

Latham, James

From: Banks, Samantha
Sent: 08 May 2018 08:49
To: Neighbourhood Planning Team
Subject: FW: Ocle P NDP
Attachments: NDP-Public-Mtg-Notes-230517.pdf; SG-Mtg-Notes-110417.pdf; SG-Mtg-Notes-120917-1.pdf; SG-Mtg-Notes-130617.pdf; SG-Mtg-Notes-250717.pdf

From: Archie Adams
Sent: 08 May 2018 08:38
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Subject: RE: Ocle P NDP

Dear Sam,

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Direct comments on the NDP document in response to Reg 16 consultation

The NDP does not appear to meet some key points in Herefordshire Council's e Core Strategy.

Affordable housing opportunity has been diluted by a majority of sites proposed being windfall sites. Additionally, the incorrect % of affordable housing in plots over 10 houses being mentioned in the plan by referring to 35% as opposed to 40% Policy H1 - Affordable housing thresholds and targets:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. **a target of 40% affordable housing** provision on sites in the Ledbury, Ross and Rural Hinterlands; and **Northern Rural housing value areas (which includes Bromyard)**;
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

By presenting the majority of sites being windfalls the plan has led to the primary focus not being Burley Gate (as a 4.14 area in the Core Strategy) and the lack of sites over 10 houses requiring affordable housing. Additionally, the Plan has individually named and endorsed 18 windfall sites without stating that these sites are windfalls. These issues were raised and dismissed by the officials involved being the planning consultant and two parish councillors. This has led to a plan being presented to the parishioners that appears to be flawed. The 3 options presented to the parishioners on 10 June 2017 included 18 windfalls. However, as the planning consultant and two parish councillors moved this forward the Windfall's were then identified as specific sites and further windfalls were included making a current total 27 sites out of a total of 48 sites existing and proposed. During this period one of the Parish Councillors who had 1 sites for 2 dwellings continued to chair the meetings and be actively involved in the discussions.

By not focusing on Burley Gate limited support is being provide for the continued support of existing survives and infrastructure. A majority of the sites can only be accessed by private transport. The existing DRM bus services have been cut and may continue to be cut. There are no services to Hereford between 8am-11am weekday mornings and no services to Hereford after 5.30 pm. Creating housing and additional demand for public transport is essential and it is understandable that Burley Gate is a primary settlement. The primary school at Burley Gate is shrinking in attendance and the shop not only needs a new site but an increase local customer base.

The plan provided little or no thought on providing/enhancing infrastructure for employment or tourism.

The view expressed in this email are based upon the limited information available.

Best regards,

Archie

Roderick "Archie" Adams

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 May 2018 20:31
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Audrey
Last name	Nunn
Which plan are you commenting on?	Ocle Pychard NDP Burley Gate Development OPG4 Regulation 16 Mar. 2018
Comment type	Comment
Your comments	I note that since the original draft proposal Reg. 14 that the southern boundary of the Burley Gate development has been extended twice to Reg. 16. This indicates a change in the actual settlement boundary. I sincerely trust the settlement boundary will be strictly adhered to in the future with no further extensions. Incidentally it has been unfortunate that we have 'The Tale of Two Villages' - Burley Gate, Ocle Pychard and Burley Gate, Much Cowarne, with the parish boundary apparently more important than Burley Gate as community

Latham, James

From: Turner, Andrew
Sent: 30 April 2018 16:25
To: Neighbourhood Planning Team
Subject: RE: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation

RE: Ocle Pychard Group Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

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

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following:

Policy OPG4: Land East of the telephone exchange, Burley Gate.

- The proposed allocated housing indicated in brown in Plan 4 appears from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses.
- Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

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

Kind regards

Andrew

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy, Communities & Corporate Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 27 March 2018 10:16
Subject: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3091/ocle_pychard_group_neighbourhood_development_plan

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

The consultation runs from 27 March 2018 to 8 May 2018.

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

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

Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

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

17 April 2018

Dear Neighbourhood Planning and Strategic Planning teams

Ocle Pychard Group Neighbourhood Development Plan -

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 25 April 2018 12:32
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation
Attachments: DCWW consultation response - Ocle Pychard NDP Reg 14 - December 2017.pdf

Dear James,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you will be aware, we were consulted as part of the Regulation 14 consultation and as such have no further comment to make at this time. Please find attached our Regulation 14 consultation response for your information.

If you require any further information, please let me know.

Kind regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water

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

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

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

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 27 March 2018 10:16
Subject: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

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The plan can be viewed at the following link:

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

The consultation runs from 27 March 2018 to 8 May 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.



Forward Planning
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: Forward.Plans@dwrcymru.com

Cynllunio Ymlaen
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Caerdydd
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Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: Forward.Plans@dwrcymru.com

Ocle Pychard Neighbourhood Development Plan
c/o The Clerk

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

Sent via email

21st December 2017

Dear Sir/Madam

REGULATION 14 PUBLIC CONSULTATION ON OCLE PYCHARD NEIGHBOURHOOD DEVELOPMENT PLAN, DECEMBER 2017

I refer to the above consultation and would like to thank you for allowing Welsh Water the opportunity to respond. Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Herefordshire Core Strategy, we are supportive of the vision, objectives and policies set out.

As you may be aware, there are only three very small wastewater treatment works (WwTW) in the Parish Council area, located at Ocle Pychard, Bullocks Bridge and Ullingswick (Dinmarsh).

However we note that the main allocation (Land east of the Telephone Exchange, Burley Gate) is located in an area that is not served by the public sewerage network. As such, in line with Policy SD4 of the Core Strategy and as identified in paragraph 5.12 of the NDP, this site will need to connect to 1). A package sewage treatment plan, or 2). A septic tank.

With regard to the small sites at Upper Town, these are a significant distance from the public sewerage network and Ullingswick (Dinmarsh) WwTW, therefore Policy SD4 of the Core Strategy will again need to be adhered to.

There ought to be no issues in providing any of these sites with a clean water supply – distribution water mains are situated in each the two roads leading into Upper Town, Ullingswick from the A417 and also in the A465 to Burley Gate.

We hope that the above information will assist you as the NDP progresses. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman
Forward Plans Officer
Developer Services



Historic England

WEST MIDLANDS OFFICE

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

Direct Dial: 0121 625 6887

Our ref: PL00067923

23 April 2018

Dear Mr Latham

**OCLE PYCHARD GROUP NEIGHBOURHOOD PLAN REGULATION 16
CONSULTATION**

Thank you for the invitation to comment on the Ocle Pychard Group Neighbourhood Plan. We are pleased to note that our suggestions at Regulation 14 stage have been addressed.

Our previous general Regulation 14 comments remain entirely relevant, that is:
“Historic England is supportive of the Vision and objectives set out in the Plan and the content of the document. In particular we commend the emphasis on local distinctiveness and the maintenance of historic rural character including heritage assets and archaeological remains”.

In conclusion, overall the plan reads as a well-considered and concise document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

I hope you find these comments helpful.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk



Our Reference: EP/MT/eds

Neighbourhood Planning Team
Herefordshire Council
By email only

03/05/2018

Dear Sir/Madam,

RE: OCLE PYCHARD GROUP NEIGHBOURHOOD PLAN SUBMISSION DRAFT CONSULTATION ACCORDING TO REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

This representation sets out that the strategy enshrined in the Draft Neighbourhood Development Plan for Ocle Pychard Group Parish Council does not provide for the minimum housing target prescribed by the Herefordshire Local Plan – Core Strategy whereby it fails to meet the basic conditions. The representation goes on to explain that the subject site at Stone Farm, Felton is an appropriate site for residential development which, if allocated, would help to overcome the current shortfall.

1. Introduction

- 1.1 Hunter Page Planning is instructed by Mr David Abell to make representations to the Ocle Pychard Neighbourhood Plan Submission Draft during the Local Planning Authority consultation period according to regulation 16 of the Neighbourhood Planning (General) Regulations 2012 in respect of Land adjacent to Stone Farm Felton, HR1 3PW.
- 1.2 It should be noted that Mr Abell preferred informal discussions with the Parish Council first seeking to promote the site in January 2018. However, he was informed that it was too late to consider the site for allocation in the NDP despite a planning officer at Herefordshire Council advising otherwise.
- 1.3 The representation is made to aid the drafting of a Neighbourhood Development Plan which provides for sustainable development and which meets the basic conditions set out at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.
- 1.4 It is also relevant that Paragraph 184 of the Framework requires that Neighbourhood plans reflect Local Plan policies and that neighbourhoods should plan positively to support development. It also sets out that Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.



2. Housing Numbers

2.1 Paragraphs 3.10 to 3.23 of the Draft NDP set out the Parish Group's approach to providing housing across the plan period. In the aims and objectives it is clear that the provision of homes for thriving and distinct communities to meet the needs of all ages is supported. Furthermore a mix of size and type of properties to meet communities needs are required whereby a recent residential survey highlighted these needs were greatest for, affordable, starter and smaller size homes to enable young people and families to stay in the village.

2.2 It is explained that the Parish Group must provide 36 dwellings over the plan period and Table 1 sets out how that figure would be achieved. Table 1 describes how 4 no. dwellings are either completed or are under construction, that 15 no. dwellings would be provided at the Telephone Exchange site, that 5 no. dwellings would be provided at smaller settlements within boundaries, that 18 no. dwellings would be provided within the scope of Core Strategy Policy RA3 and that an allowance for 4 no. windfall dwellings has been made. This gives a potential housing delivery figure of 46.

3. Policy RA3/Windfall sites

3.1 18 dwellings listed in the Neighbourhood plan for compliance comprise the reuse of barns. Policy RA3 of the Core Strategy allows the provision of such development where it would lead to an enhancement of the sites surroundings and where it complies with Policy RA5. Policy RA5 relates specifically to the reuse of the re-use of rural buildings and requires, that certain criteria are met. These are that:

- Design proposals must respect the character and significance of any redundant buildings
- They must provide for protected and priority species and their habitats
- They must be compatible with surrounding land uses
- They must be structurally sound and capable of conversion
- They must be able to accommodate the proposed future use without any significant alterations or extensions

3.2 Here, there does not appear to have been any assessment of the barns' ability to comply with Core Strategy Policies RA3 and RA5. For instance, no work has been undertaken to confirm:

- The barns' structural soundness and capability of conversion;
- Whether or not there is opportunity for development to enhance the barns' immediate settings; or

- If there are any issues regarding incompatible land uses and potential contamination issues.
- 3.3 Neither are there, to my knowledge, current planning applications or pre applications which have been submitted for any of the barns. Furthermore, they have not been identified as available in the 2015 SHLAA or 2017 Call for Sites document. There is a significant void of evidence to demonstrate that the sites are available and appropriate for development.
- 3.4 In conclusion on this matter, without appropriate assessments it is not justified to state that the 18 no. RA3 allocation dwellings listed in this section of the NDP are appropriate for development. Accordingly, there are very significant concerns for the ability of the NDP to deliver required minimum housing numbers in accordance with the Core Strategy.
- 3.5 Further, a reliance on such sites could create inherent policy tension. For example, at application stage, if a barn listed for conversion in the NDP was found to be of insufficient construction to enable conversion then Policy RA3 would direct refusal of the application yet the NDP would still advise approval.
- 3.6 The definition of a windfall site provided by the Framework is: "Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available."
- 3.7 On the above basis, it can only be concluded that the 18 no. RA3 allocated dwellings fall squarely within the definition of windfall development and should be treated as such. If these are added to the 4 no. windfall dwellings already allowed for in the NDP, this gives a windfall figure of 22 no. dwellings.
- 3.8 Paragraph 48 of the Framework states that for windfall sites to contribute to housing supply figure "compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply" will be required.
- 3.9 The NDP states that 4 windfall dwellings have been approved in the first 6 years of the plan. Applying this ratio to the remaining 14 years of the plan period indicates that a further 9 no. windfall dwellings would reasonably come forward. Such an assessment reduces the windfall, and thus the overall housing supply figure for the plan period by 13. Demonstrated housing supply is accordingly just 33 dwellings, below the minimum indicative threshold of 36 no. dwellings.
- 3.10 Given that there is an over reliance on development which it is assumed would come forward under Core Strategy Policy RA3 it is apparent that the NDP is unlikely to provide for the minimum housing target identified over the plan period derived from the Core Strategy.

4. Site and Surrounding Area

- 4.1 To address this housing shortage, the site at Stone Farm is promoted as being sustainable development. A site location plan for the proposed land is attached at appendix 1.
- 4.2 The site is amongst and adjacent to Stone Farm, Felton and its associated building. It is located to the north of an unnamed road which connects to the A417 to the north and A465 to the south which are the arterial routes for the county.
- 4.3 The site is generally flat with strong tree and hedge boundaries.
- 4.4 Public views into the site can only be gained when travelling along the road which abuts its southern boundary. There are no public rights of way which cross the site but there is one which crosses the unnamed road to the south, this will not be impacted as part of any future proposals. The site is not situated in either of the two Conservation Areas for the Neighbourhood Plan area and there are no listed buildings or curtilages within the immediate vicinity of the site.
- 4.5 The site is not at risk of flooding and lies within flood zone 1
- 4.6 The site is also approximately 3.3km from Burley Gate which, a village where the main focus of services and facilities are located for the Neighbourhood Area. Burley Gate provides a number of facilities and services including a post office, community hall, pre-school and primary school. Bus stops are also located within the village offering services to both Hereford and Worcester which are located on the A465. A bus service also runs along the A417 just 800 meters from the site.
- 4.7 The site is close to Hereford but is also within commutable distance to Worcester. Both Hereford and Worcester are the main settlements within their respective counties; Herefordshire and Worcestershire provide an extensive range of services and facilities including educational, health, retail, and leisure facilities and employment opportunities. Furthermore, Hereford and Worcester Railway Stations provide extensive and direct travel to destinations including Birmingham, Manchester, London and Cardiff.
- 4.8 The proximity to Burley Gate from the site demonstrates it is reasonably sustainable, particularly as it is noted in the Neighbourhood Development Plan that the area is characterised by an “*organically grown, scattered development pattern*” (paragraph 2.7). Focusing all development at Burley Gate would thus be contrary to that assessment.
- 4.9 It is also relevant that paragraph 55 of the NPPF seeks to restrict “isolated” dwellings within the countryside. Having regard to the recent High Court decision **Braintree District Council v Secretary of State for Communities and Local Government** [2017] EWHC 2743 (Admin), the definition of ‘isolated’ should be understood as its ordinary objective meaning, “*far away from other places, buildings, or people;*

remote” (Oxford Concise English Dictionary). Here, the site is proximal to a number of other dwellings and farm buildings whereby its development would tangibly contribute to the existing cluster of buildings known as Crozen. It is ideally located to support the surrounding rural community whilst being within reasonably proximal to a number of services in Burley Gate and a bus route. The site should not therefore be considered to have an isolated location.

5. Promotion of the site for Residential Development

5.1 Housing development is supported by the NDP in rural locations as part of the wider dispersal strategy which promotes development in the countryside as part of wayside properties and farmsteads scattered throughout the parish (paragraph 4.13).

5.2 **Policy OPG2** of the Neighbourhood Plan does not preclude development outside of recognised settlement boundaries within the open countryside where proposals meet the requirements of Core Strategy Policy RA3 and its allied policies.

5.3 In this respect, the proposal offers two options to meet this rural exception criteria. The first is for three self-build residential units, an illustrative site layout of which is attached at appendix 2. There is a requirement for self-build units as shown on the Herefordshire Self Build Housing Register demonstrating that the proposal responds to local demand. There is clear support for self-build housing as part of the draft NPPF Consultation Document 2018 which states at paragraph 62 that:

*“Within this context, policies should identify the size, type and tenure of homes required for different groups in the community (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and **people wishing to commission or build their own homes**).” (our underlining)*

5.4 The section option, with its illustrative site plan attached at appendix 3 shows a proposal for 8 dwellings, 3 self-build, 4 affordable and 1 open market. This is a rural exception site whereby the financial viability of the proposal justifies the inclusion of an open market unit and 3 self-build units. Of particular relevance in this instance is the policy H2 which permits rural exception schemes in areas which may not otherwise be released for housing, where the proposals:

- Meet an identified local need;
- are made available and retained in perpetuity for local people in need of affordable housing;
- The site respects its surrounding characteristics, constitutes good design and offer reasonable access to a range of services and facilities, normally in a settlement identified in **policy RA2**.

- 5.5 Affordable housing provision in the Draft NDP presently amounts to just 5 dwellings and where 4 were identified as part of the most recent affordable housing needs survey. These units are to come forward as part of the allocated site on Land East of the Telephone Exchange, Burley Gate. However it must be noted that this survey - HC Research Team, Local Affordable Housing Needs Survey for Ocle Pychard parish group, 2012 is from 6 years ago and it is expected that this figure has now increased particularly in light of the widely publicized worsening nationwide housing crisis. Furthermore, in accordance with paragraph 47 of the NPPF, there is a requirement to “significantly boost” the supply of housing and that numbers are not a ceiling figure but a minimum target and therefore any increases to this target are positive as well as to plan for emerging need over the plan period. This proposal would help to meet that need.
- 5.6 Both options, seek to support the wider rural nature of the parish and fit the strategy which requires high social worth housing in the form of affordable, mix type and tenure to encourage young people and families to remain within the area, where it is recognised that rural communities find it hard to retain such residents.
- 5.7 Allocating the site in the NDP is the best method of ensuring control over facilitating the sites future delivery to produce clarity for all whilst achieving additional benefits as well. It is therefore recommended that the site is allocated as a potential site for housing development, through the NDP either for:
- Option 1: 3 Self build dwellings (Appendix 2); or
 - Option 2: 4 affordable dwellings, 3 self-build dwellings and 1 open market dwelling (Appendix 3).
- 5.8 Mr Abell would like to work with the Neighbourhood Plan Group to bring forward new sustainable housing development and cannot stress enough that his primary aim is to develop the site in accordance with local preferences in order to meet identified community needs for housing. Mr Abell has identified both self-build and affordable housing as types of housing for which there is significant need and would therefore be happy to allow the Parish to decide which option they would prefer to pursue.
6. Status of the Land
- 6.1 The National Planning Policy Framework states that for sites to be considered ‘deliverable’ means they will be available now, in a suitable location now and achievable within five years and viable, as per footnote 11 of paragraph 47.
- 6.2 **Suitable:** The site is suitably and sustainably located for development with accessibility to local services, as identified in the above section of this document. There are no physical constraints that would prevent or delay development coming forward on the developable area of the site.

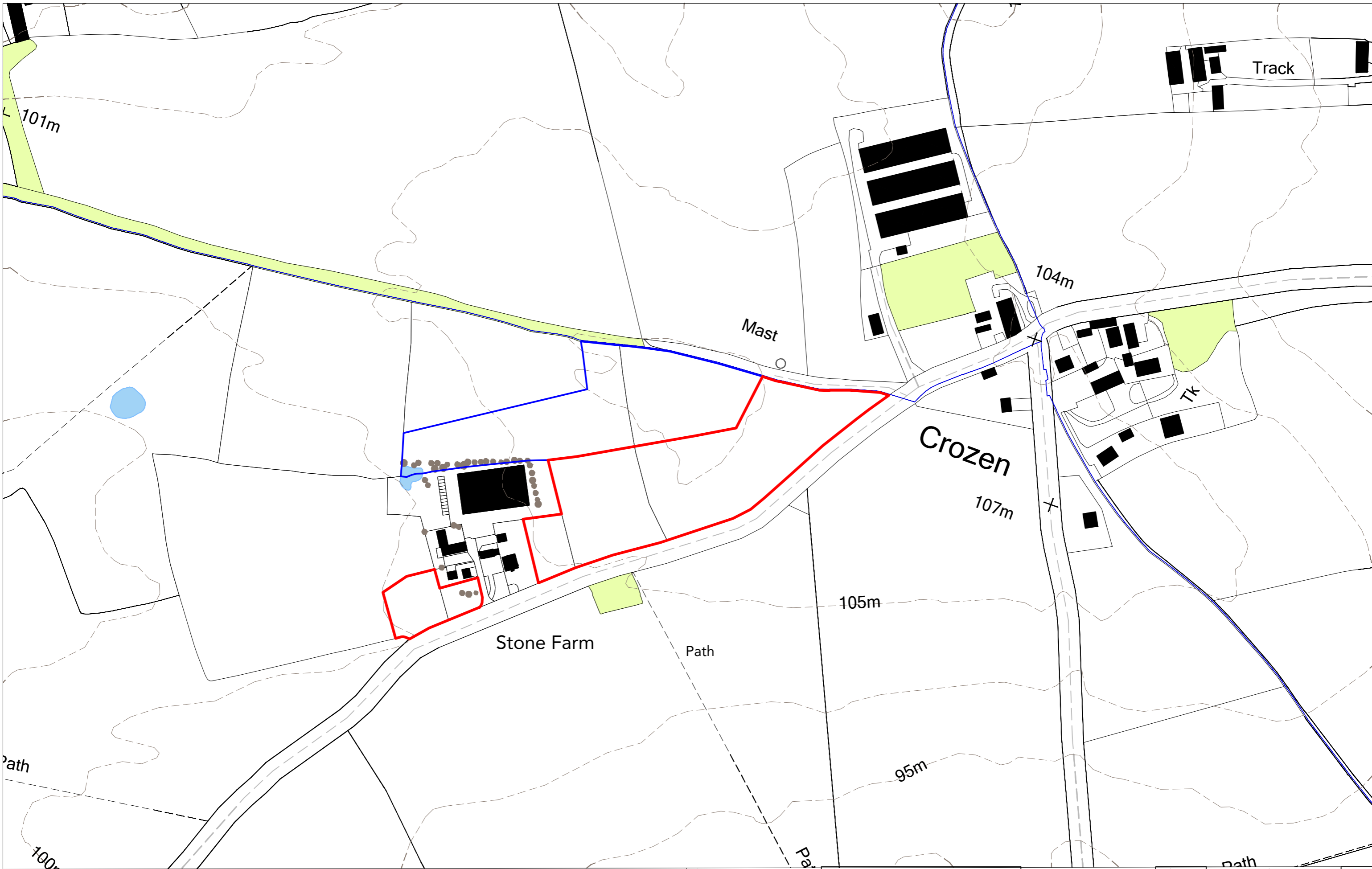
- 6.3 **Available:** There are no legal or ownership problems to preclude delivery well within the future plan period, or earlier. The site is entirely within the ownership of the land owner and there is confidence within the housing market which will ensure it timely delivery. The site is available immediately with delivery of all units within 5 years. The site is therefore available.
- 6.4 **Achievable:** We wish to support the site to be allocated for housing in the emerging Neighbourhood Plan period. The land in question is a greenfield site and has no physical constraints thus contributing to its timely delivery. This site is in a location that developers find attractive to bring forward housing sites for development. Residential development represents a viable future use for the site which can be delivered quickly. As such, development of the site can be considered achievable.
- 6.5 Overall, land adjacent to Stone Farm, Felton is considered to be suitable, available and achievable for future residential development. Therefore, the suggested allocation of the site for housing is entirely justified, effective and compliant with national planning policy. The site is therefore considered to be a 'deliverable' housing site in the context of the NPPF. There is no reason why the site could not be delivered during the Plan period.

I trust the above is useful to the ongoing plan making process.

Yours sincerely,

Matt Tompkins
Hunter Page Planning
Matt.tompkins@hunterpage.net

3 numbered appendices are attached.



Client: Mr & Mrs Abell	Project: Land Adjacent, Stone Farm, Felton, HR1 3PW	Drawing: Site Location Plan	Job: 106	Drawing Number: DR-A-004	Rev: D01
O'Dowd + Abell Architects		Status: Preliminary	Date: 21.11.17	Scale: 1:2500 @A3	



- Key**
- 1 3b5p Self Build
 - 2 4b8p Self Build
 - 3 4b8p Self Build

Rev: D01 Date: 02.05.18 Drw: RA Chk: BOD
Initial Issue

Project:
Stone Farm, HR1 3PW

Title:
8 Dwelling Site Plan for Landscape Strategy

O'DA,
O'Dowd and Abell Architects

Scale @ A1
1 : 500

Drawing status:
For Information

Drawing No:
1106-00-DISK013

Rev:
D01

Do not scale off this drawing.
Report all errors and omissions to the Architect.
Dimensions to be checked on site and such
dimensions to be the contractors responsibility.



- Key**
- 1 3b5p Self Build
 - 2 4b8p Self Build
 - 3 4b8p Self Build
 - 4 4b7p Open Market
 - 5 2b4p Affordable
 - 6 2b4p Affordable
 - 7 3b6p Affordable
 - 8 2b4p Affordable

Rev: D01 Date: 02.05.18 Drw: RA Chk: BOD
Initial Issue

Project:
Stone Farm, HR1 3PW

Title:
3 Dwelling Site Plan for Landscape Strategy

O'DA,
O'Dowd and Abell Architects

Scale @ A1
1 : 500

Drawing status:
For Information

Drawing No:
1106-00-DISK014

Rev:
D01

Do not scale off this drawing.
Report all errors and omissions to the Architect.
Dimensions to be checked on site and such
dimensions to be the contractors responsibility.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 April 2018 12:46
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Lucinda
Last name	Ridgway
Which plan are you commenting on?	Ocle Pychard
Comment type	Objection
Your comments	<p>Why change the NDP draft? This document currently reflects the understanding, views and favour of the people within the Parish. The land originally allocated 'east of the Telephone Exchange' was identified as the sole site for housing within the NDP and seemed to be the favourable and most acceptable site within the options put forward. So why therefore have the boundaries literally moved? Does this imply that the original NDP & it's process did not provide any substance or clarity? Moving forward - should the site at the east of the Telephone Exchange not be suitable, then planning has been sought to build on land to the east of the Primary School - this would surely provide a more acceptable development site. From the addendum it appears that the proposed boundary for the site 'Plan 4' of the NDP is hoping to extend south - down the field - this no way conforms or complies with respecting the character of the village or the landscape and will have a seriously negative effect on the existing character of the Parish.</p>

Latham, James

From: Knight, Matthew
Sent: 13 April 2018 11:10
To: Neighbourhood Planning Team
Subject: RE: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation

We have no comments to make on this NDP

Herefordshire.gov.uk

Matthew Knight
Principal Building Conservation Officer
01432 260321
matthew.knight@herefordshire.gov.uk

Plough Lane
Hereford
HR4 0LE



Please consider the environment - Do you really need to print this E-Mail?

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From: Neighbourhood Planning Team
Sent: 27 March 2018 10:16
Subject: Ocle Pychard Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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

The plan can be viewed at the following link:

https://www.herefordshire.gov.uk/directory_record/3091/ocle_pychard_group_neighbourhood_development_plan

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

The consultation runs from 27 March 2018 to 8 May 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

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

Latham, James

From: M WINSTON
Sent: 25 April 2018 10:16
To: Neighbourhood Planning Team
Subject: Ocle Pychard Grop NDP - Regulation 16 consultation comment
Attachments: Notes for NDP Regulation 16 Consultation - 240418.docx

Dear sirs

Please see attached our comments regarding the above NDP.

Michael Winston

Ocle Pychard Group NDP – Regulation 16 consultation

The OPG NDP has been developed in a very comprehensive open way which has allowed all residents of the parish to have their say and input into it's content.

The NDP submission document is a reasonable representation of the conclusions reached in the discussion process. However, we do have the following comments and concerns regarding some aspects which relate to Burley Gate.

Land at Forge House (Site B in Housing Site Assessment Addendum)

We are pleased to see that the proposals submitted for this site in the Regulation 14 consultation have not been adopted into the NDP.

During the public open day to determine the development site option this site received only one vote with the overwhelming majority of votes being for the site east of the telephone exchange. Nobody voted for the third option to develop both sites.

Development of this site is not required to meet the housing target for the parish as the NDP already identifies 48 houses – a 33% over-achievement of the target of 36 houses.

Development of this site in addition to the chosen site would be excessive to the current size of Burley Gate. It would create a bulk mass of housing not in keeping with the characteristic of the village and would be detrimental to the rural landscape.

A recent planning application to develop this site received many local objections for a number of reasons, including road safety issues with site access and impact on existing houses. The planning application was subsequently withdrawn.

Development of this site would directly back onto existing properties having a serious detrimental impact on the residences on the eastern boundary. Development would be overwhelmingly close to the existing properties thereby ruining their peace, privacy and rural setting. The importance of the rural setting is recognised by the presence of covenants not to construct any building or fence more than three foot six inches high on key areas of the Forge House land.

Land east of the Telephone Exchange (Site A in Housing Site Assessment Addendum)

This is the site overwhelmingly chosen at the public open day for a development of 15 houses and is rightly included in the NDP.

The site has the benefit of not backing directly onto any existing properties and the proposed use of bungalows in the south east corner of the site will minimise the impact on the outlook of the properties to the east.

However, the Housing Site Assessment stresses the importance of linear development in keeping with the existing village character. The southern boundary for this site was originally linear and parallel to the A465 however the proposed NDP settlement boundary around this site now shows it has an apex which is not in keeping with the linear form. There is no documented reason why the apex exists.

Land east of the Primary School (Site C in Housing Site Assessment Addendum)

This site was not submitted at the call for sites stage and therefore was not an option presented at the public open day.

Whilst recognising that the development would not be linear and would have some impact on the property Bonnyhillbrae, the site does have several benefits over the other sites.

The site is on the same side of the A465 as the village hall, pre-school and primary school negating the need to cross the A465 therefore improving pedestrian safety.

The housing would be set back from the road and enclosed by existing substantial screening to the north. It would therefore have substantially less impact on the landscape character than development south of the A465 – both from the road viewpoint and from the south/west aspects of the village.

Comments made by residents of Burley Gate and elsewhere in the parish suggest this could be the preferred housing development site if it was put to another public open day vote.

In summary the existing NDP document is an acceptable representation of the parishioners' wishes, which includes development at Burley Gate being limited to one site of 15 houses. Any expansion of the proposed Burley Gate settlement boundary and subsequent additional development would result in excessive development for the village. This could overwhelm the existing village community and would not reflect the residents' wishes expressed in the original Residents' Questionnaire.

Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

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

4 April 2018

Dear Sir / Madam

**Ocle Pychard Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

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

About National Grid

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

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

Specific Comments

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

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

Key resources / contacts

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

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

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

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

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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

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

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 05 May 2018 11:48
To: Neighbourhood Planning Team
Subject: FAO Mr James Latham RE: Ocle Pychard Neighbourhood Plan
Attachments: Ocle Pychard NDP NE Response 230522, 230528 dated 19th Dec 2017.pdf

Dear Mr Latham,

Our ref: **242638**
Your ref: **Ocle Pychard Neighbourhood Development Plan**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 19th December 2017 (letter attached).

The advice provided in our previous response applies equally to this **resubmission** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Sharon Jenkins
Support Advisor – Technical Services
Natural England
Tel 0300 060 3900
www.gov.uk/natural-england

Email: consultations@naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the

Date: 19 December 2017
Our ref: 230522, 230528
Your ref: Ocle Pychard Neighbourhood Development Plan - Regulation 14,
SEA and HRA



The Clerk to Ocle Pychard Group Parish Council,
Mrs Emma Thomas,
Hadleigh,
Bishops Frome,
Worcester WR6 5AP

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

T 0300 060 3900

BY EMAIL ONLY

clerk@oclepychardgroup-pc.gov.uk

Dear Mrs Thomas

Ocle Pychard Neighbourhood Development Plan - Regulation 14 consultation, SEA and HRA

Thank you for your consultation on the above dated 01 November 2017 which was received by Natural England on 01 November 2017.

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

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

Natural England has reviewed the Ocle Pychard Neighbourhood Development Plan and would like to make the following comments:

We note that there are no Sites of Special Scientific Interest (SSSIs) within the plan area boundaries. However the Parish lies within the catchment of the River Lugg Site of Special Scientific Interest (SSSI), River Wye Special Area of Conservation (SAC). To avoid the potential of possible indirect impacts on the water quality of these designated sites the delivering of new housing developments should be in accordance with the policies SD3 and SD4 of the [adopted Herefordshire Core Strategy](#). We welcome Policy OPG11 Natural environment that aim to protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies LD1, LD2 and LD3.

Additional information

The attached annex may be of use to you; it sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

Habitats Regulations Assessment (HRA) Report

Having reviewed the Habitats Regulations Assessment (HRA) Report and subject to policies in adopted Herefordshire Local Plan Core Strategy we agree with the conclusion in section 8.6 that the Ocle Pychard Neighbourhood Development Plan (NDP) is unlikely to have significant effects on the designated European Sites. Any further amendments to policies (post September 2017) should be rescreened if required and an addendum to this report should be produced.

SEA Environmental Report

Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions. We welcome the objectives 1, 2, 9, 10,12 which are related to Natural England's remit.

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

Yours sincerely

Yana Burlachka
Land use planning adviser
Sustainable Development Team – West Midlands

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

Natural environment information sources

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

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

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

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

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

¹ <http://magic.defra.gov.uk/>

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

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

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

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

Natural environment issues to consider

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

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

Landscape

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

⁵ <http://magic.defra.gov.uk/>

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

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

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

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

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

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

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

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

Improving your natural environment

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

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

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

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

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

Latham, James

From: Banks, Samantha
Sent: 08 May 2018 08:47
To: Neighbourhood Planning Team
Subject: FW: Regulation 16 Consultation - Ocle Pychard NDP

From: helen allaway
Sent: 07 May 2018 15:25
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>; Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Subject: Regulation 16 Consultation - Ocle Pychard NDP

Dear Sam

Thank you very much for seeing Archie Adams and myself a few weeks ago where we discussed our concerns regarding the Ocle Pychard NDP. Given that Regulation 16 consultation on this NDP ends on 8 May I would like to submit the following comments for consideration. Notwithstanding my concerns about the consultation process that has (or has not adequately) taken place to date. I would would like to suggest that this plan is flawed on the grounds of both sustainability and environmental impact.

Sustainability

As part of the initial consultation when over 160 respondees commented on the need for the bulk of development needed to take place at Burley Gate, it is noted that the original plans to have a significant build there have been watered down. Burley Gate as you are aware benefits from having a school, shop, bus service and is on the main commuter road between Bromyard and Hereford. It seemed logical at the time that this was the obvious site in terms of sustainability to build the bulk of the houses required of the NDP. The added benefits of this site was the need to bring younger families into area to support Burley Gate school (which is suffering from reducing numbers of pupils). Also a larger development in one location would have given scope for more affordable housing, urgently needed in this area and again something that the original consultation was considered a priority. As a result of changes made unilaterally to the NDP we now have a much smaller footprint of development at Burley Gate with a consequent reduction in the number of affordable houses being proposed. I am not sure how this fits in with the council own policies for affordable housing but it would appear to fall far short HA1 target and threshold. This would have appeared to have been abandoned for windfall opportunities which will not benefit the community as a whole and seem at odds with village and community sustainability.

Enviromental Impact

The NDP having agreed village development boundaries then seems to contradict itself by allowing a significant number of windfall planning opportunities in rural sites. I stuggle to understand the logic of this particularly for 2 of the sites which are immediately adjacent to a Conservation Area. It would seem to me that rather than having a planned development we are being presented with a haphazard pattern of development, particularly in the open countryside.

Thank you for this opportunity to comment

Richard

Rev Richard Allaway

Ocle Pychard, Ullingswick, Burley Gate

No objection to the Burley Gate site proposed for housing or the three sites at Ullingswick and no further comments

Robert Widdicombe
Senior Ecologist
Herefordshire Council

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



APPLICATION DETAILS

253118 /
Ocle Pychard
Susannah Burrage, Environmental Health Officer

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

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

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

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

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no comments to make with regard to this proposed neighbourhood plan.

Signed: Susannah Burrage
Date: 19 April 2018