

Bredenbury, Wacton and Grendon Bishop Neighbourhood Development Plan

2011-31

Consultation Statement

September 2019

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1.0 Introduction

- 1.0.1 This Consultation Statement supports the Neighbourhood Plan Submission and contains the following:
- a) Details of people and organisations consulted about the proposed Neighbourhood Plan.
 - b) Details of how they were consulted.
 - c) A summary of the main issues and concerns raised through the consultation process.
 - d) Descriptions of how these issues and concerns have been considered and addressed in the proposed Neighbourhood Plan.
- 1.0.2 The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the Neighbourhood Plan. In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan has involved residents and other organisations with an interest in the Group Parish in the preparatory stages for the Neighbourhood Plan.
- 1.0.3 This Statement sets out details of events and consultations. It lists the activities in which the local community has been involved and the on-going work of volunteers. The aim of the consultations in Bredenbury, Wacton and Grendon Bishop has been to ensure that there is as widespread as possible understanding of the reasons for and content of the Neighbourhood Plan.
- 1.0.4 This Statement demonstrates that there has been extensive engagement and this has been central to the progress and content of the Neighbourhood Plan.
- 1.0.5 The principal tools to publicise the Plan have been the Neighbourhood Plan website - <https://bredenburygroup-pc.gov.uk/bredenbury-district-group-neighbourhood-plan/>, the Parish Magazine which is delivered to many households in the Parish, and a series of newsletters delivered to all households at key stages in the preparation of the Plan.

2.0 Background to the Neighbourhood Plan

- 2.0.1 The Bredenbury, Wacton and Grendon Bishop Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Development Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 2.0.2 The Neighbourhood Plan is the community's response to the Herefordshire Core Strategy which identifies the settlement of Bredenbury as one where residential development will be required. The Neighbourhood Plan enables the community to plan for some new growth to meet the needs of our existing population, to attract new people to the area, and to protect and enhance what makes the area special. It also presents an opportunity to address long-standing community concerns and priorities including the speed and impact of traffic travelling through the settlement of Bredenbury and the retention and enhancement of key community facilities.

3.0 The Plan Preparation Process

3.0.1 The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Plan (General) Regulations 2012, and based on a logical step by step approach:

- Definition of the Neighbourhood Plan Area – November 2013
- Re-starting the Plan and formation of the Neighbourhood Plan Steering Group – April 2018
- Re-launch, awareness raising and understanding the ‘big issues’ – April – June 2018
- Refining the issues and shaping the strategy – July-October 2018
- Consulting on the Vision and Objectives and Characterisation Study – November 2018
- Settlement Boundary and Call for Sites – August 2018-January 2019
- Draft Plan consultation (Regulation 14 stage) – May-June 2019
- Preparation of the Submission Plan – July-August 2019

3.0.2 These key stages are summarised in the subsequent sections of this Statement.

3.1 Definition of the Neighbourhood Plan Area – June-July 2015

- 3.1.1 The Parish Council made an application for the Designation of the Neighbourhood Plan area in the Autumn of 2013. The application contained a map which identified the area to which the area application related, a statement explaining why this area was considered appropriate to be designated as a neighbourhood plan area and a statement that the organisation making the application was a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act.
- 3.1.2 Designation of the Plan area was approved by Herefordshire Council on 5th November 2015. The Decision Document forms **Appendix 1** of this Statement.

3.2 Re-starting the Plan and Formation of the Neighbourhood Plan Steering Group – April 2018

- 3.2.1 The preparation of the Neighbourhood Plan was paused until late 2017 when the Parish Council resolved to re-start the process and to establish a Steering Group. The Steering Group was formed in April 2018 and acts as the key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals; then drafting and submitting the Plan. The Steering Group is made up of volunteers from the Parish Council and members of the public residing in the area. They also engaged an independent planning consultant to help with the preparation of policies and the Plan. The Steering Group meets on a regular basis with the minutes of all meetings published on the Neighbourhood Plan website.

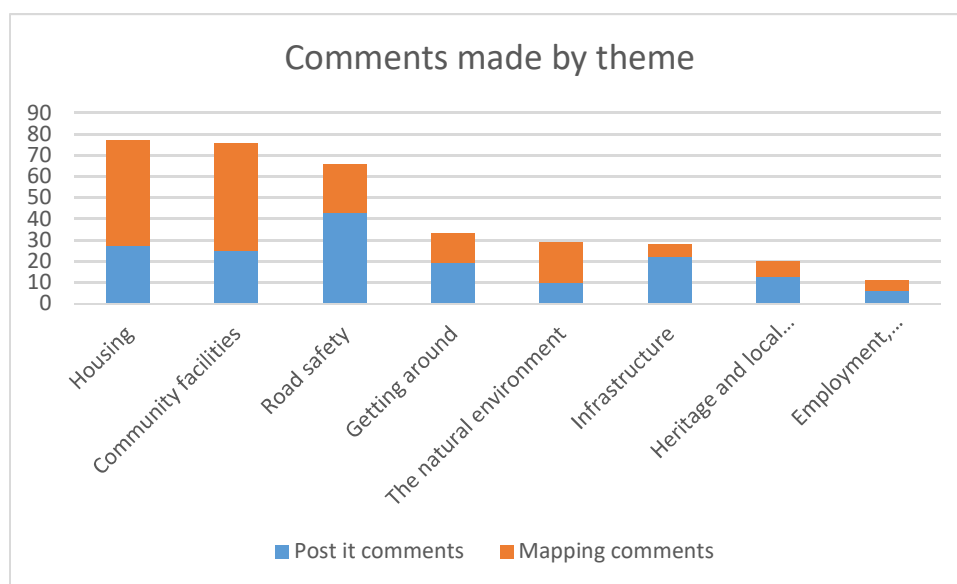
3.3 Re-launch, awareness raising and understanding the ‘big issues’ – April – June 2018

- 3.3.1 The Neighbourhood Plan was formally ‘re-launched’ in April 2018. This involved an awareness raising exercise in the form of professionally designed eye-catching leaflets (attached as **Appendix 2**) delivered by hand to all households, businesses and the Primary School, and face to face discussions between the Steering Group and members of the community. This was followed by a Residents Survey which sought to understand the ‘big issues’ facing the area and thus to inform the overall

scope of the Plan. The Survey received an excellent response rate of 70% and the findings were reported to the Community in the form of a leaflet issued to all households which is attached as **Appendix 3**. This leaflet also gave details of the First Community Forum which took place on 23rd June.

3.3.2 The Community Forum took the form of an Open Day in the Parish Hall in Bredenbury. The Forum was very well attended with 57 local people taking part with all areas of the Group Parish represented. The aim of the Community Forum was to raise further awareness of the Plan within the local community and to understand the main issues facing the Parish over the lifetime of the Plan to 2031. The views of the community were captured in two ways. Firstly, through a series of boards around the edge of the Parish Hall corresponding to the key themes identified by the Neighbourhood Plan Steering Group to date. The second approach made use of two large maps in the centre of the Parish Hall – one covering the whole Parish and the second a smaller scale inset map of Bredenbury settlement. The community were asked to attach a number of pre-written suggestions to locations in the area where they felt that a particular issue was relevant.

3.3.3 A total of 390 comments were made at the Community Forum of which 197 were made by the ‘post it’ notes and 193 through the mapping exercise.



3.3.4 The Chart above shows that in overall terms, the most significant groups of issues were Housing (77 comments), Community facilities (76 comments) and Road Safety (66 comments). These three themes made up 56% of all comments, and 65% of comments when the ‘Vision’ and ‘other’ comments are excluded.

3.3.5 In this context, the most frequently expressed issues for the Plan to address were:

- The need to provide for a mix of housing to meet a variety of needs.
- New housing should be focussed into the centre of the village including around the School and Parish hall.
- The field to the north of the Parish Hall should be protected from development and recognised as an important habitat feature.
- Telecommunications and sewerage facilities should be improved.
- The Plan should facilitate additional car parking provision in Bredenbury settlement.
- The village Pub, the village Hall and the Primary School are recognised as key community assets and the Plan should seek to protect them.
- Additional units should be provided for a range of employment activity including leisure and tourism and light industry

3.3.6 A Report summarising these findings was published on the Neighbourhood Plan website <https://bredenburygroup-pc.gov.uk/community-forum/> and the information was used by the Steering Group to develop the Community Survey and to scope out what evidence would be needed to support the preparation of the Plan.

3.4 Refining the Issues and shaping the Strategy – July-October 2018

3.4.1 The Community Survey was developed by the Steering Group over the Summer of 2018 and was distributed to all households and businesses in the area in August 2018. The Survey was also publicised in the Parish magazine article in August, on the Neighbourhood Plan website and on posters at the Parish Hall and other locations across the area.

3.4.2 108 survey forms were returned giving a response rate of 70%. The survey population was consistent with that of the area as a whole and is a statistically robust sample.

3.4.3 The detailed results of the survey are set out in the Community Survey Report produced in September 2018 <https://bredenburygroup-pc.gov.uk/community-forum/> and presented to the second Community Forum in November 2018. The key messages were consistent with the June 2018 Open Day and are summarised below:

Issue / theme	Comments
Likes and dislikes	Local people like living in the area and environmental factors ‘peace and quiet’, ‘environment’ and ‘clean and tidy’ are most significant in

Issue / theme	Comments
	drawing people to the area. There is a high degree of consensus over key issues for the future with the most significant being the protection of existing community facilities, protect the rural character, improving road safety and improvement of roads, pavements and footpaths.
Housing	Delivering the minimum housing requirement of 24 new homes was regarded as 'about right' by the great majority of responses. There were divided views on how this should be accommodated but a strategy of infilling and 2-3 medium sized sites on the edge of the settlement of Bredenbury was the most popular of the options. The community has a strong preference for small and medium sized houses with owner occupied and a range of affordable housing types to meet local needs the most popular tenures.
Environment and Local Character	There is strong consensus on what are the key elements that make up the character of the area and with views, trees and hedgerows and wildlife identified as being particularly significant. There is a preference for new development to be based on a sound understanding of the character of the area, but acceptance of the value of contemporary designs and materials.
Utilities and services	Roads, the Primary School, mobile phone coverage, broadband and pavements identified as the priorities for improvement and investment.
Traffic and Transport	The speed of traffic through the settlement of Bredenbury was recognised as a cause for concern by residents across the whole of the area. A wide range of measures were identified to address this issue with reducing the speed limit and a 30mph speed limit near to the School a very high priority.
Community facilities	The focus should be on the protection and enhancement of existing assets - the priorities being the Village School, dedicated car parking for the Church and Parish Hall, modernisation of the Parish Hall and the preservation of the Pub.

3.4.4 The survey responses were used to inform the development of the Plan Vision, Objectives development strategy and policies. Some suggestions lay outside the influence of the Neighbourhood Plan and have been addressed through other mechanisms led by the Parish Council.

3.5 Consulting on the Vision and Objectives and Character assessment – November 2018

- 3.5.1 The Neighbourhood Plan Vision and Objectives were developed by the Steering Group in the Summer and Autumn of 2018, based on the findings of the Residents Survey, Community Survey and first Community Forum. A second Community Forum was held on 3rd November to provide feedback to local people on the progress of the Plan. The first part of this meeting focused on the results of the Community Survey and presented the suggested Vision and Objectives for discussion and feedback.
- 3.5.2 Around 50 people attended the Community Forum and a limited number of comments were made to the Vision and Objectives at the meeting and in writing afterwards. The proposed Vision and Objectives received broad support and have been carried forward into the Regulation 14 Plan.
- 3.5.3 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Characterisation Study of the area to help to develop a better understanding of the special qualities of the area and to build on the key messages from the first Community Forum, Residents Survey and Community Survey. The key findings and recommendations of the draft Character Assessment were presented at the second Community Forum (the summary slides attached as **Appendix 4**) and the Study itself was published for consultation on the website with copies made available at the Barneby Inn and St Andrews Church. The full Study can be accessed via <https://bredenburygroup-pc.gov.uk/bredenbury-wacton-grendon-bishop-characterisation-study/> A limited number of minor comments were made to the Characterisation Study and the final version was published in January 2019.

3.6 Settlement Boundary and Call for Sites – August 2018-January 2019

- 3.6.1 In August 2018 the Parish Council issued a 'Call for Sites' alongside the Community Survey in order to help identify potential locations to accommodate new housing to meet the Core Strategy housing target and other community priorities. The Call for Sites notice is attached as **Appendix 5** and was delivered to all households, advertised in the Parish Magazine, on the Neighbourhood Plan website and on all noticeboards in the Parish. The owners of land on the edge of the settlement of Bredenbury were also contacted directly.

- 3.6.2 A total of 9 individual Call for Sites were submitted and these sites had the potential to provide over 42 homes in total based on the capacity identified by the site promoters. Of the 9 submissions, all but one are located within or on the edge of the settlement of Bredenbury. An initial appraisal was carried out by the planning consultant based on guidance produced by Herefordshire Council and with regard to the views of the community as expressed in the Community Survey and first Community Forum. The assessment recommended that five sites had the potential to be suitable for development and that the findings of this assessment should be subject to community consultation.
- 3.6.3 The findings of the initial site assessment exercise were presented at the second Community Meeting in November 2018 (attached as **Appendix 6**) and on the Neighbourhood Plan website for consultation. A total of 15 comments were made and following consideration of these submissions the final Settlement Boundary and Call for Sites Report was produced in January 2019 with the recommended sites included in the Regulation 14 Neighbourhood Plan <https://bredenburygroup-pc.gov.uk/draft-settlement-boundary-call-for-sites/> . This Report provides a comprehensive explanation of the method used in the work and details each of the responses made to the consultation. The recommendations of the Report will ensure that allowing for the four dwellings on sites either completed (2 dwellings) or under construction (two dwellings) at that time, the proposed sites will provide sufficient capacity to ensure that the Core Strategy target of 24 additional dwellings in the Neighbourhood Plan area can be met. This scale of proposed development will also provide flexibility to allow for under-delivery and a degree of future proofing should the housing target for the Neighbourhood Plan area change as a result of updated strategic planning requirements.
- 3.6.4 Alongside the assessment of the Call for Sites submissions the Parish Council prepared a draft settlement boundary for the settlement of Bredenbury as required by Core Strategy Policy RA2. This draft settlement boundary was displayed at the November 2018 Community Forum (attached as **Appendix 7**) and subject to community consultation alongside the assessment of the Call for Sites submissions. The draft boundary was drawn on the basis of guidance produced by Herefordshire Council, the Characterisation Study and the views of the community on the appropriate overall levels of growth as expressed in the Community Survey. In the main, identifying the boundary was a relatively straightforward exercise but two areas were less clear cut and identified for specific feedback from the community. Five comments were made to the proposed settlement boundary and following consideration of these submissions a final settlement boundary was included in the Settlement Boundary and Call for Sites Report published in January 2019 <https://bredenburygroup-pc.gov.uk/draft-settlement-boundary-call-for-sites/> . The

settlement boundary contained in this Report has been included in the Regulation 14 Neighbourhood Plan.

3.7 Regulation 14 consultation – May-June 2019

3.7.1 The preparation of the Vision and Objectives, Character Assessment, Settlement Boundary and Call for Sites Report allowed the Steering Group to progress the drafting of the Neighbourhood Plan in early 2019. The structure of the document was agreed in January and the first full draft discussed in February. The Parish Council approved the draft Plan for consultation at their meeting in March. The formal Regulation 14 consultation commenced on 10th May 2019 and ran until 21st June 2019. The Plan was publicised via a leaflet (**Appendix 8**) distributed to all households and local businesses, a Notice (**Appendix 9**) displayed on the Parish and Church Noticeboards and the website and Posters displayed across the Parish. An open meeting was held on 11th May in the Parish Hall to enable the community to find out more about the Plan and to discuss it with the Parish Council.

3.7.2 The Regulation 14 Plan was available for inspection at Bromyard Library, St Andrews Church and the Barneby Inn. Details of the Draft Plan were also sent to those individuals or organisations who had either attended public meetings, commented on previous stages and the following organisations by post or email:

- Herefordshire Council
- Councillor John Harrington (Ward Councillor)

- Bromyard & Winslow Town Council
- Thornbury Group Parish Council
- Hatfield Group Parish Council
- Humber, Ford and Stoke Prior Group Parish Council
- Pencombe Group Parish Council

- Environment Agency
- DCWW (Welsh Water)
- Severn Trent Water
- Coal Authority
- Highways England
- Network Rail

- Amec

- Homes England
 - Natural England
 - Historic England
 - English Heritage
 - Wye Valley NHS Trust
 - RWE Npower Renewables Limited
 - Woodland Trust
 - Herefordshire Nature Trust
 - Western Power
 - Sport England
 - Campaign to Protect Rural England
 - Hereford and Worcester Chamber of Commerce
-
- Parish Hall Committee
 - Bredenbury Primary School
 - Bredenbury Court
 - PCC
 - Three Pines Garage Bredenbury
 - Yeomans Storage

3.8 Preparation of the Submission Plan – July-August 2019

- 3.8.1 The consultation responses to the Regulation 14 Plan are summarised in **Appendix 10**. 19 individual or organisations responded, making 52 comments between them. The key organisations who responded were Herefordshire Council, Dwr Cymru, Bredenbury Primary School, Historic England and the Environment Agency.
- 3.8.2 The responses were in the main of a detailed nature and did not raise any issues that challenged the overall strategy or the approach set out in the individual policies. The comments from Historic England were particularly welcomed in their strong support for the way in which the Plan has identified and protected local character. The views of the local community were also of a largely positive nature welcoming the way in which the Plan has addressed issues of long-standing concern. The Steering Group and Parish Council considered these responses between July and August 2019 and agreed to make a number of amendments as shown in **Appendix 10**. These changes are of a relatively minor and technical nature, in the main designed to enhance clarity and strengthen consistency with the Core Strategy.

4.0 Working with other bodies

- 4.0.1 The extensive support and advice provided by Herefordshire Council Neighbourhood Planning team has been instrumental in bringing our plan to fruition. A meeting was held with our assigned planning officer at the start of the process and they have offered guidance and support throughout.

Appendix 1 – Neighbourhood Area Decision document

Neighbourhood Area Decision Document



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Bredenbury and District
Parish Council	Bredenbury and District group
Consultation period	23 rd September 2013 – 4 th November 2013



Determination

Is the organisation making the area application the relevant body under section 61G (3) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? (Section 61G (4))	Yes	
Does the area overlap another designated area? (Section 61G (7))		No
For joint area application, are all relevant bodies included? (Section 61G (2))	Yes (Group Parish)	
Were any comments received during the consultation period?		No
Summary of comments received	N/A	
Response to comments received	N/A	
Ward member comments	None	
Are any modifications required to this or any adjoining neighbourhood area? (Section 61G (6))		No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012:

The application for the designation of Bredenbury and District Neighbourhood Area is

Approved




Andrew Ashcroft

Assistant Director of Economy, Environment and Cultural Services

Date: 5th November 2013

Appendix 2 – Awareness raising leaflet - April 2018



Bredenbury, Wacton
& Grendon Bishop

Contact us

bredenburygroup-pc.gov.uk & become a subscriber
 or follow us on facebook:
 Bredenbury & District Group Parish Council
 Email: clerk@bredenburygroup-pc.gov.uk
 or call
 Vicky Hancock 01895 452583
 John Hulse 01895 455300

Your Place
Your Future

Neighbourhood Plan



Having a Neighbourhood Plan allows us to shape the future of where we live

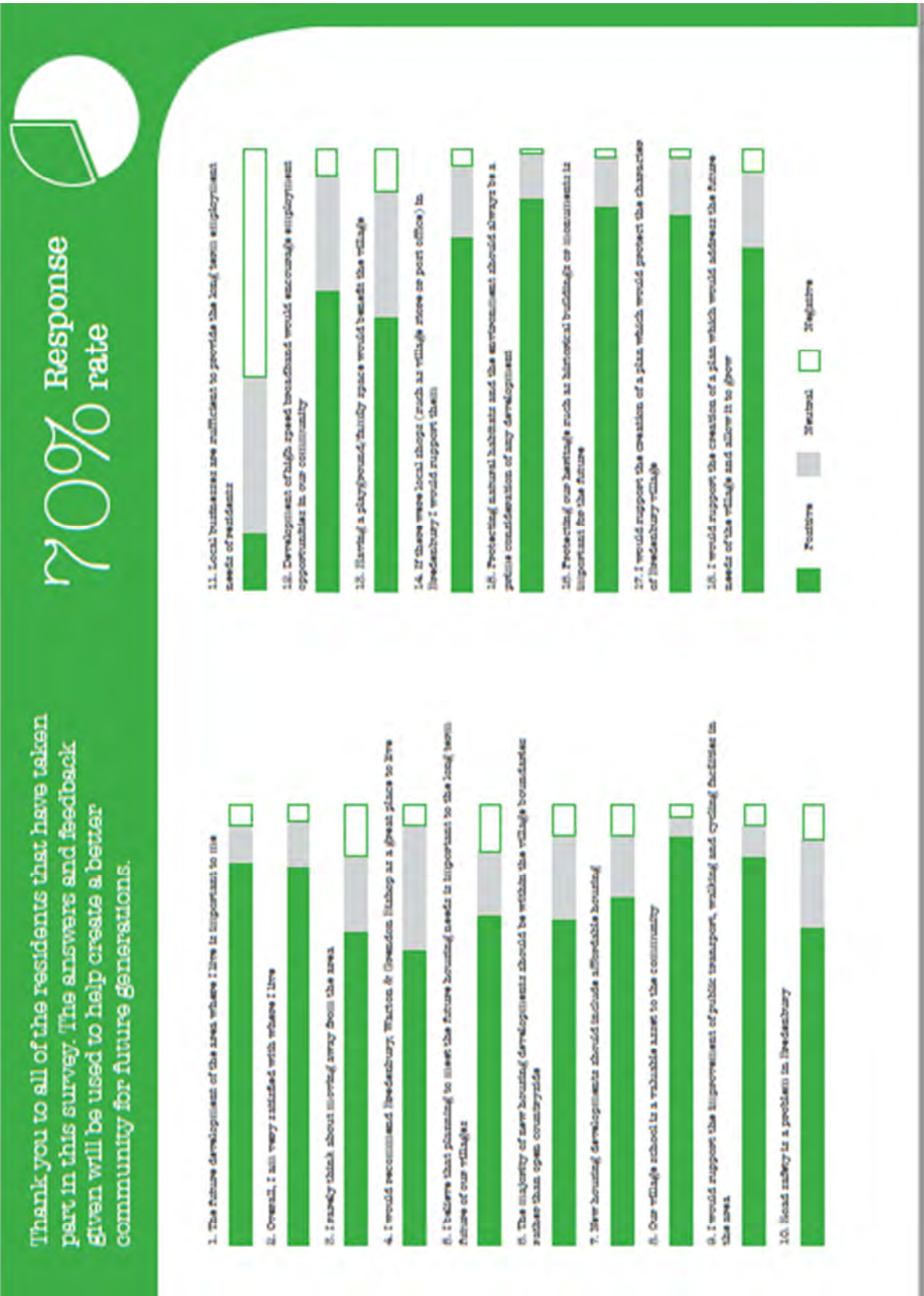
In the next few days we will deliver a short survey where you can express your views to help shape our future.

- 👉 What type of houses should be built?
- 👉 What type of communications infrastructure should be in place?
- 👉 How we can support the local school
- 👉 How should we protect our environment
- 👉 How we can improve road safety
- 👉 How we can foster local employment
- 👉 How we can preserve our heritage
- 👉 What else do we need for our community to thrive?

Get Involved

Join the Neighbourhood Plan Steering Group or register your interest as a 'Friend' to receive regular updates

Appendix 3 – Findings of Residents Survey - June 2019



**Appendix 4 – Characterisation Study – key findings presented to the
November 2018 Community Forum**

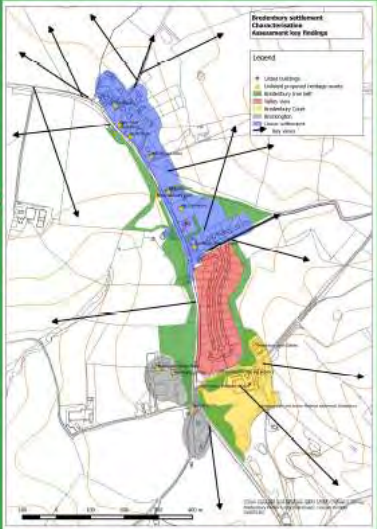
Bredenbury, Wacton
& Grendon Bishop



- What do we mean when we refer to 'distinctiveness' and the 'special character' of the area, and how do we protect it in the Neighbourhood Plan?
- We have produced a Characterisation Study Report: - 'a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.'
- The Report uses a tried and tested approach developed by the Royal Town Planning Institute and Historic English for use in Neighbourhood Plans.
- Detailed assessment of the settlement of Bredenbury with 'light touch' review of the rural areas.

Characterisation Study (1)

Bredenbury, Wacton
& Grendon Bishop



- New development most appropriately accommodated through sub-division of existing plots, infill or the use of vacant land within the enclosing belt of woodland.
- Large scale development on the northern and southern edges, or on the outside of the tree belt could damage the character and setting of the settlement.
- There are a number of listed and non-listed heritage assets, views and features which the Neighbourhood Plan should seek to protect.

Characterisation Study (2)

Appendix 5 – Call for Sites Notice

Bredenbury, Wacton
& Grendon Bishop

Call for Sites

Do you have land
suitable for
development?

- 👤 Housing
- 👤 Parking
- 👤 Playground
- 👤 Employment

To register your interest, or for more information:
Email: clerk@bredenburygroup-pc.gov.uk
or call
Vicky Hancock: 01885 482832 John Hulser: 01885 488360



Your Place, Your Future

Appendix 6 – Initial Call for Sites Assessment – November 2018 Community Forum summary

Bredenbury, Wacton & Grendon Bishop

- Neighbourhood Plan must identify land for 24 new dwellings by 2031, less two that have been built / have planning permission. Focus must be on the settlement of Bredenbury.
- 'Call for sites' is the opportunity for landowners / developers to put sites forward for assessment using guidance produced by Herefordshire Council.
- 9 sites submitted of which 6 could be suitable with potential for 25 dwellings in total. Focus on the heart of the settlement and 'rounding off' on the edges.
- This will meet our target with a 'safety margin' for under-delivery.
- Two proposals for community car parking (site 1 and land next to the Church).
- Proposal for village shop (site 5).



The Call for Sites

Appendix 7 – Settlement boundary proposed at November 2018 Community Forum

Bredenbury, Wacton & Grendon Bishop

- A settlement boundary is a line drawn around a village which reflects its built form. Land outside the line is considered to be 'open countryside', where development is strictly regulated and restricted.
- We have produced a draft settlement boundary for consultation using the guidance and rules established by Herefordshire Council.
- The settlement boundary should be based on the main built up area and follow existing boundaries where possible. It also needs to include potential development sites.
- Proposed settlement boundary is made up of four distinct areas to reflect the form of the settlement identified in Characterisation Study.
- Two areas (A and B) currently outside but give us your views.



The Settlement Boundary

Appendix 10 - Regulation 14 Consultation leaflet





Our draft Neighbourhood Plan can be viewed in the following locations or at www.bredenburygroup-pc.gov.uk, along with comment forms where you can have your say:

St. Andrew's Church - The Barneby Inn - Bromyard Library

For more information:

Email: clerk@bredenburygroup-pc.gov.uk

or call Vicky Hancock: 01885 452832

Appendix 9 - Regulation 14 Notice

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan

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 Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan will start at 9am on 10th May 2019 ending 5pm on 21st June 2019.

About the Plan

The Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan (the Plan) has been created through listening to the views of the residents and businesses of the Parish. It has evolved to help deliver the local community's aspirations and requirements for the future up to 2031. The Plan will provide a means of guiding, promoting and enabling balanced, sustainable change and growth within the Bredenbury, Wacton and Grendon Bishop designated area.

Bredenbury, Wacton and Grendon Bioshop Parish Council invites comments on the draft Plan. All responses received will be considered by the Steering Group and the Parish Council to produce a revised version of the Plan, which will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The Neighbourhood Plan, supporting evidence base documents and comments form can be found at <https://bredenburygroup-pc.gov.uk/bredenbury-district-group-neighbourhood-plan/>

Paper copies of the Plan may be viewed at the Barneby Inn, St Andrews' Church and Bromyard Library.. Comment forms will also be available at these venues. A copy of the Neighbourhood Plan and the comments form can be emailed to you by contacting Vicky Hancock, Clerk to Bredenbury Group Parish Council via clerk@bredenburygroup-pc.gov.uk

You may comment on the Neighbourhood Plan by:

- going to <https://bredenburygroup-pc.gov.uk/bredenbury-district-group-neighbourhood-plan/> , downloading the comments form and emailing it to clerk@bredenburygroup-pc.gov.uk or completing the paper form and returning it to the address below

Vicky Hancock
Clerk to Bredenbury Group Parish Council
The Old Post Office
Bredenbury
Bromyard
HR7 4TF

All comments must be received by 5pm on 21st June 2019.

Appendix 10 - Responses to the Regulation 14 Consultation

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan - Summary of Responses to Regulation 14 consultation

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
C Chavez-Brandon and P Kirwan	Para 2.0.4	The headings in Table 1 below para 2.0.4 are not consistent with those used in the 'Summary of June 2018 Community Forum comments' in that the Reg 14 document omits any reference to 'Employment, Agriculture and Business'. It is therefore not clear how the views made at the June 2018 meeting have been reflected in the Plan.	The Reg 14 Plan has regard to all comments made at all stages in the preparation of the Plan including each of the Community Forum meetings and the two community surveys. Table 1 provides a summary of the main responses but is not exhaustive. However, for completeness, agree that the Table should be amended to ensure consistency with the reporting of consultation responses to date.	Include a summary of community comments in relation to Employment, Agriculture and Business within Table 1 of the Plan.
	Policy BW & GB3, Scale of New Housing and BW & GB4 Housing Allocations	In the Reg 14 draft plan Policy BW & GB3, Scale of New Housing and BW & GB4 Housing Allocations, along with the subsequent analysis rely heavily on content from the Settlement Boundary and Call for Sites Report, however the Settlement Boundary and Call for Sites Report is never referenced as 'Evidence' in any of the policies developed in the Reg 14 draft plan. As this was a major community participatory input into the process of developing the draft, it has relevance as a source of legitimacy for the drafting of	The Call for sites exercise is referenced in the Reg 14 Plan at paras 4.2.10-4.2.12 but it is recognised that the associated Report is not specifically referenced. Agree that the Plan should list this Report under the Evidence heading for relevant Policies.	List the Settlement Boundary and Call for Sites Report as evidence for Policies BW&GB2, BW&GB3, BW&GB4 and BW&GB10.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		local policy.		
	Whole Plan	There are references in the Reg 14 draft plan to a 'Neighbourhood Plan Character Assessment'. If this is a reference to the Neighbourhood Characterisation Study then there is an inconsistency of nomenclature which may cause some confusion.	Confirm that the 'Character Assessment' and 'Characterisation Study' are the same document.	Use 'Characterisation Study' as the correct terminology throughout the document.
Natural England	Whole document	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.	No change.
Sport England	Whole document	If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.	The Neighbourhood Plan does not contain specific proposals for new sports facilities.	No change.
	Whole document	Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment	<p>Policy BW&GB20 requires that new development proposals include the provision of new open space and recreational facilities to meet the needs of those living/working within their developments in accordance with Herefordshire Core Strategy policies OS1 and OS2.</p> <p>Existing formal playing field and open space provision within the Neighbourhood Plan area is limited to the Primary School Playing Field. This is protected from redevelopment by Policy BW&GB19 and Core Strategy Policy OS3.</p> <p>In addition, Policy BW&GB14 requires that new</p>	No change.

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		<p>of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.</p>	<p>development should not detract from the public rights of way network and where possible should include measures to improve and add to the network. The protection and enhancement of the public rights of way will support tourism, encourage an active lifestyle and improve their utility as a local service. It is important that the network is maintained and developers should connect to this network where possible. Consideration will be given to create circular walks and links to longer trails</p>	
Prof I Brockington	Policy BW&GB4	<p>I am happy about the site of the housing allocations, except (2) South of Brockington. I worry about fronting onto this busy and dangerous road. Could there be a short service road so they face the other way and their gardens adjoin the road (as in the South row of the Valley View bungalows).</p>	<p>It is important that new properties at site (2) front onto the A44 to correspond to the layout of the key buildings in this part of the settlement as set out in the Characterisation Study. This orientation will also enhance the 'village character' of this part of the settlement, contributing to the delivery of the Neighbourhood Plan Vision to give a stronger heart to the settlement of Bredenbury.</p> <p>Policy BW&GB14 requires that new development includes safe access onto adjacent roads and the detailed servicing and access will be determined at planning application stage but it is unlikely that the Highways Authority would support a series of individual access points for each dwelling and a short service road may be the most</p>	No change.

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			appropriate design solution.	
		The Village Pub is mentioned several times – is it in our power to preserve and improve it?	Policy BW&GB19 provides for the protection of the Barneby Inn. This Policy sets out the criteria that must be taken into account for any proposals that involve the change of use of the Pub to alternative uses.	No change.
		My main concern is the A44 between the road to the Mill and Bredenbury Court. Can the properties on the south side of Valley View have low stone wall and iron work instead of fences. Lower down could a tree surgeon be employed to improve visibility.	The A44 has been a significant issue throughout the preparation of the Plan. The Traffic Management and road Safety Action Plan is the Parish Councils response to these concerns. It supports measures to reduce traffic speeds and enhance safety including the improvement of existing footpaths.	
Bromyard Walkers are welcome (R Lowery)	Para 4.5.10	Propose that the farm road parallel to Butterley Mill be allowed as a permissive footpath to allow access to the public right of way which ends at the river bridge just south of Butterley Mill. Without this access for walkers the public right of way from Great Wacton to the Mill is inaccessible from the minor road at Butterley Cottages.	The Parish Council will continue to liaise with Herefordshire Council and local landowners to maintain and improve the network of paths within the Neighbourhood Plan area – both public rights of way and permissive routes. Given the long-term nature of the Neighbourhood Plan, it is not considered appropriate to list all such opportunities in the document at this stage but priorities for the creation of new routes will be kept under regular review and could form part of the Annual Monitoring Report referred to in para 5.1.3. In this instance, the farm road referenced in the representation is outside the Parish.	Amend para 4.5.10 to recognise the role of permissive routes in addition to the public right of way network.
Bromyard Walkers (T Fisher)	Para 3.4.10	Bromyard Walkers are Welcome warmly endorses recommendation 3.4.10. We would be interested to learn of any specific routes which the Parish Council may have in mind to	Assume that this comment relates to para 4.5.10 and not 3.4.10 as stated. If this is the case see response above to comments made by Bromyard walkers are Welcome (R Lowery).	See response above to comments made by Bromyard walkers are Welcome (R Lowery).

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		enhance the rights of way network.		
National Grid	Whole Plan	National Grid has identified it has no record of gas and electricity transmission apparatus within the Neighbourhood Plan area.	Noted.	No change.
H & I Homer	Whole Plan	We are in agreement with all proposals presented by the residents.	Noted and welcomed.	No change.
		Any developments fronting onto the A44 must have a clearly defined service road.	Policy BW&GB14 requires that new development includes safe access onto adjacent roads and the detailed servicing and access will be determined at planning application stage but it is unlikely that the Highways Authority would support a series of individual access points for each dwelling and a short service road may be the most appropriate design solution.	No change.
	Traffic Management and Road Safety Action Plan	The 40mph limit should be reduced to 30mph on safety grounds.	Community aspirations to reduce the speed limit through the settlement are referenced in the Plan including at para 5.2.2. The Traffic Management and Road Safety Action Plan (TMRASAP) priority (1) refers to the need to reduce traffic speeds but reducing the speed limit to 30mph is not specifically referenced. It is recognised that this is an omission from the TMRASAP.	Include the need to reduce the speed limit from 40mph to 30mph in Priority (1) of the Traffic Management and Road Safety Action Plan in section 5.1.
	Policy BW&GB18	It is important that the parking for the Primary School is large enough to facilitate safe disembarkation of the pupils.	The design and layout of new car parking must have regard to the Herefordshire Council Highways Development Design Guide and the cycle and vehicle parking standards as prescribed in the Local Transport Plan.	No change.
	Traffic Management and Road	The volume of commercial traffic has increased considerable on the A44 over the past few years and the existing	Noted. The enforcement of speed limits is not a matter for the Neighbourhood Plan.	No change.

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	Safety Action Plan	40mph limit (possibly reduced to 30mph in the future) must be adhered to.		
Yeoman Storage Ltd	Policy BW&GB16	I find the wording ambiguous. If it means that commercial units can not be changed into housing, then I fully support this. However, if it means that a unit which is currently in use as one thing, e.g. automotive repair, cannot be changed to be used for another, e.g. joinery workshop, without sitting dormant for 6 months, then I find this anti small business and can not see how it supports the local community. I think the wording needs to be more explicit, so that it can not be interpreted differently at a later date.	It is accepted that the wording of the Policy is ambiguous. It is intended to protect land and premises which provide a source of local employment from redevelopment to non-employment uses – in particular housing in accordance with Core Strategy Policy RA6.	Change the first line of Policy BW&GB16 to state: ‘Proposals which involve the redevelopment or change of use of business premises to non-business uses will only be permitted when: ‘
S Hale	Whole Plan	Thanks very much for all the hard work that has gone into the Bredenbury Plan. I think it’s very good the way it balances all the different issues.	Noted and welcomed.	No change.
	Policy BW&GB2 - Settlement boundary	The triangle of wooded lane at the eastern end of the settlement on Harp Lane is valuable and I would be very unhappy to see it proposed for development. It is very prominent if you’re coming up Harp Lane and it would be a major loss. I am relieved that it’s not among the proposed	The status of this area within the proposed settlement boundary was subject to community consultation as set out in the Settlement Boundary and Call for Sites Report (para 2.3.10 and Appendix 2). The site is well related to the settlement and could form a rounding off opportunity. However, it is also identified as a Priority Habitat by Natural England and so any development would need to have regard to the need to protect and retain biodiversity	No change.

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		development sites and would have preferred to see it outside the settlement boundary altogether.	features and habitats as required by Core Strategy Policies LD2 and LD4.	
Environment Agency	Whole Plan	We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. We note that you have utilised the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.	Noted.	No change.
Historic England	Whole Plan.	In conclusion, Historic England highly commends the approaches taken in the Plan to the conservation of the historic environment and considers the draft Neighbourhood Plan to be a well-considered, concise and fit for purpose document. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.	Noted and welcomed.	No change.
DCWW	Policy BW&GB1	We are particularly welcoming of the inclusion of Objective 3 and Policy BW&GB1 (promoting a sustainable community). Criterion 3 of this policy provides the assurance that unless there is sufficient infrastructure capacity, development should not be	Noted and welcomed.	No change.

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	Policy BW&GB3	<p>allowed.</p> <p>There is only one small public Wastewater Treatment Works (WwTW) within the Parish Council area, serving the small development at Grendon Green. Given the size of this WwTW it is unlikely to be able to accommodate any further development, and in any even we note that it is some distance away (circa 400m) from the nearest allocation. As such, any new development within the main settlement of Bredenbury will likely require private means of sewage treatment, in line with Policy SD4 of the Core Strategy.</p>	Noted.	No change.
	Policy BW&GB4 (site 1)	<p>There should be no issue in providing this site with a supply of clean water. There is a distribution main in the adjacent Worcester Road from which a connection can be made.</p>	Noted.	No change.
	Policy BW&GB4 (site 2)	<p>There should be no issue in providing this site with a supply of clean water. There is a distribution main in the adjacent Worcester Road from which a connection can be made. The site is traversed by a 25mm distribution main for which protection measures will be required in the form of an easement</p>	Noted.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		width or diversion.		
	Policy BW&GB4 (site 5)	There should be no issue in providing this site with a supply of clean water. There is a distribution main in the adjacent Worcester Road from which a connection can be made.	Noted.	No change.
	Policy BW&GB4 (site 7)	There should be no issue in providing this site with a supply of clean water. There is a distribution main in the adjacent Worcester Road from which a connection can be made.	Noted.	No change.
Bromyard & Winslow Town Council	Whole Plan	The Town Council wish to make no comment on the Plan itself but would like to be kept informed of progress.	Noted. The Parish Council will continue to update the Town Council on the progress of the Plan.	No change.
C & K Barnett	Whole Plan	We have watched this plan from the beginning to this point. The time and effort gone into this is easy to see. We think that it's very balanced and will expand and protect the Village in a safe way.	Noted and welcomed.	No change.
S Fielen	Policy BW&GB2 - Settlement boundary	Harp Cottage and its garden should be included within the settlement boundary. This is because curtilages are now considered brownfield sites and should be prioritised before greenfield loss, it follows the line of the road and individual plots will provide rounding off opportunities.	Harp Cottage and associated garden were included within the potential settlement boundary as proposed at the November 2018 Community Forum and this should have been carried forward into the recommendations of the Settlement Boundary and Call for Sites Report and the Regulation 14 Neighbourhood Plan.	Amend the settlement boundary to include Harp Cottage to correspond to that proposed at the November 2018 Community Forum (included as Appendix 1 to the Call for Sites and Settlement Boundary Report).
The Coal	Whole Plan	Having reviewed your document, I	Noted.	No change.

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Authority		confirm that we have no specific comments to make on it.		
Representations received following the end of the Regulation 14 Consultation				
Bredenbury School	Traffic Management and Road Safety Plan	Strongly support the proposal to provide parking facilities for Village Hall / School use on safety grounds.	Noted and welcomed.	No change.
		Strongly support a reduced speed limit of 20/30 mph adjacent to the School and securing a safe right turn from the Bromyard direction to the school entrance.	Noted and welcomed.	No change.
Herefordshire Council Neighbourhood Planning	Policy BW&GB2 - Settlement boundary	The building behind site 2, is there a reason to exclude this outside the settlement boundary? If development is proposed in site 2 surely the cottage to the south of the boundary would be included as part of the built form.	Harp Cottage and associated garden were included within the potential settlement boundary as proposed at the November 2018 Community Forum and this should have been carried forward into the recommendations of the Settlement Boundary and Call for Sites Report and the Regulation 14 Neighbourhood Plan.	Amend the settlement boundary to include Harp Cottage to correspond to that proposed at the November 2018 Community Forum (included as Appendix 1 to the Call for Sites and Settlement Boundary Report). .
	Policy BW&GB 4 – Housing allocations	Site 7 is there enough capacity for 2 dwellings, part of the site appears very narrow and is access suitable?	The site is 0.25ha in size and using a density of 30dw/ha as indicated in Core Strategy Policy SS2 suggests that the site could accommodate 7 homes. However, its shape and configuration, and the character of this part of the settlement restricts the quantum of development and a scheme of two dwellings, potentially of two semi detached houses could be accommodated. Access could be provided from the lane which forms the western boundary of the site.	No change.
	Policy BW&GB 10- Point 3	It may be useful to specifically list key views by name in this policy. This will make it easier when officers are	The Neighbourhood Plan area contains a wide variety of views as described in the Characterisation Study. Policy BW&GB10 requires that development proposals have	No change.

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		interpreting policy at planning application stage	regard to these views which are too numerous to be repeated in the Neighbourhood Plan document itself.	
	Policy BW&GB 17-Point 2	Explain skyline location.	It is agreed that 'skyline' requires further clarification. The term is intended to apply to more elevated locations which are visible from a wider area.	Amend Policy BW&GB17 point 2 final sentence to state 'Where new buildings cannot be located with existing buildings, new development should not be sited in isolated or elevated locations but should take advantage of natural landform.
Herefordshire Council Strategic Planning	Whole Plan.	No issues of conformity identified, but raised one or two points as listed below.	Noted.	Response to detailed comments set out below.
	BW&GB5- Housing in the Countryside	The final paragraph regarding the removal of PD rights may be better placed within the extensions policy that follows?	Disagree. Policy BW&GB6 relates to proposals for extensions to dwellings. The issue on the removal of PD rights is best addressed when considering proposals for the new dwelling itself as set out in Policy BW&GB5.	No change.
	BW&GB7- Design of new housing	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	The Community consistently raised the overall approach to the design of new development as a key issue throughout the preparation of the Plan and the Policy reflects the key messages. In particular, points (1), (4) and (5).	No change.
	BW&GB8- Ensuring an appropriate range of tenures, types and sizes	On smaller developments, for instance single plots/self-build, it may not prove to be appropriate or enforceable to restrict dwelling sizes to 2/3 bedrooms. A suggestion would be that the larger site allocations could instead seek such criteria, where economies of scale	Policy RA2 of the Core Strategy requires that within the settlements identified in the Policy (Bredenbury settlement), new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. The Local Housing Needs Study shows that within the Bromyard	No change.

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		would make this a more viable and deliverable proposal.	HMA the priority for new housing is for 2-3 bedroom houses and so Policy BW&GB8 is consistent with this evidence. In this context, the Policy already provides a degree of flexibility by recognising that the size and shape of development sites may make it impractical to provide smaller dwellings in every instance.	
	BW&GB11- Heritage Assets	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	The Policy relates to all heritage assets and in this context does cover some issues already addressed by the Core Strategy and NPPF. However, it specifically references non-designated heritage assets as listed in Appendix 1, and is an example of how the Plan has tailored policies exclusive to the local area.	No change.
	BW&GB14- Transport & Connectivity	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	Traffic and Transport has been a major issue throughout the preparation of the Plan and the Policy reflects the key messages. In particular, point (1), (2) and (5).	No change.
	BW&GB15- Business development	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	It is accepted that the Policy does duplicate elements of the Core Strategy. However, the need to support and enhance the economy of the area with a focus on local businesses - in contrast to a fundamental restructuring of the local economy through larger scale investment which may not be compatible with the prevailing character - has been a significant issue throughout the preparation of the Plan.	No change.
	BW&GB16- Protection of existing commercial business premises	Are there any examples of notable particular local businesses in the Parishes (local shops, pubs etc?) that could be afforded some level of protection by this policy? Identifying these in either the policy or supporting	The area contains a variety of businesses and it is accepted that the Plan would benefit by listing some of them as examples of the types of premises that the Policy relates to.	Amend para 4.6.8 to state: 'In addition to promoting new employment generating development it is important that the Plan protects existing viable business

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		text would place the policy in a more localised context, supplementary to its equivalent in the Core Strategy		<p>premises from being lost to other, more profitable uses such as housing.</p> <p>The types of business premises that are most vulnerable to pressure for such redevelopment include those used for tourism and hospitality, local retail, food and drink production, e-commerce, agricultural diversification and small-scale workshops / light industry.</p>
	BW&GB18- Enhanced Services and Facilities for the Community	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	Disagree. The Policy sets out clear priorities for investment in Community facilities in the area and provides locally specific detail to supplement the policies and proposals of the Core Strategy.	No change.
	BW&GB19- Protection and enhancement of Community Facilities	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	Disagree. The Policy identifies the most significant community facilities within the area as the priorities for protection and enhancement and so provides locally specific detail to supplement the policies and proposals of the Core Strategy.	No change.
	BW&GB20- Open Spaces	The Policy may not be strictly necessary, as the policy issue in question has been already covered sufficiently by the CS.	It is accepted that the Policy does duplicate elements of the Core Strategy. However, in order to provide a comprehensive suite of Policies, and given that the Policy is not in conflict with the Core Strategy, it is considered that this Policy should remain in the Neighbourhood Plan.	No change.
Herefordshire	Appendix –	We would have no comments on the	The approach used to identify non-designated Heritage	No change.

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Council Landscape / Archaeology / Conservation	Local Heritage List.	sites or policies, however would be interested in the methodology used for determining non-designated heritage assets and potentially recording these on the Historic Environment Record held at HArc Rotherwas.	Assets is found in the Neighbourhood Plan Characterisation Study.	
Herefordshire Council Strategic Housing	Para 4.2.23	I refer to the above NDP and would like to comment on section 4.2.23. I would advise that Bredenbury sits within the Rural Bromyard Housing Market Area and as such there is a -9.6% requirement for 4 bed units with the greatest need being for 3 beds followed by 2 beds. It might be desirable if the NDP was changed to reflect this.	Agree.	Amend para 4.2.23 to state that there is a -9.6% requirement for 4 bed units with the greatest need being for 3 beds followed by 2 beds.
Herefordshire Council Environmental Health	Policy BW&GB4 – site 2 – south of Brockington.	The proposed site area; ‘Site 2 – South of Brockington’ is a site which historical maps from 1888 indicate is located on a former quarry. Since 1982 the area had been classed as unknown filled ground (pit, quarry etc.). The site’s historic potentially contaminative use will require consideration prior to any development. Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would	Noted. This will be a matter for the planning application stage and requires no amendment to the Neighbourhood Plan.	No change.

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		recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended		