

Peterstow Neighbourhood Development Plan

Consultation Statement – March 2018

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1. Introduction

- a. The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.
- b. Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:
 - i. details of the persons and bodies who were consulted about the proposed NDP.
 - ii. a description of how they were consulted
 - iii. a summary of the main issues and concerns raised by the persons consulted
 - iv. a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.
(PLEASE NOTE: public and stakeholder input was taken into account throughout the development of the plan. Specific examples of where and when this has happened are highlighted in the timeline below with relevant extracts from, or references to, steering group minutes. For the sake of brevity, not all instances are listed, but are available by searching the full set of minutes on the NDP website [here](#).)
- c. Guidance from Department for Communities and Local Government (10 Sept 2013) states that: *'the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.'*
- d. This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.
- e. The aim of the consultations in Peterstow parish has been to ensure the widest possible understanding of the purpose and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.
- f. This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.
- g. The community and stakeholders were kept informed and engaged via a range of mediums which are laid out in the Timeline below. These included an NDP website, the Peterstow Times (local magazine), noticeboards, fliers, exhibitions and drop-in events. Steering Group Meetings were also open to the public to attend. Nine of the Peterstow Times articles on the NDP can be found for the relevant year [here](#).

2. Peterstow NDP Consultation Timeline

1	1 st Oct. 2013	Application from Peterstow Parish Council to Herefordshire Council for the whole Parish Council area to be designated as a Neighbourhood Area.
	Parish Council	
2	22 nd Nov. 2013	Designation approved by HC with no objections.
	Herefordshire Council	
3	December 2015	<p>Article appears in “Peterstow Times”, notifying residents of the intention to make a plan and seeking support. This was followed shortly after by a poster inviting residents to a parish meeting. Flyers were also delivered to households.</p>
	Parish Council	

New Houses in Peterstow – where should we put them?

You may have read in the local press that Herefordshire Council has completed its Local Plan Core Strategy. This is predominantly about housing, how many will need to be built and where they will go. Across Herefordshire, a minimum of 16,500 houses will be built in the life of the plan. In rural areas (such as Peterstow) across the county, at least 5,300 houses will need to be built. The rural areas have been split into 2 lists, with “list one” being the main focus for housing growth. Peterstow is on “list one”.



It is inevitable that new houses will be built in Peterstow Village. Peterstow Parish Council has the responsibility for developing our Neighbourhood Development Plan. When complete, this plan becomes a statutory document that planning officers must refer to when making planning decisions. It is a plan which, amongst other things, can detail where we want houses to be built and what type of houses we want. There are lots of other things we can include too, such as improvement to facilities desired.

The plan is developed by people in the parish, for the parish as a whole. It is a really important document. We need a team of people to pull the plan together.

Would you like new housing next door to you (or not)?

Do you want to have a say in where developers can build?

Have you got an interest in what Peterstow will look like in the future?

If so, we need your help! Please contact the parish clerk, Pat Newton on 01989 562809 or patnewton21@hotmail.co.uk to register an interest. We will hold an exploratory meeting early in the New Year to work out how to take things forward.

Cllr Rob Hunter

New Houses in Peterstow Parish – Where should we put them?

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? Would you like new housing next door to you (or not)?

? Do you want to have a say in where developers can build?

? Have you got an interest in what Peterstow will look like in the future?



**Please come to our parish meeting
Tuesday 12th January
7pm, at St. Peter's Hall, Peterstow**


For more information, please contact the parish council clerk, Pat Newton on 01989 562809 or pat.newton21@hotmail.co.uk

4	12 th Jan. 2016	Approximately 60 people attended the meeting. Councillors explained the purpose of the Parish Neighbourhood Development Plan and an officer from Herefordshire Council's Neighbourhood Planning Team gave a presentation on the process of developing a plan. It was decided that there was enough interest in the parish to develop a plan. It was agreed that a further meeting would be arranged for people interested in being involved in the development.
	Parish Meeting	
5	23rd Feb. 2016	Establishment of a Steering Group and officers
	Steering Group Meeting	
6	4th April 2016	Terms of reference agreed, and draft project plan discussed including public consultations, engagement and communications methods. The minutes of the meeting including Section 8 on Consultation and Engagement can be seen here .
	SG Mtg.	
7	April 2016	Article in "Peterstow Times" giving update on progress so far, including report on the meeting of 12 th Jan. (See Activity 4 above).
	Communication	
8	2 nd May 2016	Logo agreed for all future communications
	SG Mtg	
		
9	13 th June 2016	Preparation for Public Drop-in event at the July Village Fete. There was also a follow-up sub-group meeting to make more detailed preparations. The minutes can be seen here .
	SG Mtg.	
10	July 4th 2016	Meeting to finalise the arrangements for the NDP stall at Village Fete. The minutes can be seen here .
	SG Mtg.	

11	23rd July 2016	<p style="text-align: center;">Public Event Village Fete)</p> <p>Have you visited the Parish Neighbourhood Development tent today?</p> <p>We are seeking your views on Peterstow Parish and your vision for the future, with regard to</p> <ul style="list-style-type: none"> Housing Environmental issues Facilities Transport & traffic & much more <p>Come and share your views</p> 		
			<p>NDP stand at Village Fete to raise awareness of the NDP and gather comments / ideas about issues of importance to the Parish. It had been advertised in the Peterstow Times beforehand, there were flyers placed at various locations around the fete and its location meant that it was visible to those walking by browsing the stands. There was a steady stream of visitors to the stand and 48 people registered their attendance by placing sticky dots on a demographics chart to show their age and gender, and on a map to show the location of their residence. (Actual numbers were higher as not everyone used the sticky dots).</p> 	


12	8th Aug. 2016	<p>Review of Village Fete event and start of Questionnaire design. See Sections 2 and 5 of the minutes which can be viewed here.</p>
	SG Mtg.	




13	September 2016	Article in "Peterstow Times" regarding the Village Fete consultation	<p style="text-align: right;">25</p> <p>Update on Peterstow's Neighbourhood Development Plan</p>  <p>Peterstow's Neighbourhood Development Plan Steering Group has been continuing its work towards the preparation of a Neighbourhood Plan for the Parish. By preparing a plan, Peterstow residents will be able to influence future development in the Parish, not only in the area of housing, but also with regard to infrastructure, protection of the environment and other important issues. The Steering Group, which is made up of Parish Councillors and volunteers from the Parish, are being assisted by independent consultants, Data Orchard.</p> <p>The latest step in the process was the presence of a Neighbourhood Development Plan stand at the village fete, at which the Steering Group set out the steps involved in the process and the likely timeframe. The purpose of the stand was to raise awareness of the process and to gather the views of the Parish about the issues which are important to them and their vision for the future of the Parish. There was a steady stream of visitors to the stand and some interesting feedback given and the general consensus was that the stand had achieved its aims.</p> <p>The Steering group are now in the process of devising a questionnaire with its consultants which will be sent to every individual in the Parish aged 16 and over. The questionnaire will seek the views of the Parish on more specific questions and will be used to form the basis of Peterstow's Neighbourhood Development Plan. It is important that the Steering Group obtain as many responses as possible so that the Plan is truly representative of the wishes of the community. Please, therefore, take the time to complete the questionnaire in as much detail as possible. Questionnaires should be delivered in October / November this year.</p> <p>In the meantime, if anyone has any further comments or would like more information about this process please visit either the Peterstow Parish Council or village websites, or see the noticeboards by the church and village shop. There is also now a Peterstow NDP Facebook page.</p> 
	Communication		
14	6 th Sep. 2016 3 rd Oct. 2016 7 th Nov. 2016 SG Meetings	These meetings were mainly devoted to refining the questionnaire, the covering letter and the detailed distribution and collection logistics. The logistical process can be seen in the minutes of 7 th Nov. here	
15	November 2016 Resident's Survey	The questionnaires were delivered between 12th and 20th November and collected at least 2 weeks later. An individual questionnaire was offered to every resident aged 16 years and over. Each pack contained an explanatory covering letter (See Annex A below) A total of 290 questionnaires were recorded as having been completed, giving a return rate of 76% of all residents aged 16 or older.	

16	December 2016 Communication	Update on questionnaire in “Peterstow Times”	<div style="text-align: right;">27</div> <p>Peterstow Neighbourhood Development Plan (NDP) Update</p> <p>You will have recently had a copy of the NDP questionnaire, delivered to you by our volunteer team. If you completed it, thank you very much for your time. The questionnaire is a key element in shaping our community for the future.</p> <p>The completed questionnaires will be analysed by our independent consultants and the results fed back to us. We will share the results with you at an open public meeting, in early 2017. As always, if you have any comments you wish to make, or questions, please contact us via Peterstow Parish Council website.</p> <p>Cllr Rob Hunter, Chair of the NDP steering group.</p> 
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17	February 2017 Survey Results	Resident’s Survey Report produced. The Report can be seen here
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18	6th Mar. 2017 SG Mtg.	Preparation for Public Meeting planned for 1 st April. Displays to include the results of the Resident’s Survey and the draft Vision and Objectives based on the survey results. There were also instructions on how to register land for potential development. Details of the preparations can be seen here .
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19	March 2017 Communication	Article in March edition of “Peterstow Times”	<div style="text-align: right;">11</div> <p>Peterstow Neighbourhood Development Plan (NDP) update</p> <p>The Committee would like to thank all those who completed the questionnaires that had been delivered in November. There was a very good response of 76% completed forms. The answers have been analysed by our independent consultants, and we have received the initial results. By the thoughtful and considered comments, it was evident that most respondents had taken time to complete the questionnaires, and the committee is encouraged by the interest shown.</p> <p>Once the final report is received, it will be available on the NDP website http://www.peterstowparishcouncil.org.uk/neighbourhood-plan/4593452218.</p> <p>There will also be an Open Parish Meeting at St Peter's Hall on Saturday 1st April from 10am – 1pm, where the results will be displayed, together with the committee's draft vision and objectives. There will be ample opportunity to discuss the results with committee members and to make further comments and suggestions.</p> <p>The next step will be for the committee to produce the Draft Plan, which will incorporate the evidence from the questionnaires and the comments and discussions at the Parish Meeting. This plan will then be made available for public comment and a further public meeting will be held.</p> <p>We always welcome public feedback, please feel free to contact us via the Parish Council website.</p> <p style="text-align: right;">Rob Hunter, Chairman of NDP steering group.</p> 
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<p>20</p>	<p>1st April 2017</p>	<p>Approximately 100 people attended the drop-in event (25% of population) and their feedback can be seen at</p>	
	<p>Public Drop-in Event</p> 	<p>Annex B below. The display boards, which can be viewed here, covered different themes and people could leave their comments on post-it notes or use sticky dots to agree (green dot) or disagree (red dot) with proposals. The feedback included people's views on the draft objectives, including support for an additional business objective to be considered, (which was subsequently added to the draft plan).</p>  <p>A "Land for Development" (Call for Sites) questionnaire was made available at the event and instructions given on how residents could access and complete the questionnaire on-line. The questionnaire can be seen at Annex C below.</p>	
<p>21</p>	<p>8th May 2017 SG Mtg.</p>	<p>Following the launch of the "Land for Development" questionnaire at the Drop-in Event of 1st April, publicity and access to the questionnaire were added to the website, an article planned for the next edition of the "Peterstow Times" and notices to be put up around the Parish (noticeboards, shop, church, pubs etc.). An end date for returns was set for 20th June.</p>	
<p>22</p>	<p>5th June 2017 SG Mtg.</p>	<p>Extract from minutes related to the priorities in the draft plan based on public consultations:- <i>"It was agreed that the objectives dealing with housing, road safety and the natural / historic environment were the major topics and the objectives covering community facilities, local infrastructure, business and sustainable energy were the minor topics. Within the major topics, it was agreed to place the policies covering the natural / historic environment and road safety ahead of housing because it will provide the context in which any new housing should be allowed and will make sure that people read these sections before getting to the area that arguably most people will be interested in, namely housing. With regards to the minor topics, it was agreed that we should place infrastructure first given the concerns of the Parish over drainage and flooding, followed by community facilities, business and sustainable energy. The position of business in the plan reflects the fact that there wasn't overwhelming support in the questionnaire responses for identifying sites for business use.</i></p>	

		<i>The appendix could be used to cover other issues that are important to the Parish, for example, specifying the shop as a community asset. There was a concern that the draft layout didn't include any reference to leisure, for example a children's playground, but this didn't seem to be an issue of importance to the Parish. The church hall and common were considered to be the Parish's facilities and the view on these was that they ought to remain as they are. However, things such as playgrounds could be considered when deciding how to use any funding that might be given to the Parish via the CIL (or whatever might replace it), or could be something that a developer could be asked to pay for."</i>
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23	June 2017	Article in June edition of Peterstow Times	<p style="text-align: right;">11</p> <p>Peterstow Neighbourhood Development Plan Update</p> <p>It has been a busy few months for the Neighbourhood Development Plan. After completing our survey at the end of last year, we have received the results and held a public meeting to share these with you. We also put our draft vision and objectives on display for the first time.</p> <p>The open public meeting, on 1st April was very well attended, with over 100 people coming to visit us. During the meeting, everyone was invited to review the results from the parish survey and comment on the draft vision and objectives. We are delighted that you overwhelmingly supported these. At the meeting, we asked if the parish would like a business objective to be added. The answer was "yes" and so it has been done – you can see it on the parish council website and comments on it are always welcome.</p> <p>We also conducted the survey prize draw and congratulate Mr R Catchside who was the winner.</p> <p>On behalf of the whole steering committee, I would like to say thank you to everyone who gave up their time to complete our survey and also attend our open meeting. The responses we are receiving from the parish are vital in ensuring that we deliver a plan for the parish as a whole.</p> <p>The Peterstow Parish Council website (www.peterstowparishcouncil.org.uk) is kept up to date with all the developments of the plan. You can see the full parish survey results, the vision and objectives and details of all the meetings that take place (which you are welcome to attend).</p> <p>Looking forwards, we have gathered substantial amounts of information about what the parish wants and does not want. We will now be drafting the first version of the plan. Once done, we will share this with you, for your comments. We expect this to be sometime in late Summer.</p> <p>As part of this process, we are undertaking a "call for sites". This is an opportunity for you to make the steering committee aware of a section of land which you own and may be interested in making available for development. Registering your land does not commit you to anything. The process for registering is being handled by our independent consultants, Data Orchard. You can find a link to the registration form from the Peterstow Parish Council website neighbourhood development plan page; or you can contact the council, who will point you in the right direction. The call for sites closes on 20th June 2017. Cllr Rob Hunter - Chair of the Steering Committee</p>
	Communication		

24	28 th June 2017	Discussion on the sites submitted for development via the "Land for Development" questionnaire. 10 sites were submitted and one added from the local authority's SHLAA. Criteria for assessing the sites were discussed and agreed. See detailed minutes here .
	SG Mtg.	

25	22nd July 2017	<p>The Steering Group set up a stand at the fete to communicate progress on the plan, including the results of the questionnaire (similar to the Drop-in event of 1st April), display the agreed vision and objectives (seeking comments on the precise</p>		
	Public Event Village Fete			

26	8th Aug. 2017	<p>Meeting with officer from Herefordshire Council's NDP team to feedback on progress with Peterstow Plan, discuss next steps, discuss potential settlement boundaries including the possibility of a settlement boundary in Winter's Cross, in addition to Peterstow village.</p>
	Meeting with LA	

27	September 2017	<p>Article in September edition of Peterstow Times</p>
	Communication	

Peterstow Neighbourhood Development Plan Update 11



The Neighbourhood development plan has progressed a lot in the last 3 months. For those of you who came to see us at the Peterstow fête, it was good to see you – thanks. If you couldn't make it, we had a display of the progress we are making. We also sought feedback on adding a business objective to our vision and objectives. We are delighted to say we got 100% positive feedback for this, so it is now included.

Our call for sites, which closed on 20th June, was a success with a number of representations being received.

We are now in the process of reviewing these and our independent consultant is assessing them against the parish wishes, Herefordshire Council policies (primarily their "Core Strategy") and planning regulations.

We have also met with Herefordshire Council Neighbourhood Planning Team to share thoughts and ideas and keep them up to date with our progress. The plan itself is now in its provisional first draft stage. It's not ready to share with everyone yet, but is making good progress. We will keep working on it and hope to have something we can share towards the end of the year.

In the next few months, we will be finalising the housing sites we wish to propose, defining the settlement boundary for the parish and preparing the first draft of the plan. The plan then needs to be reviewed and adopted by the Parish Council before we enter a period of consultation with many people, including statutory bodies such as Herefordshire Council, the Environment Agency, Highways, England and so on – but most importantly, we will check that we are still delivering what the people of the parish want – we will consult with you. We will make the draft plan available to you and will hold a public meeting similar to the last one, for you to review the plan. We will publicise this nearer the time.

The Peterstow Parish Council website (www.peterstowparishcouncil.org.uk) is kept up to date with all the developments of the plan. You can see the full parish survey results, the vision and objectives and details of all the meetings that take place (which you are welcome to attend).

Clr Rob Hunter
Chair of the Steering Committee

28	2nd Oct. 2017	<p>The meeting focussed on Planning of the Regulation 14 Consultation and an accompanying open meeting for people to view the NDP and ask any questions. It was agreed that the format for the event would be a drop-in meeting like the one held in April 2017, the displays to include the development sites chosen and the mechanism and criteria used to select the sites, as well as the large parish map highlighting the sites chosen. Copies of the NDP, SEA, HRA, site assessment report and questionnaire report would be made available, plus response forms for people to take away.</p> <p>Flyers were prepared to publicise the open meeting to go on noticeboards and for distribution to all households as per the earlier questionnaire.</p>
	SG Mtg.	



Open Parish Display of the Neighbourhood Development Plan

Saturday 25th November 2017, 10.00 – 12.00

St Peter's Hall, Peterstow

The first draft of the Peterstow Parish Neighbourhood Development Plan is ready.

The parish council would like to consult with you and understand your views. Please come along to see the plan. We value your feedback and hope you can make it. Details of our progress and up-to-date news on the NDP are always available on our website, www.peterstowparishcouncil.org.uk

We are entering a statutory consultation period, known as "Regulation 14 Consultation". This display is a part of our consultation with you regarding the plan. The consultation period is your chance to have your say. Please use it!

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**25 Nov. 2017
Regulation 14
commences
with Drop-in Event**



Regulation 14 pre-consultation commences.

All the relevant documents added to the Parish Council's website, and placed at key locations around the parish, including St Peter's Hall, and sent to the relevant consultees. Herefordshire Council's website also amended to show that Peterstow has started its Reg 14 consultation process.

A public Drop-in Event was held in St Peter's Hall coinciding with the first day of the 6-week pre-consultation period. The event was used to communicate the draft plan and explain how the public could make representations.



The display material can be viewed [here](#)



Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Peterstow Neighbourhood Development Plan** will start at **8.00am on Saturday 25th November 2017** for a period of 8 weeks ending at **12.00am on Sunday 21st January 2018**.

Peterstow Neighbourhood Development Plan ("the NDP") has been developed to help deliver the local community's requirements and aspirations for the Plan Period up to 2031. The NDP has been created through listening to the views of the residents of the parish.

The NDP will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Peterstow parish.

Peterstow Parish Council invites comments on the draft NDP. All responses received will be considered by the Steering Group and the Parish Council to inform a revised version of the NDP. The revised version of the NDP will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The draft NDP may be viewed online at www.peterstowparishcouncil.org.uk or emailed to residents on request to Pat Newton, the Clerk to the Parish Council, either by telephoning 01989 562809 or emailing clerk.peterstowpc@gmail.com. Paper copies may be viewed at St Peter's Church, the Yew Tree Inn, the Red Lion public house and Peterstow Village Stores and may also be borrowed from the Clerk to the Parish Council.

The report on the responses to the residents' questionnaire survey and the other information that has informed the creation of the NDP can be viewed online at www.peterstowparishcouncil.org.uk. Paper copies may also be borrowed from the Clerk to the Parish Council.

Response forms may be posted to the Clerk to the Parish Council at Overlea, Bannut Tree Lane, Bridstow, Ross-on-Wye, HR9 6AJ or scanned and emailed to clerk.peterstowpc@gmail.com.

All comments must be received by 12.00am on Sunday 21st January 2018

30	December 2017	Article in December edition of Peterstow Times
	Communication	

31	4 th Dec. 2017	Review of Open Parish Meeting undertaken.
	SG Mtg.	<i>“The Open Meeting meeting was well attended and although there might have been slightly fewer numbers than at the last open meeting, participants tended to spend longer, reading all the displays in detail. There were some concerns raised by those who live in Old High Town that any new development might affect their view. They were advised to submit any comments in writing in accordance with the instructions on the Reg 14 Consultation Notice. Some young people attending were pleased to hear that residents favoured small homes for first time buyers as they hoped to be able to buy in the parish in due course.”</i>

32	March 2018	Article in March edition of Peterstow Times	<p style="text-align: right;">13</p> <p>Peterstow Parish Neighbourhood Development Plan Update</p> <p>The Neighbourhood plan continues on its journey. We completed our Regulation 14 statutory consultation period in mid-January. On behalf of the Steering Committee, I would like to say a big thank-you to all of you who took the time to respond. We received a good number of representations from the parish, as well as from the “statutory consultees” such as Herefordshire Council and Highways England.</p> <p>The Steering committee have met following the consultation, to review all the representations. We have discussed a number of amendments, directly as a result of the representations received and are now preparing a further version of the plan. This, subject to Parish Council approval, will be the plan that is put forward for the next stage of consultation, known as “Regulation 16 Consultation”. We anticipate that this will happen within the next 3 months. We will publicise the consultation again at the appropriate time and you will have a further chance to review and make representations on this important plan for the future of our parish.</p> <p>As always, full details of the steering committee meetings and our plan are on the parish council website, www.peterstowparishcouncil.org.uk and you are welcome to attend our meetings – details are on the website and parish notice boards.</p> <p style="text-align: right;">Cllr Rob Hunter - Chair of Steering Committee</p>
	Communication		

Section 3

Peterstow Neighbourhood Development Plan

Schedules of Representations in response to Revised Draft Plan (Regulation 14 Stage), January 2018

Section 3a. Schedule 1: Community Representations and Response

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation and response - Parish Council Consideration (In blue)	Propose Change or Not
C1 R Williams for FM Green	Appendix 3 – Site 11	Comment	We are the owners of field 11 on your plan of potential development areas. We are happy to work with you to identify any potential development on the site, however large or small.	No change required in relation to this representation
			Site 11 is not proposed for development within the NDP. The full extent of the site would amount to major development within the Wye Valley AONB contrary to NPPF Para 116 and no exceptional circumstances have been demonstrated that would be in the public interest. There would be significant landscape effects. A reduced site would either have similar adverse landscape effects or look incongruous on the edge of the Conservation Area and settlement, adversely affecting their setting, character or appearance.	
	Winters Cross	Comment	We own other land near to Winters Cross and other areas around Peterstow and are happy to work with you as appropriate.	No change required in relation to this representation
			Herefordshire Local Plan Core Strategy does not identify Winters Cross as a settlement where development should take place. The possibility of including this area as a location was explored with Herefordshire Council. The advice received was that this would not accord with Herefordshire Local Plan Core Strategy and hence would 'not be in Conformity'	
C2 R Coldrick	Policy PTS13(b) Paragraph 7.6 – Site 10	Comment	Many of the properties in the lane to the east are single storey properties and we feel that any development should specify single storey. This would also minimise any visual impact on the neighbouring properties	No change required in relation to this representation
			Development will need to comply with NDP policy PTS8 which requires the character of the area generally and more specifically respect the scale, density and character of existing properties in the vicinity. It also requires development to where appropriate, be similar to established building heights and massing, among others. Although this does not exclude property greater than single storey, it is probably as far as a planning policy can go in advising upon the most appropriate form for the site. Para 7.6 specifically refers to policy PTS8 being relevant to the site.	
C3 Mr and Mrs K S Barnett	Policy PTS13; para 7.7 (Appendix 3 sites 12b and 12c)	Questions and comment	Why is there no reference to the historic issue of the excessive surface water emanating from the proposed development site? Why is there no mention of the historic issue of inadequate surface water provision at the existing housing development at Hightown Green? The Parish Council and Herefordshire Council are well aware of the issues so adequate provision needs to be addressed before any planning permission is sought or agreed to deal with any surface water and foul water emanating from the proposed sites	See proposed changes No 16
			See Response Statement 2 (Appendix 2 to this report)	
C4 J James	Policy PTS13(a) (Appendix 3 site 14)	Objection	This site has always had a lot of problems with the water table which is much higher now and the six houses on the periphery of the site, are suffering badly from the run off and are experiencing flooding. We are further back from the shop and even we have suffered flooding in the last two years. More houses mean more flooding. There is also	See proposed changes No 14

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation and response - Parish Council Consideration (In blue)	Propose Change or Not
			<p>the matter of sewage, which has to have a run off from the tanks/bio discs. If more houses are built in close proximity to the adjoining properties, there will be even more flooding.</p> <p>Houses on this site would spoil the outlook from existing properties, block light and result in loss of privacy. They would also spoil the immediate natural environment, reduce property value and cause nuisance and disruption to the shop.</p> <p>The other immediate worry is the access on to the A49. Traffic has greatly increased over the last few years and the size of trucks has enlarged. There are two blind spots coming out on the A49 from that side of the road, one coming from Hereford where vehicles are not seen until they are almost to the shop. There is also very limited views to the left coming from Ross on Wye. Most houses have at least two cars these days, so four or six new houses would mean an extra 8 or 12 more vehicles wanting access onto the A49 on top of the traffic visiting the shop. This would happen where the A49 is at its narrowest. There have already been many accidents in Peterstow. Between 2008 and 2014 (I haven't yet accessed 2014 to 2017), there have been 9 fatal accidents, 23 extremely serious accidents and 90 accidents which cannot be classed as fatal or extremely serious. This cannot be ignored, particularly as the traffic increase can only mean that there will be more accidents waiting to happen if these houses are built.</p> <p>My concern is for the residents of Peterstow, and I don't see how you can allow more houses to be built knowing the danger you would be putting to the public and the residents of Peterstow. Of course, not forgetting that over and above the 8 or 12 new vehicles, there would also be those visiting or delivering services to those houses i.e. the postman, online delivery, services such as oil, gas, logs, fire service and ambulance. It occurs to me that when in July 2004, the Building Control Officer wrote, and I quote, "that in his view adequate drainage can be achieved for one dwelling" It was also said that it is considered that one dwelling could be sited which would be sufficiently far from the site boundaries to ensure that the amenities of neighbours would not be harmed unacceptably." The Parish Council, in 2004, said that "the proposed development of 3 houses would be excessive for the area available and would prejudice the facilities of adjoining owners. Surely site 14 should be withdrawn as a "preferred site" and placed towards the end of the list.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	
C5 G(?) A A Coldrick	Policy PTS13; para 7.7 (Appendix 3 sites 12b and 12c)	Comment and seeks change	Rain water run-off from the field relating to sites 12b/c can be a year-round problem due to the height difference between the field and lane running alongside and the access road to the existing properties. Can we assume that drainage will be addressed before any further properties are built? Access and parking to the properties opposite the proposed site is already a sizable problem. Tractor, trailer, horse-box and large delivery vehicles often have difficulty gaining access to the small holding and the agricultural/arboricultural living of (named business). Double parking is not unusual along the access road and often the field access to the animals has been partially blocked by one or more private cars. Would it be possible to include widening of the access road as part of the new housing?	See proposed changes No 16

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			See Response Statement 2 (Appendix 2 to this report)	
C6 A F Orr	Policy PTS13 (a) (Appendix 3 site 14)	Objection	<p>The development would have serious safety and environmental implications:</p> <ul style="list-style-type: none"> - Family homes typically run 2 or more cars 4x4's/SUV's etc per household. This would make totals of eight to fourteen or more additional vehicles entering and leaving the site from/to the A49 on a daily basis. Since there is no mains gas or drainage in Peterstow there would be further heavy vehicle traffic for delivery of fuel (gas/oil) and servicing of sewage systems, plus deliveries, tradesmen, visitors etc. The A49 is a notoriously dangerous road with continuous heavy traffic; the proposed location of access is itself narrow and is also at a narrow stretch of the A49 with limited vision in either direction and exactly at a bus stop. Although the speed limit at this point is 40mph, vehicles frequently exceed this at dangerously high speeds. I have regular experience of this since my property's access is directly onto the A49 and I have seen several accidents and many near misses over the years. There are many elderly residents and dog walkers in Peterstow who cross the A49 for access to amenities (shop, church, pub, bus stops); the inevitable increase in local traffic as outlined above would put such persons at much greater risk of accidents. I therefore object to the construction of so many family dwelling units on site 14 on traffic/road safety grounds. - There is no mains drainage in Peterstow and the land area behind the proposed site 14 has poor drainage properties. In winter the water table is often high enough to cause sewage overflow from septic tanks and digesters, even without the additional waste water from further nearby properties. The proposal would cause much extra sewage run-off to be absorbed by an already heavily loaded water table. I therefore also object to the level of new construction on public health and environmental grounds. <p>Keen to see the existing site 14 finally developed into something in keeping with an area of outstanding natural beauty, from its dreadful eyesore condition over many years next door to my property; but the number of family homes in the present proposal is unacceptable to me for the above reasons.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	See proposed changes No14
C7 R Gardener	Appendix 3 Site 1	Question	<p>I have read through the Peterstow neighbourhood plan and noticed you have set the number of housing builds on my field at twenty-five. No one has spoken to me about numbers with the exception of (name) who suggested 3 - 4 houses should be built. Why have you pitched the number so high? There is no way that I would entertain 25 houses being built. That figure will certainly send out a wrong message to the local community.</p> <p>Site 1 has an area of approximately 1.6 hectares (4 acres) which provides the potential for up to 80 dwellings should the maximum housing development density suggested in Herefordshire Local Plan Core Strategy be sought. However, given the sites rural location and the site's topography a much-reduced figure would appear sensible and that has been suggested. A relatively low density that reflects an efficient use of land has generally been adopted with site conditions taken into account. The assessment of sites has to be carried out in a consistent and robust manner taking into account the potential of each site submitted, and not any expressed intentions of the landowner/developer. Such intentions may change over the plan period and there are other planning requirements set out in both the Core Strategy and National Planning Policy Framework that need to be taken into account.</p>	No change required in relation to this representation


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C8 A and E Roberts	Paras 2.16 to 2.18	Question and comment	<p>Fails to include a Site of Special Scientific Interest (River Wye (Unfavourable Recovering - border) within the Parish as identified in the SEA and HRA. Although the NDP later refers to this in 3.2, at this stage it fails to identify that the Peterstow NDP area falls within the 10km hydrological catchment area of the River Wye (including the Lugg) SAC. Fails to identify the area also falls within the Wye Valley and Forest of Dean Bat sites which is 9.5km away.</p> <p>The River Wye SSSI/SAC does not fall within the Parish. The Wells Brook is referred to as a tributary to the River Wye SSSI/SAC. This is potentially the most important natural asset in the general vicinity and a slight amendment to paragraph 3.2 might explain this. The section gives an outline of environmental assets but does not go into great detail, which if all assets were to be referred to specifically, would unnecessarily lengthen the document.</p>	See proposed change No 8
	Para 3.3/Policy PTS13(a)	Objection	<p>States "In addition, there is a need to avoid major development within the Wye Valley AONB in accordance with NPPF paragraph 116. A key to ensuring these requirements are met is that sites are brought forward in scale with the settlement. In this regard, small scale developments are preferred to reflect the parish and Peterstow village's characters." However, in relation to Site 14 this appears to have been disregarded. In similar cases where planning has been submitted for a site in an AONB the scale of the development has not been defined by the number of properties but by the percentage of growth of the settlement as a whole that the development represents. Due to the density of development being encouraged on Site 14 this could be considered a Major Development when considered within the size of the village.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	See proposed changes No 14
	Para 3.8/Policy PTS13(a)	Question	<p>States "Consequently, at least a further 6 dwellings are needed to meet the minimum level of proportional growth." Requires justification of why 66% of this growth is trying to be achieved on one of the smallest sites available to the NDP which is within both the AONB and Conservation Area.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	See proposed changes No 14
	Para 4.3 (1)	Question	<p>States "The NDP will address community concerns about the high-water table and the potential for flooding and its effect on individual sewage systems." Further clarification on how and where they would do this would be required, as otherwise it is just a well-meaning statement which could mislead residents into assuming protection in light of any development.</p> <p>Policies PTS6 and PTS9(b) set out how the NDP proposes to address this issue. The policies require specific provisions to be met.</p>	No change required in relation to this representation
	Policy PTS13(a)	Objection	<p>This site cannot be included in the NDP as stated and shown in Map 2. Peterstow Village Policies Map and Appendix 3 Housing sites Assessed map as it is a misrepresentation of the site and therefore misleading to village residents and misguiding to Herefordshire Council for planning policy and decisions. The Outline Boundary of the site used is incorrect and therefore the area of the site cannot be 0.25ha as stated. As we notified members of the Parish Council at the consultation meeting on 17th June 2017 and further notified the architect in an email dated 29th June 2017 an area of land measuring approximately 28m x 12m at the northern end of this site, immediately adjacent to the boundary of Vine Tree Cottages belongs to The Firs. On both of these occasions we stated that we are in possession of our Land Registry title plan, which we have had since purchasing the property in 2012</p>	See proposed changes No 14

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			<p>(Reference Title Number HW145346). The land is also clearly defined by an established boundary which has been ignored when completing all assessments of the Shop Site.</p> <p>As the landowners of this property we can confirm that we have not been approached by the Parish Council regarding building on our land and are unable to understand why the NDP has been allowed to reach this stage with such an error in place. We would like to take this opportunity to state that we categorically object to our land being used as part of this development site. Unfortunately, in light of such an error being made on one site, it calls into question the accuracy of assessment of all the sites under consideration by the NDP. This leaves us no option other than to request either a full and complete reassessment of all the potential sites to ensure accuracy, or the withdrawal of the shop site from consideration to be replaced with the next preferred site on the list. Should the NDP proceed with reassessing the sites, the density of housing on Site 14 should obviously be reduced in accordance with the reduction in size of the site and in accord with density ratios applied to sites b and c put forward for the NDP (site b) land amounting to approximately 0.2ha at Highgrove, Hightown; and site c) land amounting to approximately 0.25ha at Old High Town.) A previous Planning Application {DCSE2003/37L0/Al on the shop site would suggest it to be approximately 0.13ha not 0.25ha and outline planning was reduced from 3 dwellings following percolation tests but approved for 1 dwelling plus the shop building. So we would urge the NDP to use this precedence as guidance for the number of dwellings to consider on the site.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	
C9 A H Wilson	Housing sites	Comment	<p>There appears to have been no attempt to make a professional assessment of developable sites and the plan relies upon random submissions.</p> <p>The sites have been assessed against a set of criteria reflecting planning policies and community views. This is available on the Parish Council's website and a summary was included in the draft plan. Sites have to be available and this was ascertained through a 'Call for Sites'. It would serve no purpose to assess sites that are not available and Herefordshire Council would question the ability to achieve the required level of proportional growth if any had been proposed for development.</p>	No change required in relation to this representation
	Housing sites	Objection	<p>Optional sites 10, 12a, 12b and 12c on the plan are clearly outside of the settlement boundary and contrary to the preferred Option 2. If it is necessary to identify sites outside of the settlement boundary there are several opportunities for infill plots with soft boundaries, e.g. 3a, 4a, 4b which would be readily containable. There is no strong boundary for 12b/c and no natural limit to further development. I feel that development of sites 10, 12a, 12b and 12c' would have an adverse impact on the residential amenity of existing adjoining residents, contrary to Core Strategy policies LD1 and SD1. Such development would also create the greatest visual detriment for the village, and from the A49'.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes Nos 15 and 16
	Housing sites	Comment	<p>As the plan is reviewable every five years, development of plot 14 would satisfy the immediate requirements and allow time for a proper and thoughtful assessment of development opportunities in the village.</p> <p>Although it is proposed that the plan be reviewed every 5 years, it will still need to meet the provisions of Herefordshire Local Plan current at the time of preparation and subsequently in any review. There is no certainty</p>	No change required in relation to this representation

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			<p>that each site would meet the suggested contribution to the Core Strategy housing requirements. A small surplus in provision is included in the plan to provide the certainty to Herefordshire Council that the level of housing required can be delivered and to provide the plan with sufficient strength to avoid additional housing as a consequence of that Council not having a 5-year housing land supply. Furthermore, it is understood Herefordshire Council will begin the review of its Core Strategy in 2019, and should it continue to pursue the current housing strategy approach, Peterstow may be required to accommodate further dwellings.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	
C10 H and M Bowen	Policy PTS13 (c)	Objection	<p>Drainage is already overloaded; the lane leading to High Town is narrow; there is a dangerous junction at the bottom of the lane where it joins the A49; there would be a loss of views from our property; the properties will be visible from some distance; construction vehicles would have a bad effect on the community; development would have an adverse effect on properties in the area.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes No 16
C11 C Smith	Policy PTS13(c)	Objection	<p>Development would result in more traffic along a small lane that has no passing bays, only residents drives which would have an adverse effect on those residents. If all of the houses are to be built at High Town, it will have an impact on the character and appearance of the open countryside which is an AONB. There is a green where children can play which should not be lost. There is a flooding problem in the lane in wet weather that development will make worse. Support development of village shop site.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes No 16
C12 L Cleary	Policy PTS13 (c) and para 7.7	Objection	<p>This site seems to be taking too much housing. Other sites are better placed to take housing. It is a small lane and would be at complete odds with the complex. Better sites on the larger lane which could take more of the burden. These are all modest residences and the feelings of the residents are not being taken into account.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes No 16
C13 G Gibbons	PTS13 (c)	Objection	<p>The owners of 1 – 5 Old High Town bought their properties partly due to open aspects and Green at the rear and also ability to park at back gate and play area on green. Traffic on Lane – substantial additional traffic. Already some 50 vehicles use the lane daily accessing 33 properties. No passing places along the lane apart from driveways and access road to Old High Town. Farm vehicle require access at the end of the green. Parking is currently insufficient for all the properties at Old High Town Green and for those at Old High Town. Would the new development link into the Klargester system owned and maintained by the Residents’ Association or use its own system? Currently drains in Old High Town Green and down the lane are unable to cope with the volume of run-off from the field so additional drainage will be required. Suggest the properties are built of similar materials – facings and roofs.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes No 16
	PTS13 (b)	Recommends change	<p>Properties should be only 1 storey providing suitable retirement properties for the elderly in the Peterstow to downsize to and remain in the village. Roof tiles should be the same colour as those on Highgrove to blend into the</p>	

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			environment as it is an AONB, and as such should still have an open aspect to west of Highgrove. Additional vehicular access directly onto the lane should be discouraged. Question re sewage system and drainage? See Response Statement 2 (Appendix 2 to this report)	See proposed changes Nos 15 and 16
C14 R and J Gibbons	PTS13 (b) and (c); Paras 6.3 and 7.1	Objection	Have worries about the increased traffic two new developments would cause. This single-track lane has no passing places and does not have wider road spaces for passing as stated (paragraph 7.6 page 34). What it does have is privately owned splays/driveway entrances which drivers use as pull ins. The wear and tear on these splays are self-evident. If 9 houses are developed it could possibly increase daily traffic by another 20+ cars causing safety issues in an already built up area and busy part of the village. What considerations have been made regarding the run off of water on this -ack lane? Flooding from the Lane onto the A49 is already an issue, added to this the run off of water from the proposed development PTS13 (c) will increase this risk. Highgrove has flooded in recent years because of drainage water from Hightown and at considerable expense this water is now drained onto the very area suggested for development PTS13(b). With regard to the PTS13(b) development, we believe that to build four houses in this garden plot would not meet the Herefordshire Core Strategy SD2 and c, d, e, f and g of policy PTS8(design and appearance) could not be achieved. Why are these developments situated so close together in what is an overcrowded area when there were many different proposals throughout the village? Looking at the online Peterstow NPD plan I can't find the independent consultants conclusions on why certain proposed sites were turned down. We thought that any new developments would be restricted to sensitive infilling within the village boundary (Policy PTS12 a) with a proportional distribution throughout the village. The proposal of these two developments would cause inappropriate density and would have a detrimental urbanizing impact on the character and appearance of the open countryside. The settings of the adjoining unlisted heritage assets (Lane End 16th Century Cottage and the Jacobean Buildings that remain at Hightown) are contrary to Herefordshire Core strategy policies SS1, LDI, LD4 and SDI. Having grown up children we are very aware that more housing is required and this in turn puts pressures on developed areas but in the neighbourhood survey the village wanted 'affordable' housing and for both these developments this is not a requirement. It will be therefore left to the developers to build the most profit-making houses. This could mean large executive housing and further development in the future. Does this reflect the wishes of the village inhabitants? See Response Statement 2 (Appendix 2 to this report)	See proposed changes Nos 15 and 16
C15 JCPC Planning Consultants on behalf of Ditton Farms	Para 2.22 (It is considered that the reference made to Para 2.2 was an error)	Comment	This paragraph advises that new dwellings should preferably be located through a combination of development within Peterstow village and <u>one or more areas outside of the village</u> . Design should be sympathetic to and with gaps between dwellings being consistent with surrounding properties. Paragraph 2.19 makes it clear that the subsequent paragraphs refer to the community's view about what it wished to see within the NDP and is not a statement of policy. This may, however, be made clearer.	See proposed change No 7
	Para 3.14 (It is considered that the reference made to Para	Objection and recommends change	The exclusion of Winter's Cross from consideration as a location for development is questioned and strongly objected. The Neighbourhood Planning Process was introduced to give communities a clear say in how future development takes place in the area. Whilst the Plans are required to be in conformity with the NPPF and the Core Strategy they are not designed to be a tool of direction by Herefordshire Council. Winters Cross is located on a	

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	3.3 was an error)		<p>main road with sustainable public transport and close to an existing public house. There has already been an approval of 5 small starter homes adjacent to Everstone Barns which were strongly supported by members of the Planning Committee who considered it a sustainable location. Winters Cross has more facilities and dwellings than the closely located settlements of Llancloudy and Three Ashes and has better public transport. Para 55 of the NPPF states that</p> <p>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby”</p> <p>My clients believe that given the level of local support for Winters Cross as a potential for housing this should be considered as the favoured option. Peterstow is limited for growth both by the surrounding road network, drainage situation and the desire to protect the Conservation Area and AONB. Allowing some development at Winters Cross would relieve pressure on the village site. As such my clients would like to promote the land adjacent Everstone Barns for a further 5 starter homes reflecting the design and floor area of those already built. A copy of a site plan is attached. These homes would meet the aspirations of the Parish for affordable starter homes for local people.</p> <p>A plan was submitted delineating the following two areas (red and pink):</p>	

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			 <p data-bbox="745 991 1865 1393">Herefordshire Local Plan Core Strategy does not identify Winters Cross as a settlement where development should take place. The possibility of including this area as a location was explored with Herefordshire Council. The advice received was that this would not accord with Herefordshire Local Plan Core Strategy and hence would 'not be in Conformity'. The settlements where development might take place was a matter determined through a Public Examination of the Core Strategy and the inclusion/exclusion of any settlements was considered at that time. Hence the matter was one that has already been determined through an independent inspection of that plan. The conversion of rural buildings to dwellings, such as the scheme at Everstone Barns (P131981/F), is permitted across the County's rural area where proposals comply with Core Strategy Policy RA3/RA5. Llancloudy and Three Ashes are identified as settlements for development in Figure 4.15 of Herefordshire Local Plan Core Strategy while Winter's Cross is not. Herefordshire Local Plan Core Strategy housing policies for the rural area will have be judged against NPPF paragraph 55, and others, by the Inspector Examining the plan. Although there is an expressed intention to provide starter homes, this could not be assured through the allocation of a site for housing within the NDP. The provision of such homes that would meet affordable housing needs might be progressed independently through Core Strategy Policy H2.</p>	

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			<p>It is noted that Herefordshire Council refused planning permission for 5 dwellings on the site edged red on 20th November 2017 (Code P173392/F) for the following reasons:</p> <p>'1 The proposal represents unsustainable unjustified residential development within an open countryside location contrary to Herefordshire Core Strategy policies SS1, SS2, SS3, RA1, RA2 and RA3 and the relevant aims and objectives of the National Planning Policy Framework.</p> <p>2 The proposal by its very nature and on the basis of its inappropriate density, layout and design would have a detrimental urbanising impact on the character and appearance of the open countryside and setting of adjoining unlisted heritage assets contrary to Herefordshire Core Strategy policies SS1, LD1, LD4 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.</p> <p>3 The proposal would have an adverse impact on the residential amenity of existing adjoining residents contrary to Herefordshire Core Strategy policies LD1 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.'</p>	
	Para 3.7	Objection	<p>The approach of including the Certificate of Lawfulness of the park homes site as a potential provision of housing to meet the local housing supply is queried. This approach seems to be very tenuous given there are no clear numbers proposed or an identification of time scales. Furthermore, it appears to fly in the face of proposed policies PTS8 and PTS9 which require a high standard of design reflecting the character of the area and a high level of sustainability. As such it is argued that the inclusion of this site which limits the supply of housing which meets these policies and those in the Core Strategy and indeed the requirements of the NPPF is not compliant and further sites are required to accommodate the proposed housing requirement.</p> <p>An assessment of the potential for this site was undertaken, including taking into account the views of Herefordshire Council and this concluded:</p> <p>'Herefordshire Council granted a Certificate of Lawful Existing Use or Development (CLEUD) for land at Yew Tree Residential Park Homes site which effectively granted permission for an enlarged area to be used for residential park homes on land to the north-east of Peterstow village. Confirmation was received from Herefordshire Council that "if the planning application/certificate of lawful use has been documented within the plan period 2011-2031, it will count towards the housing figures if they are built in the plan period". The area concerned has yet to be set out to receive park homes and had not in the past been used to provide permanent accommodation. It is currently being advertised as having pitches available for new park homes. There remains uncertainty about whether planning permission will be required for any works to enable it to be used or if this is covered by previous licences/permissions. Nevertheless, given that it represents a commitment, has been shown to be available, and may need further works to bring it forward, it should be taken into account as a commitment of land available to accommodate new dwellings. For the purposes of the contribution the site may make to the required level of proportional growth, a figure of 10 dwellings is suggested to reflect the density on the adjacent park area, infrastructure requirements and the need for landscape measures.'</p>	No change required in relation to this representation

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			<p>The decision in relation to this site has already been made and the principle is not a matter that the NDP or one that its policies can influence. The pitches are currently being advertised on the developer's website (http://www.parkhome.org.uk/park/the-yew-tree-park/), on site and through trade magazines. This is one of a number of sites owned by the developer's company which operates across England and Wales with sites from Cheshire to the south coast. Works have commenced upon the CLEUD site (Phase 2 of the site's development). The first phase which is larger and now complete was developed and occupied over the period 2003-2013. The developer's architect has devised a scheme for Phase 2 that could accommodate 17 park homes although the developer anticipates around 15 park homes being more likely. The developer has also advised that he expects, because it is smaller than phase 1, that the timescale in which it will be developed will be shorter, although it will depend upon the economy. Hence, taking a cautious approach a contribution of 10 dwellings (i.e. 66% completion) is considered a reasonable minimum level of new homes that the site would contribute towards proportional housing growth.</p> <p>Park homes are considered residential caravans. Clause 124 of the Housing and Planning Act 2016 recognises residential caravans as having a role in contributing towards the supply of housing in a given area. Government acknowledges residential caravans and park homes as an additional type of housing that needs to be considered and planned for. Park homes now meet a very high specification in terms of accommodation, including insulation, and are often produced on a bespoke basis. They meet a market especially for retired people who wish to release equity for other purposes. The inclusion of this commitment is therefore considered reasonable and a contribution to housing within the Parish. Had this not been the case Herefordshire Council would not have advised that the housing policies were compliant in terms of meeting the required level of proportional growth (see representation S1).</p> <p>Policies in the plan can seek to address the issue of landscaping that might mitigate the effects on the landscape and scenic beauty of the AONB should a planning application be required.</p>	
C16 P Marfell	Policy PTS13(a)	Support	Supported in principle. It would tidy up the surrounding area. The access will always be a problem onto the A49 but could be resolved. Noted	No change required in relation to this representation
	Policy PTS13(b)	Objection	Do not support this proposal. The proposal would produce 10 more cars. The through lane is very busy now, being used by vans and tractors through to Glewstone as well as the extra cars here in Old High Town Green/Old High Town. Horse riders also use the lane on a regular basis. See Response Statement 2 (Appendix 2 to this report)	See proposed changes No 15
	Policy PTS13(c)	Objection	Do not support this development for the same traffic reasons. The area proposed takes in the little green and the field behind – very hard to determine where. The road coming into Old High Town Green/Old High Town has a huge parking problem. There are always cars parked all over the place often eroding the green which was for children to play on. You need to be aware of the sewage situation in the vicinity. There are 23 houses linked to a	See proposed changes No 16

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			privately owned biodisc in a nearby field. Home owners are responsible for maintenance and repair and pay a communal charge for this and communal areas. Old High Town/Old High Town Green would be compromised greatly by all the extra cars, houses and all that goes on with that. It would feel very overcrowded. Old High Town Green was first built for older people downsizing or first-time buyers. There appear to be more appropriate planning options in Peterstow. See Response Statement 2 (Appendix 2 to this report)	
C17 A R James	Housing sites/Policy PTS13(a)	Objection	The Plan contains far too much irrelevant information. Housing should be built close to schools, health and employment facilities not in outlying villages where none of these are present. Residents safety should not be compromised through increased traffic volumes that may lead to serious injury and death when more houses are built in Peterstow. You should make sure that the extra houses should be sited where there are existing junctions onto the A49, only create new exit points where there are considerable benefits to all. Sites 1 and 11 do not have existing accesses onto the A49 but new roundabouts could be built to give safe access and slow traffic through the village (location suggested). Site 14 is the worst site with access directly onto the A49 at its narrowest point with blind spots in both directions, including the bus stop where people stand hampering the view. Peterstow bakery was forced to close because of unsatisfactory sewage disposal and dangerous access onto the A49. It is likely there may be more fatalities if the site is developed. Would recommend sites 2, 3a, 4a, 4b, 13a, 13b as their access onto the A49 is through existing junctions and would have least harm on the village. The housing requirement for the village has been set by Herefordshire Council who, it is understood, considered a range of factors in determining its approach to rural housing. The NDP must comply with the Core Strategy policy or it will not be able to proceed. Should it not proceed the village would have to rely on Core Strategy policy RA2 which, in the absence of a 5-year housing land supply, might result in considerably more development. See 'Response Statement 1' in relation to site 14 (Appendix 1 to this report) Of the sites referred to the plan proposes two other sites that would utilise an existing junction (See Policy PTS13(b) and (c))	See proposed changes No 14
C18 Mr and Mrs E Lilwall	Policy PTS13(a)	Objection	Object to the development of this site on grounds of drainage – there have been issues with this on all surrounding properties for many years and there is concern that further development will make problems worse; access onto the A49 – proposals in the past have been refused even for single dwellings and this proposal would result in several houses. There are already issues with cars entering the existing shop car park See Response Statement 1 (Appendix 1 to this report)	See proposed changes No 14
C19 J and J Straker	Policy PTS13(a)	Objection	Firstly, with regards to drainage and sewerage: as mentioned in the NDP it is a noted fact that mains drainage was not available until the 1950s and there is no mains foul drainage within the village or elsewhere within the parish. Flooding, especially after heavy rain, is considered an issue and local knowledge would indicate that there is a high-water table.	See proposed changes No 14

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			<p>With regards to Site 14, Peterstow Post Office, when visiting the shop, it is obvious that rain water does not drain away easily from this site. A significant amount of water remains on the surface of the car park. Any further development of this site needs to ensure that this surface water issue can be resolved successfully. In talking to the architect when proposed development plans were first displayed in the village hall, his initial responses were quite encouraging. However, the architect could not confirm that the drainage methods identified would be successful, and drilling through the bedrock (a process not dissimilar to fracking) might be required, which may or may not have an adverse effect on the water table. Therefore, it appears that although the policy guidelines would be in place, the technology has not been tested for this particular site. Results for the site and neighbouring properties would only be known after the development was completed.</p> <p>Considering that Sewerage and Drainage were a high priority among residents, it is interesting to note that on the Stage 2 Site Assessments no sites were scored in either category and both carry the statement '<i>Criterion not used at this stage</i>' (Stage 2 site assessment form points 2.2 and 2.3). It would seem to be high risk methodology if it is the intention to wait until development has taken place before effectiveness can be evaluated.</p> <p>Secondly, our major concern over the development of this site relates to traffic issues. A large number of residents agree that traffic is of concern in the village. As walkers and regular users of the bus service it is very apparent that vehicles, particularly lorries, speed through the village despite the deterrents of the existing road signage, the use of speed cameras by volunteers and the speed indicator device on entering the village. Pavements are narrow and crossing the A49 is risky, especially at busy periods of the day and in the dark. Observing the traffic whilst waiting at bus stops it is clear to us that there are blind spots on entering the village in either direction due to the rise and fall in the landscape. In the summer, vision becomes more hazardous as the hedges grow. There have been many occasions that large lorries overtake cars waiting to pull into the village shop - an accident waiting to happen. It is good to note that traffic concerns are identified and solutions are likely to be reliant on other agencies: - Regarding point 4.2, the traffic generated by the shop alone may well increase after redevelopment and coupled with traffic from the housing development we believe will only intensify the traffic issues already stated. The overall effect is likely to make the pavement across the frontage of the development less pedestrian friendly, especially for the more elderly members of the community.</p> <p>It is interesting to note that both Site 1 and Site 7 would also access the A49 from the same side of the road and have adverse ratings for both points 4.1 and 4.2. For Site 7, closest to the shop, it is stated '<i>a previous recent planning decision indicates exit onto the A49 is not satisfactory</i>' (MHN, Site 7, Conclusion); we believe the exit for Site 14 should be similarly viewed.</p> <p>We would argue that additional means of limiting vehicle speed through Peterstow village are an essential precursor of any development of Site 14. Has there been any other way of regulating the traffic speed through the village other than those already mentioned (<i>Potential improvements that would be supported include the installation of a speed</i></p>	

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			<p><i>indicator device or speed camera, a reduced speed limit, better pavements and a pedestrian crossing (NDP, 2.23, Traffic and Transport)), that would enable traffic to enter and depart from the carpark with a greater degree of safety?</i></p> <p>We note that Site 14 is the only brownfield site available in the village, which is why we presume it generated a positive result (MHN, Site 14, 2.4). However, the use of brownfield sites for housing was not featured in the questionnaire. We also note that the brownfield contamination site criterion (MHN, Site 14, 2.5) was not used at the Stage 2 assessment of Site 14. We understand that the site was originally a bakery before conversion to the Peterstow stores. We would argue that it is essential a thorough site investigation is carried out prior to the commencement of any development.</p> <p>Fourthly, it is very positive to note in the NDP that new housing should:- <i>'g) provide sufficient space for each property to maintain a functioning garden;</i></p> <p><i>j) fit sensitively into the landscape, incorporating high quality landscape design which should integrate fully with building design and layout, ensuring hard and soft landscape proposals do not result in a suburbanised appearance and making provision for tree planting with native species.</i></p> <p><i>In particular, it is considered important that properties have gardens that meet the needs of the type of housing to be developed through being of sufficient size and configuration to provide for a variety of purposes such as children's play and the growing of produce. This will add to the sustainability of any development.'</i> (NDP, Policy PTS8: Design and Appearance)</p> <p>However, we believe that the plans for Site 14 presented by the architects for consultation do not give sufficient weight to the noted design aspects owing to the number of houses allocated to the plot, leading to our final point regarding the size of development. A key finding of the Residents' Questionnaire is summarised thus: The NDP records that <i>'the minimum contribution that the site might make to proportional housing growth is considered to be 4 dwellings'</i> (NDP, 7.5, Land at Peterstow Shop). However, the site assessment reports that the site is <i>'constrained, suggesting a lower figure would be more appropriate'</i>. (MHN, Appendix 5, Site 14, Estimated number of dwellings). As with the majority of Peterstow residents, we agree that expansion should be through small developments of 2 to 4 dwellings and that Site 14 should be no exception.</p> <p>Despite the points above, with respect to Site 14 we fully endorse the statement that: <i>'This is a brownfield site that is currently one where a regeneration proposal would benefit the enhancement of the Conservation Area.'</i> (MHN, Appendix 5, Site 14, Conclusion)</p> <p>We would also like to place on record our appreciation of the amount of work on our behalf that has been done by all those connected with the NDP and MHN.</p>	

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			<p>In summary, we still have strong reservations about the projected development on Site 14. It is our understanding that once the NDP is agreed it will form the criteria for further development within the village. Therefore, we believe it important that the NDP reflects our concerns about Site 14 and particularly the traffic issues identified. Enhancement of the site and the fact that it would probably account for a significant proportion of future housing needs should not take precedence in our minds over road safety. We appreciate that any construction is likely to involve an increase in heavy vehicles and for Site 14, construction traffic will be entering and discharging directly onto the A49, adding considerably to the traffic concerns already noted.</p> <p>We would also seek assurances that any future redevelopment of the shop building will aim to improve existing facilities and will be undertaken without necessitating the temporary closure of either the shop or post office. Given the village demographic, the local shop plays an important role in village life. We certainly try to support our Stores and Post Office to ensure their continuation.</p> <p>In conclusion, we request that the Parish Council reconsiders the NDP in respect of Site 14 in particular to allow our serious traffic concerns and reservations about the scale of the development to be addressed.</p> <p>See Response Statement 1 (Appendix 1 to this report)</p>	
C20 L Mayo	Policy PTS13(b) and (c)	Objection	<p>Section 3, paragraph 3.2 - ‘accommodating the level of housing growth required to meet Herefordshire Local Plan core strategy through small sites available only within Peterstow village’. From the maps provided, sites 12B and 12C are clearly outside of the boundary of the village. As well as 10a and 12a.</p> <p>From looking at reasons given across the proposed sites, sites 10, 12a, 12b and 12c would have a negative effect on the residential amenity of existing adjoining residents, contrary to Herefordshire Core Strategic policies LD1 and SD1.</p> <p>With the requirements for only 6 more properties to be built in the next 13 years, there are plenty of opportunities to infill on plots with soft boundaries, such as 3B, 4A and 4B, which, if breached, would be readily available.</p> <p>Overall there does not seem to have been a professional assessment of development sites. Access to 12B and 12C, from either direction is only obtainable by single-track lanes with no passing places except for private driveways. Unless there were major plans to improve and widen these access roads in the first instance, which does not seem possible, then there cannot be reasonable access for construction vehicles without causing major effects on the local community.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	See proposed changes Nos 15 and 16
C21 D Lea	Whole Plan	Objection	The website is not user friendly and 25% of residents did not complete the residents’ questionnaire. The consultation arrangements were not ideal. There is little employment in the Parish. There is little attempt to address the problem of affordable housing and restoring a balanced community. Peterstow has grown markedly	See proposed changes Nos 14

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			<p>over the last 20 years and new build has already taken place. The increase is primarily in older people. The imbalance in village communities is now a common pattern across rural England. There are major issues with a lack of infrastructure to support any new development. Peterstow has no mains sewage disposal. There is a problem with haphazard systems and old soakaways affecting adjacent properties. There is no gas and a dated electricity supply system. The lack of modern infrastructure should be addressed properly through central Government money before any more build takes place. There is poor public transport. Peterstow should be exempt from development until these measures are put in place. Not enough credence has been given to the effect of the A49 major trunk road dissecting the village. There are few pedestrian incidents because few people walk along or cross the road. It is a main arterial north south road used by traffic avoiding the M6. This road begins in the North (Wigan) and ends in Ross linking South Wales and the Midlands. Most traffic ignores the speed limit. The A49 is a major factor in separating the community and affecting the view and usefulness of the common. Access on to and from the A49 is dangerous with regular minor accidents continually taking place. When the plan was first mooted, there was considerable play on the idea that Peterstow is a large parish. This has quickly zoned down into fairly small areas being available for development. The analysis of the promoted sites for development is controversial and divisive for a small community and detrimental to the cohesion of the neighbourhood.</p> <p>Some of the language in the plan is inference. I personally don't like the term used to describe the houses along the A49 as the Peterstow Street. Especially with the idea that the 'streets needs infilling! Some site locations have been omitted because they are too big or too small. Are these really good reasons? The number of houses to be built seems to shift but there are only 16 houses to be built before 2031?</p> <p>The sites are measured by SEA objectives designed to look like meaningful criteria and policies to adhere to. The aim is to accept or reject site options systematically rank ordering to come to the site most likely to be developed. However, the objectives are very much open to personal interpretation and chosen substantives. It is not possible to ensure every policy is adhered to as something has to change to make way for the new I do not agree with the rank order and would like to question how site 14 for example is seen as the first site for development when 6 months ago it wasn't on the plan. With this site there is an obvious discrepancy with something as simple as its size. There are rather more conflicts regarding this site than indicated on the analysis. As far as this site and every other is concerned we await Planning application stage to take things further.</p> <p>Quite a lot of green field has been taken in the last twenty years and consequently habitats have been diminished or destroyed. Writing letters to conservation organisations saying there are no problems just means they will not come and find them! When you talk at grass roots level in this village you realise that a lot of people have a lot of concerns about this whole procedure that they will not voice publicly. I am not convinced by government rhetoric that neighbourhood plans are actually beneficial. To quote James Derounian (Gloucester University) Are they democracy in action or just a sham?</p>	

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			<p>This is the only representation received about the utility of the website. All residents had the opportunity to respond to the questionnaire and it is felt that a 76% response rate was reasonable and sufficient as the basis for determining the views of the community on matters covered and to guide the direction of work upon the NDP. In terms of the facilities and infrastructure available, Peterstow is similar to many villages across the County. It is not possible to exempt Peterstow from making the contribution to development needs unless it can be clearly shown that there are major constraints that cannot be overcome. Meeting development requirements must comply with Herefordshire Local Plan Core Strategy policies, in particular Policy RA2 which requires new housing to be within or adjacent to the built-up area of Peterstow. The site assessments were based upon a range of criteria which are explained within the report published in association with the plan and these were given very serious thought.</p> <p>With regard to site 14 See Response Statement 1 (Appendix 1 to this report).</p>	
C22 R MacGregor	Policy PTS13(a)	Support	<p>The surrounding plot has been derelict for a long time and needs sorted but I would need to know actual house types and what the proposed new housing looks like before committing fully to the proposal. (I agree that retention of the shop and Post Office is an absolute necessity).</p> <p>See Response Statement 1 (Appendix 1 to this report). The NDP would not normally cover matters of detail such as what the housing will look like, except through setting out design criteria that an architect/designer should consider.</p>	See proposed changes No 14
	Policy PTS13(b) and (c)	Objection	<p>Both these sites appear to be outside the village boundary and, therefore, contrary to Option 2 on page 14 of the Development Plan which states that only small sites within Peterstow village will be used to supply the housing need. There are many opportunities for infill within the village boundary itself and yet site 12b/c which is outwith the boundary and has the greatest detrimental impact on the view from the A49, is being put forward for further development. This appears to be a subjective rather than an objective decision. (I also note that Site 3A has already been refused planning permission because it is outside the parish boundary). Should the plan be allowed to go forward as it stands, however, the following issues arise in relation to Highgrove and Old Hightown Green.</p> <ul style="list-style-type: none"> • Effect on existing homes / residents and Visual Impact • Traffic - At an average of 2 cars per household, there could easily be an additional 20 cars passing up and down the narrow Hightown lane which has no passing places or footpath. There are 30 houses off the lane already with around 60 cars at present. An extra 9/10 houses with 20 cars would take the vehicle total to 80 cars. That is far too much. The draft PDP states that there are passing places on the lane. - There aren't. These are people's drive ways and one resident has his drive permanently blocked off to prevent it being as a passing place. • Parking is dreadful in Old Hightown and Old Hightown Green at present. There are far too many cars constantly spilling onto the green and parking there overnight. This makes life difficult for residents, delivery vehicles and services like bin collection- The bin lorries squeezing past parked cars constantly erode the verges of the green and leave mud on the roadway. Increased housing and consequential cars will only exacerbate the situation even though builders may allocate parking spaces / plan for cars in any 	See proposed changes Nos 15 and 16

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			<p>new development. It can be seen from this how the traffic effects of development will adversely affect residential amenity with travelling and parked vehicles causing a direct and significant degree of intrusion upon the amenity of residents, especially in areas where there is no footpath.</p> <ul style="list-style-type: none"> • House type and ownership - We have a mix of privately owned, rented and Housing Association tenants in Old Hightown and Old Hightown Green. Life runs smoothly for the most part and we have a good community spirit. We would not wish to see this mix "skewed or disrupted" by the type of properties built and the residents therein. • House numbers - The plan suggests 4 at Highgrove and 5 at Old Hightown Green but also indicates there could be more. Greater density should be resisted for the reasons given in this letter. • House location - The area marked (in brown) for Old Hightown Green appears to encompass both the green itself and land behind the existing houses. I assume from para 7.7 on page 34 that the green will be retained BUT is it envisaged that houses will be built behind existing ones? (If so, I would object most strongly to this overspill / unjustified residential development onto open farmland). • Sewage - I note that sewage was not considered in the Data Orchard Report of October 2017 but it should be noted that the 23 houses in Old Hightown and Old Hightown Green use a privately-owned bio disc in a nearby field with the residents / home owners liable for maintenance, repair and renewal of the system by payment of an Annual Charge. - The proposed new housing at 12b/c is in the same field and could well affect the pipes to the sewage plant. If it is envisaged that any new housing, particularly that planned for Old Hightown Green, would link in to the privately-owned bio disc A) they would need to pay the Annual Charge and be legally bound to do so and B) there could be complications over the capacity of the bio disc to deal with the increased effluent. - It would be extremely unfair if the current residents of Old Hightown and Old Hightown Green were caused additional expense for their sewage system, as well as loss of amenity, if more houses were sited there. The house Highgrove, has its own system. It may be that any houses built on Highgrove land would have a separate sewage system but those proposed for Old Hightown Green would definitely require consultation with the 23 property owners in Old Hightown and Old Hightown Green. I realise that mains services like sewage treatment may be deemed irrelevant to where new houses are proposed but, even if any new houses didn't link to the Hightown system, there could be significant and costly sewage problems for the residents of Old Hightown and Old Hightown Green as a result of building over existing pipework. • Visual Impact - The NDP and Housing Sites report states how sites 12b and c " require significant landscape works to reduce adverse effects of both new and existing development within the landscape and village setting" and how the proposed level of development is "small and would have minor additional effect on the lanes." This may be true individually but when Sites I0 , I2a and I2b are taken together, collectively as proposed, they most definitely will cause "direct and significant degree of intrusion upon the amenity of the residents, especially as there is no footpath. The visual impact from the A49 in the direction of Hereford to Ross will be significant and will clearly show detrimental urbanising impact into open countryside and the AONB. 	

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			<ul style="list-style-type: none"> • Flooding - During periods of wet weather, water runs off the field at Old Hightown Green, down the lane and collects at the junction with the A49. The building of new houses at the very spot where the field run off begins and the consequential laying of tarmac for these houses could well increase flooding and drain problems for nearby residents. • Time scale - We have until 2031 to find the outstanding minimum of 6 houses and 4 are planned for the village shop (site l4). That leaves 13 years to find an extra 2 houses, added to which the Development Plan has to reviewed every 5 years. (We will, therefore, easily achieve and surpass the target). I believe we should approve the village shop development now but conduct further investigation into infill sites within the village boundary. 	
C23 D M Miles	Policy PTS13(b) and (c)		<p>See Response Statement 2 (Appendix 2 to this report)</p> <p>There does not appear to have been any professional, impartial assessment made of potential development sites. The Plan relies on random site submissions which have not been subject to objective assessment. This is not acceptable. Does the Parish Council have the authority to adjust the original boundaries of Peterstow? I express concern on some specific sites submitted for development. In the Public Consultation Draft Document October 2017, under Section 3, Issues and Options, paragraph 3.2, Option 2 states clearly "accommodating the level of housing growth required to meet the Herefordshire Local Plan Core Strategy through small sites available only within Peterstow village". The optional sites numbered 10, 12a, 12b and 12c, are clearly situated outside the village boundary. With reference to Housing Sites Assessed page 51, there seem to be several opportunities for infill on plots with soft boundaries, eg 3b, 4a and 4b which, if breached would be readily containable. The sites of 12b and 12c, where there is a strong boundary which, if breached has no natural limit to further development. The development of sites 10, 12a, 12b and 12c, would have an adverse impact on the on the residential amenity of existing and adjoining residents, contrary to Herefordshire Core Strategy policies LD1 and SDI and the relevant aims and objectives of the National Planning Policy Framework. In reference to point 7.6/7.7, I fail to see how access to sites 10, 12a, 12b and 12c can rely on the assumption that residents will allow their drives to be used as passing places. Again, this raises the issue that sites and their access have not been professionally assessed. At the bottom of this aforementioned lane, lies direct access onto the A49. This access is especially dangerous due to the speed of vehicles travelling through the village. This problem has been recognised with the siting of the VAS sign. The visibility coming out of this junction is also compromised at certain times of the year when verges are allowed to get out of control. The "little used" lane to the west raised in point 7.6, is not as "little used" as assumed. In the current days of satellite navigation, the lane is frequently used by delivery vans and lorries. The lane is also used by local residents as a cut through to Winters Cross. This lane is subjected to flooding in heavy rain. It also provides a habitat for local wildlife. It is in the nature of people that they will use this route as a cut through from sites 10, 12a, 12b and 12c. This will again have a detrimental, urbanising impact on the character and appearance of the open countryside. Such a development on sites 10, 12a, 12b and 12c would create the greatest visual detriment for the village and from the A49. As the plan is reviewable every five years, development of plot 14 would satisfy the immediate requirements of Herefordshire</p>	See proposed changes Nos 15 and 16

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			Council and allow time for a proper, professional, impartial and thoughtful assessment of development opportunities in the village. See Response Statement 2 (Appendix 2 to this report)	
C24 N Morris	Policy PTS13(a)	Objection	Trees have been cut down without permission on this land when previously owned. Peterstow is lying on a slight rise, the underlying soil structure is of clay/marl which is quite impervious. The big concern on this site is getting the storm and storm water away from the site. As I understand it this is quite a concern and although feeling that the site does need improving, I would have thought that a maximum of two detached houses would be sufficient as anything in excess of this could exacerbate all the garden grounds surrounding the site. I am concerned with the traffic going in and out of the A49 which, as you appreciate, is a busy road with a theoretical speed limit of 40 mph which is exceeded quite often. The visibility coming out from the shop car park especially to the right-hand side can be quite -dangerous with cars coming up all of a sudden over the slight ridge. This is another reason why a maximum of two would be far more preferable especially at busy times with the Shop/Post Office. I appreciate you have had a number of objections to the development of this site and although in principle I can quite see it needs developing, a maximum of two would be far more practical all round and would probably get, albeit muted, approval of the neighbours. See Response Statement 1 (Appendix 1 to this report).	See proposed changes No 14
C25 A M Pole	Policy PTS13(b) and (c)	Objection	There does not appear to have been any professional, impartial assessment made of potential development sites. The Plan relies on random site submissions which have not been subject to objective assessment. This is not acceptable. Does the Parish Council have the authority to adjust the original boundaries of Peterstow? I express concern on some specific sites submitted for development. In the Public Consultation Draft Document October 2017, under Section 3, Issues and Options, paragraph 3.2, Option 2 states clearly "accommodating the level of housing growth required to meet the Herefordshire Local Plan Core Strategy through small sites available only within Peterstow village". The optional sites numbered 10, 12a, 12b and 12c, are clearly situated outside the village boundary. With reference to Housing Sites Assessed page 51, there seem to be several opportunities for infill on plots with soft boundaries, eg 3b, 4a and 4b which, if breached would be readily containable. The sites of 12b and 12c, where there is a strong boundary which, if breached has no natural limit to further development. The development of sites 10, 12a, 12b and 12c, would have an adverse impact on the on the residential amenity of existing and adjoining residents, contrary to Herefordshire Core Strategy policies LD1 and SDI and the relevant aims and objectives of the National Planning Policy Framework. In reference to point 7.6/7.7, I fail to see how access to sites 10, 12a, 12b and 12c can rely on the assumption that residents will allow their drives to be used as passing places. Again, this raises the issue that sites and their access have not been professionally assessed. At the bottom of this aforementioned lane, lies direct access onto the A49. This access is especially dangerous due to the speed of vehicles travelling through the village. This problem has been recognised with the siting of the VAS sign. The visibility coming out of this junction is also compromised at certain times of the year when verges are allowed to get out of control. The "little used" lane to the west raised in point 7.6, is not as "little used" as assumed. In the current days of satellite navigation, the lane is frequently used by delivery vans and lorries. The lane is also used by local residents as a cut through to Winters Cross. This lane is	See proposed changes Nos 15 and 16

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			<p>subjected to flooding in heavy rain. It also provides a habitat for local wildlife. It is the in the nature of people that they will use this route as a cut through from sites 10, 12a, 12b and 12c, This will again have a detrimental, urbanising impact on the character and appearance of the open countryside. Such a development on sites 10, L2a,12b and 12c would create the greatest visual detriment for the village and from the A49. As the plan is reviewable every five years, development of plot 14 would satisfy the immediate requirements of Herefordshire Council and allow time for a proper, professional, impartial and thoughtful assessment of development opportunities in the village.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	
C26 S Askew	Policies PTS12 and PTS13(b) and (c)	Objection	<p>The building of, what is essentially a collection of 9 houses in a small area is directly opposed to the majority view expressed by those living in the parish. Most people expressed the view that the houses were to be built in very small developments of no more than 4 houses, spaced throughout the village and surrounding area. To build 9 houses in this small area is not only going against the majority wishes but overly penalising those who live in Old Hightown and on the lane leading to it. The proposal for site 12B/12C represents unjustified expansion into open countryside and the domestication of agricultural land that individually and cumulatively is harmful to the character and appearance of the open countryside hereabouts and wider rural landscape contrary to Herefordshire Unitary Development Plan policies DRI, DR2, H7 and LA2 and the relevant aims and objectives of the National Planning Policy Framework. The proposed sites of 12B/12C/10 contradict the wishes of the residents surveyed – particularly:</p> <p>Q9. In terms of what residential development should take place over the next 15 years, ‘Large scale development’ and ‘expansion through larger sites of 5 dwellings or more’ were unacceptable to over two thirds of residents.</p> <p>Q13. Two thirds of residents felt that future development should be done in a combination of within the village and one or more areas outside of the village.</p> <p>Q16. Residents were relatively comfortable with the ‘conversion of existing buildings’ and ‘brownfield land’ being allocated for business use (close to 60% agreeing), but NOT ‘greenfield land’ with 71% saying ‘No’.</p> <p>The development of 12B/12C contradicts Policy PTS8: Design and Appearance, in particular section f) <i>protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses;</i></p> <p>The proposed developments of 12B/12C/10 contradicts Policy PTS11: Highway Design Requirements sections a,b,c,d,f,g. Having 9 houses in this small area will considerably increase the traffic using the lane. If we were to take into account that most families now have at least 2 cars, we could be looking at a rise of 18 cars, plus the addition of oil trucks, septic tank trucks, visitors and deliveries. Turning the small quiet lane into a busy side road. The lane has no footpath and no street lighting and given that it is used by many dog walkers, ramblers, joggers, cyclists, children going to and from school, and walking to and from the shop (all of which is supposed to be encouraged and supported by the parish plan) we could find ourselves in a very dangerous situation.</p>	See proposed changes Nos 15 and 16

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			<p>The lane from the A49 is essentially a single-track road and the only safe passing places especially when faced with a delivery van are at the grass triangle (A49 end) or a couple of driveways. We were very alarmed to find that the parish plan is suggesting that using these driveways would be suitable to allowing the extra traffic to pass safely. Being in ownership of one of these driveways (A shared driveway between Highfield and Lane End) and being financially responsible for its upkeep, I would be very unhappy for this situation to occur and may consider reshaping the driveway to prevent unauthorised access. It is currently in poor surface condition and requiring resurfacing in part due to its current regular use as a highway passing place. This would be at the sole expense of Highfield and Lane End owners. Should any more of these privately-owned driveways be gated off or obstructed – as had already happened in one driveway to prevent it being used as a passing place, and there was a plan to increase the traffic volume, the road would become extremely difficult to pass. I would strongly suggest that before the Council proceed to the next stage of the Development Plan, that a professional assessment is made of the highway from the A49 to Old High Town, considering the potential removal of driveway passing places, in particular the removal of access to the shared driveway to Highfield and Lane End situated on the bend.</p> <p>I would suggest that the proposed developments 12B/12C/10 in High Town would result in the intensification of the use of a substandard access lane which cannot be adequately improved and as such represents a serious risk to highway safety and free movement of people and vehicles. Furthermore, the access lane is unable to facilitate passing places increasing the risk of vehicles reversing on the highway and further exacerbating the highway safety concerns identified. As such the proposed developments 12B/12C/10 are contrary to Herefordshire Core Strategy policies SS4 and MT1; the relevant aims and objectives of the National Planning Policy Framework and Manual for Streets 2.</p> <p>PTS12 Sensitive infilling within a settlement boundary - I am disturbed that the settlement boundary has been extended onto greenfield land to accommodate proposed sites 12B/12C. Given that 13 of the other proposed sites are outside the current settlement boundary it seems reasonable to consider that if the boundary is moveable then these individual 'small' plots should be ranked more highly in consideration and that the dwelling numbers to be met by the Parish Plan should not have the majority met by one large, bundled development.</p> <p>The proposal for site 12B/12C represents unjustified expansion into open countryside and the domestication of agricultural land that individually and cumulatively is harmful to the character and appearance of the open countryside hereabouts and wider rural landscape contrary to Herefordshire Unitary Development Plan policies DRI, DR2, H7 and LA2 and the relevant aims and objectives of the National Planning Policy Framework.</p> <p>Para 3.8 & 7.8 Windfall and Plot Sizes Provision may be made for windfall housing and recent historical records show numerous representations and planning requests. To make no acceptance in the plan for development of this nature is disingenuous to the number of potential individual planning requests that may be made in the next 13 years until the end of the Plan, and to those submissions made via Land for Development Forms requested as part of this process.</p>	

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			<p>In the Meeting Housing Need and Site Assessment Report Introduction section (ii) it clarifies that only sites with a minimum of 3 dwellings were to be considered.</p> <p>Given that the Outstanding Housing Requirement 2011 – 2031: runs to only 6 Dwellings and that the well supported development of the Peterstow Shop site for 4 additional dwellings is progressing, that leaves only 2 further dwellings required by 2031. With no 'Land for Development submissions' with less than 3 dwellings considered in the Meeting Housing Need and Site Assessment Report, it appears that multiple opportunities to alternatively satisfy the remaining dwellings to meet the NDP dwelling requirements have been dismissed in favour of a larger development in High Town. To have a such a low requirement for additional housing and to dismiss plots of 1 or 2 dwellings contradicts the wishes of the Residents that submitted replies to the survey.</p> <p>I object to no consideration being made for the inclusion of Windfall potentials or 1 or 2 dwelling submissions. Policy PTS6: Foul and Storm Water Drainage. I also have concerns about the amount of run off created if these 2 areas are developed. Given that both agricultural land and large garden spaces are so important to absorb excess rainfall. We often find ourselves in the situation where during times of heavy rainfall a large collection of water accumulates at the bottom of lane onto the A49, resulting in flooding of the junction. This has occurred on a number of occasions in the last 2 years. If this were to increase in anyway, caused by development of land at the top of the lane, it could have serious consequences of the traffic on the already busy A49. In addition it could mean that the water spreads or is washed onto the other side of the road which would then run straight down Wellsbrook Lane washing A49 traffic pollution with it. Again, something that the Parish Plan is very keen to protect from happening.</p> <p>Policy PTS2 – Conserving the Landscape The new development on sites 12B/12C would be completely visible from the A49 and therefore again contradicts the statements laid out on the parish proposal, which does not comply with the requirements of PTS2. The development of sites 12B/12C represents unsustainable unjustified residential development within an open countryside location contrary to Herefordshire Core Strategy policies SS1, SS2, SS3, RA1, RA2 and RA3 and the relevant aims and objectives of the National Planning Policy Framework. The development of sites 12B/12C would have a detrimental urbanising impact on the character and appearance of the open countryside contrary to Herefordshire Core Strategy policies SS1, LD1, LD4 and SD1 and the relevant aims and objectives of the National Planning Policy Framework. The development of sites 12B/12C would have an adverse impact on the residential amenity of existing adjoining residents contrary to Herefordshire Core Strategy policies LD1 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.</p> <p>You may think that from the above objections we are asking for no development in this area which is not true. A small development of Plot 10 of 3 houses in this area could potentially be absorbed here, IF some of other considerations were taken on board but not as it currently stands.</p>	

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			<p>The wishes of the residents as represented in the survey want a mix of developments both in and out of the village. It is not appropriate that the Draft Development Plan presents a high-density development in High Town, to the exclusion of all other, and other various smaller options. It is not appropriate for the Council to propose the people of High Town be subjected to more high-density development just because they live in 'high density' development themselves.</p> <p>See Response Statement 2 (Appendix 2 to this report)</p>	
C27 RCA Regeneration on behalf of Speller Metcalfe	Para 7.3 and Table 1	Objection	<p>In respect of the number of homes built and benefiting from planning permission since 2011, it would be useful if an appendix were added to the NDP could be included which provides the planning application reference numbers. This would enable the data to be interrogated appropriately, which cannot be undertaken at this moment. Following an analysis of the supporting documents and drawings submitted for the CLOPD (Local Authority Reference: P160813/V), I have concern with the validity of including 10 dwellings as part of existing commitments between 2011 and 2017 referred to within the NDP as the 'Park Homes Site'. As a starting point, the CLOPD is not (in planning law) considered to constitute a planning permission. It simply acts as a means of ensuring that that the local planning authority cannot enforce against the development. An affidavit was submitted by the applicant of the CLOPD which provides a number of pertinent statements within paragraphs 1, 4 and 6 which are set out below.</p> <p><i>"1. I bought Yew Tree Park in 2000. At the time I purchased the site the eastern part of the land (edged red on the attached plan referred to a Field B) was in use for the siting of caravans. There were approximately 5 mix caravans on at that time, mainly statics.</i></p> <p><i>4. I have always understood the eastern part of the site to be authorised for siting caravans due to the whole 2.7 acres being included within the Site Licensed area, in particular with reference to the drawing produced for the original Site License which includes the eastern part and shows it to be served by a stand pipe for water supply. The stand pipe was in the middle of the field when we bought the park and continues to provide a water supply for the caravans sited on this field.</i></p> <p><i>6. During my time on the park there have regularly been at least 5-6 caravans on the land. Some are sited there permanently, others come and go. I can recall around 4 touring caravans and motorhomes being located on the field at times in addition to the 5 static caravans still present on the field today."</i></p> <p>What is clear from the documentation submitted in support of the CLOPD and the Affidavit which has been quoted above, is that the Park Homes Site has been utilised and continued to be utilised for residential caravan purposes since 2000. As the occupation of this field was in continued use prior to the Herefordshire Local Plan Core Strategy plan period (2011-2031), the inclusion of 10 dwellings from the Park Home Site patently represents 'double-counting' as the provision of those dwellings has already occurred in a previous planning period.</p>	No change required in relation to this representation

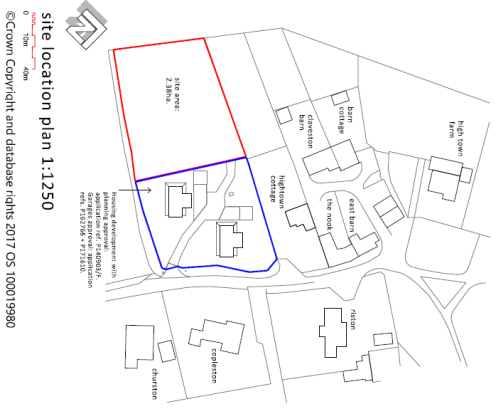
Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation and response - Parish Council Consideration (In blue)	Propose Change or Not																				
			<p>As previously highlighted within this representation, my calculation of housing need has identified a need for 29 residential dwellings. I am unable to interrogate the data relating to dwellings built and planning permissions granted since 2011. I have for the purposes of this calculation included these figures. I reserve the right to review this calculation as and when the requested data for this data is provided. I have taken the estimated capacity of each allocated site on face value as none of the site allocations have planning applications currently being determined with the Council. Therefore, there is insufficient evidence available that would lead me to different outcome. The table below summarises what I consider to be accurate assessment of the housing need within Peterstow parish.</p> <table border="0"> <tr> <td>Housing need:</td> <td>29 dwellings</td> </tr> <tr> <td>Dwellings built since 2011:</td> <td>6 dwellings</td> </tr> <tr> <td>Dwellings with planning permission:</td> <td>5 dwellings</td> </tr> <tr> <td>Park Homes Site:</td> <td>0 dwellings</td> </tr> <tr> <td>Minimum further requirement:</td> <td>18 dwellings</td> </tr> <tr> <td>Site Allocations</td> <td>4 dwellings</td> </tr> <tr> <td>i (i) Land amounting to 0.25ha at Peterstow Stop;</td> <td>4 dwellings</td> </tr> <tr> <td>ii (ii) Land amounting to 0.2ha at Highgrove, Hightown;</td> <td></td> </tr> <tr> <td>iii (iii) Land amounting to 0.25ha at Hightown Green.</td> <td>5 dwellings</td> </tr> <tr> <td>Remaining Housing Need to be Allocated</td> <td>5 dwellings</td> </tr> </table> <p>Paragraph 184 of the National Planning Policy Framework (NPPF) requires that neighbourhood development plans are aligned to the strategic needs of the HCS and not promote less development than required by the HCS. Based on the housing need calculation (see table above), further land will need to be allocated to deliver a further 5 dwellings to ensure the NDP is compliant with paragraph 184 of the NPPF.</p> <p>Planning permissions for housing within the Parish can be viewed on line on Herefordshire Council's website. Information about dwellings built and those with outstanding planning permissions between 2011 and 2017 was provided to the Parish by Herefordshire Council from its annual monitoring work and it is understood this information is forwarded to all parishes preparing NDPs. Herefordshire Council would have advised that the plan was not in conformity with Herefordshire Local Plan Core Strategy had there been an under-provision of housing within the NDP.</p>	Housing need:	29 dwellings	Dwellings built since 2011:	6 dwellings	Dwellings with planning permission:	5 dwellings	Park Homes Site:	0 dwellings	Minimum further requirement:	18 dwellings	Site Allocations	4 dwellings	i (i) Land amounting to 0.25ha at Peterstow Stop;	4 dwellings	ii (ii) Land amounting to 0.2ha at Highgrove, Hightown;		iii (iii) Land amounting to 0.25ha at Hightown Green.	5 dwellings	Remaining Housing Need to be Allocated	5 dwellings	
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			<p>An assessment of the potential for this site was undertaken, including taking into account the views of Herefordshire Council and this concluded:</p> <p>‘Herefordshire Council granted a Certificate of Lawful Existing Use or Development (CLEUD) for land at Yew Tree Residential Park Homes site which effectively granted permission for an enlarged area to be used for residential park homes on land to the north-east of Peterstow village. Confirmation was received from Herefordshire Council that “if the planning application/certificate of lawful use has been documented within the plan period 2011-2031, it will count towards the housing figures if they are built in the plan period”. The area concerned has yet to be set out to receive park homes and had not in the past been used to provide permanent accommodation. It is currently being advertised as having pitches available for new park homes. There remains uncertainty about whether planning permission will be required for any works to enable it to be used or if this is covered by previous licences/permissions. Nevertheless, given that it represents a commitment, has been shown to be available, and may need further works to bring it forward, it should be taken into account as a commitment of land available to accommodate new dwellings. For the purposes of the contribution the site may make to the required level of proportional growth, a figure of 10 dwellings is suggested to reflect the density on the adjacent park area, infrastructure requirements and the need for landscape measures.’</p> <p>The decision in relation to this site has already been made and the principle is not a matter for the NDP or one that its policies can influence. The pitches are currently being advertised on the developer’s website (http://www.parkhome.org.uk/park/the-yew-tree-park/), on site and through trade magazines. This is one of a number of sites owned by the developer’s company which operates across England and Wales with sites from Cheshire to the south coast. Works have commenced upon the CLEUD site (Phase 2 of the site’s development). The first phase which is larger and now complete was developed and occupied over the period 2003-2013. The developer’s architect has devised a scheme for Phase 2 that could accommodate 17 park homes although the developer anticipates around 15 park homes being more likely. The developer has also advised that he expects, because it is smaller than phase 1, that the timescale in which it will be developed will be shorter, although it will depend upon the economy. Hence, taking a cautious approach a contribution of 10 dwellings (i.e. 66% completion) is considered a reasonable minimum level of new homes that the site would contribute towards proportional housing growth.</p> <p>Park homes are considered residential caravans. Clause 124 of the Housing and Planning Act 2016 recognises residential caravans as having a role in contributing towards the supply of housing in a given area. Government acknowledges residential caravans and park homes as an additional type of housing that needs to be considered and planned for. Park homes now meet a very high specification in terms of accommodation, including insulation, and are often produced on a bespoke basis. They meet a market especially for retired people who wish to release equity for other purposes. The inclusion of this commitment is therefore considered reasonable</p>	

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			<p>and a contribution to housing within the Parish. Had this not been the case Herefordshire Council would not have advised that the housing policies were compliant in terms of meeting the required level of proportional growth (see representation S1).</p> <p>The CLEUD (P160813/V) relates to the land upon which there are currently no park homes but which the site licence permits to be located there. The planning submission in association with the affidavit indicates that the caravans previously within the area concerned varied over time, and that they were used to accommodate staff/contractors working on the site and customers awaiting delivery of their new homes on the western part of the site. Paragraph 3.50 – Extract from agent’s supporting statement indicates the following:</p> <p><i>‘Mr. Barr’s Affidavit confirms his understanding at the time of purchase that the whole of the land was used as a caravan site. It describes how the land has continued in that use since his ownership began in 2000 with up to 12 static caravans on Field B at any one time during each year. Caravans on this field have been used as accommodation by staff/contractors working on the park and also by customers awaiting delivery of their new home onto the western part of the site.’</i></p> <p>For full statement see code reference above on Herefordshire Council’s website at: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search?search-term=registered%20in%20the%20last%207%20days&search-service=recent&search-source=items&search-item=registered%20in%20the%20last%207%20days</p> <p>There was recognition that some caravans on site would be for visitors/tourism and these have been within the area subject to the CLEUD. The site has not therefore been used for permanent dwellings for which the promotion of the site appears now to be for residential park homes.</p>	
	Housing sites	Recommends change	<p>The site assessment forms consider that Site 2 has the potential to deliver 5 dwellings. The site was submitted for consideration for 2 dwellings, with the site assessment then being undertaken on the basis that 3 dwellings could be delivered. The rationale for utilising 3 dwellings, was on the basis “For the purposes of contribution towards proportional growth a figure of 3 is suggested”. In determining the number of dwellings that are likely to be delivered on Site 2, I consider that the following factors should be used. The first being that the land immediately abutting the eastern boundary of Site 2 has a recent planning permission of 2 detached dwellings (Local Authority Reference: P140903/F), which has a similar site size site as Site 2. In addition, the land was put forward for consideration for 2 dwellings. To deliver 3 dwellings on the application site when viewed in the context of the two dwellings immediately east of the site would in my opinion constitute overdevelopment of the site. Therefore, I am not convinced that the site assessments’ assumptions made regarding the scale of development reliably reflects what could be delivered on the site.</p>	No change required in relation to this representation

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation and response - Parish Council Consideration (In blue)	Propose Change or Not
			<p>The impact associated with the delivery of 3 dwellings on Site 2 on the built and historic environment, was assessed as being major adverse. This was due to Site 2 potentially falling within the setting of the High Town Listed Building, and one of its Listed Barns as well as the adjacent Peterstow Conservation Area. Further to the submission of the site for consideration, a Heritage Assessment has been undertaken to understand the impact of a proposed scheme of 2 detached residential dwellings on the adjacent Listed Buildings and the Peterstow Conservation Area and other designated heritage assets within the vicinity of Site 2. The assessment, identified that the proposed development would result in no harm to significance or setting of High Town Cottage or to the setting of East Barn. The character of the Conservation Area will also be preserved by the proposed development. I have enclosed a copy of the heritage assessment, where a more detailed analysis of the impact on designated heritage assets is provided.</p> <p>At this juncture I would like to reaffirm that Site 2 is still available for consideration as one of your further allocations to address the shortfall in the proposed housing allocations. In addition to the heritage assessment which has been undertaken for Site 2, a significant amount of work has also been undertaken which demonstrates that the proposed site is available, deliverable and suitable for the development of 2 detached residential dwellings. I have enclosed a number of drawings and technical reports which demonstrate the deliverability of Site 2, including:</p> <ul style="list-style-type: none"> • Site Location Plan (Below) • Site Layout Plan (shows 2 houses of a similar type and arrangement to that to the east) • Ground Investigation Report (the conclusions suggest there are no issues that could not be successfully addressed) • Heritage Assessment (This concludes that: <ul style="list-style-type: none"> - “The proposals will lead to no harm to the significance of any designated heritage assets through change to their setting; - It is considered that the proposed development is in line with these policies and the guidance laid out in the Wye Valley AONB Management Plan, which states its aims with regard to the Historic Environment and Development as: i) Conserve and sympathetically manage the historic environment and cultural heritage of the AONB and promote engagement with and understanding of it. ii) Ensure all development within the AONB and its setting is compatible with the aims of AONB designation. - The current design proposals are considered to be sympathetic with the area and align with the requirements of the Herefordshire Local Plan and the Wye Valley AONB guidance, along with national planning policy.”) • Landscape and Visual Impact Assessment (This summarises its conclusions as: <ol style="list-style-type: none"> 1. “Landscape – The site lies within the AONB but does not have any other landscape or ecological designations and already has a residential use as a planning unit. A scheme of residential development could offer long term protection and enhancement for the existing landscape elements (boundary vegetation) that currently exist within this village fringe landscape. Although the proposals will result in the loss of an area of paddock / garden land, all of the other landscape receptors will be retained. A number of 	

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			<p>mitigation measures have been identified to lessen the impacts of the scheme. Consequently, it can be concluded that the magnitude of landscape impact of the type of development proposed on the existing landscape sensitivity of the site can be assessed as having MINOR SIGNIFICANCE reducing to NEGLECTIBLE SIGNIFICANCE after 10 years.</p> <p>2. Visual - Due to a combination of topography and boundary vegetation, the site is largely visually concealed. As a result of careful analysis of existing public vantage points, it is concluded that the magnitude of visual impact of the type of development proposed on the existing visual sensitivity of receptors can be assessed as MODERATE/SLIGHT reducing to SLIGHT after 10 years.</p> <p>3. The illustrative layout has been designed to minimise the landscape and visual impact of the development on the surrounding landscape context and its receptors. The majority of existing hedgerows and trees will be retained and enhanced by the mitigation planting proposals. Due to its position, adjacent to the village boundary and the influence of adjacent development, the site is capable of absorbing change. The indicative layout highlights a landscape led design to the site, ensuring that key biodiversity aspects are maintained and enhanced. The conclusion of this assessment is that the proposals on balance would not result in any significant landscape or visual impact and would not outweigh the benefit of providing additional new housing in a sustainable location.”</p> <p>• Ecological Survey (This concludes: “that the loss of habitat is limited to an area of species poor semi-improved grassland. The habitats present are unlikely to support or be important or critical for any protected, rare or notable species. The loss of habitats are considered to be negligible as are the effects upon flora and fauna associated with them. With mitigation measures adopted it is considered highly unlikely that any protected, rare or notable species would be adversely affected outside the application site. It is considered highly unlikely that any habitats or designated sites outside the site will be impacted upon or adversely affected by this proposed development. This development includes the planting and management of new species-rich native hedgerows and the re-establishment of traditional varieties of fruit trees that are typical of traditional fruit orchards, a UK Priority Habitat. Such enhancements on a site of this size are considered to provide significant ecological gains at the site level. Overall, the scheme is considered to comply with the national and local planning policy that relates to protected sites, protected species and biodiversity. Provided that appropriate mitigation plans are properly implemented; it will be possible to undertake all planned works without the risk of breaching wildlife legislation.”</p>	

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			 <p>The site concerned is 0.3 hectares in size and has the potential to achieve 15 dwellings should the maximum target density set out in Herefordshire Core Strategy Policy SS2 be considered appropriate. However, the site is in a more sensitive location and an assessment based upon 3 dwellings is not considered unreasonable. Nevertheless, it is considered that the development of two large dwellings with associated large garages of the type recently developed on the adjacent site would have the same effect as three dwellings. Three dwellings would not be overdevelopment of a site comprising the area proposed, as it has no development on three sides where the amenity of adjacent dwellings would be adversely affected.</p> <p>Notwithstanding the agent's Heritage Assessment, that included in the NDP's site assessment reflects the concerns expressed by Herefordshire Council's Conservation Officer who considered that the current development does not wholly address her concerns but are such as to allow the previous objection to be removed. The Conservation Officer's comments are attached in Appendix 3. It is considered that the extension of the site further away from the frontage would exacerbate the adverse effects upon the Listed Buildings. Herefordshire Council's Historic Environment Record identifies the adjacent Listed High Town Farm as a post medieval farm complex in an area of Romano-British industrial activity. The farm is recorded as part of Herefordshire's Historic Farmstead Characterisation Project and comprises the Listed Farm Cottage and two Listed Barns (SMR Number 23314). The site lies immediately adjacent to the Conservation Area boundary (although just outside) where its character and appearance is set by the historic farmstead (within the Conservation Area). It is considered that the setting of the historic farmstead will be adversely affected and thereby so will the character of the Conservation area, of which the farmstead forms the dominant feature at this point. This is the justification for the assessment which considers relative merits.</p>	

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			It is considered that the site is not relatively concealed from views from the west.	

Section 3b

Schedule 2: Stakeholder Representations and Response

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S1 Herefordshire Council (Statutory Consultee)	Whole Plan		Overall a well-constructed plan with sufficient information and pleased to see several policies which strive to protect the natural environment. Noted	No change required in relation to this representation
	Parag 2.23		The concerns raised by the residents in regards to amount of vehicles traveling through Peterstow are understandable, however it is worth noting that the A49 is part of the strategic road network. Developments should look to provide crossing facilities to local community features, improve footways and look to provide cycleway towards Ross. Changes to speed limits and works on the A49 require consultation with Highways England. It should also be worth noting that only developments for 10 and over receive Section 106 monies for improvements to the local areas e.g. footways, cycleways and other facilities. The content of this paragraph is an expression of local concerns. Policy PTS10 reflects the provisions set out in Core Strategy Policy SS4 and shows that the Parish Council will be happy to work with Herefordshire Council and Highways England to develop such measures as indicated. Given that Herefordshire Council is promoting growth in Peterstow, it should look to include such measures as may be appropriate to its role through inclusion within its infrastructure plan/Local Transport Plan and seek to promote such measures to Highways England that are required for the A49. The policy base for this is in place within both plans. There will be other potential funding sources than S106 monies, including Herefordshire Council's and Highways England's transport budgets.	No change required in relation to this representation
	Policy PTS1		In general conformity with Core Strategy. Could be re written to make section reads smoother and more concise. Paragraph C - Developments should provide accesses which meet the appropriate guidance (Design Manual for Roads and Bridges, Manual for Streets 1/2 and Herefordshire Councils design guide). This policy sets out the priorities that the community consider to be important for sustainable development within the Parish and although their definition might be summarised, this would be at the expense of clarity. The provision of accesses to meet HC's guidance is a matter of detail rather than strategy for sustainable development and is referred to in Policy PTS11.	No change required in relation to this representation
	Policy PTS2		In general conformity with Core Strategy.	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Noted	No change required in relation to this representation
	Policy PTS3		In general conformity with Core Strategy. Noted	No change required in relation to this representation
			In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS4		In general conformity with Core Strategy. Important views highlighted in policy PTS4, it is useful that they are specific but would be helpful if these views were mapped. The reference to PTS4 above should be PTS5. The advice is helpful, and a plan might usefully be included to show these.	See proposed change No 23
	Policy PTS5		In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS6		Not in general conformity with Core Strategy which states “... housing development will not be permitted in areas identified as flood zones 2 and 3.” The sequential and exception tests should apply. However, buildings used for dwelling houses are classified in National Planning Policy guidance as “more vulnerable”, which is considered appropriate in Flood Zone 2. Only the minutest part of the Parish is shown to fall within Flood Risk Zone 3 and an even smaller part within Flood Risk Zone 2. No land remotely close to Peterstow village falls within either of these two flood risk zones (see Environmental Scoping report). As a consequence, it is considered that no new housing advanced through Core Strategy policy RA3 need be located within either of these flood risk zones in accordance with NPPF paragraph 101. However, given the concern expressed and the fact that policy includes the requirement to meet the exception and sequential tests which should cover the matter sufficiently, reference to flood risk zone 2 might be removed.	See proposed change No 10
	Policy PTS7		In general conformity with Core Strategy. <i>Will not be permitted’</i> change this to <i>will not be supported.</i> Although the suggested change appears a matter of semantics, it is noted and will be made	See proposed change No 11
	Policy PTS8		In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS9		In general conformity with Core Strategy. Footways and cycleway should be built to HC design guidance when on roads maintained by HC. Cycle Storage should meet HC design guidance. The storage should be secure, covered and individual to the property. If commercial developments are built, showers, lockers and other facilities should be provided to promote cycling to work.	No change required in relation to this representation

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			The matter of footpaths and cycleways to be covered by reference to HC's design guidance is covered in Policy PTS11(f). The reference to cycle storage is covered in Policy PTS9(a). Internal arrangements such as showers, lockers etc cannot be covered in the NDP.	
	Para 6.1		See policy PTS 9 - sustainable development. Connection with the Herefordshire Trail should be promoted. Noted although it would be better to indicate this in the justification to the policy (para 6.2)	See proposed change No 12
	Policy PTS10		In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS11		In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS12		In general conformity with Core Strategy. Noted	No change required in relation to this representation
	Policy PTS13		In general conformity with Core Strategy. I would add in 'in the plan period' to the end of " <i>The following sites identified on Peterstow Village Policies Map are proposed for new housing</i> ". The Plan period is clearly referred to on the front of the plan document. However, the suggested change is noted and will be made.	See proposed change No 13
	Policy PTS14		In general conformity with Core Strategy. Could be re written to make section reader smoother and more concise. The Core Strategy policy SC1 expands on this: <i>'Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.'</i> With this issue covered in SC1, the purpose of PTS14 as currently written could be seen as superfluous. The NDP affords the opportunity to tailor such policies to the local area, which could be taken here. For instance, existing facilities valuable to the community could be identified and listed in the policy for protection and mapped within the policies maps. Core Strategy SC1 covers community facilities and services such as village shops and inns which are as important to rural communities as village halls. Policy PTS 14 adds to SC1 by: 1. Setting out the criteria against which additional facilities or extensions should be judged. 2. It seeks to protect such services from development that might adversely affect their continued use, for example for allowing housing next to a community facility that might cause nuisance to future residents or polluting uses that might affect their use.	See proposed change No 17

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			<p>3. It promotes development that might enable facilities and services to diversify in order to increase viability, such as a shop or pub also providing appropriate visitor accommodation (subject to the conditions referred to in 2 above).</p> <p>The facilities/services within Peterstow Parish are identified in paragraph 2.26. They include Peterstow Common which is covered through policy PTS7 and mapped accordingly. With the exception of showing the area of open space at High Town green the mapping of other facilities may be impractical as they involve individual premises although they might be listed in the policy as suggested.</p>	
	Policy PTS15		<p>In general conformity with Core Strategy. By seeking smaller scale infill housing developments, obtaining these contributions may prove difficult without the economies of scale that larger schemes provide</p> <p>This is noted although national policy in relation to contributions may change. In addition, the introduction of CIL is still awaited and may provide contributions through smaller schemes.</p>	No change required in relation to this representation
	Policy PTS16		<p>In general conformity with Core Strategy.</p> <p>Noted</p>	No change required in relation to this representation
	Policy PTS17		<p>In general conformity with Core Strategy.</p> <p>Noted</p>	No change required in relation to this representation
	Policy PTS18		<p>In general conformity with Core Strategy. <i>Will not be permitted'</i> change this to <i>will not be supported.</i></p> <p>Although the suggested change appears a matter of semantics, it is noted and will be made</p>	See proposed change No 19
S2 Welsh Water Dwr Cymru (Statutory Consultee)	Paras 2.16 and 3.4	Comment	<p>Note there are no public sewers or wastewater treatment works (WWTW) within the Parish Council area. As such, any new development will need to adhere to the provisions of Policy SD4 (wastewater treatment and river water quality) of the Herefordshire Core Strategy.</p> <p>Policy PTS6 supports the provisions of Herefordshire Local Plan Core Strategy policy SD4 by requiring developers to show that their system is capable of accommodating waste water without resulting in the pollution of land or Wells Brook which flows into the River Wye SAC. Local knowledge has highlighted the high water table in the village and therefore the requirements set out in the NDP policy are considered essential and reasonable.</p>	No change required in relation to this representation
	Policy PTS13, Tables 1 and 2	Comment	<p>We note from Table 1 that when taking account of completions and existing commitments there is a minimum further requirement of 6 dwellings, but that the identified sites under Policy PTS13 are expected to deliver a minimum of 13 dwellings. There ought to be no problem in providing a supply of clean water to these sites, though some level of off-site mains may be required in order to connect the sites to the existing water supply.</p> <p>Noted</p>	No change required in relation to this representation
S3 Historic England (Statutory Consultee)			<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, historic farmsteads and archaeological remains. 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> <p>Noted</p>	No change required in relation to this representation

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S4 Natural England (Statutory Consultee)	Policy PTS1		Welcome policy	No change required in relation to this representation
			Noted	
	Policy PTS2		Welcome policy	No change required in relation to this representation
			Noted	
	Policy PTS3		Welcome policy	No change required in relation to this representation
			Noted	
	Further Issues	Advice	An annex was provided setting out sources of environmental information and some natural environment issues to consider in developing the neighbourhood plan.	No change required in relation to this representation
Noted – It is considered that the NDP addresses relevant natural assets as far as is practical within the context of the Parish.				
HRA	Comment	Agree with the conclusion in section 8.6 of the HRA that the Peterstow Neighbourhood Development Plan (NDP) is unlikely to have significant effects on the River Wye SAC. Any further amendments to policies (post November 2017) should be rescreened if required and an addendum to this report should be produced.	No change required in relation to this representation	
		Noted		
SEA	Comment	Confirms that the SEA 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 and 12 which are related to Natural England's remit.	No change required in relation to this representation	
		Noted		
S5 Environment Agency (Statutory Consultee)	Whole Plan	Comment	It is important that 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. You are advised to utilise the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. I note that the pro-forma has been provided in this instance which confirms that all housing allocations are within Flood Zone 1 (low risk). 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).	No change required in relation to this representation
			Noted. Herefordshire Council, as Lead Local Flood Authority, was consulted and offered no comment in relation to surface water flooding and drainage.	
S6 Highways England (Statutory Consultee)	Whole Plan		Considers that this very small scale of development growth will have no impacts on the operation of the SRN.	No change required in relation to this representation
			Noted	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S7 Coal Authority	Whole plan	No comments	<p>Confirmed no specific comments to make.</p> <p>Noted</p>	No change required in relation to this representation
S8 Sports England	Whole Plan	Comment	<p>Describes NPPF policy on sport, with specific reference to paras 73 and 74, and the presumption against the loss of playing fields. Provides links to various information and policy documents. Refers to the need to assess the requirement for indoor and outdoor sports facilities undertaken by the local planning authority. Should there be no such information a proportionate assessment should be carried out. New facilities should be fit for purpose. Policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered where growth requires. Developments should promote healthy lifestyles.</p> <p>The advice is noted and welcome. However, Peterstow is a small community that does not have sufficient demand for additional sports facilities. Herefordshire Council has not indicated that further facilities are needed within the Parish. Policies PTS14 and PTS15 would enable further provision of community facilities, including for sport and health, should any be required, and enable the use of any funds received through CIL or planning obligations should this be forthcoming and necessary.</p>	No change required in relation to this representation
S9 National Grid	Policy PTS13	Comment	<p>The two overheads powerlines falling within the NDP area do not interact with any of the proposed development sites. Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p> <p>Noted. It will be for developers to ensure electricity and gas is available as appropriate and to protect any low/medium gas distribution pipes that may be present.</p>	No change required in relation to this representation

Appendix 1: Response Statement 1

Policy PTS13(a) land amounting to approximately 0.25ha at Peterstow Shop

1. Introduction

1.1 The Regulation 14 draft NDP proposes this site for housing development. Its development will be subject to relevant policies within the NDP of which the following are considered especially relevant:

PTS5 – Development within Peterstow Conservation Area

PTS6 – Foul and Storm Water Drainage

PTS7 – Protection of Peterstow Common

PTS8 – Design and Appearance

PTS11 – Highway Design Requirements

PTS14 – Protection and Enhancement of Community Facilities and Services

1.2 As a consequence, for the purposes of the NDP, the minimum contribution that the site might make to proportional housing growth was considered to be 4 dwellings.

1.3 Prior to the drafting of the NDP the community was consulted upon an initial proposal that would have provided a new shop with flat over and 6 further dwellings. A planning application has been submitted for this site comprising 4 dwellings (reference P174522/F).

2. Representations received.

2.1 Eight representations have been received in relation to the proposal for housing to be developed upon the site of the village shop.

- 2.2 One supported development in principle considering it would tidy the area and while access will be a problem it could be resolved. Seven representations objected to the proposal in the NDP although two indicated that the site could be developed but the number was too great, given the site's constraints.
- 2.3 The objections to the proposal can be summarised as follows:
- i) Highway Safety - Development of the site would result in increased access onto the A49 (from both housing and potentially increased use of the shop) at a dangerous point where there is insufficient visibility and the road is narrow. The road carries high traffic volumes including heavy vehicles. Vehicles exceed the 40mph speed limit. There have been several accidents and near misses in this location. The development will make the footpath less friendly to use.
 - ii) Drainage – There is no mains drainage and drainage from the site is poor. Development would exacerbate problems associated with the high water table resulting in over-spills from septic tanks/digesters and causing a health problem. Drainage was not included in the site assessment.
 - iii) Major development – development should reflect the scale and character of the village and in this regard, such a development (comprising 66% of the requirement) would amount to major development compared to the size of the village.
 - iv) Site definition and area – the site is misrepresented on the map and cannot be 0.25 hectares as indicated in that some of the area belongs to another property and that part will not be released for development.
 - v) Density of Development - The density of development should be reduced. A previous planning application reduced the development from 3 to 1 as a consequence of percolation tests.
 - vi) Possible Contamination - This is a brownfield site but no assessment has been made of possible contamination as a consequence of Policy PTS9(e).
 - vii) Retention of Shop - The shop should be retained and improved, and remain open during any construction work

CONSIDERATION OF REPRESENTATIONS

3. Highway Safety

Highways England is responsible for determining whether a proposal is suitable where it involves access onto the A49 which forms part of the Strategic Road Network (SRN). In response to consultation upon the NDP it advised that "Highways England considers that this very small scale of development growth will have no impacts on the operation of the SRN."

Both Herefordshire Council and Highways England have published standards for visibility that would be relevant to any planning application.

The provision of footways will be required to meet the appropriate standards.

NDP Policy PTS11 contains criteria that must be met in developing this site.

4. Drainage

NDP Policy PTS6 requires that evidence is provided to show that foul and storm water drainage can be accommodated satisfactorily without causing pollution or flooding to other properties. Policy PTS9 requires the maximum use of permeable surfaces, although this is not specifically referred to in paragraph 7.5. It is recognised that Peterstow as a whole has problems with drainage and therefore the best available technologies may need to be employed to enable further development to take place anywhere within or adjacent to it. Such technologies should be able to address the concerns and potentially improve any shortcomings present at the moment. Policy PTS6 requires this to be shown. Paragraph 7 below indicates the position should the suggested level of development not prove to be possible.

Drainage was not used to differentiate between sites because the issue of a high water table applies across the village and all schemes will have to address appropriate provision to avoid increasing run-off beyond greenfield flows and provide for foul drainage.

5. Major development

The issue of 'major development' relates to the requirements of the AONB. It is highly unlikely that the development of this site, fully enclosed within the village and of such a small size, would be considered 'major development'. It is considered that the site does not fall within the categories that Policy PTS2 suggest are relevant to the judgement.

6. Site definition and area

The recent planning application indicates more precisely the area comprising the site. The site is indicated to be approximately 0.25 hectares within the NDP Policy. The planning application indicates the exact area of the site to be 0.274 hectares. There would appear to be little effective difference between these two references and a change to reflect this more accurate figure can be made. It is acknowledged that the Village Policies Map is not fully accurate in terms of defining the site area especially in view of the scale at which proposals are presented. When the map is next published it is hoped to improve the drafting in this respect to show the area indicated in the plan above. This will not affect the site's assessment in terms of ranking. The issue of density of development is covered below.

7. Density of Development

The amount of development suggested is for the purposes of indicating the contribution a site might make towards the required level of proportional housing growth. Subsequent planning applications may suggest a different number of dwellings which may be less and flexibility to ensure the overall target level will be met is provided through a small excess of provision within the sites proposed.

Initially a scheme for 6 dwellings was suggested in a consultation with the Parish Council. There is uncertainty about whether this level of development can be achieved given the constraints identified by those making representations. However, it is felt that a redevelopment scheme could be achieved, would be in the community's interest, and that a development of 4 dwellings should be possible. The actual number will need to be determined through a detailed scheme. This would be for the designer to show that the relevant criteria in the plan can be met.

8. Possible Contamination

A distinction needs to be drawn between the site assessment which was for the purposes of determining which would be the best sites to develop and considerations that would need to be considered as part of a site's development. The site assessment sought to differentiate between sites. It did not consider the matter in relation to either brownfield land or agricultural land, both of which have the potential to be contaminated. A criterion to cover this would be unlikely to affect choice of sites. Contamination was not considered such as to be likely to restrict the viable development of any site.

Herefordshire Council Environmental Health Section would normally highlight areas it knew about that might suffer from contamination and this issue has not been raised.

Development will be required to comply with Policy PTS9(e) which would require contamination to be addressed should it be found. This would be the normal way to address this issue.

9. Retention of Shop

It is understood to be the intention of the site owner to replace the shop premises on site. Any subsequent change of use that would lead to the loss of the shop/post office would need to comply with Policy PTS14 which would require evidence that it was no longer viable. This is considered a reasonable approach.

Conclusion

Development of the site indicated in NDP policy PTS13(a) is still considered appropriate given the requirements to comply with other policies within the NDP, although there remains a high level of uncertainty about the amount of development it might deliver compared to the other sites. The area of land appears sufficient in terms of size for the suggested number of houses, but it will need to be shown that the drainage and highway safety constraints can be addressed. It does, however fall within the existing settlement and there would be benefits to the Conservation Area through an enhancement proposal. It is suggested that to account for the uncertainty in terms of level of development an element of overprovision may be required to ensure delivery of the required level of proportional growth.

Reference to Policy PTS9 should be made in paragraph 7.5 to cover the requirement for permeable surfaces.

The site boundary should be more accurately plotted on the NDP Village Policies Map and the area revised in Policy PTS13 and the area changed to 0.27 ha.

Appendix 2: Response Statement 2

Policy PTS13(b) land amounting to approximately 0.2ha at Highgrove, Hightown; and

Policy PTS13(c) land amounting to approximately 0.25ha at Old High town

10. Introduction

- 1.1 The Regulation 14 draft NDP proposes these sites for housing development. Their development will be subject to relevant policies within the NDP of which Policy PTS8 is considered especially relevant.
- 1.2 As a consequence, for the purposes of the NDP, the minimum contribution that the sites might make to proportional housing growth were 4 dwellings in the first instance and 5 in the second.

11. Representations received.

- 2.1 Representations from 15 households have been received in relation to the proposals for housing to be developed upon these sites.
- 2.2 The objections to the proposals can be summarised as follows:
 - i) Highway Safety – The road leading to High Town is narrow. Development would result in additional traffic along the narrow lane that does not have passing spaces. The use of private drives for passing bays will have an adverse effect on their respective properties. There is a dangerous junction at the bottom of the lane where it meets the A49. Construction traffic would adversely affect the community. There is already around 50 cars serving 33 properties along the lane. The development would adversely affect safety. Horse riders regularly use the lane. There is a lot of pedestrian activity along the lane and it has no street lighting.
 - ii) Access and Parking – Access to and parking is already a problem at High Town Green. Access is also a problem to the narrow lane leading to businesses beyond and the field proposed for development. The access road should be widened.
 - iii) Surface Water Drainage – There is inadequate drainage and surface water flooding in this area caused from both the site and the residential development at High Town Green. This occurs all-year round and will need to be addressed.

- iv) Waste Water Drainage – Many (23) properties at High Town currently link into a group Klargest system owned, paid for and run by a Resident’s Association. This is located in an adjacent field and there is a question about whether the additional development would link into this.
- v) Settlement Boundary – The sites are outside of the settlement boundary and contrary to Option 2 in the NDP. There is no strong boundary or natural limits for the two sites. Site 13(c) is an unjustified extension into the countryside.
- vi) Options – Sites 3a, 4a and 4b offer better options with more containable boundaries. There are better sites with wider lanes for access. Development should be spread throughout the village. The site options appear to be a random selection.
- vii) Effect on Amenity – Development of the sites would adversely affect residential amenity.
- viii) Design and Landscape Effects – Development would be to the visual detriment of the village with the buildings being visible from some distance. The development will adversely affect the character and appearance of the open countryside and AONB. Buildings should be built of similar materials – facings and roofs - to fit in with those in the area. 4 dwellings in PTS13(b) would be contrary to Core Strategy policy SD2 and PTS8 (Design and appearance). Development would adversely affect unlisted heritage assets (Lane End 16th Century Cottage).
- ix) Effect on property values – Development would adversely affect properties in the area. The properties at High Town Green were bought for their open aspect.
- x) Loss of High Town Green Space – the green at High Town green would be lost.
- xi) Level of development – Too much housing proposed on the sites. Some single storey dwellings should be provided for elderly people looking to downsize. Two developments in this location would result in urbanisation. The sites are not large enough to require an element of affordable housing. The sites will result in large detached properties which are not what the village needs. There should be no increase in the density of development proposed. Housing provision should take into account windfall development.
- xii) Review of plan – You only have to provide 6 dwellings of which 4 can go on the village shop site. The other two dwellings can be found at the review in 5-years’ time and sites will come forward elsewhere so that there will be an over provision.

CONSIDERATION OF REPRESENTATIONS

12. Highway Safety

Herefordshire Council’s Highways section has not objected to the scale or location of development along the lane.

All development will generate additional vehicular traffic wherever it is located. A judgment needs to be made upon whether it will have a significant effect on safety of road users. There are many locations within the County that do not have public footpaths or street lights and have narrow lanes.

It is accepted that the road leading to the two small sites is narrow but by its nature that limits the speed of traffic. The two developments in combination might be expected to generate around 50 extra trips per day (normally considered 16 hours and based on 5.5 trips per day for a detached dwelling). Even at a higher rate of 7.5 trips per day which some transport assessments use, this would amount to 68 trips per day. These figures are based upon all vehicles coming and going not just those of residents. It is also worth pointing out that while many of us would imagine most houses might produce 2 vehicles leaving in the morning rush hour, this isn't true of the average. Consequently, the proposed level of development might generate an addition 3 to 4 trips per hour over the course of the day which should be acceptable along the lane. A degree of inconvenience must be accepted on all roads.

The additional traffic generated in combination with the nature of the lane should not significantly affect the current levels of safety for pedestrians or horse riders along the lane to an unacceptable degree.

In addition, the current passing arrangements ought not to be adversely affected in any material way and these are used by residents already.

NDP Policy PTS11 contains criteria that must be met in developing these sites and there is no indication from the information available that these cannot be met.

13. Access and Parking

Access and parking standards will need to be provided in accordance with Herefordshire Council's standards that apply across the County. This is a requirement of policy PTS11. It may not be possible to solve the parking and access problems associated with High Town Green although the policy requirement should not make the situation worse. Should site PTS13(c) propose an access arrangement involving land currently part of that existing development it may be conditional upon solving some of the access and parking arrangements to comply with Policy PTS11.

It would be useful to be more explicit about the need to comply with policy PTS11 within the supporting paragraphs setting out development requirements for the two sites.

14. Surface Water Drainage

The issue of storm water drainage is highlighted in NDP paragraph 2.21. It is recognised that the issue of poor drainage and high-water table applies throughout the village. Policy PTS6 requires developers to show that their proposal can be accommodated without storm or foul water causing pollution or flooding to other property or land. They are also required to implement the schemes for this before any development is brought into use. The housing proposals included in the plan will require investment that addresses drainage problems arising from development. Best Available Technology is understood to be available to serve the developments proposed. The issue raised might be highlighted in paragraphs 7.6 and 7.7 of the NDP, although generally measures to address problems not associated with any development cannot normally be expressly required. Nevertheless, the issue could be highlighted so that any developer might consider whether, in carrying out the development, improvements to help address the wider issue might be included.

15. Waste Water Drainage

Policy PTS6 also requires waste water to be treated in the same way as storm water, with measures being shown to be suitable for the purpose and implemented prior to the occupation of dwellings. Whether this is through linking into the existing scheme (with appropriate upgrading if necessary) or a separate arrangement. If the former it would be expected that this would be in accord with any terms set out for that scheme which may require the agreement of the Residents' Association.

16. Settlement Boundary

One of the principle purposes of the NDP is to redefine the settlement boundary for Peterstow village (see Herefordshire Local Plan Core Strategy paragraph 4.8.23). Core Strategy policy RA2 requires sites for new dwellings to be within or adjacent to the main built-up area of the settlement and the two sites comply with this provision. Accordingly, it meets the preferred Option 2. Herefordshire Council has issued advice upon defining settlement boundaries (Guidance Note 20) which that defined for Peterstow is considered to meet.

The boundary defined for site PTS13(b) is well defined by a hedge to the west. Regarding PTS13(c), it is contended that the current edge is currently loosely defined and the proposal for the site, with the requirement for high quality landscaping on its west side would strengthen the

boundary edge as well as mitigating the current visual effects of the existing development. In this regard Policy PTS8 is specifically highlighted as important in paragraph 7.7.

Site 13(c) is not considered an unacceptable extension but a site adjacent to the current boundary where benefits in terms of the setting of Peterstow might be achieved. The landscape and historic environment analysis within Herefordshire Council's Strategic Housing Land Availability Assessment concluded there is potential for a small development in this location.

17. Options

All sites within or adjacent to Peterstow village were assessed against a range of criteria and a judgment made looking at all those factors considered relevant, both positive and negative. How they might affect the setting of Peterstow was one criterion as were highway considerations. It is not unusual for parcels of larger fields to be put forward for consideration and developed successfully, effecting a well-defined and landscaped boundary. Sites must be available as well as suitable and consequently landowners were asked to submit land for consideration. The assessment of sites elsewhere that are not available would not provide the level of certainty that the required level of proportional housing growth could be met.

18. Effect on Amenity

There is no reason why designers might not be able to comply with Policy PTS8, especially point (f) which requires new development to protect the amenity and privacy of adjacent properties.

19. Design and Landscape Effects

Currently the buildings at High Town Green are visible from some distance and the development of this site with the requirement for significant landscaping along its western edge should reduce the current effect on distant views across to the village, enhancing its setting. In this regard it should enhance the appearance of the countryside and AONB. In relation to use of materials to ensure development fits sensitively into the area Policy PTS8 requires development to:

“respect the traditional character, where appropriate, by adopting a design approach utilising a range of materials and architectural styles that are sympathetic to the development’s surroundings, and incorporating appropriate locally distinctive features;”

In relation to PTS13(b) there is considered to be no conflict with Core Strategy policy SD2 and NDP PTS8 (Design and appearance). There is no reason why the design requirements cannot be met. With regard to PTS13(c), in order to accommodate landscape measures to reduce the effects of both the existing and new development on views from the west, a slight reduction in dwellings may be necessary to enable structural landscaping in accordance with policy PTS8. Development on either of the sites will not adversely affect the setting of the unlisted heritage assets (Lane End 16th Century Cottage) The two sites appear to be separated from this property by existing development.

20. Effect on property values

The effect of development on property values is not a material consideration for planning decisions, neither is the maintenance of a private view. There is provision within the NDP to ensure the amenity and privacy of adjacent residential properties is protected and this is covered by policy PTS8.

21. Loss of Hightown Green Space

It may not be clear upon the Peterstow Policies Map, but the intention is to retain the Green at Hightown Green in accordance with Policy PTS14. Should the developer seek and be able to utilise any of this area then relevant replacement provision will be required of at least the same value and potentially greater and may include further provision to provide for the needs of the additional development. This should be highlighted in the supporting statement.

22. Level of development

Herefordshire Council has set a target density of 30-50 dwellings per hectare across its plan area but recognises that this may be less in sensitive areas. The two sites are considered sensitive areas and the suggested level of development reflects that of nearby development.

The amount of development suggested is for the purposes of indicating the contribution a site might make towards the required level of proportional housing growth. Subsequent planning applications may suggest a different number of dwellings which may be less and flexibility to ensure the overall target level will be met is provided through a small excess of provision within the sites proposed.

There is no reason why single storey dwellings might not be built on either of the sites although it is not possible to specify that this should be the case. The design of dwellings will need to consider the effect on adjoining properties and this may inform the scale of building.

It is not considered that two small developments in this location would alter the rural character of the village. A larger site that would provide 11+ dwellings would have a far greater effect and be out of character given that there are no built-residential estates within the village. No quantification of the need for affordable housing has been undertaken for the village but should this be identified at a future date provision might be made through Herefordshire Local Plan Core Strategy policy H2. As has been pointed out by others, the village has few facilities that would attract young families such as a village school.

An element of windfall development may occur during the plan period although it is felt that sufficient provision should be made in terms of allocations to show that the community has planned positively for new housing and in this way, would be better able to oppose ad hoc developer development.

23. Review of plan

Although it is proposed that the plan be reviewed every 5 years, it will still need to meet the provisions of Herefordshire Local Plan current at the time of preparation and subsequently in any review. There is no certainty that each site would meet the suggested contribution to the Core Strategy housing requirements. A small surplus in provision is included in the plan to provide the certainty to Herefordshire Council that the level of housing required can be delivered and to provide the plan with sufficient strength to avoid additional housing because of that Council not having a 5-year housing land supply. Furthermore, it is understood Herefordshire Council will begin the review of its Core Strategy in 2019, and should it continue to pursue the current housing strategy approach, Peterstow may be required to accommodate further dwellings.

Conclusion

Development of the sites proposed in NDP Policy PTS13(b) and (c) is still considered appropriate with the safeguards provided through other policies within the NDP.

Reference to Policies PTS6 and PTS11 should be made in paragraphs 7.6 and 7.7 in addition to PTS8 so that foul and storm water drainage and highway design requirements are met. In addition, reference should be made in paragraph 7.7 to policy PTS14 which protects High Town Green open space and the protection afforded by this should include protecting it from informal car parking that might arise. In order to ensure sufficient space is provided for landscape measures to reduce the effect of existing and new development upon views from the west, the anticipated level of development, for the purposes of the contribution the site might make to the required level of proportional growth should be reduced to 4 dwellings. A landscape assessment would be one of the studies necessary to inform the design and eventual density of development in this location.

Appendix 3: Conservation Officer's Advice in Relation to the two dwellings adjacent to Site 2

MEMORANDUM

To : Internal Consultee
From : Mr R Close, Planning Services, Blueschool House - H31
Tel : 01432 261803 **My Ref** : P140903/F
Date : 29 April 2014

SITE: Land adjacent to Hightown Cottage, Peterstow, Herefordshire,
APPLICATION TYPE: Planning Permission
DESCRIPTION: Proposed erection of two dwellings
APPLICATION NO: P140903/F
GRID REFERENCE: OS 356235, 224412
APPLICANT: Mrs Elizabeth Roberts
PARISH: Peterstow

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 20/05/2014. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr R Close.

COMMENTS: (Continue on a separate sheet if necessary)

Object

Support

No Objection

Approve with Conditions (Please list below any conditions you wish to impose on this permission.)

Further information required

Consultation response from: **Sarah Lowe, Senior Building Conservation Officer**

The application site is to the south of the former High Town Farm, the buildings of which have been converted to residential use, and Peterstow Common. All the barns plus High Town Cottage are grade II listed and they sit within the Peterstow Conservation Area boundary, to the west of the lane. The application site is outside the conservation area boundary.

The first concern is that the application makes no reference to the adjacent listed buildings or the conservation area. Indeed there is no Design and Access Statement in which such information could be supplied. There is therefore no discussion of how the design has been developed with any local constraints in mind, built or natural.

The proposal scheme shows two dwellings accessed from a driveway which utilises the existing field access from the lane. The driveway is shown cutting diagonally across the application site to give access to the remaining field to the west whilst presumably taking account of the overhead cables. The two residential plots thus are roughly triangular with one dwelling in the north east corner and the other in the south west.

Other than the dwellings in the converted barns, the other residences in Peterstow Common face onto the road network, and generally have spacious plots with large rear gardens. There is a mixture of building forms with most being traditional two-storey dwellings, though there are a small number of generously sized bungalows opposite the site, to the east of the lane.

Both of the proposed dwellings are entered on the north side with the south elevation clearly being considered the principle. Thus the dwellings do not address the village lane and neither do they really address their own access drive. This is contrary to the character and arrangement of buildings in the Peterstow Common area. It may be that the dwellings need to be orientated to maximise the solar gain but this does not need to result in the dwellings not addressing the lane.

The two dwellings are essentially the same design with four double bedrooms housed with a full two storeys arranged on a T-shaped footprint. The other buildings in the area are individual and therefore each has its own character. The proposed dwellings are of a design that is dissimilar from the local buildings but do not follow the local characteristic by being two identical houses.

The proposed slate for the roof is considered appropriate for the area but the brick and large expanses of horizontal boarding are not a characteristic of this locality. Most of the buildings are of coursed stone construction with some exhibiting brick detailing. There are instances of painted stonework but this is not now considered to be beneficial to the proper functioning of stonewalls and is consequently best avoided.

The proximity of the scheme to several listed buildings and the conservation area is of concern in this instance. The saved UDP policies relevant for the historic environment are HBA4, Setting of Listed Buildings, and HBA6 which concerns development within conservation areas but also taking into account views into and out of such areas.

The group of listed buildings, High Town Cottage and the various converted barns are a prominent feature of this part of the Peterstow Conservation Area. Their setting includes the proposal site and development on the site would affect that setting, whether positive or negative. There are a number of trees and mature hedges between the lane and the site and Hightown Cottage which would help to reduce the impact of any development on the area.

Having assessed the design, orientation and materials of the scheme there is considerable concern that the development would not appear in harmony with the surroundings. That is not to say that a development of two dwellings on the site would not be possible, in principle it is considered that this would be acceptable in purely character and village grain terms. However it is believed that the current proposal would appear incongruous in the setting and would sound an awkward note at the entrance and exit of the conservation area. Similarly the proposed development would be discordant within the setting of the listed buildings and the rural character of the area.

Though there are a number of concerns relating to this particular scheme, it is considered that a scheme for a two dwelling development could be put forward which would be acceptable and would not cause harm to either the listed buildings or the conservation area.

DATE RETURNED: 7 July 2014

MEMORANDUM

To : Consultee
From : Mr R Close, Planning Services, Blueschool House - H31
Tel : 01432 261803 My Ref : P140903/F
Date : 29 August 2014

SITE: Land adjacent to Hightown Cottage, Peterstow, Herefordshire,
APPLICATION TYPE: Planning Permission
DESCRIPTION: Proposed erection of two dwellings
APPLICATION NO: P140903/F
GRID REFERENCE: OS 356235, 224412
APPLICANT: Mrs Elizabeth Roberts

Amended Additional Amended and Additional

Plans or documents have been received for the proposal described above which are now available in Wisdom. If you have any further comments to make please respond by 12 September 2014.

Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr R Close.

COMMENTS:

The elevations for plots 1 and 2 have been revised following discussions. They show a materials palette including stonework and this is more sympathetic to the historic Peterstow area and the conservation area adjacent to the site. In addition various changes have been made to the elevations and plans in relation to the verandah and porch details. It is noted that only revised elevations have been submitted, though revisions to the plans will be required in order to have a cohesive package of drawings.

The revisions that are proposed would enable the two houses to present a more robust character to the road, despite that elevation being neither the principle or entrance façade. This would more closely reflect the character of the adjacent conservation area and the adjacent grade II listed building.

The setting of the listed cottage to the north is currently one of a spacious garden with open fields to the west and south. The garden has trees to much of the boundary and consequently views of the listed building are glimpses rather than open vistas. The impact of the application scheme would be to remove the existing open field to the south and to replace it with two houses and rear gardens. Given the nature of the boundary between the site and listed building it is not considered that the change would be detrimental to the setting of the listed cottage.

The scheme is outside the conservation area and does not therefore need to take as much account of its position, only its effect on views into and out of the designated area. It is not considered that the revised scheme would be detrimental to those views, now that the elevations and materials have been amended.

The revised scheme would not wholly address the concerns previously expressed but it is considered that the amendments provide sufficient compromise to enable the conservation objection to be removed. The revised plans must be submitted prior to any formal decision and the elevation labels must also be adjusted.

Consultation response from: **Sarah Lowe, Senior Building Conservation Officer**

DATE RETURNED: 21 October 2014

Section 4. List of Alterations

**Schedule2: Changes made in response to comments received upon the Regulation 14 Draft Plan and matters arising since the commencement of the consultation period,
February 2018**

Peterstow Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' Peterstow Neighbourhood Development Plan 2011 - 2031 Submission Draft – Date ' NB date to be added when approved by the Parish Council	To indicate the period covered by the plan and its current version
2	Footer	Amend to read: ' <u>Peterstow Neighbourhood Development Plan 2011 - 2031 Submission Draft Plan – Date</u> '	To reflect the updated version
3	Reg 14 notice	Delete Reg 14 Notice	That stage has passed
4	Contents page	Amend page numbering. Remove reference to Appendices 2 and 3.	To consider changes the 2 appendices are no longer required.
5	Figure 1	Replace with updated figure to show stage that the NDP has achieved	To update the reference
6	Paragraph 1.4	Remove final sentence as the plan now needs to be that which the Parish Council has adopted to proceed to Examination stage	The sentence is no longer required
7	Paragraph 2.19	Add at end of paragraph: <u>'Paragraphs 2.20 to 2.26 summarise the responses obtained from the community in relation to key issues that might be covered within the NDP.'</u>	To add clarity about the information contained within the respective paragraphs
8	Paragraph 3.2	Add to end of last sentence - ' <u>into which the brook flows</u> '.	To indicate the connection between the brook that flows through the parish and the River Wye SAC

9	Paragraph 3.8	<p>From the 6th sentence onwards, amend to read:</p> <p>‘Planning permissions for <u>19</u> dwellings were granted for sites within the rural parts of the parish outside of Peterstow village between 2001 and 2017. This amounts to a trend over that period of <u>1.2</u> dwellings per year. Should this trend continue during the plan period it would amount to <u>24</u> dwellings. However, <u>10</u> of these dwellings were granted <u>planning permission</u> since 2011 and hence a further <u>14</u> dwellings might be expected <u>during the plan period</u> based on this trend. It would be expected that <u>the majority of dwellings to come forward through Herefordshire Local Plan Core Strategy Policy RA3 would be through the conversion of rural buildings. Changes in regulations make it easier for this to occur although the resource may be a diminishing one. Hence a modest allowance of 7 dwellings (i.e. 50%) is considered appropriate for the purposes of suggesting the contribution this might make to the required level of proportional growth.</u>’</p>	To update the figures and add to the explanation about the basis for the rural windfall allowance.
10	Policy PTS6	Amend end of second paragraph to read ‘ not be permitted in areas identified as flood zone3. ’ (i.e. delete reference to flood zone 2)	To more accurately reflect NPPF requirements
11	Policy PTS7.	Replace ‘ permitted ’ with ‘ supported ’ at the end of the policy	To accept the advice of Herefordshire Council
12	Paragraph 6.2	Add before last sentence of the paragraph – ‘ <u>Connection to the Herefordshire trail would be enabled through this policy.</u> ’	To accept the advice of Herefordshire Council
13	Policy PTS13	<p>Add end the end of the introductory policy – ‘<u>in the plan period:</u>’</p> <p>At part a) replace 0.25 ha with 0.27 ha.</p>	To accept the advice of Herefordshire Council
14	Paragraph 7.5	<p>Redraft to read:</p> <p>‘<u>Land at Peterstow Shop</u> – This site along the A49 road through the village is currently occupied by the village shop and post office with flat above, its associated car park and unused areas. Its redevelopment through a high-quality scheme would enhance the street scene and conservation area and in this regard, would need to comply with policy PTS5 in particular. The retention of the shop and some associated parking is considered important and hence any proposal would need to</p>	To take into account the concerns raised by a number of residents about drainage and

		ensure its retention or replacement on site <u>in accordance with policy PTS14</u> . An alternative site would provide another option provided the location is suitably convenient to village residents. These matters are covered through policy PTS14. Development would need to ensure sufficient visibility is <u>available</u> to meet the safety standards required by Highways England in accordance with policy PTS11. In addition, drainage and amenity considerations, both for on-site and adjacent <u>properties</u> will need to comply with policies PTS6, PTS7, PTS8 and PTS9. As a consequence, for the purposes of the NDP, the minimum contribution that the site might make to proportional housing growth is considered to be 4 dwellings.'	retention of the shop.
15	Paragraph 7.6	Redraft to read: ' <u>Land at Highgrove, Hightown</u> – This is an area currently forming the large curtilage of a dwelling off a rural lane leading west from Peterstow Common. The lane narrows further to the west of the site, but this is little used and access to the local and national road network is along the lane to the east. The lane has no footpath although there are passing spaces created through drives and wider road spaces along its length. Although garden land, it has been submitted by the owner for inclusion in the NDP. Sufficient space is available to provide a drive along the western edge of the site to land at the north end of the plot. It is surrounded by hedgerows on its north and west edges and borders residential properties on the other two sides. That to the west could benefit from strengthening to reduce any effect on distant views. The site lies just outside of the conservation area boundary and among the policies that will apply to its development, <u>the landscape requirements of policy PTS8</u> are particularly relevant. <u>Similarly, there are foul and storm water drainage concerns that will need to be addressed through policy PTS6 and off-street car parking provision will be essential in accordance with policy PTS11</u> . A relatively low density of development would be expected for this site and hence a contribution of 4 dwellings to the required level of proportional growth is suggested.	To take into account the concerns raised by a number of residents about drainage, landscape requirements and parking.
16	Paragraph 7.7	Redraft to read: Land at Old High Town_– this site lies on the opposite side of the lane to the site above and also opposite a group of relatively recently built properties sitting along one side of a small cul-de-sac and behind a small area of open space. These properties are particularly visible from the west along the village's edge. The same access conditions apply to this site as to the one above. Development should retain the open space <u>in accordance with policy PTS14</u> and also seek to mitigate the effects of development on distant views from the west through complying in particular with policy PTS8. <u>As with site PTS13(b) there are concerns about foul and storm water drainage and policy PTS6 is especially pertinent to this area where storm water run-off from</u>	To take into account the concerns raised by a number of residents about drainage, landscape requirements,

		<p><u>nearby fields does lead to flooding of the adjacent lane. The developer of the site should assess whether additional works might usefully be carried out that would assist in addressing this flooding should it be found material to the proposal. Many properties in this location are linked to a community waste water disposal system and this should not be compromised by the development. Adjacent development is at a slightly higher density although the requirement for structural landscape measures to reduce the effect of the existing and proposed new development on views from the west is considered such that the site might contribute 4 dwellings to the required level of housing growth.</u></p> <p>NB Paragraph 7.8 and Table 2 should be amended to reflect the change from 5 to <u>4</u> dwellings (referring to <u>12</u> dwellings instead of 13)</p>	<p>protection of open space and parking.</p>
<p>17</p>	<p>Policy PTS14</p>	<p>Amend policy to read:</p> <p>‘Existing community facilities <u>and services</u> shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key services and facilities, including open space will be supported where possible through enabling development that would enhance their viability.</p> <p><u>Services and facilities covered by this policy include:</u></p> <ul style="list-style-type: none"> • <u>St Peters Hall</u> • <u>Peterstow Village Shop</u> • <u>Red Lion and Yew Tree Inns</u> • <u>The Green open space at High Town Green</u> <p>Proposals to enhance existing, <u>replace</u> or provide new or additional community facilities and services within the parish will be supported where:</p> <ol style="list-style-type: none"> a) they fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties; b) they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads; 	<p>To accept the advice of Herefordshire Council</p>

		<p>c) access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses; and</p> <p>d) they include measures that encourage and promote active travel to and from the facility.</p> <p>The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.'</p>	
18	Paragraph 8.2	<p>Amend paragraph to read: 'Although there is recognition that the current facilities and services are capable of meeting current and future needs, changes to accommodate growth and enhance utility may be necessary. The need for further provision cannot be discounted. This policy sets out important requirements, in addition to those covered elsewhere in the NDP, that would ensure improvements are undertaken without adversely affecting neighbouring properties and address key transport issues. The policy also encourages developments that might increase viability of existing facilities, for example through diversification. The community would not wish to see the loss of its facilities, <u>including its shop and local inns unless there is clear evidence that it is no longer viable, taking into account the flexibility offered through this policy. Similarly, there is little open space serving local needs within the village beyond Peterstow common which is protected through policy PTS7. However, there is a small area of open space at High Town Green that contributes to the amenity of that small estate and sits adjacent to a proposed housing site. This should be retained and enhanced if it is to serve the purposes of the adjacent housing site. Measures to ensure it does not become an area for informal parking may be required.'</u></p>	To accept the advice of Herefordshire Council
19	Policy PTS18	At end of policy replace 'permitted' with ' <u>supported</u> '	To accept the advice of Herefordshire Council
20	Map 2 and Notation Panel	Replace Map 2 and notation panel with amended versions to show open space at High Town Green	To reflect change No 16
21	Appendix 2	Delete Appendix 2	At the Regulation 16 stage a separate Consultation

			Statement will be presented in order to comply with the Neighbourhood Plan regulations that will cover this and other consultations undertaken for the preparation of the plan.
22	Appendix 3	Delete Appendix 3	This appendix was included at the earlier stage in order to summarise how the sites submitted for consideration were assessed. The full assessment will remain available on the Parish Council's website, but the Appendix is no longer needed in the Plan.
23	New Figure 1	Add map showing views referred to in Policy PTS5 and title 'Figure 1 – Location of Important Views' after Policy PTS5 and insert reference numbers to the views into section 3 of that policy.	To add clarity to the policy and reflect advice from Herefordshire Council

Annex A Resident's Questionnaire Covering Letter [\(See Timeline entry 15 above\)](#)



Peterstow Neighbourhood Plan

Your Parish...your plan...your say!

Residents' Questionnaire – November 2016

Dear Resident

Introduction

In 2011 the Government passed legislation which means that, for the first time, we as a Parish have the opportunity to influence directly the planning decisions which affect our community. To take advantage of this opportunity we need to produce a Neighbourhood Plan which, once approved, will set out the rules to guide all planning applications in the Parish until 2031. Although our Plan will need to be in broad conformity with Herefordshire's Local Plan and national planning policies, the detail will be unique to our Parish. It is our chance to say how the Parish should, or should not, develop in the years ahead and what we like about the Parish now, or would like to see changed or improved.

Neighbourhood Plans - The Process

Earlier this year, Peterstow Parish Council held an open meeting where the idea of preparing a Neighbourhood Plan was overwhelmingly supported by the people attending. A Steering Group was formed by volunteers from the Parish to act under the auspices of the Parish Council and there was a stand at the village fete to generate ideas and determine what issues are important to the Parish. The Steering Group have used these ideas and comments to help them construct some detailed questions about housing, land use, infrastructure, traffic and the environment, the responses to which will be used to form the basis of our Neighbourhood Plan. Once we have received your questionnaire responses, we will need to complete the following steps to produce our Plan: -

- Report back to you at an open meeting on the views expressed in the questionnaires
- Prepare a Plan based on your views and get your feedback on the draft Plan
- Have the Plan approved by the Government's independent examiner
- Secure a majority backing for it through a referendum of the registered voters in our Parish

How to Complete the Questionnaire

Each person who lives at your address and who is at least 16 years old is asked to complete a separate copy of the questionnaire. If you need extra copies, please contact any of the people listed below.

The questionnaire is easy to complete as most of the questions are just answered by using ticks, but some give you the opportunity to add further comments if you wish. You are asked to complete all questions, but you do not have to answer any question if you do not want to. However, we emphasize that the quality of our Plan will benefit from as many residents as possible completing the questionnaire. Each resident who completes a questionnaire will be entered into a prize draw to win £50 (see the sheet at the end of the questionnaire for more information).

When each individual has completed their questionnaire, please put them in the return envelopes and place them in the plastic sleeve provided. They will be collected on the date specified on the plastic sleeve.

Help

If you have any queries or feel you would like some help in completing the questionnaire, please contact one of the people below. All calls will be treated confidentially.

Rob Hunter, Chairman of the Steering Group – 01989 565445

Sarah Beggs, Secretary of the Steering Group – 01989 566016

Steve George, Questionnaire Co-Ordinator – 01989 769498

Confidentiality and Anonymity

Questionnaires will be sent to our external professional consultants for independent analysis. The consultants will ensure that your views remain confidential and anonymous, and that the data will only be used for the purpose intended. You will not be able to be identified as individuals from your questionnaire.

***Privacy Notice:** The information that you supply will be processed by Data Orchard CIC, who are independently analysing the results of this survey on behalf of Peterstow Parish Council, who, for the purposes of the Data Protection Act 1998, is the Data Controller. Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Peterstow Neighbourhood Plan. Your information will not be shared with any other parties, but the combined results will be published without reference to any individual or location. If you require any further information, or advice about the Data Protection Act, please contact the Data Protection Officer, Herefordshire Council, Plough Lane, PO Box 4, Hereford, HR4 0LE. Email: dataprotection@herefordshire.gov.uk.*

With many thanks

Martin Lown

Chairman, Peterstow Parish Council

**This survey is important to the future of your Parish.
Please read and complete it....thank you!**

Annex B Report on Public Meeting – 1st April 2017 [\(See Timeline Entry 20 above\)](#)



Report on Public Meeting held on 1st April 2017 in St Peter's Hall, Peterstow

Attendance & Demographics

- We estimate that approximately 100 attended the public meeting.
- 80 people placed stickers on the demographics sheet; 43 of those were male and 37 were female.

- Those placing stickers on the demographics sheet can be broken down into the following age categories:

Age	Male	Female
21-25	0	1
26-36	1	1
37-47	3	3
48-58	6	3
59-69	17	13
70 & over	16	16

- 55 people placed stickers on the map of the Parish indicating where they live. 41 indicated they live in Peterstow village, 7 in the wider Parish and 7 outside the Parish.

Draft Vision

- There were 55 green dots indicating support for our draft vision and 1 red dot against.
- The comments made were as follows:
 - “No mention of mains drainage”* (3 green dots in support of this).
 - “No Mention of high water table in village”* (3 green dots in support of this). *“Don’t require new houses in AONB” [Area of Outstanding Natural Beauty]* (1 green dot in support).
 - “Drainage! Poor road infrastructure to cope with more traffic. More homes will not enhance the character of the parish”* (1 green dot in support).

New Housing

- There were 43 green dots indicating support for our housing objective and 1 red dot against.
- There was only 1 comment made as follows:
 - “Q.10 support for lines 1-6”*
 - [What kind of residential development do you think Peterstow will need in the next 15 years?*
 - *Family homes (3 or more bedrooms)*
 - *Adapted / easy access homes*
 - *Homes for local people / people with local connections*
 - *Starter homes (2 bedrooms)*
 - *Living / working properties*
 - *Supported housing / retirement homes]*

Environment

- There were 47 green dots indicating support for our local environment objective and no red dots against.
- The comments made were as follows:
 - "Wouldn't rule out the allotments although not sufficient numbers in survey to warrant being in plan"*
 - "We would not welcome polytunnels"* (1 green dot in support of this).
 - "No commercial polytunnels wanted"* (2 green dots in support).
 - "Small number of allotments would be a good idea"* (3 green dots in support of this).
 - "Sewage disposal is critical to the village environment"* (2 green dots in support of this).

Energy

- There were 42 green dots indicating support for our energy objective and no red dots against.
- The comments made were as follows:
 - "Definitely no wind turbines or fracking"* (comment made on behalf of 2 people).
 - "Wind power should be domestic only"* (2 green dots in support of this).
 - "Where are you getting water power?"*

Infrastructure & Roads

- There were 45 green dots indicating support for our infrastructure & roads objective and no red dots against.
- The comments made were as follows:
 - Traffic noise and speed through Peterstow is a huge problem"* (2 green dots in support of this).
 - "Zebra crossing with traffic lights would help with safety for older people"* (5 green dots in support).

“Safe type of road crossing for access to amenities” (1 green dot in support of this).

“Traffic already a problem on the A49. No safety measures in place. Pelican crossing would ensure safety of residents and visitors” (1 green dot in support).

“Large lorries (often lost) are not suitable on minor roads and cause serious damage” (5 green dots in support).

“Would like a footpath from the Red Lion to the Post Office” (6 green dots in support).

“Remove the speed hump in Strawberry Field (damage vehicles)”

“There is no space on our narrow roads / lanes to enable cycle paths. This would mean pedestrians pushed further into path of fast (often) moving cars” (3 green dots in support).

“We need ‘NO SAT NAV’ signs on all approach roads to Man of Ross other than opposite The Red Lion turning” (5 green dots in support).

Community Facilities

- There were 54 green dots indicating support for our community facilities objective and no red dots against.
- No comments were made.

Economic Development & Employment

- There were 37 green dots indicating support for having an objective on the economy and employment and 6 red dots against having an objective.
- The comments made were as follows:
 - “Small businesses possibly but against larger businesses” (11 green dots in support of this).*
 - “Development of small business essential to keep village alive. Including for tourism” (7 green dots in support).*

Annex C Land for Development Questionnaire *(See Timeline Entry 20 above)*

'Land for Development' Survey - Peterstow Neighbourhood Development Plan

Have you any land suitable for future development?

If you own land in Peterstow Parish, and may be interested in developing it, your Parish Council's Neighbourhood Planning Team would appreciate it if you could complete this short questionnaire.

Over the next 20 years, land will be needed for individual houses, small housing developments or plots for self build dwellings.

Do you have any land that might be suitable for development? We only need to have some idea of land that might become available. We are aware that there are constraints on some land which make it unsuitable for some uses. Any responses we receive will not be binding on either party.

Print and complete this survey and return it to Data Orchard at:

Data Orchard CIC

Lower House Business Park

Staunton-on-Wye

Herefordshire HR4 7LR

Alternatively, complete the survey online at <https://www.surveymonkey.co.uk/r/PeterstowDevelopmentLand>

Your completed questionnaire will only be seen by Data Orchard who will treat the information in confidence, but may need to contact you. For this purpose, please ensure that you complete the name and contact details section of the survey form.

PLEASE COMPLETE ONLY ONE "LAND FOR DEVELOPMENT" QUESTIONNAIRE PER HOUSEHOLD

Q1. Would you be prepared to make available some land at a future date, for specific purposes stated by you?

Yes No Unsure

Q2. If you can identify specific pieces of land you might be prepared to make available in future, please describe each plot in the spaces below:

Plot 1

Location

Size of Plot

Access to the plot

Uses of the plot acceptable to you

Plot 2

Location

Size of Plot

Access to the plot

Uses of the plot acceptable to you

Plot 3

Location

Size of Plot

Access to the plot

Uses of the plot acceptable to you

Contact details:

Your name

Phone Number

Email Address (optional)

If you want to tell us about more plots, or if you have said 'no' but decide later that you would consider developing land, please contact

Rob Hunter on 07422 503422

Sarah Beggs on 07803 934379

