the settlement boundary) at Monkhide, as it was considered that the sites were too far removed from the main settlement and should be considered to be in the open countryside. The updated minimum housing requirement also supported the view that the Parish could meet the required housing figure without these two sites. The Parish Council accepted these proposed changes, and the 2 sites and relevant part of the settlement boundary were deleted from the submission NDP.
- 6.3 Environmental Health suggested additional wording to policies to provide protection to new housing from agricultural and commercial activities. It was also suggested that there was no need for the section on flooding in the NDP as this was covered in the Core Strategy. However the Parish Council did not wish to delete this part of the NDP as it reflects and addresses local concerns about flooding in the Parish.
- 6.4 Other consultation bodies which submitted representations included Historic England which considered that the NDP takes a suitably proportionate approach to the historic environment of the Parish, Dŵr Cymru Welsh Water which was supportive of the aims, objectives and policies, welcomed Policy Y9, and provided some amendments to detailed wording, and Natural England which suggested the NDP should include a policy on local wildlife and habitat protection, which was taken in board by amending Policies Y3 and Y4. Several consultation bodies such as Highways England, Coal Authority, National Grid, Sport England, Network Rail, and Environment Agency sent fairly standard responses.
- 6.5 Weston Beggard Parish Council requested amendments to policies to refer to neighbouring parishes but the NDP can only plan for the designated Yarkhill NDP area and not areas outside the NDP boundary and so these proposed changes were not taken on board.
- 6.6 Herefordshire CPRE suggested wording for incorporation into landscape policies but no changes were proposed in response to these comments as the Parish Council felt the matters suggested were adequately addressed in existing policy wording.
- 6.7 There were representations from several residents setting out concerns about traffic, and comments about sites, some of which were not included as preferred option sites in the NDP.
- 6.8 A couple of landowners also submitted proposals for the inclusion of 2 further sites within the proposed settlement boundary at Newtown. The Steering Group invited the landowners to attend the Steering Group Meeting on 12th October 2017 and to make a short presentation to the group and any attending residents, setting out any arguments for the submission NDP to include their sites.

- 6.9 Following further consideration, a second open meeting was held with residents on 31st October 2017 to consider any local views on the proposed changes. More detailed information about this further informal consultation process during the pre-submission period, and relevant publicity is provided in **Appendix VI**.
- 6.10 The Steering Group concluded that, in response to strong local opposition, and considering the fact that the NDP could meet the minimum housing requirement in the Core Strategy without the inclusion of further sites, there was no need to amend the settlement boundary and include either of the 2 proposed new sites in the submission NDP.

Appendices

Appendix I - Early Informal Engagement and Consultation (2016)

NDP Update Yarkhill News November 2016

Yarkhill Neighbourhood Plan

A steering group has been established to produce the Neighbourhood Plan composed of people who volunteered to participate following a request in Yarkhill News. The people who have joined the steering group are all Yarkhill residents

Tom Misselbrook - Chair

Jeff Hughes- Financial Control

Tom Bott – Secretary

Michael Needham – Consultation and Communications

Martin Ennis

Christopher Lawton Smith

Sam Kelly

Simon Day

Sandie Feakins

Two public meetings have been held, Terms of Reference have been agreed, a project plan established and a questionnaire for the village put together. A number of potential developments have been notified to the Steering Group and we would like to thank the individuals concerned who have notified us of their proposals.

A substantial grant can be obtained to fund a consultant who can provide significant assistance with the process and we have selected a consultant from a potential list of three who will be giving a presentation to the Steering Group in October so that we can decide whether to confirm their appointment.

The whole process will take approximately 18 months to two years as it does involve considerable consultation with villagers, landowners, business owners and other interested parties. We will begin by sending a questionnaire to everybody in the village seeking their views on

housing and business development, infrastructure and other issues. This will be followed by a consultative and communication process which will involve seeking people's views on proposed developments. The Neighbourhood Plan will need to be approved by the Parish Council, a Government appointed inspector and finally by a referendum of all electors in Yarkhill Parish.

The Neighbourhood Plan has statutory authority once approved and has to be taken into account by Herefordshire Council in any of its planning decisions for Yarkhill.

We are very pleased with the composition of the Steering Group which includes two people who have considerable experience in planning matters and the way Councils operate, a Finance specialist, a communications specialist who is developing a Facebook page and an IT specialist. The members of the Steering Group who have an interest in housing developments have declared their interest.

Steering Group meetings are held monthly and the dates of the meeting placed on village notice boards at Yarkhill Church, Newtown Church, Monkhide and the Village Hall and will appear on The Facebook page when that is established. Any member of the Public, who lives in Yarkhill, owns a business or land is very welcome to attend the meetings of the Steering Group and will be allowed to express their views.

If you are planning any developments in Yarkhill you are invited to notify the Steering Group by emailing the Chair tommisselbrook@gmail.com

Household Questionnaire Survey, 2016

Copy of Survey

YARKHILL Neighbourhood Development Plan

Have your say.

The planning system is changing. Under the Localism Bill, communities are being encouraged to become more involved in deciding how the areas that they live in should change and grow in the future. It should be recognized that any decisions we make as a community will ultimately need to align with the National Planning Policy Framework as well as Herefordshire Council's Core Strategy, so to that extent we will not have a free hand. Nevertheless, we should be able to influence where development takes place within the parish and have a say in the type of development, the design parameters and the changes to infrastructure to support new development. This survey will help us to identify what you consider to be important. So PLEASE can you help us by completing this short questionnaire.

Q1. What type of housing do you think is needed in Yarkhill?

	Yes	No	No opinion	Order of importance (1-most to 4-least)
Affordable homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q2. Herefordshire Council's Core Strategy identifies the main focus for new housing as Newtown Cross (table 4.14) and Monkhide (table 4.15) Where would you like to see any new homes built?

	Yes	No	No opinion
Within these existing settlements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adjacent to these established settlements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Isolated houses in open countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other areas, please specify

.....

.....

YARKHILL Neighbourhood Development Plan

Q3. In meeting demand for additional homes what preferences do you have for how they are grouped together?

	Yes	No	No opinion	Order of importance (1-most to 4-least)
Single houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3-10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q4. Do you have an opinion on the design of new houses?

	Yes	No	No opinion
In keeping with local traditions and materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contemporary design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eco design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q5. Do you consider that there is a need for more local employment?

	Yes	No	No opinion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

YARKHILL Neighbourhood Development Plan

Q6. Which transport issues would need addressing to support additional housing?

	Yes	No	No opinion	Order of importance (1-most to 3-least)
Frequency of bus service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safe cycle routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safer local roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q7. Which community facilities would need improving to support new housing development?

	Yes	No	No opinion	Order of importance (1-most to 9-least)
Public open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children's play area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridleways & footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to healthcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The village hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child care/ Nursery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads/ accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

YARKHILL Neighbourhood Development Plan

Q8. Are there any special features that you believe should be protected from development? (Please identify)

Q9. Agriculture: Please give your opinions on the following :

	Favourably	Unfavourably	No opinion
Broiler sheds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor cattle rearing units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large scale use of polytunnels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Removal of hedgerows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Removal of woods & coppices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q10. Would you support the development of tourism?

	Yes	No	No opinion	Order of importance (1-most to 6-least)
B&B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chalets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caravans/ camping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activity centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food & drink premises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

YARKHILL Neighbourhood Development Plan

Other, please specify

.....

.....

Q11. Renewable energy: Would you support any of the following?

	Yes	No	No opinion	Order of importance (1-most to 5-least)
Wind turbines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panel farms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anaerobic digesters (For the production of biogas from waste)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Biomass burners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water turbines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

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Q12. Infrastructure: What do you think will need urgent attention to support additional development?

	Yes	No	No opinion	Order of importance (1-most to 5-least)
Fast broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone reception	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other, please specify

.....

.....

Q13. Your comments: Please feel free to raise any additional issues that you consider to be relevant.

YARKHILL Neighbourhood Development Plan

Copy of Survey Responses

YARKHILL Neighbourhood Development Plan

Survey response.

There were 55 questionnaires returned. This represents 23.4% of the number of people registered on the electoral roll. The methodology used to establish the overall position was to count a positive response as 1 and a negative response as minus 1. Where there was a choice to give an order of importance, the scores for each choice were divided by the number of choices multiplied by the response level. The resulting score was then divided by 0.55 to give the value as a percentage of the total return. A response of "no opinion" had no value assigned to it.

Q1. What type of housing do you think is needed in Yarkhill?

The most popular choice was for family homes (63.6%) followed by affordable homes (50.45%). Rental was in third place with 11.8% whereas there was a slight majority against retirement homes (-5.9%)

Q2. Herefordshire Council's Core Strategy identifies the main focus for new housing as Newtown Cross (table 4.14) and Monkhide (table 4.15) Where would you like to see any new homes built?

The most favoured option was for adjacent to existing settlements (34.5%) followed by within (25.45%). There was a majority against isolated homes (-3.6%).

Q3. In meeting demand for additional homes what preferences do you have for how they are grouped together?

The most positive response was for groups of up to 3 houses (78%) closely followed by single dwellings (61%). 3-10 was on the borderline of support vs objection and 10 plus saw a majority rejection (-56%)

Q4. Do you have an opinion on the design of new houses?

In keeping with local tradition was by far the most popular choice (87%) with Eco design finding favour with 56.4%. Contemporary design was rejected by the majority (-16.3%).

Q5. Do you consider that there is a need for more local employment?

50.9% were of the opinion that more local employment would be needed.

YARKHILL Neighbourhood Development Plan

Q6. Which transport issues would need addressing to support additional housing?

Safer roads were the preferred answer (82%) closely followed by a better bus service (73.9%) with much less support for cycle routes (33.32%).

Q7. Which community facilities would need improving to support new housing development?

Apart from the top answer, roads (78.8%), the survey was generally much closer across the choices for this question. Access to healthcare and additional shops scored 43% and 41.3% respectively. Then came public open space (35.9%), the village hall (31.3%), a play area (30.45%) and footpath improvements (30.27%). The least favoured options were child care and a schools both scoring 17.7%.

Q8. Are there any special features that you believe should be protected from development? (Please identify)

(To be summarised).

Q9. Agriculture: Please give your opinions on the following :

Removal of hedgerows and woods were the least favoured options with over 70% against in both cases. Broiler sheds and polytunnels on a large scale also met with disapproval with over 30% being not in favour of either. Indoor cattle rearing sheds drew a more neutral response with just under 4% being against.

Q10. Would you support the development of tourism?

There is a lot of support for B&B (84.65%) and food premises (63.73%). An activity centre also drew a majority in favour albeit at a much lower level (13.24%). Chalets, holiday homes and camping all had a majority against.

Q11. Renewable energy: Would you support any of the following?

The most popular form of renewable energy by some margin was hydropower (46.2%). Some way behind there was support for anaerobic digesters (19.6%) and solar panel farms (11.6%). Wind power had a small majority in favour at 4.73%. The only negative reaction was to biomass burners (-14.6%).

YARKHILL Neighbourhood Development Plan

Q12. Infrastructure: What do you think will need urgent attention to support additional development?

The top responses were for fast broadband (75.27%), a mains water supply (70.55%) followed by improved mobile phone reception (63.27%). Main sewers and mains gas also had a majority support albeit at a much lower level (48% and 29% respectively).

Q13. Your comments: Please feel free to raise any additional issues that you consider to be relevant.

(Comments to be added).

Appendix II - Business Survey, 2017

YARKHILL Neighbourhood Development Plan

Business survey.

The planning system is changing. Under the Localism Bill, communities are being encouraged to become more involved in deciding how the areas that they live in should change and grow in the future. As an owner of a business within the parish you are invited to contribute to the process of developing a Neighbourhood Development Plan by completing this short questionnaire.

Q1. What attracted you to Yarkhill as a place to run your business from?

- I took over an existing established business
- I live locally
- The area is well suited to serve my customers
- I can locally source the materials and labour that I need for my business

Other, please specify

.....

.....

Q2. Which geographical area does your business serve?

- Local area
- The West Midlands
- National
- International

Other, please specify

.....

.....

YARKHILL Neighbourhood Development Plan

Q3. Would you say that your business is:

- Maintaining an existing customer base
- Steadily growing
- Rapidly growing
- Declining
- Other, please specify

.....

.....

Q4. What challenges does your business currently face that may influence your decision to remain in the parish?

- Premises too small
- Premises too large
- A lack of local skills
- Supply chain issues.
- Poor Broadband reception
- Business rates too high
- Accessibility/ transport links

Other, please specify

.....

.....

YARKHILL Neighbourhood Development Plan

Q5. What are your plans for the foreseeable future?

To maintain your business within the parish at its current level

To expand your business within the parish

To move to another location

To permanently close the business

Other, please specify

.....

.....

Q6. What would help any future plans that you may have for remaining in the parish?

Adjacent land to expand premises

A new site in the parish

Improved transport links

Superfast Broadband

Improved mobile phone reception

Other, please specify

.....

.....

Q7. Your comments: Please feel free to raise any additional issues that you consider to be relevant.

Appendix III - Call for Sites Publicity

Yarkhill News - July 2016 and September 2016

Letter from Tom Misselbrook, Chair of Yarkhill Parish Council

YARKHILL NEIGHBOURHOOD PLAN

Dear Member of Yarkhill Parish,

You are probably aware of the inevitability of housing developments in rural areas to meet the demand for housing. This national policy is being followed by Herefordshire Council in their efforts to increase the number of houses in the County. Herefordshire Council signed off their Core Strategy last October which sets minimum targets for all areas. The minimum target for Yarkhill is an increase of 14%. If we wish to have a say on how this will be applied within our community, then it is critical that we develop a Neighbourhood Plan for our parish for submission to, and adoption by, Herefordshire Council. If we choose not to prepare a Plan then Herefordshire Council will ultimately create one for us substantially diminishing our ability to influence where development takes place and what this might look like. Yarkhill Council is not opposed to more houses in the Parish but would prefer any developments to take account of the views of the community and other key stakeholders. Doubtless we would all rather engage in preparing a Neighbourhood Plan that we own rather than leave the initiative to Herefordshire Council.

A Neighbourhood Plan is a consultative exercise to seek the views of residents, landowners and businesses on the future development of Yarkhill. The plan process also requires consultation with a number of statutory bodies and other key stakeholders. Once we have a draft plan prepared this will be submitted to Herefordshire Council. If they have no comments then the draft will be scrutinised by an external inspector. The inspector will need to be satisfied that the consultation process was fair and thorough and that the draft has taken account of all relevant legislation. The final stage will be a referendum of the community. Clearly this is a rigorous process but it does lead to a formally approved Neighbourhood Plan which the planning authority must take account of when considering future development applications within our parish

As an early part of the exercise we would like to hear from anyone who owns land in Yarkhill and is considering any future housing or business developments in the village so that their plans can be considered by the community for inclusion in the Neighbourhood Plan. An opportunity will be available for all members of the village to have their say at an open meeting to be held in the village hall in due course and by participating in a questionnaire to be distributed. Landowners and businesses may need to be contacted directly by the Steering Group to obtain their views.

Herefordshire Council has now approved the designated area of Yarkhill Parish as appropriate for a Neighbourhood Plan and we are therefore in a position to undertake the work to complete the Plan itself. We have already had a small number of volunteers keen to participate on the

Steering Group but in the interests of diversity, as so far all the members are male, we would be very interested in hearing from any ladies who are interested in the future of Yarkhill and who would like to join the Steering Group.

This Steering Group will meet every two months in the village hall and meetings will be open to members of the public with dates and times of these being posted on the village notice boards and on the Parish Council website

Kind regards,

Tom Misselbrook

CONSULTATION PROPOSED DEVELOPMENTS IN YARKHILL 11 December 2016

At the village hall Christmas event on Sunday 11 December 2016 an opportunity was given for people to view on a map proposed housing developments that had been notified to the Neighbourhood Plan Steering Group. The map attracted a lot of interest with people looking at the map for some time.

The main comments we received were

1. There is a preference for 1 or 2 house developments rather than large developments.
2. There is a need for improvement in road access for any developments that take place in Monkhide or in Watery Lane near Yarkhill Church.

Thanks to the people from Yarkhill who expressed an interest, asked questions and made comments. Also thanks to steering group members who attended to answer questions.

Appendix IV - Emerging Preferred Options Draft Plan

Yarkhill News 9th May 2017 NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

The Yarkhill Neighbourhood Development Plan initiative continues to make excellent progress:-

1. **The draft Plan is now ready for presentation to the village. We believe that the vision, objectives and policies put forward in this draft reflect your responses in the survey which we asked you to complete a while ago. However there are 15 questions in the draft Plan which we would like you to answer to confirm that we have got it right.**
2. **Our Consultants have carried out their assessment of proposed housing developments put forward from the “call for sites” exercise and are recommending which of the sites put forward are the preferred options. If the community agrees with this assessment then these sites will be embodied in the NDP**

This draft Plan and the Consultants’ recommendations will be available and presented to the village between **2pm and 5pm on SATURDAY THE 20th MAY 2017 IN THE VILLAGE HALL. THIS IS THE OPPORTUNITY FOR YOU TO EXPRESS YOUR VIEWS AND ASK QUESTIONS ABOUT THE FUTURE DEVELOPMENT OF YARKHILL.** Everyone in the village is invited as well as any developers who have submitted proposals for development and a complimentary cream tea will be available to all who come along.

A short presentation by the Chair of the NDP Steering Group will be given at 2.15pm explaining why we should have a Neighbourhood Development Plan (NDP) and what this means for the community. Copies of the draft NDP will be available to read together with a map highlighting the developments the Consultants and the NDP Steering Group support. Members of the NDP Steering Group will also be available to answer your questions.

The NDP is an important document as it has statutory authority which Herefordshire Council must take account of in any planning decisions it makes related to Yarkhill. Remember, if we don't have an NDP, then Herefordshire Council will take decisions on planning and development over which the village and Parish Council will have limited, if any, influence.

At the 20th May event, you will be invited to complete a questionnaire comprising 15 questions which seek your views on the NDP and its proposals. A summary of these proposals and objectives together with the questions we would like you to answer are included in this issue of the Yarkhill News.

The Neighbour Development Plan and the Consultants Site assessment Report are available on the website:

<https://sites.google.com/site/yarkhillneighbourhoodplan>. I very much look forward to seeing as many of you as possible at the consultation event on Saturday 20th May at 2pm in the village hall.

Tom Misselbrook Chair Yarkhill Parish Council

- Residents of Yarkhill -



- ❖ Have your say on proposed housing development
- ❖ Help preserve the quality of our village life
- ❖ Prevent others from making decisions for us
- ❖ Support our Neighbourhood Development Plan
- ❖ Preview the complete draft document
- ❖ Meet the Steering Group

Saturday 20th May 2pm to 5pm

Short presentation at 2.15pm

AT THE VILLAGE HALL

Enjoy a complimentary cream tea!



Appendix V - Regulation 14 Public Consultation

Yarkhill News, July 2017

YARKHILL NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE JULY 2017

You will note from the enclosed leaflet that we have reached a very significant time in the preparation of the Neighbourhood Development Plan (NDP) as it has been approved by the Parish Council to go forward for formal consultation under Regulation 14 when the Plan starts to have statutory authority. We held two informal consultations in the village hall at Christmas and Easter and a more formal village meeting was held on 20 May 2017 in the village hall when a presentation was given and the 40 people attending were invited to comment on the plan. If you did not attend any of the consultations, there is an opportunity for you to respond to the plan over the next six weeks and the enclosed leaflet explains how to make your comments. I would like to stress how important your views are and these will be considered carefully by the Steering Group and the Parish Council.

The consultation requires the Parish Council to contact a large number of interested parties and seek their views including Herefordshire Council, adjoining Parishes, businesses, housing developers planning developments in Yarkhill and organisations such as English Heritage, BT etc. When the consultation period is finished and amendments made, it will be sent to an independent Inspector for his comments and finally a referendum held in the Parish. If the plan is approved, we will be able to influence how the village develops until 2031. If it is not approved, then all decisions on the development of Yarkhill, such as where houses are built and infrastructure, will be made by Herefordshire Council.

The Parish Council has decided to hold an Extraordinary meeting at 7.30pm on 27 July in the village hall to review the NDP and identify any further responses they wish to make during the consultation period. The meeting will be open to the public who may wish to contribute, as with all parish Council meetings

I would like to take this opportunity to thank the Parish Council and the Parish Clerk for the support they have given to the NDP, the Steering Group for all the hours the members have put into the project with the assistance of our Consultants Kirkwells, but also, and more importantly, all the residents of the village and businesses who attended the consultations, Steering Group meetings and completed the questionnaires. Without your input, we could not have put together the draft Neighbourhood Plan reflecting people's initial views on the future development of all areas of Yarkhill.

I will keep you updated on how the NDP and consultation processes are progressing in future copies of Yarkhill News.

Tom Misselbrook Chair Yarkhill Parish Council

Consultation Bodies - List Provided by Herefordshire Council

Consultee	Address	Category	Document sent	Date sent	Response received
The Coal Authority	planningconsultation@coal.gov.uk	National organisation	By e-mail	14/07/17	
The Homes & Communities Agency	mail@homesandcommunities.co.uk	National organisation	By e-mail	14/07/17	
Natural England	consultations@naturalengland.org.uk	National organisation	By e-mail	14/07/17	22/09/17
The Environment Agency	Graeme.irwin@environment-agency.gov.uk	National organisation	By e-mail	14/07/17	
Historic England	West.midlands@HistoricEngland.org.uk	National organisation	By e-mail	14/07/17	18/08/17
English Heritage	customers@english-heritage.org.uk	National organisation	By e-mail	14/07/17	16/08/17
National Trust	mi.customerenquiries@nationaltrust.org.uk	National organisation	By e-mail	14/07/17	
Great Western Trains Co. Ltd.	www.firstgreatwestern.co.uk/About-Us/Customer-services/Contact-us	National organisation	Via website	15/07/17	
Network Rail (West)	Barbara.morgan@networkrail.co.uk	National organisation	By e-mail	14/07/17	04/09/17
Highways England	info@highwaysengland.co.uk	National organisation	By e-mail	14/07/17	17/07/17
Wye Valley NHS Trust	John.burnett@wvt.nhs.uk	National organisation	By e-mail	14/07/17	

Copy Notice on 3 Notice Boards



Yarkhill Draft Neighbourhood Development Plan (NDP) Notification of Formal Consultation

The Parish Council is delighted to advise that the NDP has been published for consultation with the village and we are now asking that you take some time to review the document and provide us with your comments.

The Yarkhill NDP has been 12 months in the making driven by a Steering Group comprising a team of local residents supported by our appointed Consultants, Kirkwells. Many of you have also contributed to its contents. We have now reached the critical and prescribed stage known as Regulation 14 under the Government's Neighbourhood Planning Regulations 2012.

When Can You Comment?

The consultation period runs from Friday 21st July 2017 until 5pm Friday 15th September 2017.

Where Can You Review The Plan & Supporting Documentation?

- View or download from the website as shown at the bottom of this page
- In the Village Hall or Parish Church porches where hard copies are available to read
- By requesting a personal copy to be emailed or posted. Contact the Parish Clerk at yarkhill@live.co.uk.

How Can You Comment?

- Download the Representation Form (PDF or Word) from the website as shown at the bottom of this page, complete and email it back to us at Yarkhillplan@gmail.com, or
- Pick up a Form from the Parish Church or Village Hall porches, complete and pop in the collection boxes provided, or
- Send us your comments via email to Yarkhillplan@gmail.com

What Happens Next?

While the Planning Authority will give weight to the emerging Plan after the consultation, the NDP will not have the statutory power to influence future housing and other development across Yarkhill Parish until it has been:

- Revised based on this consultation feedback (Oct 17)
- Submitted to Herefordshire Council (HDC) for review and comment and updated accordingly (Nov/Dec 17)
- Submitted to an Independent external Examiner for Examination (Jan 18)
- Put to Yarkhill Parish via formal Referendum. This will be a vote to adopt or decline the completed Plan (Feb 18)

Note: Dates are approximate and will be controlled by HDC.

Why Should You Comment?

Everyone's opinion of the draft NDP is important. The Plan will have a long-term impact on our community so we are asking you to ensure that you are happy with the proposals it contains.

The Parish Clerk can be contacted as above if you require any further information.

<https://sites.google.com/site/yarkhillneighbourhoodplan/>

Copy of Representation Form



Yarkhill Draft Neighbourhood Development Plan (NDP)

Public Consultation Friday 21st July 2017 to Friday 15th September 2017

Representation Form

THIS FORM IS TO BE USED FOR SUBMITTING COMMENTS ON THE NDP TO YARKHILL PARISH COUNCIL. PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Yarkhill Draft Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.

Thank you for taking the time to read the Draft NDP and for submitting your view.

Please return this form by 5pm on Friday 15th September 2017 by email or post to:

The Parish Clerk via email: yarkhillplan@gmail.com

The Parish Clerk by post: c/o The Granary, Yarkhill Court Barns,

Yarkhill, Hereford HR1 3TD

Alternatively, drop it into one of the collection boxes at the Village Hall or Parish Church.

Please note that copies of representations will be made available for public inspection and cannot be treated as confidential.

Copy Email / Letter sent to Consultation Bodies

Neighbourhood Development Plan, Yarkhill, Herefordshire

To whom it may concern,

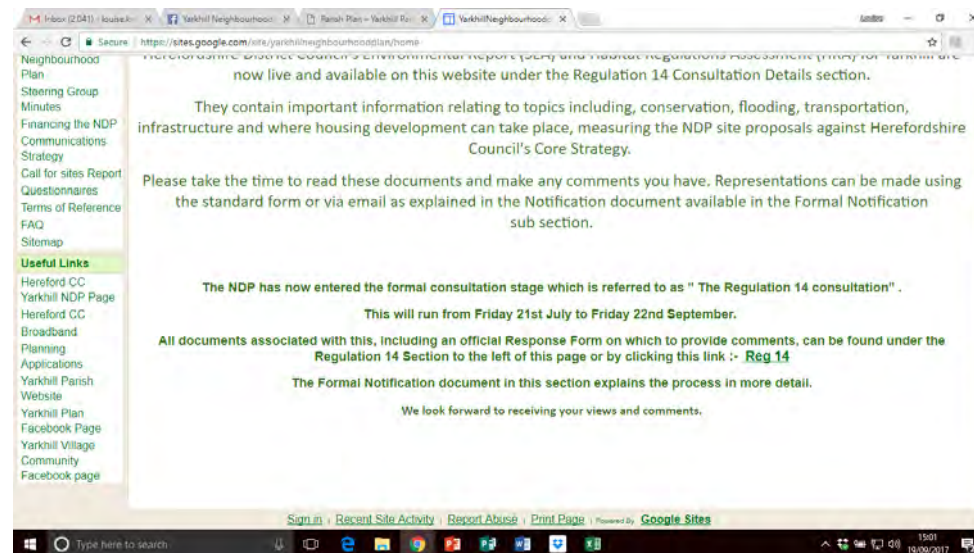
Yarkhill Parish Council has reached regulation 14 stage in the preparation of their NDP. This regulation requires that our draft document is made available for a minimum period of 6 weeks for consultation. The draft is available to view on our website, <https://sites.google.com/site/yarkhillneighbourhoodplan>. If you have any comments please use the attached representations form. Please return by the date identified using one of the methods indicated on that form.

Kind regards,

Martin Ennis,

On behalf of Yarkhill Parish Council.

Screenshots of NDP website (link from Parish Council Website Home Page) <https://sites.google.com/site/yarkhillneighbourhoodplan/home>



The screenshot displays a web browser window with the following elements:

- Browser Tabs:** Inbox (2,041) - Louisek..., Yarkhill Neighbourhood..., Parish Plan - Yarkhill Pa..., Regulation 14 Consultat...
- Address Bar:** Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/regulation-14-details
- Header Image:** A banner image showing a church tower on the left and a green landscape on the right. The text "Yarkhill Neighbourhood Development Plan" is overlaid on the right side.
- Navigation Menu (Left):**
 - Navigation
 - Home & Upcoming Events
 - Regulation 14 Consultation Details**
 - Introduction & Maps
 - Newsletters and Notifications
 - The Steering Group
 - Contacts
 - Draft Neighbourhood Plan
 - Steering Group Minutes
 - Financing the NDP
 - Communications Strategy
- Main Content Area:**
 - Regulation 14 Consultation Details**
 - This section contains the final draft NDP for Regulation 14 consultation together with all supporting documents.
 - Subpages (19): [Draft NDP](#), [Draft NDP Hard copy details](#), [Drop in Event Details](#), [Formal Consultation Details](#), [Formal Notification document](#), [Informal Consultation details](#), [Planning Police Assessment](#), [Resonance Form](#), [SEA Screening Report / HRA Report](#), [Site Assessment Report](#)
 - Comments**
 - You do not have permission to add comments.
- Taskbar (Bottom):** Windows taskbar with search bar, task view, and various application icons. System tray shows the time 15:01 and date 19/09/2017.

Yarkhill Neighbourhood Development Plan

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- Communications Strategy
- Call for sites Report

Regulation 14 Consultation Details

Drop in Event Details

During the development of the NDP several public events and meetings were held to inform and consult the local community, these were publicised in the local newsletter and online on the NDP website and Facebook page

The events were well attended and gave a good level of feedback as to the local communities views on the NDP

Date	Event Name	Location
JULY 6	Yarkhill NDP Steering Group Meeting Thurs 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
JUNE 6	Steering Group Meeting Tues 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
MAY 20	Draft NDP presentation Sat 14:00 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
MARCH 7	Steering Group Meeting Tues 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Village Hall

Useful Links

- Hereford CC
- Yarkhill NDP Page
- Hereford CC
- Broadband
- Planning Applications
- Yarkhill Parish Website
- Yarkhill Plan
- Facebook Page
- Yarkhill Village Community
- Facebook page


Date	Event Name	Location
JUNE 6	Steering Group Meeting Tues 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
MAY 20	Draft NDP presentation Sat 14:00 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
MARCH 7	Steering Group Meeting Tues 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Village Hall
JANUARY 31	Yarkhill Neighbourhood Plan Steering Group Meeting Tues 18:00 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
DECEMBER 11	Yarkhill Village Christmas Evening Sun 16:00 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Village hall
NOVEMBER 22	Steering group Meeting Tues 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall
OCTOBER 20	Neighbourhood Planning Meeting Thurs 19:30 - Hosted by Yarkhill Neighbourhood Plan	Yarkhill Parish Hall

Comments

You do not have permission to add comments.

Inbox (204) | lousck... | Yarkhill Neighbourhood... | Parish Plan = Yarkhill Pa... | Formal Consultation Det...

Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/regulation-14-details/formal-consultation-details



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Regulation 14 Consultation Details >
Formal Consultation Details

This page contains details and documents of the formal consultation process

	Consultation Comments Log Reg 14.docx (4.3)	Yarkhill Parish Plan, 9 Sep 2017, 15:40	v.1	↓
	NDP Consultee data vs 2.doc (100)	Yarkhill Parish Plan, 1 Aug 2017, 20:15	v.1	↓


Comments

You do not have permission to add comments.

Windows taskbar: Type here to search, 15:02 19/09/2017

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Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/regulation-14-details/information-leaflet



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Regulation 14 Consultation Details >
Formal Notification document

This document is a leaflet promoting awareness and giving more information of the NDP consultation and feedback routes and opportunities.

	Notification_Information Letter 0717.pdf (66.9)	Yarkhill Parish Plan, 16 Jul 2017, 13:38	v.1	↓
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Comments

You do not have permission to add comments.

Windows taskbar: Type here to search, 15:05 19/09/2017

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- Questionnaires
- Terms of Reference
- FAQ
- Sitemap

Regulation 14 Consultation Details > Informal Consultation details

This page holds details of previous village consultations including questionnaires and public meetings

W	NDP business survey-final vs doc (33k)	Yarkhill Parish Plan, 1 Aug 2017, 20:06	v.1	↓
W	NDP survey final vs doc (46k)	Yarkhill Parish Plan, 1 Aug 2017, 20:06	v.1	↓
W	NDP survey information sheet.doc (27k)	Yarkhill Parish Plan, 1 Aug 2017, 20:06	v.1	↓
W	NDP survey responses summary.doc (34k)	Yarkhill Parish Plan, 1 Aug 2017, 20:06	v.1	↓
W	NDP update July 2017 V3.docx (13k)	Yarkhill Parish Plan, 1 Aug 2017, 20:26	v.1	↓

Comments

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Regulation 14 Consultation Details > Response Form

This document is available to print off to give your response to the NDP consultation


Please E mail to Yarkhillplan@gmail.com, or drop a copy off in Yarkhill parish church, or in the lobby of Yarkhill village hall

W	NP Rep Form 0717.docx (429k)	Yarkhill Parish Plan, 16 Jun 2017, 13:59	v.1	↓
W	NP Rep Form 0717.pdf (341k)	Yarkhill Parish Plan, 16 Jun 2017, 13:59	v.1	↓

Comments

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Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/regulation-14-details/ea-screening-report-hra-report-1



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Regulation 14 Consultation Details >
SEA Screening Report / HRA Report

Please find attached document of the SEA and HRA reports

Environmental report reg 14 yarkhill e.pdf (2169k)	Yarkhill Parish Plan, 12 Aug 2017, 19:05	v.1	↓
Yarkhill_HRA_Report.pdf (1519k)	Yarkhill Parish Plan, 11 Aug 2017, 19:28	v.1	↓
yarkhill_sea_scoping_report.pdf (1609k)	Yarkhill Parish Plan, 9 Jul 2017, 15:45	v.1	↓


Comments

Type here to search

15:06 19/09/2017

Inbox (2,041) | Iousek... | Yarkhill Neighbourhood... | Parish Plan - Yarkhill Par... | Site Assessment Report | X

Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/regulation-14-details/site-assessment-report



Yarkhill Neighbourhood Development Plan

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Site Assessment Report

This page contains details of the call for sites report giving details of possible development sites in Yarkhill Parish

Yarkhill Call for Sites Assessment Report - May 2017.pdf (1011k)	Yarkhill Parish Plan, 9 Jul 2017, 10:00	v.1	↓
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Comments

You do not have permission to add comments.

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Appendix VI

Further public consultation on proposed additional sites / amendments to settlement boundary at Newtown

Minutes of Steering Group Meeting 12th October 2017

Yarkhill Neighbourhood Development Plan

19:00 12th October 2017, Yarkhill Parish Hall.

Attendees:

Steering Group;

Tom Misselbrook (TM)

Mike Needham (MN)

Jeff Hughes (JH)

Martin Ennis (ME)

Tom Bott (TB)

Public;

Sallyanne Batchelor

Ian Carr

Bob Aspey

Liam Driver

Louise Kirkup – Kirkwells Paul Smith (on behalf of the owner Justine Williams of North Croft)

Mrs Jacques – The Jacques Partnership (on behalf of John Fry) Roger Croft

1. Apologies

None

2. Minutes

No comments raised upon previous minutes prepared by TM

Louise Kirkup

LK explained to all attendees on the process of the NDP, advised that any recommendations made so far on representations are not binding.

3. Review of representations

Paul Smith displayed plans of the Newton area showing proposed settlement boundary, and his clients wishes for the proposed settlement boundary. PS explained that his clients proposal follows line of existing hedgerow boundary. PS further explained that his client proposes to apply for 4 / 5 houses on the site.

ME asked if PS' client considered submitting their site in the NDP 'Call for sites'. PS responded that they did not respond to the original call for sites.

Bob Aspey raised concerns over footpaths surrounding the proposed site. TM acknowledged BA's concerns and advised that if in the future planning applications are submitted he should submit his concerns to the Parish Council.

LK – Advised that if settlement boundary. is changed that she would not advise showing it as site allocation as it has not been through the process of site assessment or public consultation.

TM – Asked TB to make a note that any boundary. changes will need to be decided by the group.

Mrs Jacques - Showed drawings for proposed site. Expressed that they want to be involved and positively engaged with the NDP process. Mrs Jacques explained that a previous planning application has been refused. They are currently trying to address the issues of refusal, namely drainage and connectivity. The proposed site is 3 acres in size, and planning was originally submitted for 16 dwellings. Mrs Jacques indicated that the site has not been assessed or considered by the steering group, and wanted to know why. TM pointed out that the call for sites was heavily advertised, and that the NDP did not include sites that had already been submitted to Herefordshire Council planning department. Mrs Jacques asked if the sites can now be assessed.

LK indicated that it would be up to the steering group to decide if additional sites can be assessed. It cannot be shown as a commitment as it has not been granted planning permission by Herefordshire Council. As it stands there is no reason to include the site.

Mrs Jacques again asked for the site to be assessed, and if the steering group will not assess the reasons for refusal should be documented.

TM pointed out that all of the consultation under taken by the steering group so far indicated there is a preference for smaller developments, and not large scale developments as being proposed by Mr Fry.

LK pointed out to the current draft NDP more than meets Herefordshire Councils minimum housing requirements, even without any changes to the proposed settlement boundaries.

JH asked if they still intend to put a planning submission to Herefordshire Council for 16 houses.

John Fry indicated his preference would be for 16, but would be willing to drop to 10 but there would be no affordable housing.

TM read all received representations, copies are available upon request.

- Highways England – No comments to make
- Hazel Walter – Watery Lane is already heavily congested
- Mrs Harvey Clay – Road from A4103 to Monkhide is too narrow and unable to support a housing development along its route.
- Neil Taylor – Strongly agrees with the whole of the NDP
- Weston Begard – Draft policy Y12,13 and 14 should include the phrase ‘and or that of neighbouring parishes. LK advised that we cannot do this as our NDP can only plan for this parish.
- Natural England – No comments to make
- Yarkhill Village Hall Committee – No comments to make
- Coal Authority – No comments to make
- English Heritage – Overall plan reads as well considered document
- Sports England – Should comply with national planning policy for sport.
- Paul Smith – Discussed early in meeting.
- Network Rail – If we increase number of housing they need to be informed so they can investigate any impact it may have on rail infrastructure particularly level crossing on Tarrington road.
- Welsh Water – Long response. Welsh Water seemed to think the parish was covered by Severn Trent water. Only Monkhide covered by waste water treatment sites, so any new development would require private treatment.
- Environment Agency – Large document that TM did not have time to read out. Nothing flagged as a concern.
- Herefordshire Council – Made a number of submissions. Did not like sites 3 or 4. Look for larger developments, and affordable housing. Environmental Health advised that we should opt for smaller developments to minimise impact on services.
- Jacques Partnership – Already covered

TM – Proposed development for 4 house in Newton by Sam Kelly. There are now access rights issues for this site. It should probably be removed from plan, although it is a suitable site, until access rights can be resolved it should not be considered.

TM – Asked for comments from the public attendees

Liam Driver – Would like the site he submitted to now be removed from the NDP.

Bob Aspey raised concerns over drainage issues at Newtown / North Croft

There were no more public comments

TM – Asked the steering group to vote on the two settlement boundary changes in the Newtown area

Whilst the group all agreed on changing the boundary at the North Croft site, a lengthy discussion ensued regarding the change of boundary at the old Brickworks site. Whilst the majority of the group agreed that it should not be changed TB felt it could be seen as unfair / biased that if one was agreed but not the other.

The group all agreed that we should not be adding either site to our recommended site list, and that neither site should be assessed.

It was agreed that we would contact Herefordshire Council for their recommendations.

Mr Fry then indicated that he would consider reducing the size of the proposed development to 6 dwellings, along with a smaller boundary change.

4. Finance

JH – Last grant expired on 30/9. Ended £6.32 in credit

New application has been made for 1st October - 31st of March. JH will update the steering group accordingly.

5. Website

to get together to review site, and ensure all documentation is in place. Meeting arranged for 24th of October.

6. Next Steps

TM / ME - Contact Herefordshire Council regarding proposed boundary changes

Amend NDP as required

Full group to respond on Consultation statement.

Set date for next meeting.

Meeting closed at 21:30.

Public Notice of Further Steering Group Meeting and Invitation to Attend (Placed on 3 Parish Council Notice Boards)

**YARKHILL NEIGHBOURHOOD DEVELOPMENT PLAN
STEERING GROUP**

IMPORTANT MEETING

**7.30pm Tuesday 31st October 2017
At Yarkhill Village Hall**

At the last public meeting of the Steering Group we heard representations from two developers who requested that extensions be made to parts of the Newtown Cross settlement boundary. One of these involves land adjacent to Northcroft on the A4103 and the other to the site of the old brickworks opposite Newtown Garage on the A417.

This meeting will be of particular interest to Newtown residents as a decision will be taken on both proposed changes. It will be held at 7.30pm on Tuesday 31st October in Yarkhill Village Hall and members of the public are invited to attend and will have an opportunity to express their views before any decision is made.

Screenshot of Notice on NDP website

The screenshot shows a web browser window with the following content:

- Browser Tabs:** "Inbox (880) - louise.kirkov", "Parish Plan - Yarkhill Pari", "YarkhillNeighbourhoodpl".
- Address Bar:** "Secure | https://sites.google.com/site/yarkhillneighbourhoodplan/"
- Left Sidebar (Useful Links):**
 - Terms of Reference
 - FAQ
 - Sitemap
 - Useful Links**
 - Hereford CC
 - Yarkhill NDP Page
 - Hereford CC
 - Broadband
 - Planning
 - Applications
 - Yarkhill Parish Website
 - Yarkhill Plan
 - Facebook Page
 - Yarkhill Village Community
 - Facebook page
- Main Content:**
 - Latest news:-**
 - YARKHILL NEIGHBOURHOOD DEVELOPMENT PLAN**
 - STEERING GROUP**
 - IMPORTANT MEETING**
 - 7.30pm Tuesday 31st October 2017**
 - At Yarkhill Village Hall**
- Text:**

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Note of Special Meeting 31st October 2017 and Decision of Steering Group

Yarkhill NDP. Meeting held on 31st October 2017 to discuss representations on behalf of Mr Fry and Ms. Williams to extend the settlement boundary.

A number of households from the Newtown area came to make counter representations. There was considerable discussion with the main points being.

1. Why is there any need to further extend the settlement boundary as the existing boundary can meet the housing target?
2. Mr Fry's recent applications have been rejected on grounds of traffic safety and potential increased risk of flooding.* A reduction in number to 6 dwellings would be unlikely to overcome these issues.
3. The steering group put forward arguments that merely extending the settlement boundary would still leave the applicant to overcome these and any other planning issues that might arise.
4. The steering group suggested that an extension of the settlement boundary would make the NDP more robust in terms of delivering the housing target as some of the preferred sites may fall away for a variety of possible reasons.
5. The foregoing arguments met with robust rejection from a small number present with the main point being that the target can be achieved without them.
6. There was clearly some bad feeling about Mr Fry's application largely based on the fact that his team had made no attempt to meet with local residents and listen to their concerns.

At the end of the meeting the SG voted to reject both proposals to extend the settlement boundary. We felt that had these areas been included at the time of the regulation 14 consultation that considerable objection would have been raised then, particularly in relation to Mr Fry's site. Furthermore if we chose to ignore the representations being made by a significant number of Newtown residents they would be unlikely to support the NDP at the referendum stage. All though there was less strength to the objections to Ms. Williams's application there still were some objections and no supporters from those present. The SG also felt it would be unjust to include one site without the other as there was insufficient differential in the narrow terms of the guidance for what is deemed appropriate to include within a settlement boundary.

* Mr Fry's later application for 2 dwellings has just been rejected on grounds of highway safety (application no. 171967).

