

**Ocle Pychard Group Neighbourhood Development Plan
2011-2031**

Consultation Statement

Part 2: Regulation 14

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1. INTRODUCTION

1.1 This is Part 2 of the Consultation Statement which has been prepared to accompany the submission of the Ocle Pychard Group Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.¹

1.2 Part 2 of the Consultation Statement deals with the processes undertaken in meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It:

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

Format of Part 2 of the Consultation Statement

1.3 The Statement provides an overview of the activity undertaken in consulting on the draft NDP. Documents referred to are either included within the Appendices or referenced by web address. Appendix 2 sets out the responses received to the consultation. The Appendix also provides a response to each comment and details how the NDP has been amended as a result.

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

2. CONSULTATION ON THE DRAFT PLAN

- 2.1 Following the Parish Council's acceptance of the Revised Housing Option as reported in Part 1 of the Consultation Statement, the NDP was prepared and presented to the Parish Council in September 2017. The Council resolved to approve the draft NDP for the purposes of pre-submission consultation and publicity. During this period, the community continued to be kept informed of the progress of the NDP by way of regular updates in the Community Newsletter.

The consultation process

- 2.2 Consultation on the draft Plan was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran from 1 November 2017 to 31 December 2017. This extended consultation period, running for longer than the minimum six weeks required by the Regulations, was specified to allow for the festive season.
- 2.3 The Environmental Report and Habitats Regulations Assessment, which had been carried out in September 2017 on the draft Plan, were also published for consultation.
- 2.4 The draft NDP was printed and distributed to households and businesses throughout the Neighbourhood Area at the outset of the consultation period, accompanied by a covering letter from the Chairman of the Parish Council and a comments form. The draft NDP, comments form, Environmental Report and Habitats Regulations Assessment were posted on the website.
- 2.5 Table 1 summarises the above stages of work and the consultation documents which were prepared, and where they can be viewed.
- 2.6 A list of consultees was compiled, starting with the statutory consultees identified in guidance produced by Herefordshire Council.² Other consultees were then added to the list, having regard to the consultation bodies specified in paragraph 1 of Schedule 1 of the 2012 Regulations. The final list embraces national and regional bodies, the local planning authority, neighbouring parish councils, those landowners and business interests who had submitted land in response to the Call for Sites, and other local consultees including voluntary organisations, estates, farm and other businesses (Table 2). Consultation was by email or letter sent by the Parish Clerk at the start of the consultation period, explaining where the Plan could be viewed and how and by when to make comments.
- 2.7 A copy of the draft Plan was placed on public deposit for inspection at the Burley Gate Community Shop and at the Hereford and Bromyard Customer Service Centres. A poster was placed in the village noticeboards and at the Burley Gate Community Shop and the Village Hall.

² https://www.herefordshire.gov.uk/downloads/file/3704/guidance_note_13_statutory_consultees

Table 1: Pre-submission consultation

Consultation activity /document	Reference
Group Parish Council approval of draft NDP	GPC Minutes 19 September 2017 available on website: http://oclepychardgroup-pc.gov.uk/
Community Newsletter entries	A1.1
Draft NDP, comments form, Environmental Report and Habitat Regulations Assessment	http://oclepychardgroup-pc.gov.uk/?page_id=760
Other consultation documents: covering letter from Chairman of Parish Council, email/letter to consultation bodies, poster	A1.2

Table 2: draft NDP consultees

National organisations	
Environment Agency	Great Western Trains Co. Ltd.
Natural England	Network Rail (West)
Historic England	Highways England
Coal Authority	Wye Valley NHS Trust
Homes and Communities Agency	AMEC Environment and Infrastructure UK Ltd.
English Heritage	RWE Npower Renewables Ltd.
National Trust	Dwr Cymru Welsh Water
Arriva Trains Wales	Severn Trent Water
Local organisations	
Local Planning Authority: Herefordshire Council, Neighbourhood Planning Team	Burley Gate Pre-School
Cllr J. G. Lester, Herefordshire Council (ward councillor)	Parochial Church Councils for Ocle Pychard, Ullingswick and Felton churches
CPRE Herefordshire	Burley Gate Community Shop Management Committee
Hereford and Worcester Chamber of Commerce	Burley Gate Village Hall Committee
Woodland Trust	Post Office Ltd.
Herefordshire Wildlife Trust	Herefordshire and Gloucestershire Canal Trust
Burley Gate Primary School	
Adjoining parish councils	
Pencombe Group Parish Council	Withington Group Parish Council
Much Cowarne Group Parish Council	Marden Parish Council
Yarkhill Parish Council	Bodenham Parish Council
Call for Sites respondents	
Mrs. Bandfield, agent Guy Wakefield (Hunter Page Planning)	Mrs. Barber
Mr. C. Simcock	Mr. C. Wilson
Mr. C. Bufton	Mrs. A. Meredith

Mr. M. Panniers	Mr. C. Richards, agent Simon Wells
Mr. J. C. H. Lloyd	Mr. R. Leitch
Mr. J. N. Rogers, agent John Phipps	Mr. A. van Hover
Miss H. Beale, Herefordshire Council	Mr. T. Davies
Mr. R. Edwards	Mr. M.A. and Mrs. E.S. Mess & Son
Mr. J. Herbert-Power	Mr. G. Stevens
Mr. A.J. Telford	Mrs. L. Duthy-James
Local businesses	
ADAS Rosemaund	Stone Farm
Woodmanton Farm	Pool House Farm
Lower Hope Farms	P. W. Jones (Hereford) Ltd.
J & B Motors	Lashes and Locks
Hinton Farm	Oliver's Cider and Perry
Lowdy Hall Farm	Haven Garage
Green Farm	Mortonwood Timber Products
Jones Coaches Ltd.	Gittoes Builders
Hillhampton Farm	Monkley's Hand Made Furniture
Felton Court Farm	Ecochipp
Williams Chase Distillery	Howberry Barn Farm
Dunder Camp Farm	Lyvers Ocle Farm

3. RESPONSES TO THE CONSULTATION

Issues and concerns raised

- 3.1 Consultation body responses were received from Herefordshire Council and seven other organisations. There were a total of 19 other respondents (local landowners/agents and residents). All comments made are shown in the Response Log at Appendix 2, together with a response to each comment and the changes made to the draft Plan where these arise. The Log includes Natural England's response on the Environmental Report and Habitats Regulations Assessment.
- 3.2 Comments made by landowners or their agents in respect of housing sites at Burley Gate have been addressed in a Housing Site Assessment Addendum. As well as comments on the site allocation proposed in draft policy OPG4, there were two proposals for additional or alternative housing sites.
- 3.3 During the consultation period, a late Call for Sites submission was received in respect of land at Ocle Pychard. For completeness, this is included in the Response Log (Mr J Parry 118/01). The site referred to was granted planning permission on appeal on 15 December 2017 for erection of two detached 4 bedroom houses with garages. In accordance with HC guidance that sites which have received planning permission should be included in the settlement boundary, it is proposed to extend the draft settlement boundary at Ocle Pychard to encompass the built form now permitted. The site was not included for assessment in the Addendum on the basis that planning permission had already been granted.
- 3.4 The principal issues and concerns which were raised in the consultation may be summarised as follows:
- Comments in respect of the proposed site allocation on land east of the Telephone Exchange at Burley Gate, including site size, affordable housing, connectivity, landscape impact, and delivery of the proposed community shop.
 - Potential of other sites at Burley Gate to meet or contribute to housing requirements, either instead of or together with the proposed site.
 - Scope for improvement to pedestrian connectivity at Burley Gate.
 - Comments made on settlement boundaries.
 - Reference should be included to proposals for historic farmsteads and agricultural buildings, to ensure schemes are handled in a sensitive manner.
 - The use made of the identified opportunities in the rural area in demonstrating housing delivery.
 - Size and type of new housing to be provided.

Considering and addressing issues and concerns

- 3.5 The consultation responses were passed to the planning consultant for detailed review. The Addendum to the Housing Site Assessment was undertaken as part of this process and can be seen at http://oclepychardgroup-pc.gov.uk/?page_id=903.
- 3.6 Consultation responses and changes to the draft Plan arising were considered and agreed at a meeting of the Parish Council on 20 March 2018. Table 3 summarises the changes made to the NDP, in Plan order.

Table 3: Schedule of changes made to the draft Plan following consultation

Ref	Consultee	Change to be made
1	Public response	Para. 3.14 and Table 1, Housing delivery: update table to reflect a dwelling completion and a grant of planning permission since April 2017.
2	Public response	Para. 3.15: include reference to results of residents' survey re house types and sizes.
3	Herefordshire Council (Development Management) and others	Policy OPG4: a consolidated revision has been made to this site allocation policy and the Burley Gate settlement boundary to address matters raised.
4	Public response	Para. 5.9: include reference to the Stonehouse/A417 junction.
5	Historic England	Policy OPG12: include reference to proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings.
6	Public response	Community Actions: include a new Community Action in respect of provisions for pedestrians at Burley Gate.
7	Public response	D1: include reference to permitted development rights for change of use of agricultural buildings to dwellinghouses.
8	Public response	Update to Ocle Pychard settlement boundary to reflect grant of planning permission.

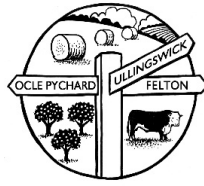
APPENDIX 1 CONSULTATION ON THE DRAFT PLAN

A1.1: Community Newsletter entries July – December 2017.

A1.2: Consultation documents: covering letter from Chairman of Parish Council, email/letter to consultation bodies, poster.

A1.1: Community Newsletter entries July – December 2017.

Community Newsletter July-August 2017



Ocle Pychard Group Neighbourhood Development Plan

Planning for the future of the parishes of Ocle Pychard, Felton and Ullingswick

Neighbourhood Development Plan Update

Our NDP has been under development since May 2016 to gather views from you to see how you want future housing development in our parishes to proceed. As it has been going for a while now, we felt that it would be worth reminding everyone what the NDP is all about.

The NDP is a document which will join with Herefordshire Council's Core Strategy and will therefore be referenced when any planning application is made in our parishes.

It has been commissioned by the Parish Council who have set up a Steering Group (SG) to develop it. The SG consists of members of the public who attend monthly meetings or open days and who want to be kept informed about the progress of the NDP. We ask them to contribute their contact details so that they can be updated. Membership of the SG does not provide any privilege in the production of the NDP - any member of the public can express their views at any time in a meeting or by email.

The most important part of the NDP is that it MUST reflect the views of the community.

This is why we encourage everyone to give us their opinions throughout the process.

We have been collecting and evaluating people's feedback over the last year through events such as public meetings, the Residents' Questionnaire, etc and we are now at the stage where we can begin to decide how our first draft NDP document can be shaped. The draft Housing Site Assessment document has been drawn up taking your views into account and it gives us an initial starting point.

Housing Site Assessment (HSA)

Following the Call for Sites assessment (where we identified potential land for new housing) and taking into account analysis of the Residents' Questionnaire, our planning consultant has now evaluated all the feedback. He has given us his professional opinion of which housing sites and settlement boundaries are appropriate for our community and produced our draft HSA.

His full report can be found on the **NDP Housing Site Assessment** page of the Parish Council's website.

Since the NDP **must** reflect the views of the parishioners, this HSA then becomes the focus for public consultation and we have now had two public meetings to discuss the report. The results of the questionnaire at our open meeting on 10th June can be found on the **NDP Housing Site Assessment** page of the website. When the feedback is passed into the system, our consultant can then create a draft NDP document.

Once the first draft of the NDP has been written (and approved by the Parish Council) it will be circulated to all the parishioners asking for their feedback. It will also be circulated to Herefordshire Council and other relevant agencies, such as the Environmental Agency, Highways Agency, and so on.

When all their feedback has been gathered and integrated back into the NDP, it is formally submitted to Herefordshire Council who will then check that it does not contradict national and county planning rules.

At the next stage the Plan goes before an external independent examiner who has no contacts with this area and who will visit us and judge the Plan on its own merits.

The final step will be a public referendum within our three parishes. The NDP can **only** be adopted if it gets a majority vote and, if it does, it then becomes part of Herefordshire Council's planning process.

The entire process for the NDP can be seen on the **NDP Path Ahead** page of the Parish Council's website.

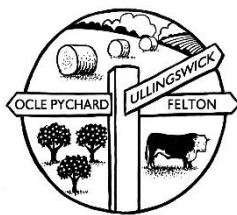
At the risk of being repetitive, the NDP must reflect your views. So, if you have any views on the NDP, please email us or make a comment on the website.

This NDP only applies to the parishes of the Ocle Pychard Group. However, we know that Much Cowarne Parish Council have decided not to do their own Plan; as Burley Gate is split between our two Parish Groups, we are mindful that our NDP can impact on residents of the whole of Burley Gate and so we are listening to their opinions too.

Councillor Richard Leitch
NDP Steering Group Co-ordinator

Email: ndp@oclepychardgroup-pc.gov.uk

Website: <http://www.oclepychardgroup-pc.gov.uk>



Ocle Pychard Group Neighbourhood Development Plan

Planning for the future of the parishes of Ocle Pychard, Felton and Ullingswick

Draft Neighbourhood Development Plan

At their latest meeting, the Parish Council adopted the Revised Housing Option. This is the document that focuses the community discussion on the contents of our NDP. It can be seen on the **NDP Revised Housing Option** page of the Parish Council website.

This adoption means that our planning consultant can now create our draft NDP. It will be presented at a public meeting at the Burley Gate Village Hall. The *provisional* date is Tuesday September 12th at 8pm.

Once a firm date is found notices will be put up on the parish notice boards, at the Village Shop and it will be advertised on the Parish Council website under the NDP section.

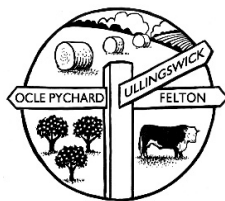
The draft NDP will need to be adopted by the Parish Council before being distributed to every household in our parishes. At that point there will be at least six weeks for public consultation, during which residents can feed back their comments to the Parish Clerk.

We expect that this distribution of the draft NDP will happen sometime during the Autumn. When more details are available they will be posted on the website.

Councillor Richard Leitch
NDP Steering Group Co-ordinator

Email: ndp@oclepychardgroup-pc.gov.uk

Website: <http://www.oclepychardgroup-pc.gov.uk>



Ocle Pychard Group Neighbourhood Development Plan

Planning for the future of the parishes of Ocle Pychard, Felton and Ullingswick

Public Consultation

At their September meeting, the Parish Council approved the Draft Neighbourhood Development Plan. This means that the Draft Plan can now move to public consultation. The Parish Council will distribute it to every household in the Ocle Pychard Group parishes. It will also be distributed to other organisations who may have comments to make (for example the Environment Agency, Welsh Water, neighbouring Parish Councils etc).

If anyone in the Ocle Pychard, Ullingswick or Felton parishes wants to submit a comment about the Draft Plan a form is provided which they can fill in and return to the Parish Clerk. The consultation finishes at the end of December.

Any significant feedback will be incorporated into the NDP and it will then be formally submitted to Herefordshire Council.

The next stage is for an independent examiner to assess our NDP and the final step will be a referendum within our parishes to see if we want to adopt it as part of the formal Planning Policy, which will be applied to any planning applications within our parishes.

Steering Group

The Steering Group has been very important in gathering information and has provided an excellent forum for discussions where any resident has been able to present their views on the NDP. Consequently, it has provided the Parish Council with a well-researched Draft Plan.

The development of the NDP has up to now been run by the Parish Council and the Steering Group. However, once the public consultation has been performed, the NDP is formally submitted to Herefordshire Council who will then take it through the next stages.

Therefore the Steering Group has achieved its aims and is now wound up. I would like to thank all those people who gave their time and efforts to ensure that the Steering Group operated effectively.

Councillor Richard Leitch

Email: ndp@oclepychardgroup-pc.gov.uk

Website: <http://www.oclepychardgroup-pc.gov.uk>

A2.2: Consultation documents: covering letter from Chairman of Parish Council, email/letter to consultation bodies, poster.

Covering letter from Chairman of Parish Council

Dear Parishioner/consultee,

Ocle Pychard Group Neighbourhood Development Plan

This is the consultation draft of the Ocle Pychard Group Neighbourhood Development Plan.

The draft has been prepared by a Steering Group of Parish Councillors and local volunteers, with some professional help. It covers such topics as housing, the local economy, the environment, and community facilities.

In drawing up the Neighbourhood Development Plan, we have responded to the messages you have given us since we started work last year. We have sought your views and opinion through open meetings, drop-in sessions and a comprehensive questionnaire survey. You can read more about how we have prepared the draft Neighbourhood Development Plan overleaf.

In the draft Neighbourhood Development Plan, you'll find policies on the planning issues that matter to you. Tell us your views – this is your Neighbourhood Development Plan. You'll find details of how to respond inside the front cover, and a comments form for you to use is enclosed. The closing date for comments is **5.00 p.m. on Sunday, 31 December 2017**.

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

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

Yours faithfully,

Giles Blackmore, Chairman, Ocle Pychard Group Parish Council.

How we have prepared the draft Neighbourhood Development Plan

The Localism Act 2011 gave new planning powers to local communities. These included the ability to prepare Neighbourhood Development Plans, as part of the overall statutory planning framework governing development in their areas.

After careful deliberation, Ocle Pychard Group Parish Council decided in February 2016 to prepare a Neighbourhood Development Plan, to make use of the new powers and ensure a greater local say over new building. A Steering Group of Parish Councillors and volunteers was formed. Using grant aid available for the purpose, a planning consultant was engaged to help guide the work.

The Neighbourhood Development Plan has been prepared to take full account of local views and opinions, which have been sought as follows:

- Open public meeting in May 2016, to introduce the process.
- A public 'drop-in' session in July 2016, to explore the issues which you thought should be included in the Neighbourhood Development Plan.
- The residents' questionnaire survey in November 2016, which was distributed throughout the parishes and sought your views and opinions on the vision for the Neighbourhood Development Plan, housing, traffic, transport and access, jobs and the local economy, the environment, and community services.
- A public Call for Sites in early 2017, to gather information on sites which may be available for new housing;
- A 'drop-in' session in June 2017 to seek views on options for new housing and village settlement boundaries.

In addition, the regular meetings of the Steering Group have been open to all and well-attended.

The draft Neighbourhood Development Plan has been written to take full account of all the information we have collected through these meetings and events, and to be in accord with existing national and local planning policies. It is a requirement for instance that our Neighbourhood Development Plan be in conformity with Herefordshire Council's Local Plan Core Strategy.

To find out more, go to <http://oclepychardgroup-pc.gov.uk/>. There you will find the minutes of the Steering Group and supporting information such as the Reports from the residents' survey and the Housing Site Assessment.

Email/letter to consultation bodies

Email / letter to consultees

Ocle Pychard Group Neighbourhood Development Plan

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on proposals for the Ocle Pychard Group Neighbourhood Development Plan will start at 9.00 a.m. on Wednesday, 1 November 2017 and end at 5.00 p.m. on Sunday, 31 December 2017.

The proposed Neighbourhood Development Plan, together with supporting documents, may be viewed at <http://oclepychardgroup-pc.gov.uk/>.

How to make comments on the proposed Neighbourhood Development Plan

Comments should be made in writing, and include the name and address of the person making the comments. A comments form can be downloaded from the website at <http://oclepychardgroup-pc.gov.uk/> or requested by email or post from the Clerk to Ocle Pychard Group Parish Council. Please complete a separate form for each comment made. All comments will be publicly available. This includes the name and address of the person making the comments.

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

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

Send your comments:

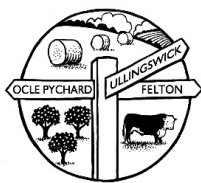
- by email to clerk@oclepychardgroup-pc.gov.uk
- by post to The Clerk to Ocle Pychard Group Parish Council, Mrs Emma Thomas, Hadleigh, Bishops Frome, Worcester WR6 5AP
- by hand to the Burley Gate Community Shop, Burley Gate.

All comments must be received by 5.00 p.m. on Sunday, 31 December 2017. These will be considered by Ocle Pychard Group Parish Council, and will help shape the Neighbourhood Development Plan.

Thank you for your interest in the Plan,

Yours faithfully,

Giles Blackmore, Chairman, Ocle Pychard Group Parish Council.



Ocle Pychard Group Neighbourhood Development Plan

Planning for the future of the parishes of Ocle Pychard, Felton and Ullingswick

The draft Neighbourhood Development Plan has now been published – and we want your views.

**Let us have your comments
by 5.00 p.m. on Sunday, 31
December 2017**

To learn more, visit

<http://oclepychardgroup-pc.gov.uk/>

We look forward to hearing from you

Ocle Pychard Group Parish Council

APPENDIX 2

RESPONSE LOG SHOWING COMMENTS RECEIVED, RESPONSES AND AMENDMENTS ARISING TO THE NDP.

Ocle Pychard Group NDP · Regulation 14 consultation comments, responses and amendments arising

Key for type of comment: C = Comment, O = Objection, S = Support

Consultee Ref no.	NDP ref	Type	Comment received	Response	Amendments to Ocle Pychard Group NDP
Neighbourhood Planning (Herefordshire Council) 007/01	NDP	C	Overall the plan is well written and researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocating housing sites.	This recognition of the work undertaken to establish an evidence base and in carrying out consultations during the preparation of the NDP is welcomed, as is the acknowledgement that a positive approach has been taken towards settlement boundaries and housing site allocation.	No change.
Development Management (Herefordshire Council) 008/01	Policy OPG4	C	<p>Burley Gate is essentially a village characterised by linear development addressing fronting road(s) with generous gaps between them. If one were to devise a scheme on this site in keeping with the character and appearance of the village one would limit it to 5 dwellinghouses. There is no doubt in my mind that a development of 15 dwellinghouses and a community shop will be out of character.</p> <p>However, it is recognised that the Parish Council & local community may feel that this is a “price worth paying “(allowing 15 houses as opposed to say 5) as a means of enabling & securing the provision of affordable housing and a community shop. If this is the rationale I think it is worth explicitly stating that within the NDP. If this is the rational I am concerned that the houses could be built without the shop being delivered. It is probably better to have a further criteria in the policy stating that:-</p> <ul style="list-style-type: none"> the sixth (of the ten) open market houses shall not be first occupied until the community shop is completed and first available for use. <p>I think the policy should require:-</p> <ul style="list-style-type: none"> the provision of a 2 metre wide footway along the entire site frontage and the planting of a new deciduous hedgerow to the rear of the visibility splays of the vehicular access; housing fronting the A465 providing an “active frontage” Any application should be accompanied with:- <ul style="list-style-type: none"> a) A Transport Assessment (including a traffic (including speed survey)) b) Ecological appraisal c) Landscape & Visual Impact Assessment d) Ecological appraisal (and any subsequent ecological survey work) 	<p>It is agreed that criteria should be included in policy OPG4 in respect of the provision of a 2 metre wide footway, hedgerow treatment, and the requirement for an active frontage, and that reference should be made to the information which should accompany a planning application.</p> <p>The suggestion that the site boundary to the south be revised to better accommodate the amount of development proposed has been considered in the Housing Site Assessment Addendum, and is accepted. Landscaping requirements to the southern boundary have been included in the policy pursuant to the Addendum.</p> <p>The land for the community shop is to be transferred to the Parish Council for a nominal amount. As a result, there is no need for the suggested criteria in respect of when the shop is to be completed, as the housing element and the shop are to be provided separately. To secure this aspect of the scheme, provision is made in the policy for a planning obligation.</p> <p>A consolidated set of revisions to policy OPG4 and its supporting text is given. It incorporates</p>	A consolidated revision to policy OPG4 in response to this and other comments, together with a revised draft NDP Plan 4 Burley Gate, is set out at the end of this response log.

Consultee Ref no.	NDP ref	Type	Comment received	Response	Amendments to Ocle Pychard Group NDP								
			<p>e) Road Traffic Noise Assessment (both A465 and A417)</p> <p>I also think that to accommodate the amount of development proposed the area of land needs to be larger than shown on the NDP Plan and should reflect the line on the attached plan. A larger area of land is needed to make the development spacious. Indeed to satisfactorily accommodate 15 houses and a shop in the area currently shown would be challenging to say the least.</p> <p>Moving on – on the attached plan I show a dashed blue line to the rear of Forge House. This would be a more logical continuation of the settlement boundary following the position of a historic field pattern / hedge.</p> <p>-----</p> <p>Please change my view from:-</p> <ul style="list-style-type: none"> • the provision of a 2 metre wide footway along the entire site frontage and the planting of a new deciduous hedgerow to the rear of the visibility splays of the vehicular access; <p>to</p> <ul style="list-style-type: none"> • the provision of a 2 metre wide footway along the entire site frontage and translocation of the existing native hedgerow to the rear of the visibility splays of the vehicular access <p>-----</p> <p>Further consultation response. Document does not appear to have policy safeguarding existing employment land & premises.</p> <p>-----</p> <p>Sorry, further comment. The Policy re: the site for 15 dwellings and community shop – need to be clear whether policy intends that land for community shop to be gifted (if so to whom) at a nominal amount (if so how much) for the provision of the shop or is the expectation that the developer actually builds the shop also (all kinds of viability issues).</p>	<p>changes made in response to other comments from Herefordshire Council service providers (Strategic Planning 009/01, Strategic Housing 010/01, and Transportation and Highways 013/01) and by C & S Simcock 114/01.</p> <p>No change is proposed to the settlement boundary to the rear of Forge House following consideration in the Housing Site Assessment Addendum. See also response to Matt Tompkins for Ms K Bandfield 103/01, below.</p> <p>The NDP does not include a policy safeguarding existing employment land and premises, in order to avoid duplicating Local Plan Core Strategy policy E2 on the redevelopment of existing employment land and buildings.</p>									
Strategic Planning (Herefordshire Council) 009/01	NDP	C	<table border="1" data-bbox="488 1166 1283 1401"> <thead> <tr> <th data-bbox="488 1166 640 1286">Draft NDP policy</th> <th data-bbox="640 1166 813 1286">Equivalent CS policy(ies) (if appropriate)</th> <th data-bbox="813 1166 965 1286">In general conformity (Y/N)</th> <th data-bbox="965 1166 1283 1286">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1286 640 1401">OPG1- Sustainable Development</td> <td data-bbox="640 1286 813 1401">SS1</td> <td data-bbox="813 1286 965 1401">Y</td> <td data-bbox="965 1286 1283 1401"></td> </tr> </tbody> </table>	Draft NDP policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	OPG1- Sustainable Development	SS1	Y		<p>Comment on policy OPG4: this is agreed, and in line with the suggestion by Strategic Housing the policy has been amended to refer to 35% affordable housing provision.</p> <p>Comment on policies OPG5 and OPG6: the Burley Gate settlement boundary is to be extended to include the revised site allocation on land east of the Telephone Exchange. A change is also proposed to extend the Ocle Pychard</p>	<p>See the consolidated revision to policy OPG4 at the end of this response log.</p> <p>The settlement boundary at Burley Gate is to be amended in response to Development Management (Herefordshire Council) 008/01 and C & S Simcock. The settlement</p>
Draft NDP policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments										
OPG1- Sustainable Development	SS1	Y											

Consultee Ref no.	NDP ref	Type	Comment received				Response	Amendments to Ocle Pychard Group NDP
			OPG2- Development Needs and Requirements	RA2, H3	Y		settlement boundary to include land which has recently been granted planning permission for residential development. Generally, the NDP's settlement boundaries have been drawn having regard to Herefordshire Council guidance and are considered to appropriately and accurately reflect the extent of the built form of each settlement. Limited reliance is placed on land within these settlement boundaries in terms of meeting housing requirements, other than the five dwellings identified in Appendix C within the settlement boundary at Upper Town, Ullingswick.	boundary at Ocle Pychard is to be amended in response to Mr J Parry 118/01.
			OPG3- Burley Gate	RA2	Y			
			OPG4- Land East of the Telephone Exchange, Burley Gate	N/A	Y	It would not be considered strictly necessary to prescribe a specific number of affordable houses for the site to deliver. This could potentially be restrictive to schemes which may vary slightly in size/numbers from this, but have equal merit. For instance, a slightly larger scheme that would deliver 6 or 7 affordable houses in accordance with the percentages in the Core Strategy's policy H1. A suggestion would be to set five as a <i>minimum</i> target for the site to deliver instead.		
			OPG5- Ocle Pychard	RA2	Y	The settlement boundaries appear to be quite tightly drawn around existing development. This would appear to limit opportunities for the infill development within it that the policies seek to contribute to the housing target.		
			OPG6- Ullingswick	RA2	Y			

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			OPG7- Economic Development in Ocle Pychard Group	RA6	Y		
			OPG8- Communications and Broadband	N/A	Y		
			OPG9- Renewable Energy	SD2	Y		
			OPG10- Community Facilities	SC1	Y		
			OPG11- Natural Environment	LD1-LD3, SD4	Y		
			OPG12- Historic Environment	LD4	Y		
			OPG13- Design and Access	SD1	Y		
Strategic Housing (Herefordshire Council) 010/01	Policy OPG4	C	It might be advisable to remove five dwellings at no. 2 and replace with 35%. The reason being is that the policy states for around 15 units. By inserting the % instead of a number will allow flexibility should the total units be more or less than 15. Otherwise OPG4 may not be policy compliant.	This suggestion is agreed and a suitable change has been incorporated into the revised text for policy OPG4.	See the consolidated revision to policy OPG4 at the end of this response log.		
Environmental Health	NDP	C	From a noise and nuisance perspective our department has no comments to make with regard to this proposed neighbourhood plan.	Noted.	No change.		


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(Herefordshire Council) 012/01					
Transportation and Highways (Herefordshire Council) 013/01	Policy OPG13	C	Could ideally tie in policy OPG13 and encourage access to the site through active travel. The parish may want to investigate the possibility of a highway lengthsman scheme, concerns of speeding should be raised with BBLP.	This is presumably a reference to encouraging active travel as part of the development proposed through policy OPG4. A suitable reference has been incorporated into the revised text for policy OPG4. The Lengthsman scheme and requests for speed limits are outside the scope of the NDP and will be taken forward separately by the Parish Council.	See the consolidated revision to policy OPG4 at the end of this response log.
Air, land and water protection (Herefordshire Council) 014/01	Policies OPG4, OPG5, and OPG6	C	I refer to the above and would make the following comments with regard to the above proposed development plan. It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval. Having reviewed records readily available, I would advise the following: <u>Policy OPG4: Land East of the telephone exchange, Burley Gate.</u> <ul style="list-style-type: none"> The proposed allocated housing indicated in brown in Plan 4 appears from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses. <u>Regarding policies OPG5: Ocle Pychard & OpG6: Ullingswick</u> , although settlement boundary plans for the two areas have been provided, no specific sites have been identified on the plans. <ul style="list-style-type: none"> Given that no specific sites have been identified in the plans I am unable to provide comment with regard to potential contamination. <u>General comments:</u> 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.	Contamination is a material planning consideration and is addressed within the NPPF and Local Plan Core Strategy policy SD1. The comments made on policy OPG4 are noted. No sites are allocated for development by the NDP at Ocle Pychard and Ullingswick and proposals coming forward as planning applications would be considered under the existing planning policy framework. No further reference is needed in the NDP.	No change.

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			<p>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.</p> <p>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.</p> <p>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.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
Environment Agency 004/01	NDP	C	<p>We have reviewed the submitted document and would offer the following comments at this time. As part of the 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 fluvial flooding, offer a bespoke comment at this time. We note that you have utilised the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time.</p>	Noted.	No change.
Welsh Water 006/01	NDP	S/C	<p>I refer to the above consultation and would like to thank you for allowing Welsh Water the opportunity to respond. Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Herefordshire Core Strategy, we are supportive of the vision, objectives and policies set out. As you</p>	The support for the vision, objectives and policies of the NDP is welcomed. It is acknowledged that Local Plan Core Strategy policy SD4 sets out the relevant requirements for	No change.


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			<p>may be aware, there are only three very small wastewater treatment works (WwTW) in the Parish Council area, located at Ocle Pychard, Bullocks Bridge and Ullingswick (Dinmarsh). However we note that the main allocation (Land east of the Telephone Exchange, Burley Gate) is located in an area that is not served by the public sewerage network. As such, in line with Policy SD4 of the Core Strategy and as identified in paragraph 5.12 of the NDP, this site will need to connect to 1). A package sewage treatment plan, or 2). A septic tank.</p> <p>With regard to the small sites at Upper Town, these are a significant distance from the public sewerage network and Ullingswick (Dinmarsh) WwTW, therefore Policy SD4 of the Core Strategy will again need to be adhered to.</p> <p>There ought to be no issues in providing any of these sites with a clean water supply – distribution water mains are situated in each the two roads leading into Upper Town, Ullingswick from the A417 and also in the A465 to Burley Gate.</p>	wastewater treatment, and this is referenced within the NDP (para. 5.12).	
Natural England 005/01	NDP, policy OPG11	C	<p>Natural England has reviewed the Ocle Pychard Neighbourhood Development Plan and would like to make the following comments. We note that there are no Sites of Special Scientific Interest (SSSIs) within the plan area boundaries. However the Parish lies within the catchment of the River Lugg Site of Special Scientific Interest (SSSI), River Wye Special Area of Conservation (SAC). To avoid the potential of possible indirect impacts on the water quality of these designated sites the delivering of new housing developments should be in accordance with the policies SD3 and SD4 of the adopted Herefordshire Core Strategy. We welcome Policy OPG11 Natural environment that aims to protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies LD1, LD2 and LD3. Additional information: The attached annex may be of use to you; it sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.</p> <p>Habitats Regulations Assessment (HRA) Report: Having reviewed the Habitats Regulations Assessment (HRA) Report and subject to policies in adopted Herefordshire Local Plan Core Strategy we agree with the conclusion in section 8.6 that the Ocle Pychard Neighbourhood Development Plan (NDP) is unlikely to have significant effects on the designated European Sites. Any further amendments to policies (post September 2017) should be rescreened if required and an addendum to this report should be produced.</p> <p>SEA Environmental Report: Natural England welcomes the production of an</p>	<p>The NDP acknowledges that the Neighbourhood Area is within the catchment of the Rivers Wye and Lugg, and their SSSI and SAC status (NDP para. 2.15). Reference is made to Local Plan Core Strategy policies SD3 and SD4 in the NDP as appropriate, for instance in the reasoned justification to policy OPG11, and Herefordshire Council's consultation response confirms the NDP is in general conformity with policy SD4. These references and linkages will ensure that full consideration will be given to water quality issues at the planning stage.</p>	No change.

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			Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions. We welcome the objectives 1, 2, 9, 10,12 which are related to Natural England's remit.		
Historic England 011/01	Policy OPG12	S/C	<p>Historic England is supportive of the Vision and objectives set out in the Plan and the content of the document. In particular we commend the emphasis on local distinctiveness and the maintenance of historic rural character including heritage assets and archaeological remains. As a general point, the Parish clearly has a strong agricultural base and numerous historic farmsteads. Whilst we support, as the Plan suggests, the conversion to beneficial uses, including employment uses, of redundant historic buildings we are concerned to ensure that this is done in a sensitive manner. Therefore we suggest that you consider the inclusion of the following Policy in an appropriate section of the Neighbourhood Plan viz:</p> <p><i>“Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project”.</i></p> <p>Further information about this can, if necessary, be obtained from Julian Cotton of the Herefordshire Council Archaeology Service. In conclusion, overall the plan reads as a well-considered and concise document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p>	The support for the vision and objectives of the NDP and the proportionate approach taken is welcomed. It is agreed that suitable wording in respect of historic farmsteads could be usefully incorporated within the relevant policy, OPG12 on the historic environment, and its reasoned justification.	<p>Add to end of policy OPG12:</p> <p>“4. Ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.”</p> <p>Add to end of 6.7:</p> <p>“Historic farmsteads are a notable feature of the Neighbourhood Area and development proposals should have regard to their distinctive character. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project.”</p> <p>Add to Appendix A as County level evidence:</p> <p>Preece, N. and Rimmington, N., Herefordshire Historic Farmsteads Characterisation Project Report, Herefordshire Archaeology, 2008.</p>
Highways England 001/01	-	C	Highways England is responsible for the operation and maintenance of the Strategic Road Network in England. The network includes all major motorways and trunk roads. I can confirm that Highways England have no comment to make on this consultation.	Noted.	No change.
National Grid	-	C	An assessment has been carried out with respect to National Grid's electricity	Noted.	No change.

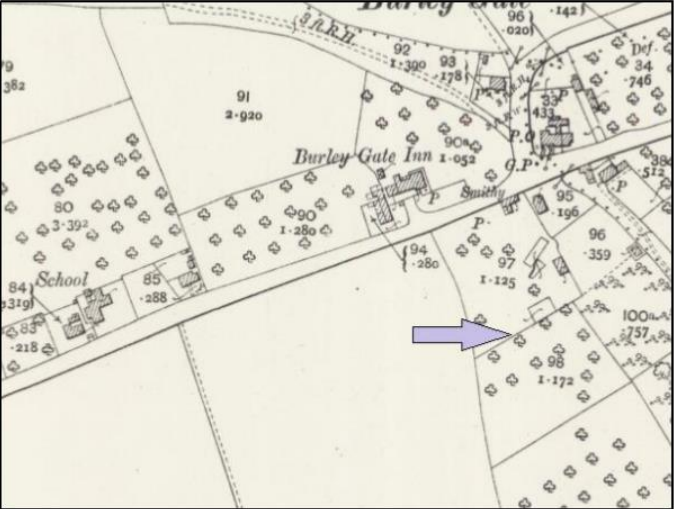
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(Amec Foster Wheeler) 002/01			and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.		
The Coal Authority 003/01	-	C	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.	Noted.	No change.
C & S Simcock 114/01	Policy OPG4, paras. 4.5, 4.6 and 4.7.	C	<p>We are writing with reference to 4.5, 4.6, 4.7 & OPG4 of the Ocle Pychard Neighbourhood Development Plan 2011-2031 Consultation Draft. After having entered a planning application to Herefordshire Council, we were invited to a meeting at their office alongside a Planning Officer and a representative from Highways Department. The following suggestions were made:-</p> <p>To have a maximum of 15 properties comprising of a mix of 2,3, and 4 bedroom bungalows and houses, of which 5 must be made affordable. To be able to have this mix the boundary line would need to be slightly increased.</p> <p>Both Planning Officer and Highways representative suggested the community shop area should have their own entrance especially if the car parking was potentially useful as overfill parking for village hall and pre-school.</p> <p>Therefore we are asking NDP to consider amending the plan to incorporate a slightly longer boundary line.</p> <p>Attached are copies of</p> <p>A drawing that show the "new" boundary line.</p> <p>A drawing of the layout for 15 properties and access off A465 PLUS access to land set aside for a new community shop and car parking.</p>	The proposal to revise the southern boundary of the site has been considered in the Housing Site Assessment Addendum, and is accepted. The highway comment reported here in respect of providing separate accesses for the housing and the shop is incorporated into the consolidated revised policy.	See the consolidated revision to policy OPG4 and a revised draft NDP Plan 4 Burley Gate at the end of this response log.

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Matt Tompkins for Ms K Bandfield		O	This representation is made on behalf of Ms K Bandfield and is provided in response to the publishing of the Regulation 14 draft Neighbourhood Development Plan. It seeks to aid the drafting of a Neighbourhood	In respect of housing numbers, the position is to be updated to reflect recent completions and the grant of planning permission. See response to	No change.

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103/01			<p>Development Plan which provides for sustainable development and which meets the basic conditions set out at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.</p> <p>It is also relevant that Paragraph 184 of the Framework requires that Neighbourhood plans reflect Local Plan policies and neighbourhoods should plan positively to support them. It also sets out that Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>Housing numbers</p> <p>Paragraphs 3.10 to 3.23 set out the Parish Group's approach to providing housing across the plan period. It is explained that the Parish Group must provide 36 dwellings over the plan period and Table 1 sets out how that figure would be achieved.</p> <p>Table 1 describes how 4 no. dwellings are either completed or are under construction, that 15 no. dwellings would be provided at the Telephone Exchange site, that 5 no. dwellings would be provided at smaller settlements within boundaries, that 18 no. dwellings would be provided within the scope of Core Strategy Policy RA3 and that an allowance for 4 no. windfall dwellings has been made. This gives a potential housing delivery figure of 46.</p> <p>Site allocation</p> <p>The draft NDP allocates a site known as the BT Telephone Exchange for 15 dwellings, a community shop and a car park. A planning application is presently made to Herefordshire Council for 20 dwellings, a community shop and a car park. The design and access statement which accompanies that submission provides an illustrative layout of how the site be developed for the NDP suggested (15) number of dwellings. That plan is shown below.</p>	<p>Mr J Parry 118/01, below. The potential housing delivery figure now stands at 48.</p> <p>The proposed site allocation on land east of the Telephone Exchange has been subject to further consideration and refinement, see response to Development Management (Herefordshire Council) 008/01 and C & S Simcock 114/01, above. The proposed layout has a clear linear format, in keeping with settlement character. The planning application referred to has been withdrawn.</p> <p>The opportunities identified at Appendix D of the NDP are not windfall sites as they are known in advance. National and County planning policies permit residential development in the countryside in special circumstances, and there are permitted development rights for the change of use of agricultural buildings to dwellinghouses, subject to qualifying conditions and restrictions. The NDP makes an informed allowance for dwellings which may arise as a result of these provisions, as one component of the overall delivery of housing. In this way, the loss of greenfield land to new development can be minimised. The identified opportunities will be subject to normal planning requirements. Appendix D identifies this supply, helping to demonstrate that the Plan's approach to housing delivery is sound. Opportunities have been identified through the Call for Sites and so reflect recent information on availability and landowner intentions. At Old Monkton Farm, the Call for Sites submission confirms an intention to provide up to 10 dwelling units in redundant farm buildings and the vacant farm house.</p> <p>It is not accepted that the draft NDP might fail to</p>	

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			 <p>It can be seen that the sites development in the prescribed manner would be extremely dense and completely out of keeping with the settlement character. Further, it is apparent that there is no other layout to accommodate the required number of units on the site.</p> <p>Policy RA3/Windfall sites</p> <p>Policy RA3 of the Core Strategy supports, in essence, the provision of dwellings outside of settlement boundaries where exceptional circumstances are demonstrated, for example barn conversions.</p> <p>The definition of a windfall site provided by the Framework is: <i>“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”</i></p> <p>The 18 dwellings listed in the Neighbourhood plan for compliance with Policy RA3 (referred to ‘RA3 allocation’ from hereon) comprise the reuse of barns. However, there does not appear to have been an assessment of the individual barns ability to comply with Core Strategy Policies RA3 and RA5. For example, are all of the barns able to accommodate the proposed development without major structural intervention? Do all of the barns provide an opportunity for development to enhance its immediate setting? Are all of the barns suitable located as not to impinge on neighbouring land uses, particularly agriculture? Without such an assessment it is not justified to state that the 18 no. RA3 allocation dwellings listed in this section of the NDP are appropriate for development.</p>	<p>provide for the minimum number of dwellings required over the plan period, as set out in the Core Strategy. Herefordshire Council has confirmed that the NDP’s policies are in general conformity with relevant Core Strategy policies, including NDP policy OPG2 which deals with the approach taken to housing delivery.</p> <p>The proposed site has been reviewed in the Housing Site Assessment Addendum, where it is not recommended for inclusion for the reasons given.</p>	

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			<p>Further, a reliance on such sites could create inherent policy tension. For example, at application stage, if a barn listed for conversion in the NDP was found to be of insufficient construction to enable conversion then Policy RA3 would direct refusal of the application yet the NDP would still advise approval. It is also relevant that the availability of the barns for residential conversion hasn't been established. For example, to my knowledge, the owner of Old Monkton Court hasn't indicated a desire to convert the existing stock of barns. The owner may well intend to retain the buildings for agricultural purposes or may choose to convert the buildings for non-residential purposes. The site is not therefore demonstrated to be available.</p> <p>On the above basis, it appears as though the 18 no. RA3 allocation dwellings fall squarely within the definition of windfall development and should be treated as such. If these are added to the 4 no. windfall dwellings already allowed for in the NDP, this gives a windfall figure of 22 no. dwellings.</p> <p>Paragraph 48 of the Framework states that for windfall sites to contribute to housing supply figure "<i>compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply</i>" will be required.</p> <p>The NDP states that 4 windfall dwellings have been approved in the first 6 years of the plan. Applying this ratio to the remaining 14 years of the plan period indicates that a further 9 no. windfall dwellings would reasonably come forward. Such an assessment reduces the windfall, and thus the overall housing supply figure for the plan period by 13. Demonstrated housing supply is accordingly just 33 dwellings, below the minimum indicative threshold of 36 no. dwellings.</p> <p><u>Conclusion on the draft NDP</u></p> <p>It is apparent that the NDP in its current iteration might fail to provide for the minimum targeted number of dwellings required over the plan period derived from the Core Strategy, given that:</p> <ul style="list-style-type: none"> - There is an over reliance on development which it is assumed would come forward under Core Strategy Policy RA3; and - The allocated site is of an insufficient size to accommodate the 15 no. dwellings which the NDP directs thereto, in addition to the shop and car park. <p><u>Moving forward</u></p> <p>The site to the rear of Forge House, Site no.1 in the Housing Options Paper, is very well placed to provide the key to resolving these issues.</p> <p>Before the site's potential is explained in this regard, it is acknowledged that local concern was expressed for the sites development during discussions over site allocations. It is also acknowledged that similar concerns were expressed</p>		

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			<p>through consultation on a recent planning application for 12 no. dwellings which has since been withdrawn. The primary concerns were for highway safety and landscape impact.</p> <p>The site is located at the heart of the village in a highly sustainable location. However, it is acknowledged that from a landscape perspective, the site isn't appropriate for the erection of 23 or indeed 12 dwellings as suggested in the NDP housing options paper and in a recent planning application respectively. A reduction in dwelling numbers would allow for a better layout, removing the need for development to extend into the countryside, beyond the extent of the existing settlement.</p> <p>This would be achieved through providing dwellings within the grounds of Forge House itself and within the paddock to its immediate rear. This would also allow for a historic hedge line to be reinstated, providing a significant heritage benefit. The hedgerow is delineated by the purple arrow on the below map.</p>  <p>Such a development would see 5 no. dwellings arranged around a central courtyard to the rear of Forge House having a barn-like appearance. Two dwellings would be provided to the immediate west of Forge House having appearing as farm-cottages. Forge House would appear as a traditional host dwelling in the arrangement. Holistically, the site would appear as a farmyard-style development, conforming to the settlement pattern of the area which is a mix of clustered buildings and wayside dwellings.</p>		

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			<p>A reduction in the amount of proposed development would also have apposite impact on highways safety. It should be noted that the allocation of this site would minimise the need to develop sites away from the main road, minimising traffic increase on smaller country roads – another objective of the NDP.</p> <p>On the above basis, it is suggested that ‘Site no. 1 Forge House’ is allocated for up-to 7 no. dwellings. This takes account of local concern and results in substantially less development than the 12 dwellings for which planning permission was recently sought and the 23 dwellings which the NDP Housing Options paper suggested could be accommodated on the site.</p> <p>Such an allocation would respect the landscape and settlement character whilst highway safety would be upheld given the reduced number of dwellings. A footpath would be provided to the site frontage, linking the development with the village and its facilities. The development would also provide opportunity for extensive orchard planting on the rest of the site, as the historic map indicates was historically provided.</p> <p>I have listed the significant benefits of the Forge House Site’s allocation below:</p> <ol style="list-style-type: none"> 1) The allocation of the site would deliver seven dwelling towards the Parish Group housing requirement in a sustainable manner. 2) It would allow and facilitate the provision of a continuous footpath between the Telephone Exchange Site and the village facilities; 3) The presently arbitrary southern boundary of the Telephone Exchange Site could be realigned to connect the rear boundary of the dwelling to the west of the Telephone Exchange Site to the historic hedgerow which the Forge House Site’s development would reinstate. This would provide a rear boundary to the BT Site which is legible and meaningful in a historic and landscape sense. 4) Such a realignment would also increase the size of the Telephone Exchange Site so that 15 dwellings, a shop and car park could be accommodated in a manner which would better uphold with the settlement and landscape character. 5) The development of the Forge House Site would avoid the Telephone Exchange Site projecting into the countryside. It would connect the site to the existing part of the village to the east, aiding its assimilation with Burley Gate. <p>It can be seen from the foregoing that the development of the Forge House for its own merits and for its ability to improve the development of the Telephone Exchange Site, would help to achieve the vision and objectives set out at paragraph 3.3 of the draft NDP, especially the final bullet point which states that:</p> <p><i>“A sustainable rural environment where the character of the villages, the natural</i></p>		

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			<p><i>beauty of the landscape, wildlife and historic heritage are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy.</i>"</p> <p>To summarise, in its current form the draft NDP doesn't meet the basic conditions, having particular regard for criterion (e) which requires that, "the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority". To address this it is recommended that land at the Forge House be allocated for up to 7 dwellings. I trust the above is useful to the ongoing plan making process.</p>		
<p>Claire Rawlings for Mr & Mrs Evans 104/01</p>		O	<p>Land East of the Primary School, Burley Gate</p> <p>1. Introduction</p> <p>1.1 This representation has been made by CR Planning Solutions on behalf of Mr and Mrs Evans and is being made to the draft Regulation 14 version of the Ocle Pychard Group Neighbourhood Development Plan (OPGNDP).</p> <p>1.2 The OPGNDP has reached its Regulation 14 stage and is now out on public consultation when representations are invited. This consultation ends on 31/12/17.</p> <p>1.4 This representation welcomes some aspects of the OPGNDP, however, has concern over the choice of housing allocation, Land east of the Telephone Exchange, Burley Gate on a number of levels which are outlined in section 4.</p> <p>1.5 To address these concerns this representation seeks an amendment to the proposed settlement boundary for Burley Gate to exclude the current allocated site, Land east of the Telephone Exchange and instead allocate and include Land east of the Primary School within the settlement boundary. A site location plan is enclosed. The site is owned by Mr and Mrs Evans.</p> <p>1.6 Inclusion of this site, within the settlement boundary, for a sensitively designed, high quality, sustainable housing scheme along with the provision of land for a community shop will provide a site which is well related and connected to the built form of Burley Gate and its services and facilities and is of a sufficient size to deliver the required development whilst also seeking to retain the settlement's open views and countryside setting. A draft concept plan has been prepared and accompanies this representation showing in broad terms how the site could be developed.</p> <p>2. Adopted Herefordshire Core Strategy</p> <p>2.1 As stated above, the OPGNDP is required to be in conformity with the adopted Core Strategy for Herefordshire and needs to plan positively to support local development as per paragraph 16 of the NPPF.</p>	<p>The support expressed for various aspects of the NDP is welcomed.</p> <p>In respect of the proposed site allocation on land east of the Telephone Exchange, this has been subject to further consideration and refinement; see response to Development Management (Herefordshire Council) 008/01 and C & S Simcock 114/01, above. It is considered that the revised proposal positively addresses the concerns raised here.</p> <p>The alternative site proposed in this submission, land east of the Primary School, has been reviewed in the Housing Site Assessment Addendum. A comparative assessment of the two sites has been undertaken, taking into account landscape character, relationship to built form, connectivity and amenity. On the basis of this assessment and for the reasons given, the Addendum recommends that the alternative site east of the Primary School is not included in the NDP.</p>	No change.

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			<p>2.2 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 onto 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.</p> <p>2.3 Within the Core Strategy at Policy RA2, Burley Gate is identified as a higher order settlement forming a main focus for proportionate housing growth within the Parish and is located within the Bromyard Housing Market Area. The village is therefore a highly sustainable location and 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.</p> <p>2.4 During the plan period 2011-2031, the Parish is required to deliver a minimum growth figure which equates to 15% of the current number of dwellings in the Group Parish, a total of 36 new dwellings. 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, at paragraph 47, for development plans to boost significantly the supply of housing to meet the needs of the market and not to restrict growth.</p> <p>OPGNP - Areas of Support</p> <p>3.1 There are several aspects of the OPGNDP which are welcomed. These relate to:</p> <ul style="list-style-type: none"> • the need for the Plan to be prepared in conformity with the Herefordshire Core Strategy; • the Vision which states that <i>'A home for thriving and distinct local communities, where the needs of all ages, including those of the younger generation, can be met'</i>; • the need to meet the strategic development needs of the area with recognition at paragraph 3.10 that the Neighbourhood Development Plan is required to make provision for at least 36 new homes by 2031; • a recognition at para 3.5 of the NDP that new housing contributes to thriving communities by: <ul style="list-style-type: none"> o Identifying land for new housing and demonstrating delivery to meet the requirements of the Local Plan Core Strategy. o Defining the extent of the settlements of Burley Gate, Ocle Pychard and Ullingswick. o Requiring new housing to provide a mix of size and type of properties to meet community needs. • Policy OPG1 which promotes a sustainable community and that new housing 		

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			<p>should meet strategic requirements and the needs of local communities;</p> <ul style="list-style-type: none"> • Policy OPG2 which identifies Burley Gate as a location for development meeting the needs of the Parish as set out in Herefordshire Core Strategy. • The identification that Burley Gate <i>'is well-served by public transport along the main road, and by local services in the form of the primary school, pre-school, village hall, and the community shop and post office'</i>. • Table 1 which demonstrates potential for the delivery of 46 dwellings over the plan period which exceeds the NDPs minimum requirement of 36 dwellings. • the Residents Questionnaire Survey Results Report (February 2017) which states that Respondents saw Burley Gate as the best place to focus new housing, to make the most of its existing services, with a smaller amount directed to the other villages identified in Herefordshire Council's Local Plan Core Strategy (Ocle Pychard and Ullingswick). <p>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 OPGNDP. These concerns are provided below in section 4.</p> <p>4. NDP Housing Allocation: Land east of the Telephone Exchange, Burley Gate</p> <p>4.1 The provision of a housing allocation in Burley Gate is welcomed as housing allocations provide certainty regarding delivery.</p> <p>4.2 That said, there is concern over the choice of housing allocation in Burley Gate and its poor relationship with the built form as well as the sites overall size and its ability to accommodate the level of growth as prescribed within Policy OPG3 of the OPGNDP.</p> <p>4.3 Policy OPG 3 identifies that land east of the Telephone Exchange, Burley Gate is allocated for the delivery of 15 dwellings (35% affordable) as well as a site for a new permanent community shop.</p> <p>4.4 The following concerns relate to the NDP's current allocated site in Burley Gate:</p> <ul style="list-style-type: none"> • Land to the south of the A465, within which the allocated site is located, lies on a ridgeline, has remained largely undeveloped and provides far reaching views across Herefordshire countryside to the Welsh Mountains. Its development would erode these long distance views resulting in harm to the countryside setting of the village. • The village hall, school, nursery and shop are all located along with housing on the north side of the A465. The allocated site lies on the south side of the A465 and does not therefore relate/integrate well with the existing built form and facilities of Burley Gate. This site is therefore contrary to Policy RA2 of the Core Strategy which supports development of sites which are located within or 		

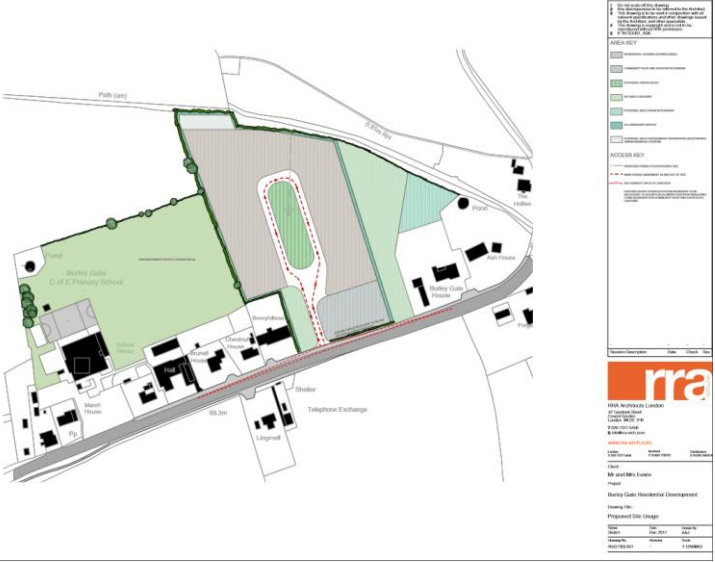
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			<p>adjacent to the main built up area of the settlement.</p> <ul style="list-style-type: none"> • There is significant doubt that the size of the site (0.92 ha) is large enough to accommodate a community shop as well as 15 homes. • The policy justification to Policy OPG3 requires developers to provide a safe pedestrian crossing to help integrate the site with the main built up part of the village located on the north side of the A465. This will further impact on the character of the area and will be an additional cost for the development to meet. In addition, it is not clear if this proposal has the support of the Highway Authority. <p>4.5 It is noted that a planning application (173961/O) was submitted on the Draft NDP allocated site, Land East of the Telephone Exchange, in October 2017 for 20 dwellings and a community shop. This application was subsequently withdrawn on the recommendation of the Planning Officer reflecting the Local Authorities concerns with the proposed site.</p> <p>4.6 The case officer stated that <i>'It is my view that to accommodate the number of dwellings sought upon this site together with a community shop will be extremely challenging'</i>.</p> <p>4.7 The case officer has also suggested that to accommodate the required growth that the site would need to be extended further southwards.</p> <p>4.8 It is noted that within the NDP's Housing Site Assessment (HAS) Report (May 2017) the following is said about the current allocated site: <i>'Site 2, Land at telephone exchange, Burley Gate 4.6 The development of site 2 in full is not supported, because it would extend Burley Gate significantly into the open countryside on a scale unwarranted by current housing requirements and which would be poorly related to the built form of the settlement. Harm to landscape character and the setting of the settlement would arise. However, there is scope for a limited frontage scheme which would be acceptably related to the built form and scale of Burley Gate and enable delivery of a site for a shop/post office with car parking. The provision of required housing (including affordable housing) and potential to enable the improved provision of local services is considered to outweigh the local landscape impact arising through the loss of open frontage. Capacity of a partial release: 15 dwellings.'</i></p> <p>4.9 There is concern that in extending the current allocated site further southwards to accommodate the growth required will conflict with the HAS report which is only supportive of a limited frontage scheme' given the landscape sensitivity of the site.</p> <p>Extending the site further into open countryside will result in further harm to the landscape setting of Burley Gate and its long-distance views.</p> <p>4.10 Given the above, the draft NDP allocated site is not considered suitable</p>		

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			<p>and therefore is not achievable.</p> <p>5 Land East of the Primary School, Burley Gate</p> <p>5.1 In order to address the above concerns my clients are seeking:</p> <ul style="list-style-type: none"> • the current allocation, Land east of the Telephone Exchange, Burley Gate, to be deallocated and excluded from the settlement boundary and • Land east of the Primary School, Burley Gate to be included within the settlement boundary and allocated for a high quality, sustainable housing development of 15 dwellings to include affordable housing along with the provision of land for a community shop. A site location plan accompanies this representation. <p>5.2 This 1.6 hectare site presents a highly sustainable and deliverable development opportunity, adjacent to and well related to the built form of Burley Gate, and is available now to meet the housing needs of the area and support the village's services.</p> <p>5.3 Land East of the Primary School, Burley Gate is located to the north side of the A465. The site is well related to the built form of the village forming a contained infill site. To the west of the site lies the primary school and nursery, school playing fields, the village hall, current community shop and the property Bonnyhillbrae (formerly Esmollet), to the east lies the properties of the Coach House and Burley Gate House, to the north of the site lies a strong landscape boundary and a public footpath (OP1) and to the south lies the A465.</p> <p>5.4 Development of this site would help to consolidate and integrate the village around its services and enable Burley Gate to meet its housing requirements as well as protect the long distant views enjoyed to the south and the settlements countryside setting.</p> <p><i>Strategic Housing Land Availability Assessment (SHLAA)</i></p> <p>5.5 Land east of the Primary School (P653) was assessed through Herefordshire Councils SHLAA in 2015.</p> <p>5.6 The SHLAA assessment noted that the site lay in Flood Zone 1 where development is appropriate and that no protected species or statutory habitats were recorded at this location. In terms of highways it was recorded that an access could be provided at a mid-point along the site frontage. It was recognised that a footpath was already located adjoining the highway and that this would likely require widening. Landscape sensitivity was recognised as being moderate with landscape capacity being identified as low moderate.</p> <p>5.7 The outstanding reason why this site was not considered as having development potential related to the site's operation as a commercial orchard which was considered to offer a traditional landscape value in the area.</p>		

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			<p>5.8 It is noted that Land to the south of the A465, which includes the current NDP allocation site, was not assessed as part of the 2015 SHLAA Assessment. It is important that this point is made.</p> <p><i>OPGNDP's Housing Site Assessment Report (May 2017)</i></p> <p>5.9 In terms of process, the NDP is to be congratulated on undertaking a call for sites exercise and a Housing Site Assessment report which considered options for accommodating housing growth in the NDP area.</p> <p>5.10 That said it is disappointing that the HSA Report discounted Land east of the Primary School so early on in the process based on the 2015 SHLAA conclusions.</p> <p>5.11 The only mention given to the site within the HSA report is at para 3.5 as follows 'The orchard east of the school (site P653), rejected in the SHLAA, is not considered further'. Following this the NDP then went onto allocate a site, land east of the Telephone Exchange, Burley Gate, which was not considered by the 2015 SHLAA and has recognised landscape impact issues.</p> <p>5.12 The HAS report justifies the choice of the current NDP allocated site (land east of the Telephone Exchange, Burley Gate) by stating at para 4.6 that 'The provision of required housing (including affordable housing) and potential to enable the improved provision of local services is considered to outweigh the local landscape impact arising through the loss of open frontage. Capacity of a partial release: 15 dwellings.'</p> <p>5.13 It has therefore been accepted that in identifying a site to accommodate growth in Burley Gate that there will be some impact on the local landscape.</p> <p><i>Development Site: Land East of the Primary School, Burley Gate</i></p> <p>5.14 Given this position, Land East of the Primary School is considered to have the following advantages and should therefore be included within the settlement boundary of Burley Gate as a suitable site for development for the following reasons:</p> <ul style="list-style-type: none"> • The contained infill site is well related to the built form of the settlement and would help to consolidate the village around is local services. • The site is well connected and integrated with the settlement's services and facilities which lie adjacent to the site. • The site is large enough and has the potential to deliver a mix of 15 dwellings to include affordable housing to meet local needs as well as the provision of land for the community shop. • Development of this site for a high quality, sensitive and sustainable development will enable Burley Gate to deliver housing to meet its housing requirement whilst also retaining open and long distant views to the south across Herefordshire countryside to the Welsh Mountains and in turn protect 		

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			<p>the settlement's countryside setting.</p> <ul style="list-style-type: none"> • The site offers the opportunity to widen the existing footpath along the site frontage as well as connect the east side of the village to the west side of the village with an off road footpath connection from the public footpath (OP1) located on the site's northern boundary through the site to the village services which lie to the west of the site. • It is proposed that the mature high hedge forming the northern boundary of the site will be retained and enhanced as an important habitat. • The site offers the opportunity to provide land fronting onto the A465 for the community shop whilst setting the housing back off the road which will help to address potential noise issues related to traffic using the road. This matter was raised through recent planning applications submitted in the area which have subsequently been withdrawn. • The site seeks to retain and improve some of the orchard and enhance the biodiversity value of the site as explained in the following section. <p>5.15 A draft concept plan accompanies this representation illustrating how in broad terms this site could be developed for 15 houses and a community shop. The concept plan shows a site access off the A465 and includes a centrally located area of green open space around which the housing is proposed. This green space forms a focal point for the development whilst maintaining the open rural character of the site. Land for a community shop and associated parking is provided fronting onto the A465.</p> <p><i>Justification for the part loss of the Commercial Orchard</i></p> <p>5.16 The commercial orchard was planted on the Land East of the Primary School in 1972. It was planted at a medium density of trees (c200 trees per acre) on a hedgerow pattern. Rows alternate between two cider varieties Dabinetts and Michelins. The first are well suited to local and crafted ciders whereas Michelin apples are less favoured. The market for less specialised cider apples is very weak. Apples from the Burley Gate orchard Michelins only found a buyer the week prior to harvesting this year and that involved transporting the juice to Germany which is not ideal for the environment.</p> <p>5.17 Management of the orchard has involved regular mowing of the grass between the rows and spraying weed strips between trees to allow mechanical harvesting. It has become increasingly difficult to attract contractors to assist with the management of the orchard given its small size.</p> <p>5.18 The trees are now 45years old. The general consensus and advice is that the orchard could continue to produce, with good management, until they are 50 years old ie for a further four/five years. The site will therefore reach the end of its productive life during the Core Strategy plan period.</p>		

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			<p>5.19 This position has also tied in with the current owners now having retired and are looking to downsize the operation.</p> <p>5.20 That said, 4 years ago the current owners replanted a section (10%) of the orchard to the east of the site with approximately 80 fruit trees of heritage varieties of apples, pears, plums, quince, apricots and a medlar. These trees are on rootstock with moderate vigour for earlier maturity and easier control of habits and growth. By selecting different varieties of fruits, biodiversity of this part of the orchard has been enhanced.</p> <p>5.21 If development of the site progresses then it is proposed to retain this section of the orchard. In addition, and to help compensate for the loss of the commercial cider orchard habitat, my clients who own adjoining surplus garden land to the rear of Burley Gate House propose to plant up the northern part of the garden with fruit and other suitable flowering trees. Further to this, it is also proposed to retain an existing row of 6 trees of apple Queens Cox being a relatively rare cox variant, three traditional culinary pears and a recently planted Black Worcester pear (origin circa 1500). These trees are located on the sites western boundary and would also provide a degree of screening for the bungalow Bonnyhillbrae (formerly Esmollet). The size of the revised orchard arrangement would enable the current owners to manage the operation themselves.</p> <p>5.22 As a result, development of the site could proceed whilst still ensuring the provision of an improved smaller orchard.</p> <p>5.23 It is considered that in the planning balance, the advantages that this site offers in terms of its development potential, as listed above in para 5.14, outweighs the part loss of the soon to be life expired commercial orchard.</p> <p>6. Conclusion</p> <p>6.1 In summary this representation seeks:</p> <ul style="list-style-type: none"> • the current allocation, Land east of the Telephone Exchange, Burley Gate, to be deallocated and excluded from the settlement boundary and • the inclusion of Land east of the Primary School, Burley Gate, within the settlement boundary as an allocation to deliver a sensitive, high quality, sustainable housing development as well as land for the provision of a community shop. This allocation will help to meet the housing needs of the area and help support local facilities and services within Burley Gate. The site is well related to the built form providing a logical contained infill site. <p>6.2 This representation respectfully seeks the support of the OPGNDP steering group to include the highly sustainable development opportunity, Land east of the Primary School, Burley Gate, within the settlement boundary of Burley Gate</p>		

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			<p>as an alternative site to the current allocation allowing the open countryside views to be maintained and to provide a development which is well integrated with the settlements built form and its services and facilities. The site will provide a residential scheme to meet the group parishes housing needs as well as the provision of land to locate a community shop.</p> 		
Mr ACJ Harris and IM Harris 100/01	Policy OPG3, paras. 4.4-4.8	S	<p>We support the Development alongside the Telephone Exchange because the majority of people surveyed by the NDP were in favour of the Development. It covers the housing necessary for the area and it is near the services and facilities of Burley Gate. It includes space for a shop with a parking area. The access is in the 30mph limit on a straight piece of road. A pedestrian crossing will help those walking from the development to the school and Village Hall as well as bus stops. The one comment is that the site plan suggests the development will extend southward beyond the NDP settlement line as set by Lingmell's lower boundary. This means it will impact more on Badgers house. 15 houses is enough.</p>	<p>This support (which is referring to the site allocation at policy OPG4) is welcome. The proposal to revise the southern boundary of the site has been considered in the Housing Site Assessment Addendum and is accepted, along with other amendments to the policy. There is no proposal to increase the number of units.</p>	<p>See revisions to policy OPG4 and to draft NDP Plan 4 Burley Gate at Development Management (Herefordshire Council) 008/01, above.</p>
Mrs Christine	Policy	C	<p>The comment I wish to make is that when the development takes place, and</p>	<p>This comment is welcome. Footway width is a</p>	<p>Insert a new Community Action into</p>

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Staff 101/01	OPG4 Policy OPG7, para. 5.10.		houses are built, new wide pavements should be put in place at the same time. Even with the present number of dwellings in Burley Gate, there is only one narrow pavement and it is extremely dangerous for pedestrians to walk through the village, due to the current volume of speeding traffic. If more houses are to be built, then wide pavements should be built at the same time, especially considering parents taking children to school from the new development. Page 16 Para 5 mentions a controlled crossing (presumably from a new wide pavement). Page 23 Para 5.10 mentions issues of highway maintenance and <u>safety</u> .	relevant issue to be addressed via the site allocation policy - see response above to Development Management (Herefordshire Council) 008/01. It also merits a further supporting Community Action.	Table 3 after CA4: "CA5 Provision for pedestrians at Burley Gate The GPC will work with Herefordshire Council, Balfour Beatty Living Places and developers to promote footway widening (to 2m) at Burley Gate to foster active travel, aid safety, and improve connectivity to village services, including the primary school and pre-school, and to public transport. Particular attention will be given to realising the potential offered by the controlled pedestrian crossing and footway which is to be provided via policy OPG4, including connecting to the east to the C1133 junction."
Phil Perry 102/01	-	O	Thank you very much for the Consultation Draft. I have read it in great detail and note that the draft mentions the requirement for affordable housing and other dwellings. However, I would like to see included in the Draft a section for Para 55 houses as this type of housing is more suitable for the countryside rather than those in an area of mass development. I have had conversations with Kevin Bishop from Herefordshire Council, and he has advised me to ask that this is included in the draft.	The reference to "Para 55 houses" is to the National Planning Policy Framework provision that one of the special circumstances in which new homes in the countryside may be allowed is where the dwelling concerned is of exceptional quality or innovative design. It is repeated in Local Plan Core Strategy policy RA3, which is in turn referenced in the NDP, for example at policy OPG2. There is no need to repeat the provision again in the NDP.	No change.
David & Sally Stubbs 105/01	Para. 4.10	C	"...area of traditional orchard adjacent to White House..." We believe this refers to the land adjacent the other side of the parish boundary. This <u>used</u> to be orchard but the trees were taken out and it was converted to grazing around 30 years ago by the then owners Mr & Mrs Stephen Ellis. At the same time they laid a driveway and built stables.	The land referred to in the NDP is to the west of White House and within the Neighbourhood Area. It is identified as traditional orchard in the Priority Habitat Inventory.	No change.
Alan & Judith Debenham	Policy OPG2,	S	Para 3.14 refers to the potential to deliver at least 46 houses across the Neighbourhood Area. Based on the Housing Site Assessment, which has	The phrasing of "around" in para. 3.13 (and policy OPG4) gives an appropriate flexibility in	No change.

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106/01	paras. 3.13,3.14		credited specific sites, the availability and potential of which was identified through assessment of all the sites submitted in the Call for Sites, there is a high level of confidence that the NDP will deliver at least the minimum housing requirement of 36 houses. This significant margin allows for specific housing proposals not going forward to planning permission, for example by planning permission requests not being made or proposals not satisfying HC rural policies, whether inside or outside the settlement boundaries, or conditions and restrictions on permitted developments. Consequently, to fulfil the minimum requirement, there is no need for more than the 15 houses allowed for in Table 1 for the proposed site at Burley Gate, as could be inferred from the reference to 'around 15' in Para 3.13. (See also our comments on Para 4.2).	terms of the precise number of dwellings to be delivered at the planning stage, whilst also providing an informed estimate for the purposes of demonstrating housing delivery.	
Alan & Judith Debenham 106/02	Policy OPG2, para. 3.15	C	It is important to state in the NDP the main preferences of the residents on the type and size of new houses. These are given in responses to Questions 4 and 5 of the Residents' Survey. We summarise them as follows with reference to the Results Report: <i>The Residents' Survey identified privately owned 3 bedroom homes as the most favoured type of housing and those with 2 bedrooms as the next most favoured. Larger homes with 4 or more bedrooms were significantly less popular. A significant majority of respondents were also in favour of adaptable or easy access homes such as bungalows.</i> We suggest the above summary be included between the first sentence and second sentences of Para 3.15. The rest of para 3.15 is supported by responses to the open Question 8 and Question 5.	This change is agreed.	Insert after first sentence of para. 3.15: "The residents' survey identified privately-owned 3 bedroom homes as the most favoured type of housing and those with 2 bedrooms as the next most popular. Larger homes with 4 or more bedrooms were significantly less popular. A significant majority of respondents were also in favour of adaptable or easy access homes such as bungalows."
Alan & Judith Debenham 106/03	Policy OPG4, paras. 4.2, 4.3, 4.4	S	The proposed settlement boundary for Burley Gate is consistent with the option preferred by almost all of those people who completed the questionnaire at the Housing Site Assessment Open Day on 10 June 2017 at Burley Gate. (See also our comment on Paras 3.13, 3.14 and OPG2). Consequently, subject to provision of a detailed plan to provide the number and type of houses required (see our comment on Para 3.15) on the proposed site with appropriate spacing, and safe site access (see our comment on Para 4.7), the settlement boundary as drawn is appropriate. The Housing Site Assessment considered all the sites put forward for Burley Gate in the Call for Sites. The adverse impacts of development of the alternative or additional site considered in the above consultation significantly outweigh the benefits, given the high potential for accidents due to the closeness of the	This support for the draft settlement boundary at Burley Gate is welcome. A change is proposed to the settlement boundary to reflect the proposal to revise the southern boundary of the site, which has been considered in the Housing Site Assessment Addendum and is accepted.	See revisions to policy OPG4 and to draft NDP Plan 4 Burley Gate at Development Management (Herefordshire Council) 008/01, above.

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			<p>site access road to the double bend and both the junctions with the road to Much Cowarne and the residential lane to the J&B site; also given the lack of both need and public support for houses additional to those proposed and the impact on local residents.</p> <p>In any case, maintaining the form of the village and protecting the landscape are overarching.</p>		
Alan & Judith Debenham 106/04	Para. 4.7	C	<p>The positioning of the essential controlled pedestrian crossing at Burley Gate will need to be addressed in consideration of the pavement on the north side of the road which is too narrow. An adequate width pavement should be provided between the site and both the school and hall as part of the plan. Also, even though we are not resident in Burley Gate itself, we have experienced speeding, even including overtaking, on this straight stretch of road with a crest. A means to ensure, as far as possible, that the speed limit is adhered to will be needed.</p>	<p>This comment is noted. Footway width is addressed above - see response to Mrs Christine Staff 101/01. Road traffic speed is outside the remit of the NDP but is the subject of Community Action CA3.</p>	No change.
Alan & Judith Debenham 106/05	Policy OPG6, para. 4.12	S	<p>The proposed settlement boundary for Ullingswick is in accord with preserving the surrounding landscape which is part of the vision and objectives of the NDP and a priority in much of the public feedback.</p> <p>In addition to OPG6, support for housing should only be given where HC policy RA2 is met in respect of housing proposals being expected to demonstrate particular attention to the 'setting of the site and its location within the settlement.'</p>	<p>This support is noted.</p>	No change.
Alan & Judith Debenham 106/06	Community Actions CA2, CA3, para. 5.9.	C	<p>The penultimate sentence of Para 5.9 should include a reference to the A417 around Ullingswick which was also raised as a concern for speed control in the Residents' Survey and the Flag consultation, because of the small time margin with a limited view, due to the bend, for vehicles turning into or out of the village at the bend, and any vehicles on the main road travelling at speeds up to 60mph.</p> <p>It is therefore proposed that the sentence reads: <i>"Locations of concern were the A465 at the former Monkton Farm Shop and the Lyvers Ocle/Ocle Mead junctions, and the junction with the lane to Ullingswick at the bend on the A417."</i></p>	<p>This change is agreed.</p>	<p>Amend penultimate sentence of para. 5.9 to read: <i>"Locations of concern were the A465 at the former Monkton Farm Shop and the Lyvers Ocle/Ocle Mead junctions, and the junction with the lane (the Stonehouse) to Ullingswick at the bend on the A417."</i></p>
Mr Calvert & Mrs Calvert 107/01	Policy OPG5, Plan 5	S	<p>Like many villages in Herefordshire Ocle Pychard is currently working hard to produce a Neighbourhood Development Plan in partnership with the communities of Felton Ullingswick and Burley Gate. The process started in February/March 2016 and has made excellent progress. On Tuesday</p>	<p>The development referred to (erection of two detached 4 bedroom houses with garages at Ocle Pychard) was granted planning permission on appeal on 15 December 2017. The draft NDP</p>	<p>See response below to Mr J Parry 118/01.</p>

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			<p>12/09/2017 as a result of nineteen months community consultation a public meeting was held with regards to the presentation of the Neighbourhood Development Plan. The Neighbourhood Development Plan is comprehensive and well balanced and details appropriate and inappropriate sites for housing development. A total of 46 dwellings have been identified across the Neighbourhood Area. Through public approval sites are recommended in Ocle Pychard Burley Gate and Ullingswick where there is safe access to the highway and other service facilities. On Tuesday 19/9/2017 a meeting was held by Ocle Pychard Group Parish Council and considered the Neighbourhood Development Plan presented at the public meeting on 12/09/2017. The Parish Council approved the plan. During the same meeting the Council discussed a planning appeal. Reference number APP/W1850/W/17/3178761. It was resolved to object to the application because it was outside the Neighbourhood Development Plan settlement boundary. There is no change to the current formal settlement boundary for Ocle Pychard the Parish Council and Neighbourhood Development Plan reaffirm the settlement boundary and there is no intention to move it to facilitate any development. Therefore any decision to move the settlement boundary undermines the honesty openness credibility and integrity of the Parish Council and the Neighbourhood Development Plan governed through a lengthy public consultation process.</p>	<p>does not carry any weight until it reaches the submission stage. In accordance with HC guidance, it is proposed to extend the draft settlement boundary at Ocle Pychard to encompass the development now permitted.</p>	
Alistair J Telford 108/01	Para. 4.1	O	<p>Paragraph 4.1 indicates that settlement boundaries for each of the villages have been drawn to define the extent of the built-up form having regard to criteria in Herefordshire Council guidance, with a footnote referring to Guidance Note 20 on settlement boundaries. The opening paragraph of the above Note says that a settlement boundary does not have to be limited to the built-up form of a village so why is the one for Ullingswick so limited? It is so tightly drawn that there is no possibility of any future residential development within it other than the plots 30, 31 and 32, one of which is an agricultural building that would qualify for conversion to three dwellings with or without a settlement boundary. The enclosed area is so cramped that there is no available capacity within it, apart from the above plots, to shoehorn anything else in as far ahead as 2031.</p> <p>The above Note also states that a settlement boundary should include new developments which have occurred recently and include sites which have received planning permission. The new bungalow at Wilden Bank has been included but other significant residential building in Ullingswick, all on the lane C1118 from the bungalow up to Fair View, Blest Acre and The Crowns, lately much altered, has not and planning consent was given this year for an extension to Fair View. There were also a two-storey extension at Dovedale and</p>	<p>The guidance referred to indicates that settlement boundaries need not be limited to built form which means that open amenity areas which make an important contribution to village form may also be included, as is made clear on page 4 of the guidance. The recent development referred to along the rural lane C1118 (which extends some 1.3 miles from the Ullingswick settlement boundary to The Crowns) is of a scattered, dispersed nature typical of the Herefordshire countryside. It is not of a scale or significance to merit inclusion in a settlement boundary. To do so would risk encouraging new isolated homes in the countryside, contrary to national policy. Moreover, responses to the residents' questionnaire survey preferred to guide new development to sites with reasonably direct main road access.</p>	No change.

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			alterations at Tack Farm. In my view, these two shortcomings in the way in which the Ullingswick settlement boundary has been drawn reveal that the recommendations in Guidance Note 20 have not been adequately appreciated and implemented.		
Mrs Susan Dalton 109/01	Paras. 1.4, 1.9	C	1.4 "Social, environmental and economic matters". Yes they matter a great deal as mentioned in 1.9. 1.9 "new housing, the rural economy, environment and community facilities" None of these are addressed in Appendix D (page 38).	The Plan is to be read as a whole in understanding how it contributes to the achievement of sustainable development including social, economic and environmental matters. The sites identified at Appendix D are considered to be capable of supporting a residential use, either under Local Plan Core Strategy policy RA3 or as a result of permitted development rights.	No change.
Mrs Susan Dalton 109/02	Para. 2.12 onwards	C	2.12 Yes the landscape is very important and any new development must respect this. I am not sure any proposals in Appendix D would.	The Plan is to be read as a whole in understanding how it contributes to the achievement of sustainable development including social, economic and environmental matters, including landscape. The sites identified at Appendix D are considered to be capable of supporting a residential use, either under Local Plan Core Strategy policy RA3 or as a result of permitted development rights.	No change.
Mrs Susan Dalton 109/03	Policies OPG3, OPG6, paras. 4.4 and 4.12-4.14	O/C	As I commented in the original questionnaire, the correct place for new development with affordable housing is in Burley Gate with access to Hereford and Worcester with a regular bus service, primary school, shop and post office, a speed restriction, and there is room to develop along the A465, and pavement already there. In Ullingswick, the lanes are single track, in very poor condition with no pavements, no street lighting. And the proposals do not meet the objective of the Development Plan. The only possible places to develop in Ullingswick would be near to the A417 or in the centre of the main settlement. As far as I can see all the "windfalls" are for expensive housing.	The NDP does propose a site allocation to include affordable housing at Burley Gate, recognising the potential to locate new housing close to village services. Proposals in Ullingswick are limited to identified small sites in the main settlement at Upper Town and a recognition of the potential capacity in the rural area as evidenced by the Call for Sites, where these are considered to be capable of supporting a residential use, either under Local Plan Core Strategy policy RA3 or as a result of permitted development rights. They are mainly disused rural buildings.	No change.

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Natasha Adams 110/01	Whole document	C	Where is the map indicating locations of sites? An extraordinary omission!	The NDP's site allocation at Burley Gate is shown on Plan 4. The small sites at Upper Town, Ullingswick (Appendix C) and rural area sites (Appendix D) are listed as an indication of capacity, to come forward under planning policy. They are shown on plans included in the Housing Site Assessment and do not need to be identified on a map in the NDP.	No change.
Natasha Adams 110/02	Whole document	C	Why is there no detail included in this document regarding size, style, height etc of potential houses on potential sites?	These matters are addressed by criteria-based policy OPG13 on design and access, which will be applied in the consideration of development proposals as they arise. Any policy which sought to prescribe detail on the matters referred would inevitably be inflexible in application.	No change.
Natasha Adams 110/03	Para. D.3	O/C	Regarding sites 17, 18-20 and 25: Other than financial gain to the owners of the above sites, what benefit to the wider community does the inclusion of these sites have? There are no local amenities. They are not proposed agricultural dwellings.	The sites in Ullingswick referred to were identified through the Call for Sites and provide an indication of potential capacity from the re-use or conversion of existing buildings for residential purposes. As such, they will provide environmental benefits by making use of existing resources and providing an opportunity for enhancement. This is particularly the case with site 17 as this is adjacent to the Ullingswick Conservation Area.	No change.
Natasha Adams 110/04	Para. D3 and table	O/C	My below comments relate to site reference number 17 The Barns. These disused buildings will not be re-used but demolished and only the footprint of the current buildings will be re-used.	National and County planning policies allow residential development in the countryside in special circumstances, and there are permitted development rights for the change of use of agricultural buildings to dwellinghouses, subject to qualifying conditions and restrictions. The NDP does not and cannot vary these provisions. It does seek to make an informed allowance for dwellings which may arise as a result, as one component of the overall delivery of housing. In this way, the loss of greenfield land to new development can be minimised. Appendix D	Add to end of para. D.1: "They may come forward as planning applications under Local Plan Core Strategy policy RA3 or through the exercise of permitted development rights, such as in respect of the change of use of agricultural buildings to dwellinghouses." Consequential changes to para. 3.13 and D.3, to refer to permitted

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				<p>identifies this supply, helping to demonstrate that the Plan's approach to housing delivery is sound. For clarity, reference to permitted development rights should be included in Appendix D.</p> <p>In respect of site 17, a single dwelling was attributed to the site, a modest estimate of capacity which reflected stated intentions. The development of the agricultural buildings on the site will be subject to normal planning requirements. Such a scheme has the potential to deliver significant enhancement in this location adjacent to the Ullingswick Conservation Area and St. Luke's Church. The site has highway access, and the residual cumulative impacts of development are unlikely to reach the "severe" level required under national policy for schemes to be prevented or refused on transport grounds.</p>	development.
Natasha Adams 110/05	Para. 6.7.2	O/C	Number 17 The Barns would in no way "protect and enhance the character and appearance of Ullingswick Conservation Area."	See response above to Natasha Adams 110/04.	No change.
Natasha Adams 110/06	Para. 4.14	O/C	Number 17 The Barns would be in "the historic core" of Ullingswick. Adjacent to the Conservation Area.		
Natasha Adams 110/07	Para. 3.3	O/C	Number 17 The Barns would in no way "protect and enhance" the "historic core" of Ullingswick.		
Natasha Adams 110/08	Para. 3.7	O/C	Number 17 The Barns would not be "in keeping with its surroundings."		
Natasha Adams 110/09	Para. 3.14	O/C	Number 17 The Barns would not be "within the scope of LPCS policy RA3." Neither would this site come within policy RA5.		
Natasha Adams 110/10	Para. 6.9	O/C	Additional housing would put yet more stress and traffic on the lane towards this site. Thus, this site is not "compatible with local roads."		
Natasha Adams 110/11	Para. 2.14	O/C	St Luke's Ullingswick is a Grade II* church. Number 17 The Barns would in no way enhance the locality of this beautiful, protected, ancient building.		
Natasha Adams 110/12	Para. 3.15	O/C	"It is important to make sure that the right kind of housing is provided. Affordable, starter, smaller." Does site 17 fall into this category and "meet local needs"?		
Roderick	Para.	C	It would be useful to understand how the vision and objectives are being		

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"Archie" Adams 111/01	3.3		<p>delivered. There seems little connection with these statements from the movement of the BG shop.</p> <p>Reading the following statement implies that sites that are in areas affected by the statement below will not be endorsed regardless as to their possible development as "permitted" developments</p> <ul style="list-style-type: none"> • A sustainable rural environment where the character of the villages, the natural beauty of the landscape, wildlife and historic heritage are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy. 	through the planning policies of the NDP in respect of land use and development matters, supported by the community actions. Permitted development rights are not affected by the NDP.	
Roderick "Archie" Adams 111/02	Para. 3.9	C	<p>I can't see anywhere in the NDP plan where the following statement (in blue below) is expanded upon.</p> <p><i>3.9 The Neighbourhood Development Plan plays an active role in guiding development in the Neighbourhood Area to a sustainable solution. Responses to the residents' survey show that there are a range of concerns across these areas, including to address housing needs, encourage employment, protect the environment, and improve community facilities and services. Individual development proposals will inevitably entail a mix of costs and benefits when assessed against these differing priorities. The aim will be to consider how individual projects contribute to sustainability, to best deliver the Neighbourhood Development Plan's vision and objectives.</i></p> <p>It would appear that the sites are included with very limited supporting information as to what they bring to the plan or more importantly, aside of being a number, what they bring to the community. The multiple dwelling sites are better understood. It is the individual sites where it is questionable what value aside of a benefit to the site owner they actually bring to the community.</p>	The NDP identifies sites for individual dwellings at Upper Town (Appendix C) and a recognition of the potential capacity in the rural area as evidenced by the Call for Sites, where such sites are considered to be capable of supporting a residential use, either under Local Plan Core Strategy policy RA3 or as a result of permitted development rights (Appendix D). These are mainly disused rural buildings. They will provide environmental benefits by making use of existing resources and providing opportunities for enhancement.	No change.
Roderick "Archie" Adams 111/03	Para. 3.12	O/C	<p>Not only does the LPCS designate Burley Gate as the settlement to be the main focus of proportionate housing development, but also the Ocle P NDP questionnaire where 68% wanted to focus on Burley Gate.</p> <p>This plan has 37% in Burley Gate and 63% in the parishes. My understanding is that the more focus on Burley Gate the greater the chance of increased community infrastructure. As confirmed in the document Burley Gate is the only village to have regular services - bus, school, shop, main roads and Post Office. It would be helpful to see an explanation of how the current document meets the comments below:</p> <p><i>Burley Gate is included in the list given at Figure 4.14 (settlements to be the main focus of proportionate housing development). Ocle Pychard and Ullingswick are identified as smaller settlements where proportionate housing is appropriate (Figure 4.15).</i></p> <p><i>The Local Plan notes that all the settlements identified in Figures 4.14 and 4.15 will have the opportunity for sensitive and appropriate housing growth. For the</i></p>	The NDP has had due regard to housing provision expected to arise in the rural areas through the operation of existing planning policies and the take-up of permitted development rights, as evidenced by the Call for Sites. Small sites have also been identified through the Call for Sites at Upper Town, Ullingswick. No such opportunities were forthcoming at Ocle Pychard. The proposed allocated site is at Burley Gate, in line with the strategic approach.	No change.

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			<p><i>typically smaller Fig 4.15 settlements, particular attention will be given to ensure housing respects scale, form, layout, character and setting of the settlement concerned. The Plan recognises that by virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which will need to be respected in the design of new housing proposals (para. 4.8.12).</i></p> <p>Ocle Pychard Group Neighbourhood Development Plan Strategic planning policy review September 2016</p>		
Roderick "Archie" Adams 111/04	Paras. 3.15, 3.16, 3.17	C	<p>3.15 It would be helpful to know how and if the sites listed in the table (3.14) met these requirements.</p> <p>3.16 No allowance has been included for the Ocle Pychard Group Neighbourhood Development Plan Residents' questionnaire survey 2017 <i>There was a recognition that more affordable, starter and smaller homes were needed to help enable young people and families to stay or move into in the area. This was part of a wider concern to achieve a more balanced provision of housing.</i> <i>Many comments addressed the "need to promote more low cost housing to encourage young families to stay in the area". Respondents variously saw a need for affordable, starter or smaller family homes as a means of achieving lower housing costs. These would help meet the housing needs of the young, or those with young families, who live or were brought up in the villages.</i></p> <p>3.17 If the plan has any hope of promoting a local economy it is vital that it addresses the supply of affordable housing. To dismiss this topic as not relevant to this plan is an injustice to the younger members of the Parishes who can't participate in a plan that is likely to affect them more than those who are preparing, reviewing and commenting!</p>	The proposed site allocation at Burley Gate will enable the delivery of 35% affordable housing. On all sites, policy OPG2 requires that housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting housing needs, particularly for smaller properties.	No change.
Roderick "Archie" Adams 111/05	Para. 3.23	C	How does this plan help new businesses and where does it allow them to be established.	NDP policy OPG7 sets out the approach to be taken to proposals for economic development throughout the Neighbourhood Area.	No change.
Roderick "Archie" Adams 111/06	Para. 4.2	C	4.2 states how suitable Burley Gate is for development yet only a third of the sites are located in Burley Gate. The others are in locations severely lacking any services and yet the other villages get more sites.	See response above to Roderick "Archie" Adams 111/03.	No change.
Roderick	Para.	O/C	4.14	See response above to Natasha Adams 110/04.	No change.

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"Archie" Adams 111/07	4.14		<p>I can understand the inclusion of sites within a settlement boundary however to endorse site 17 that is controversial by its location adjacent to a conservation area that as stated in the plan includes a number of listed building including a grade 2* church. Regardless of its possible "permitted" development, is it right for it to be included as it is directly opposed to the current plan?</p> <p>To also confirm how remote the location of Ullingswick conservation area is with a cul-de-sac access it is difficult to understand why 2 sites have been included and therefore are by default endorsed. The cul-de-sac access includes the longest stretch (300mtrs) in the parishes of non-passing single track lane. These sites should be reviewed on their individual merit and included in possible windfall to allow for their possible approval. After all this is the historic core of Ullingswick village.</p>		
Roderick "Archie" Adams 111/08	Para. 5.5	C	<p>5.4 New business and other forms of economic development - how does this plan actually help? How do the submitted sites help aside of an increase of accommodation for a few farms.</p>	Plan policy OPG7 provides a positive statement supporting proposals for economic development throughout the Neighbourhood Area. The sites in Appendix D are opportunities for residential development to come forward under Local Plan Core Strategy policy RA3 or as a result of permitted development rights. They include dwellings to meet an agricultural need, which will support economic development.	No change.
Roderick "Archie" Adams 111/09	Para. 6.7	O/C	<p>How does endorsing a site (17) adjacent to Ullingswick Church comply with: <i>6.7 Designated heritage assets in the Neighbourhood Area comprise listed buildings and Conservation Areas at Ocle Pychard and Ullingswick (Plan 2). The route of the Herefordshire and Gloucestershire Canal, protected under Local Plan Core Strategy policy E4 Tourism for its historic, recreational and tourism potential, runs on the southern boundary of the Neighbourhood Area.</i> Policy OPG12: Historic environment Proposals should be able to demonstrate that they protect, conserve and enhance the historic environment and heritage assets in accordance with the principles in Local Plan Core Strategy LD4. This includes the following, as relevant to the proposal:</p> <ol style="list-style-type: none"> 1. protecting, conserving and where possible enhancing listed buildings in a manner appropriate to their significance; and 2. protecting and enhancing the character and appearance of the Ocle Pychard and Ullingswick Conservation Areas; and 3. other undesignated heritage assets including archaeological sites and the historic route of the Herefordshire and Gloucestershire Canal and associated 	See response above to Natasha Adams 110/04.	No change.

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			<i>features.</i>		
Roderick "Archie" Adams 111/10	Para. D.3	O/C	<p>The table in D3 contains the largest category group of sites/existing building but has the least coverage regarding suitability etc. Namely:</p> <p>If a site is to be privileged enough to be included in the plan it would seem unjust not to give full disclosure if size parameter (x bed) and confirmation that it would comply with the particular requirement/policy it is relying upon. Equally the NDP should independently confirm that for example it that it meets the minimum requirements RA5. This would then provide members of the public some idea of what they are endorsing. Otherwise there is clearly an implication of meeting the requirement in terms of the type of potential property by being included in the NDP.</p> <p>This topic was highlighted in the NDP - <i>Strategic planning policy review September 2016 - as below</i></p> <p><i>Policy RA5 sets out more detail in furtherance of RA3 (4) in terms of the circumstances where the re-use of rural buildings will be supported, for business and residential purposes.</i></p> <p><i>In the NDP there may be scope to provide more detail on the criteria to be applied to the re-use of rural buildings for instance on such aspects as the uses that would be supported and any locally-characteristic design considerations.</i></p> <p>For example, looking at the 17 "the Barns". An interesting title for what now appears to be a Dutch barn and some old pig sties or chicken shed. Questionable as to what these are to be turned into opposite Ullingswick's 12-century listed Church along with Upper Court and its listed curtilage. The later would be better suited as permitted developments if any dwellings were actually required or necessary. A site visit would show that whilst the site lies on the boundary of the Ullingswick Conservation Area. The Dutch barn is approx. 25mtrs from Upper Court's listed barns, 20 mtrs from the 12th century church and less than 10 meters from the graveyard.</p> <p>It would seem that the number of sites in D3 could potentially be reduced that would then give a greater balance between Burley Gate and the other villages. The ones that are removed would then fall into "Windfall" where their local issues to residents and the historical environment could be addresses on a one by one basis as and when any application is made.</p> <p>I have attached a copy of the original (1994) Ullingswick Conservation Designation and description.</p>	See response above to Natasha Adams 110/04.	No change.
Mary Ludden 112/01	Policy OPG6	C	<p>I am disappointed that Upper Town and Lower Hope, Ullingswick have both been identified as having the potential for around 10 infill sites. The fact that any development will be in keeping with houses in the area means any development will not be particularly picturesque or characterful or suitable for</p>	Several small site opportunities have been identified at Upper Town, Ullingswick although these total five units, not 10. No potential has been identified at Lower Hope. The site	No change.

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			first time buyers. I would prefer to see more housing association/social housing as I have never believed in the efficacy of so called 'affordable housing'. It's impossible to protect it from market forces to make it affordable for the kind of young families we need to stay in or move to this area to work and live. I'm glad to see the document recognises the way the residents value the local landscape.	allocation at Burley Gate includes 35% affordable provision which will be available in perpetuity for those in local housing need.	
	Policy OPG13	C	I'm glad to see the commitment to ensure development fits in and doesn't damage local amenities. I'm glad to see a commitment to boost the local economy where possible I'm particularly glad to see the commitment to keep exterior lighting to a minimum and to avoid light spillage	Noted. These comments are welcome.	No change.
Iain & Liz Collinson 113/01	-	C	A pragmatic and acceptable plan for the community.	Noted. These comments are welcome.	No change.
Richard Allaway 115/01	Policy OPG2, para. 3.23	O	Given that the village boundaries have been agreed and set within this plan there seems no justification to build properties/new development in the open countryside. All development should be contained within the village boundaries, thereby protecting the open countryside. Unless it is the Council's preference not to build within the village boundaries. If this is the case then it should be openly stated. Earlier in the Draft Consultation it was stated that Burley Gate was the focus of local services, yet paradoxically seems to be not being developed proportionately whereas Rural Area dwellings seem excessively loaded. Given that other planning applications for sustainable development within Burley Gate have been dismissed this seems entirely illogical. A review of a larger development at Burly Gate and within village boundaries needs to be adopted and the scope of Rural Area dwellings reduced.	Existing national and County planning policies and permitted development rights allow residential development in the countryside, subject to conditions and restrictions. The NDP does not and cannot vary this position. It does seek to make an informed allowance for dwellings which may arise in this way, as one component of the overall delivery of housing. In this way, the loss of greenfield land to new development can be minimised.	No change.
Richard Allaway 115/02	Policy OPG12, para. 6.7	O/C	If we are to protect and enhance the character and appearance of the Ullingswick Conservation area can you please explain how this will be achieved by the development of 2 additional properties adjacent to the Conservation Area. These developments seem entirely at odds with the Policy and should be removed.	See response above to Natasha Adams 110/04.	No change.
Richard Allaway 115/03	Policy OPG12, para. 6.9	O/C	I agree entirely that traffic from new development should be compatible with local roads. Could you therefore explain why 2 new developments are proposed at the end of the single track cul de sac leading to Ullingswick church. This is the longest single track lane in the OPG boundaries and has very few passing places	See response above to Natasha Adams 110/04.	No change.

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			and is always in a neglected/poor state of repair. Yet you propose within the plan 2 new dwellings. Have you conducted a travel survey? AS Councillor Lester will attest this lane often already gridlocked with the existing traffic levels, to add further development is both impractical and seems to be in opposition to your agreed and accepted policies. Therefore these developments should be removed.		
Michael & Jennifer Winston 116/01	Policies OPG3, OPG4 and OPG13 Paras. 4.2, 4.3, 4.5	S/O	<p>We support the draft NDP document as it best reflects the views and wishes of parish residents acquired from a comprehensive consultation process which allowed everyone who wished to take part in the process or express their views the opportunity to do so. The site identified to the east of the telephone exchange in Burley Gate, being the sole site for housing development in the NDP, most closely reflects the stated preference of the residents from the options available. It provides over 40% of the required new housing for the parish and includes sufficient affordable homes to satisfy known local needs. However, it appears that the proposed boundary for the site as detailed in Plan 4 of the NDP document is likely to be extended southwards down the field in response to a recommendation from the planning officer to “protect the existing character of the village” whilst still providing the proposed 15 houses along with a site for a community shop. This should not be allowed to happen as it:</p> <ul style="list-style-type: none"> - does not comply with item 1 of OPG13 – respect the character of adjoining development and the wider landscape – due to the scale of the development - will not conform to the recommended limited frontage development stated in the SHA (Site Assessment Form: Site 2 Land at telephone exchange, Burley Gate – Page 44, Suitability for development) - will excessively develop the ridgeline, therefore having a more seriously detrimental impact on the surrounding landscape character as viewed from the South and West - will have a significantly higher visual impact on existing residences to the East, South and West of the site <p>If it is not feasible to develop the proposed 15 houses on the current site detailed in the NDP then serious consideration should be given to the new option recently offered to build 15 houses on land to the east of the primary school given the significant benefits this new site would provide.</p> <p>The NDP process and policy is a landmark opportunity to determine the long-term future of Burley Gate. It is therefore essential that all available options are fully evaluated in terms of the wishes and preferences as recorded in the residents’ survey. This will ensure that the option that will deliver the greatest</p>	<p>The support for the selection of the proposed housing site at Burley Gate is welcomed. Part of this comment is a counter-objection to C & S Simcock 114/01 and the proposal therein to extend the housing site to the south to better accommodate the proposed level of development. This proposal is addressed in the Housing Site Assessment Addendum where matters of landscape impact, settlement character and amenity impacts are considered. The Addendum includes a comparative assessment of the policy OPG4 site with that proposed east of the primary school, together with consideration of a third site (land at Forge House). Taking all factors into account, the Addendum recommends that the policy OPG4 site be progressed in the NDP, with the others not being recommended for inclusion in the Plan for the reasons stated. In the case of land at Forge House, these include impact on existing residential amenity at Badgers.</p>	No change.

Consultee Ref no.	NDP ref	Type	Comment received	Response	Amendments to Ocle Pychard Group NDP
			benefits for, and protection of, the village for many years to come is selected.		
Michael & Jennifer Winston 116/02	Policy OPG1, para. 3.13	C	There is a supply of redundant buildings/barns which have been put forward in the call for sites. These buildings can be brought back into use for those who are looking for more individual homes, thereby avoiding building on green fields and thus preserving the countryside. The renovation of these buildings will also provide employment and trading opportunities for local businesses.	This comment is noted. Providing an evidence-based assessment of the supply from such sources enables the use of greenfield land to be minimised.	No change.
Roger Ellis 117/01	Para. 3.5	C	Paragraph 3- "Requiring new housing to provide a mix of size and type of properties to meet community needs" Comment: This aim is one of the most important in the document and I agree with the aim stated. However, the decisions on the plan for Burley Gate development was taken in the light of a meeting attended mostly by Burley Gate residents. There is evidence to show that some residents at the meeting came from outside this development area and had influence over the result. It is important that sufficient affordable housing is provided. Affordable need not mean subsidised. Discussions at later meetings seemed to get bogged down with the concept of subsidised housing. Windfall sites in rural locations form a large part of the plan. It is obvious that none of these sites, apart perhaps at Old Monkton Farm, will be developed as affordable housing. Without enough affordable homes for younger families the area may lose its school and vitality.	The proposed allocation at Burley Gate will enable the delivery of affordable housing. Affordable housing may only be sought on sites of more than 10 units, in line with national and Country planning policy. In respect of non-subsidised housing, policy OPG2 seeks such dwellings to be of a size and type which contributes to meeting housing needs.	No change.
Mr J Parry 118/01			Please find attached my completed 'Site Submission Form'. Obviously this submission is outside of the deadline for submission, however I am hoping that you will accept it as: <ol style="list-style-type: none"> 1. I was unaware of the call for sites 2. My field is the natural and logical next place to develop new housing in the Holme Oaks settlement in Ocle Pychard, and 3. The Ocle Pychard NDP is still in draft form so can be amended fairly easily. <p>To omit my site because I missed the call for sites would be frustrating for me personally but would also be a missed opportunity for Ocle Pychard Parish Council. I urge you to accept this late submission.</p>	This comment was received during the regulation 14 consultation period in the form of late Call for Sites submission. It is included here for completeness. The site referred to was granted planning permission on appeal on 15 December 2017 for erection of two detached 4 bedroom houses with garages. In accordance with HC guidance that sites which have received planning permission should be included in the settlement boundary, it is proposed to extend the draft settlement boundary at Ocle Pychard to encompass the built form now permitted.	Amend draft NDP Plan 5 Ocle Pychard as shown below. Update Table 1 Housing delivery as per Housing Site Assessment Addendum.

Amended policy OPG4 and supporting text

Land east of the Telephone Exchange, Burley Gate

- 4.4 Land east of the Telephone Exchange at Burley Gate is allocated for housing and a new, permanent community shop (to include post office). This reflects the Local Plan Core Strategy's designation of Burley Gate as a main focus settlement, and will help sustain and make best use of the existing community services in the village. The site will allow the development of required housing (including affordable housing) and enable the improved provision of local services. The site was preferred by the local community in consultation on options for housing land release at Burley Gate.³ The proposal has subsequently been refined through consultations undertaken on the draft version of the Neighbourhood Development Plan.
- 4.5 The site fronts onto the A465, between existing development to the east and west. Its southern boundary has been defined to enable development to be appropriately accommodated whilst reflecting the existing linear built form and enabling active frontage to be established. Strategic landscaping will be required to the immediate south of the allocation, on land within the same ownership and secured by planning condition.
- 4.6 A proportion of the dwellings should be provided as affordable housing in line with Local Plan Core Strategy policy H1 *Affordable housing*, which requires 35% affordable housing provision.⁴ This equates to 5.25 such units on the basis that 15 dwellings are to be provided. Five affordable homes should be provided on-site, with the remaining requirement being addressed as a commuted sum. The affordable units should be presented tenure-blind as to both siting and design. Both affordable and market housing should be predominantly two and three-bedroom properties, to meet local requirements.
- 4.7 The site will be accessed from the A465. Two separate points of access should be provided to the A465, one to the housing and the other to serve the community shop and its associated car parking. This is so that the shop may be accessed by vehicle, on foot and by cycle without the need to enter the housing area, in the interests of safety and amenity. The existing hedge is to be translocated to the rear of the visibility splays required for the vehicular accesses, or new hedgerow provided.
- 4.8 A two-metre-wide footway along the entire site frontage linking to a new controlled pedestrian crossing of the A465 to the west of the site are to be provided. These provisions will enable safe, direct and convenient access on foot between the development and the village hall and school. The development of new active frontage to the south of the A465 will complement that already in place to the north and with the new controlled crossing will assist in reducing road traffic speeds. These aspects of the development will also support a longer-term ambition of the Parish Council to improve pedestrian connectivity at Burley Gate, provided for in a Community Action (CA5, Table 3), which includes a footway link to the C1133 to the east.
- 4.9 The community shop and post office has been established in a portacabin sited in the village hall car park since April 2016. Land for a new, permanent building for the community shop and post office, together with car parking to meet the required standards, is being made available as part of the overall development. This proposal will be of considerable community benefit in its own right, and

³ Reported in the Revised Housing Option, July 2017.

⁴ Burley Gate is in the Hereford Northern and Southern Hinterlands housing value area as defined in policy H1.

will free up car parking capacity at the village hall site. The land is to be gifted to the Parish Council for a nominal amount. This will be secured by means of a Planning Obligation prior to the grant of planning permission. A Community Action, CA1, is included in chapter 7 (Table 3) in respect of the non-land use aspects of this proposal.

4.10 Proposals for the site should address both housing and community shop aspects together, so that planning applications can demonstrate a comprehensive design solution. Piecemeal proposals will not be supported. Proposals should also take account of policy OPG13 in respect of design and access. Any planning application should be accompanied by the following supporting information:

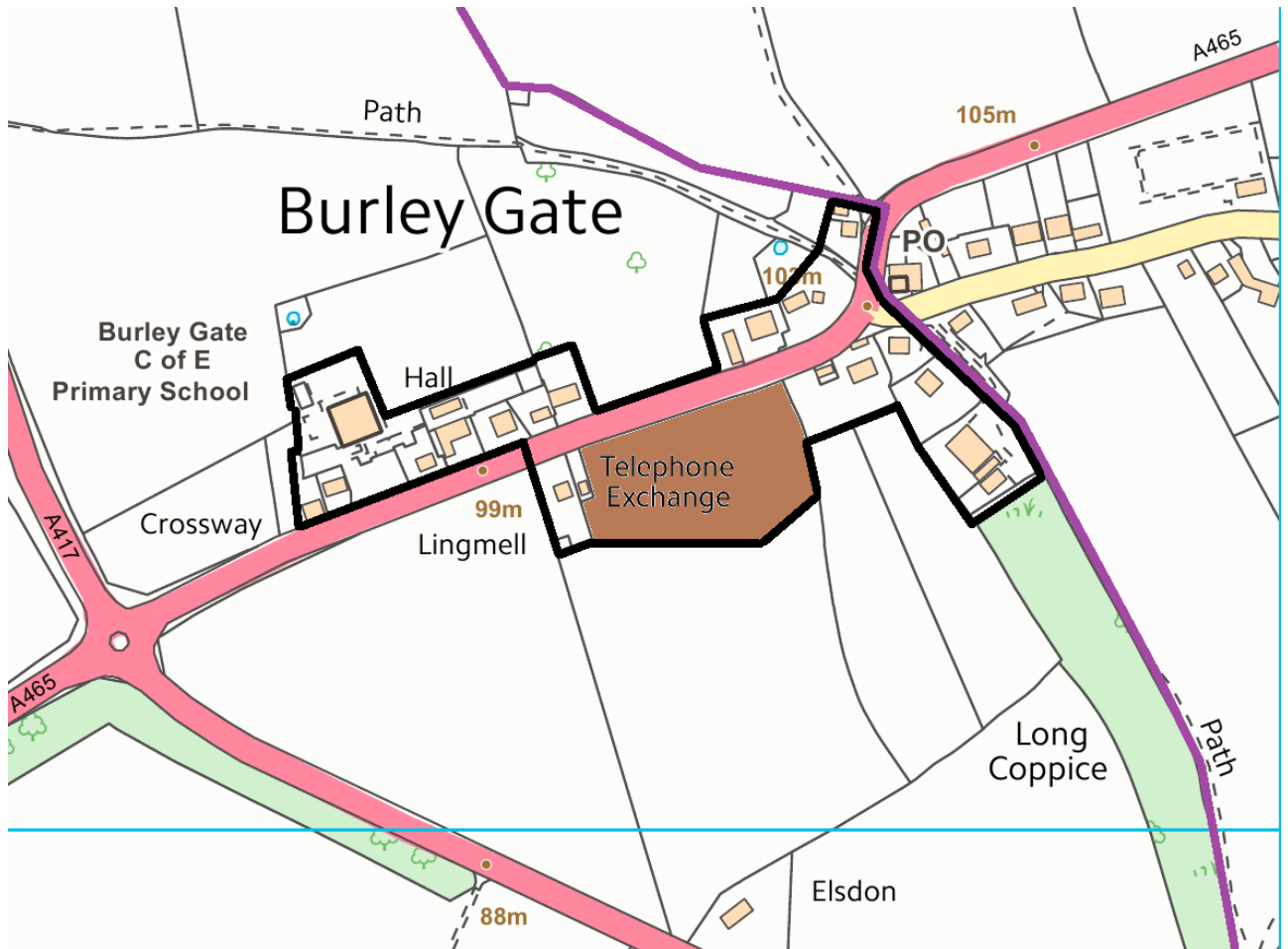
- Transport Assessment, including a traffic speed survey
- Ecological appraisal
- Landscape and Visual Impact Assessment
- Road Traffic Noise Assessment, to take into account both the A465 and the A417.




Policy OPG4: Land east of the Telephone Exchange, Burley Gate


Land east of the Telephone Exchange at Burley Gate is allocated for housing development for around 15 dwellings and for a community shop and car parking. Proposals should meet the following site-specific requirements:

- 1. dwellings should be provided which contribute to meeting the latest assessment of housing needs including house type and size; and**
- 2. 35% of the dwellings are provided as affordable housing which is available in perpetuity for those in local housing need; and**
- 3. the layout and format of the development maximises the active frontage provided to the A465; and**
- 4. a comprehensive scheme is proposed for the site including housing, community shop, car parking, access and landscaping elements, including strategic landscaping required outside but adjacent to the southern boundary of the allocation site; and**
- 5. the transfer of land for the community shop and associated car parking to the Parish Council for a nominal amount, to be secured by a Planning Obligation prior to the grant of any planning permission; and**
- 6. two separate vehicular accesses are provided from the A465 to serve the housing area and the community shop. The access arrangements should also enable and encourage active travel through provision for pedestrian and cyclists; and**
- 7. the provision of a two-metre-wide footway along the entire site frontage and translocation of the existing native hedgerow to the rear of the visibility splays of the vehicular accesses, or the planting of a new hedgerow if translocation is deemed inappropriate; and**
- 8. the provision of a controlled pedestrian crossing of the A465 provided to the west of the site.**

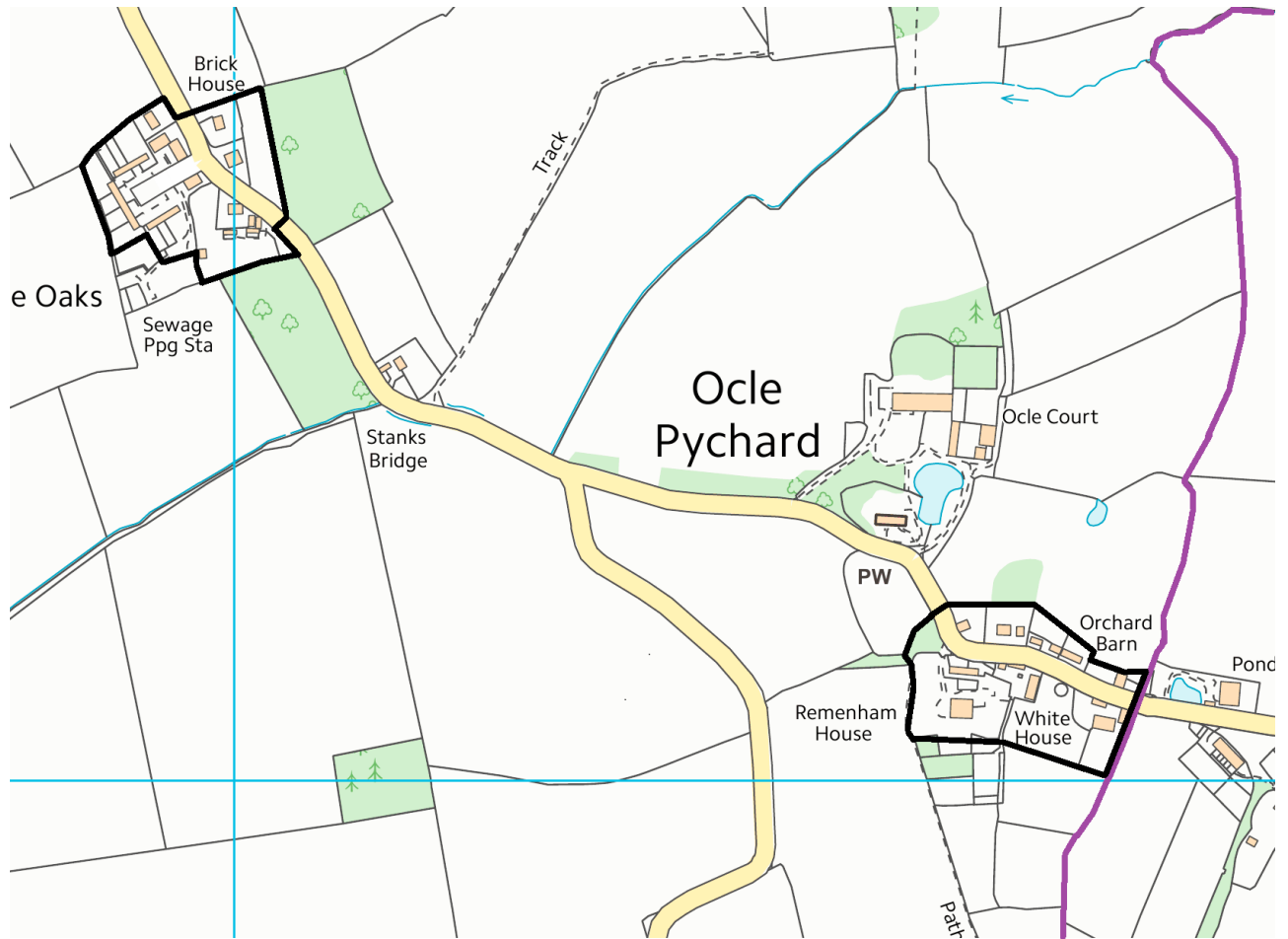
Amended draft NDP plan 4, Burley Gate




-  Settlement boundary
-  Parish boundary
-  Land east of the Telephone Exchange (policy OPG4)

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Amended draft NDP plan 5, Ocle Pychard



- Settlement boundary
- Parish boundary

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