

Stretton Grandison, Eggleton, Canon Frome and Castle Frome Neighbourhood Development Plan

2020 - 2031

Consultation Statement

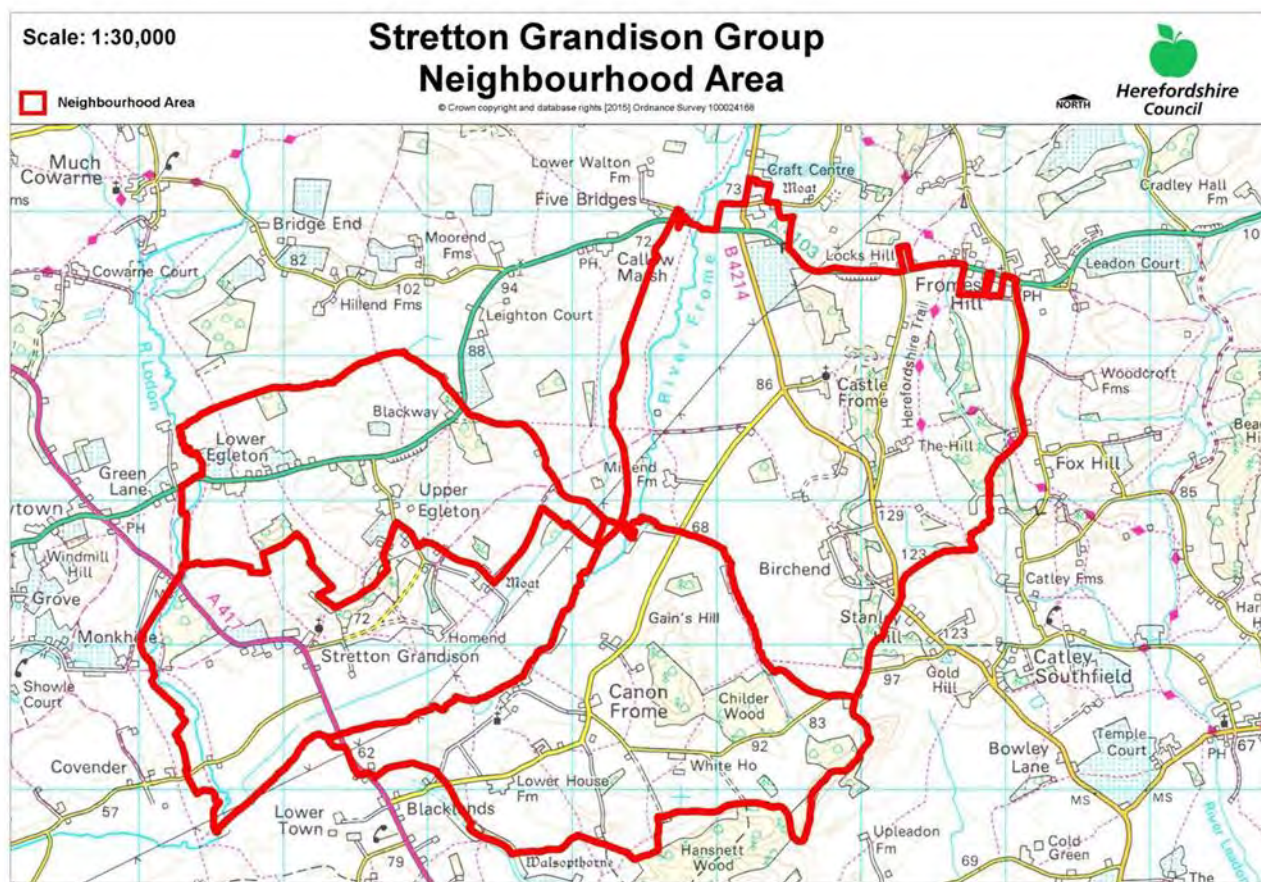


Prepared by Stretton Grandison Group Neighbourhood Plan Working Group
On behalf of Stretton Grandison Group Parish Council
March 2020

Supported by



Map 1 Stretton Grandison Neighbourhood Area



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as a document which –

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Planning Practice Guidance provides further advice:

“A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:

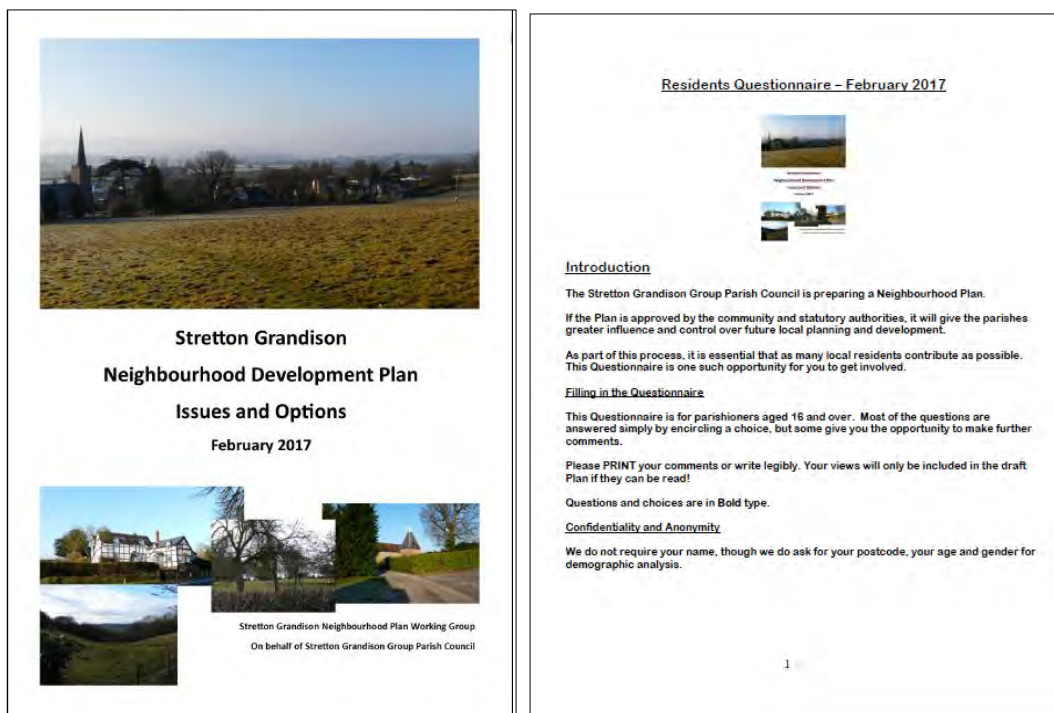
¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

- *Is kept fully informed of what is being proposed*
- *Is able to make their views known throughout the process*
- *Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
- *Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).* Reference ID: 41-047-20140306.

- 1.3 Stretton Grandison Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4 The Parish Council is a Group Parish Council and comprises the parishes of Stretton Grandison, Eggleton, Canon Frome and Castle Frome. The neighbourhood area is the same as the Group Parish boundary and is shown on Map 1.
- 1.5 The neighbourhood area was designated by Herefordshire Council on 21st September 2015. A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council in May 2016.
- 1.6 The Steering Group has met regularly throughout the NDP process. Meetings have been held at a local meeting room / conference facility in Stretton Grandison as the Group Parish does not have a parish hall or other public meeting room available. The meetings are open to the public and have been attended on occasion by interested local residents, who were invited to ask questions and contribute comments where appropriate.
- 1.7 Minutes of the Steering group meetings are published on the NDP pages of the website.

2.0 Issues and Options Consultation, February to March 2017

- 2.1 An Issues and Options document and accompanying Residents' Questionnaire were prepared and published for local informal consultation in February 2017². The Issues and Options full document set out the main identified planning issues for the NDP and possible policy options for addressing these issues - see **Appendix 1**.



Issues and Options Document

Residents' Questionnaire

- 2.2 The Questionnaire asked 26 questions on the vision and objectives for the Plan, and planning themes related to housing, environment, the local economy, flooding, and other issues (sustainable community, and traffic, transport and access). Most of the questions were in multiple-choice format, and also offered the chance to make further comments. The remaining questions were open, asking for views on various planning matters. The questions were organised into 14 groups of 'policy options', to facilitate making best use of the survey findings to inform the planning policies in the Neighbourhood Development Plan.
- 2.3 Copies of the Questionnaires were hand delivered to all households in the Group Parish by volunteer distributors from the NDP Steering Group. All residents aged 16 and over were invited to take part in the survey. Completed questionnaires were hand-collected (with return visits being made as necessary). Overall, 119 completed questionnaires were collected or returned. This is equivalent to 31.6% of the Neighbourhood Area population aged 16 and over (Census 2011).
- 2.4 Residents were invited to attend drop-in events at Canon Frome Court on 17th March 5pm – 8pm or The Stables on Sunday 19th March 2pm – 6pm. Unfortunately, the event at the

² <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/>

Stables was rather poorly attended although more people attended the Canon Frome Court event.

- 2.5 The Issues and Options consultation was publicised on the Parish Council's website and in the introduction to the Questionnaire delivered to local households. Copies of both the full Issues and Options document and the Questionnaire were provided in the NDP website.
- 2.6 DJN Planning Limited was commissioned to undertake a full analysis of the results of the Issues and Options consultation. The full report is published on the evidence base section of the NDP website. The summary of the analysis is provided below:

The survey was undertaken in February 2017 and achieved a response rate of 31.6%.

Draft Vision and Objectives of the Plan

- High and consistent levels of support were shown for the draft vision and the objectives. All were supported by over 90% of respondents.
- The environmental objectives were most favoured (95%).

Housing in our Parishes

- There was majority support (61%) for the draft settlement boundaries. In addition, many detailed suggestions for boundary amendments were made which will require further consideration as the Neighbourhood Development Plan is compiled.
- Almost half of respondents (47%) supported seeking sites for new housing development in all the identified settlements.
- Lower Eggleton and Fromes Hill were preferred as settlements for growth. These are the two higher-level "main focus" villages listed in the Local Plan Core Strategy.
- Half of respondents said that no more than 10 houses in total should be allowed in their village by 2031; a third thought that no more than two houses should be permitted.
- Most wanted to see such new homes provided as single dwellings within the villages, through either the sub-division of gardens or other infill plots. There was little support for a single large housing estate, which was opposed by almost three-quarters of respondents.
- Favoured sizes and types of new homes were 2- and 3-bedroom properties; homes for local people, or those with local connections; adapted/easy access homes; and living/working units.
- Opinion was evenly split as to whether the Neighbourhood Development Plan should include a policy on development in the wider countryside or leave this to the Local Plan Core Strategy.

Protecting our environment

- Protection of the natural environment was of greater importance to respondents than views and vistas, or heritage assets.
- Dark skies were important for 71% of respondents.

- A range of local landscape features were identified for protection, including Homend Park, Canon Frome Court parkland, woodlands and watercourses.
- Over half of respondents (54%) referred to Homend Park as deserving protection as Local Green Space, pointing to its value as a historic, recreational, nature conservation and visual amenity resource.
- Local built features seen as distinctive included individual buildings (eg Canon Frome Court), generic building types (eg hop kilns), and materials (eg brick, stone and slate).

Local economy

- There were many suggestions as to what should be included in policies on the re-use of disused farm buildings and on new agricultural development. These will need to be considered as these policies are written up in the Neighbourhood Development Plan.
- There was support for a positive policy on community-based energy schemes (66% in favour), with the balance of opinion favouring solar and biomass over water and wind power.

Flooding

- As well as the River Frome and its floodplain, other locations where flooding was reported were associated with low-lying land, local watercourses and field run-off.
- Field run-off was the most reported source of property flooding in recent years.

Other Issues

- Asked about creating a sustainable community, the priority issue for most respondents (76%) was attracting younger people to live in the villages and work locally.
- Walking, cycling and using the bus instead of the car (69%), and building energy-efficient homes above current standards and increasing the number and type of community facilities (both 66%), were then preferred over allocating land for residents' food production.
- On traffic and transport, the key issues were road maintenance, bus services, and traffic speed and volume, throughout the villages but particularly the A417 at Stretton Grandison.

About you

- Compared to Census 2011 figures, in the survey returns:
 - Younger age groups were under-represented and older age groups over-represented, and
 - Males were under-represented and females over-represented.

2.7 In addition there were many other comments submitted under the various planning themes. These were recorded in their entirety and provided on the NDP website. The analysis and headline results and all the comments submitted were considered very carefully by the NDP Steering group and used to inform the development strategy and draft policies in the First Draft Plan.

3.0 Call for Sites, January to March 2018

- 3.1 In order to provide for the indicative housing requirement for the Group Parish as set out in the Herefordshire Local Plan Core Strategy 2011 - 2031, Stretton Grandison Group Parish Council undertook a 'call for sites' exercise which concluded on the 1st March 2018.
- 3.2 Copies of publicity are provided in **Appendix 2**. A notice was placed on the Parish Council's website and on Parish Council notice boards in various locations around the Group Parish. Landowners and agents were asked to complete and return a site submission form with a site location plan (see **Appendix 2**). 12 sites were submitted for consideration within the Neighbourhood Area. In addition, one site (Site 13) was considered which had previously been submitted to the Hertfordshire Strategic Housing Land Availability Assessment (SHLAA 2015).

Technical Site Assessments

- 3.3 The submitted sites and SHLAA site were subjected to a technical assessment by consultants AECOM and the findings are set out in the Stretton Grandison Group Neighbourhood Plan Site Assessment Report, December 2018 which is published on the Neighbourhood Plan Documents page of the NDP website.
- 3.4 The report set out that development may be appropriate in all five settlements identified in the Core Strategy (including Upper Eggleton which was excluded from the Issues and Options consultation) - see Map 2 below.

Map 2 Settlements in Fig 2 Site Assessment Report



3.5 The 12 sites considered in the technical assessment are listed in the tables from the report reproduced below:

Table 2 Sites Identified in the Stretton Grandison Call for Sites

Reference	Site Name/Address	Gross Site Area (ha)	Indicative Housing Capacity (AECOM calculation)	Indicative Housing Capacity (landowner information)
Site 1	Land at Townsend Barns, Stretton Grandison	0.4		4
Site 2	Land at The Hill Farm, Fromes Hill	1.6	38	Not provided
Site 3	Grain Store, Canon Frome	0.75	18	Not provided
Site 4	Land at The Bramleys, Castle Frome	0.27	6	Not provided
Site 5	Land at Vicarage Cottage, Canon Frome	0.1	3	Not provided
Site 6	Land at The Barn, Canon Frome	0.19	5	Not provided
Site 7	Rochester House, Canon Frome	0.68		4
Site 8	Canon Frome Court, Canon Frome	16* <small>*Entire site, not area of site proposed for development</small>		8
Site 9	Land east of Gospel Ash, Fromes Hill	0.76	18	Not provided
Site 10	Former Orchard area adjacent School Cottages, Stretton Grandison	0.21	6	Not provided
Site 11	Land east of A417 (south), Stretton Grandison	3.97	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided
Site 12	Land north of A4103, Eggleton	0.68	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided

- 3.6 The 2015 Herefordshire SHLAA considered one site in Stretton Grandison and concluded it had medium potential for allocation for residential development.
- 3.7 Table 4 in the Site Assessment Report provided a 'traffic light' rating for each site, indicating whether the site was appropriate for allocation.
- 3.8 The Site Assessment Report set out options for how the housing target (formerly of 18 houses but revised to at least 14 homes as at March 2019) could be distributed through the Neighbourhood Area; one option was to allocate all of the housing on one site and another option was to distribute the growth across a number of sites.
- 3.9 The report considered that there were 6 sites which could in combination accommodate the total housing requirement for the SGG NDP: Site 1, Site 5, Site 6, Site 8, Site 10 and Site 12 with a total indicative capacity of 43 dwellings. Site 8 was proposed for Affordable Housing so would not be included in the 14 minimum requirement as this is for market housing. All of these sites were identified as amber, with minor constraints that needed further consideration or mitigation.

Further Sites

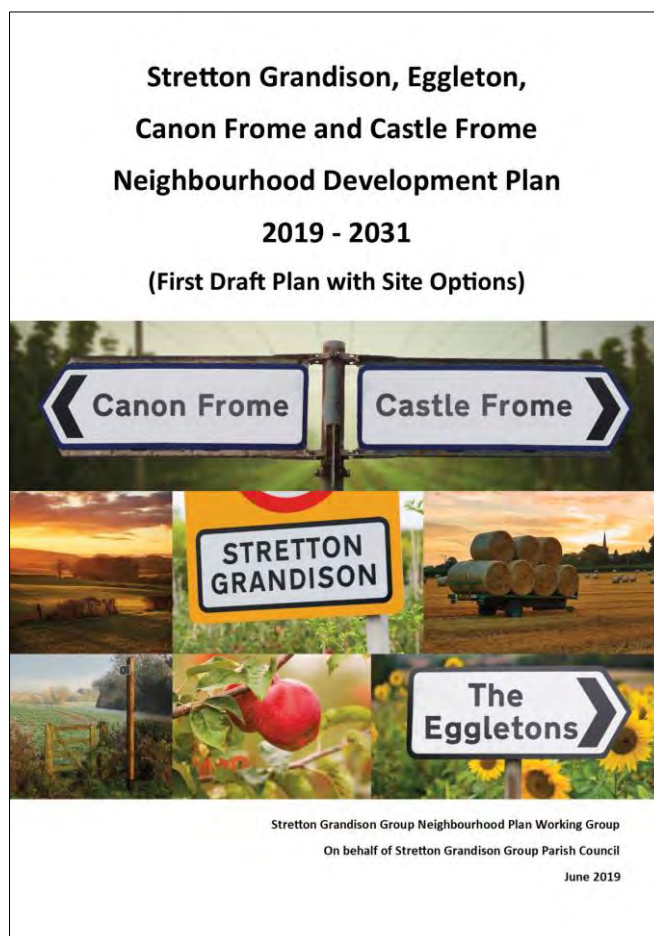
- 3.10 Two further sites were submitted for consideration following the deadline for the AECOM Site assessment process. These were Site 14: Yew Tree Farm, Fromes Hill and Site 15: The Willows, Canon Pyon.

- 3.11 In January 2019 the Parish Council appointed Kirkwells to undertake technical site assessments of the two further submitted sites. The technical assessment report (Site Assessments of Further Submitted Sites, March 2019) is provided on the Neighbourhood Plan Documents page of the website. The report concluded that neither site was considered suitable for development.

Considering the Issues and Options Consultation Responses

- 3.12 The response to the Issues and Options consultation showed that 47% of respondents (56) supported the principle of new housing sites in all of the identified settlements but 33% (39) did not answer or had no opinion. The most popular areas for concentrating development were Lower Eggleton (12% or 14 respondents), and Fromes Hill (10% or 12 respondents): this corresponds with the settlements' identification as the main focus for housing development in the Core Strategy. Preferences for the other settlements were fairly evenly split: Stretton Grandison and Canon Frome were both supported by 4% (5) respondents and Eggleton (Upper Eggleton) by 3% (3). 3% also chose "none of the settlements".
- 3.13 Residents were also asked to give their preference for settlements where development should take place by ranking them. This question was answered by 58 respondents (49% of all respondents). Other respondents either did not answer the question (33% or 39) or said they had no choice or preference (18% or 22). Where a selection was made, the balance of opinion favoured Lower Eggleton and Fromes Hill. These were the first or second choices for 29% and 26% of all respondents respectively, with Canon Frome having the next highest combined score at 16%. In terms of reasons given for choices, the selection of Lower Eggleton and Fromes Hill reflected their main road, accessible locations. For the lower-order preferences, settlements were felt to already have enough (or too many) houses.
- 3.14 The Issues and Options consultation asked residents about the scale of individual housing schemes. Looking at the positive scores, half of respondents (50% or 59 respondents) thought that up to 10 houses would be acceptable, and just under a third (30% or 36) wanted to see no more than 2 homes. Few supported the option of up to 20 houses in their village (6%), and this had the highest 'no' score at 50%. Only 2% (2 respondents) supported provision of all the housing on one large development, 56% (67) wanted to see a number of smaller developments (eg <10 houses) and 76% (90) supported individual released plots. In addition, 54% (64) supported garden infill development.
- 3.15 The preferred options for site allocations were prepared taking into account the results of the technical site assessments and the responses to the Issues and Options consultation from local residents.

4.0 Publication of First Draft Plan with Site Options, June 2019



- 4.1 A First Draft Plan (Preferred Options) with possible options for site allocations was published from Monday 3rd June to Saturday 29th June 2019. Copies of publicity and a copy of the questionnaire are provided in **Appendix 3**.
- 4.2 The Draft NDP was published on the NDP website <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/> and hard copies were available on request from the Parish Clerk.
- 4.3 Prior to the informal consultation taking place in June 2019, every parish household was personally handed a copy of the Draft NDP along with a questionnaire - thus making sure all residents were reached and had the opportunity to ask questions. The questionnaire was also placed on the website. Completed questionnaires could be returned by email to pcgroupclerk@gmail.com or by post to The Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP.
- 4.2 Several Open Events were arranged in the local area and free lifts to attend the events were offered by members of the Steering Group:
- Friday 7th June 6-8pm at The Wheatsheaf in Fromes Hill;
 - Friday 14th June 7-9pm at The Stables, Canon Frome;

- Saturday 22nd June 2-4pm at The Stables, Canon Frome.

- 4.3 The consultation generated a high response rate; 177 questionnaires were issued and 120 completed questionnaire returned, giving a response rate of 68%. Full details of the consultation responses are provided in the report "**Results of the Public Consultation on the Neighbourhood Development Plan For Stretton Grandison Group Parishes, V2 Updated September 2019**" which is published on the NDP website. (The report was updated with the information from a late submitted response form but this did not alter the overall ranking of sites set out in the first version of the report).
- 4.4 The Steering Group considered the findings of the Site Assessment Reports, and local residents' responses to the Issues and Options, and included Small Sites 1, 5, 6, 10 and large Sites 11, 12 and 13 as possible options for new housing sites. The questionnaire asked residents whether they would prefer development to be concentrated on large sites or spread across smaller sites.
- 4.5 The Summary of Results in Numbers is set out below.

Options for Housing Sites

Q1: Would you prefer:

A: Development concentrated on large sites Votes: 44

Or

B: Development spread across smaller sites Votes: 71

Q2: Ranking of Sites*

Large Sites:

Site 11 Points: 111

Site 12 Points: 127

Site 13** Points: 167

Small Sites:

Site 1 Points: 198

Site 5 Points: 259

Site 6 Points: 228

Site 10 Points: 146

* Points are the total of the ranks given to each site. Hence the max score for a large site would be $3 \times 121 = 363$, and for a small site $4 \times 121 = 484$.

** The validity of Site 13 was challenged during the consultation. See the comment and discussion section for clarification.

- 4.6 At the Steering Group meeting on 18th September 2019, the Group considered the consultation responses and recommended to the Parish Council that development should be accommodated on several small sites in line with most respondents' preferences and that the site allocations should be those sites with the highest level of public support. Although Site 10 had a lower level of support than one of the larger sites (Site 13), it was preferred, on

balance, to include this smaller site than all or part of a larger site. The sites taken forward for inclusion in the Stretton Grandison Group Draft NDP were therefore:

- Site 1
- Site 5
- Site 6 and
- Site 10.

(Please note that Sites 5, 6 and 10 were re-numbered as Sites 2, 3 and 4 in the Draft Plan as shown on Policies maps).

- 4.7 In addition some minor amendments were made to the supporting text and wording of other planning policies in response to the results of the informal consultation. The consideration of the responses and resulting detailed changes to the Draft Plan were set out in a table which is provided on the NDP website - see <http://strettongrandisongpc.org.uk/wp-content/uploads/2019/10/Response-Table-v2-Sept-2019-1.pdf>.

5.0 Regulation 14 Public Consultation, Monday 4th November 2019 to Monday 16th December 2019.

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

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

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

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

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

(iii) details of how to make representations; and

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

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

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

- 5.2 The Stretton Grandison Draft NDP was published for at least 6 weeks formal public consultation (Regulation 14) from Monday 4th November 2019 to 5pm Monday 16th December 2019.
- 5.3 The notification, Draft NDP and supporting documents and evidence were published on the NDP website:
- <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/> .
- Screenshots are provided in **Appendix 4**.
- 5.4 Hard copies of the document could be borrowed on request from The Parish Clerk: Tel: 01885 490414 or email: pcgroupclerk@gmail.com and were available for viewing at the public Drop In event.
- 5.5 The public drop in event was held at The Stables conference room on Friday 22nd November from 7.00pm to 9.00pm and all were invited to attend. Free lifts to attend the event by contacting the Parish Clerk. All materials related to the NDP were provided on a slide projector and used in discussions with attendees. 4 parishioners attended the event.
- 5.6 The statutory consultation bodies and Herefordshire Council were contacted by email and invited to comment (the list of consultation bodies and a copy of the email / letter are provided in **Appendix 4**).

- 5.7 Local residents and stakeholders were notified of the Regulation 14 public consultation by leaflet.
- 5.8 Representations were invited in writing to The Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP and by email to pcgroupclerk@gmail.com. A Response Form (see **Appendix 4**) was available to download and print from the NDP website or as a hard copy on request from the Parish Clerk.
- 5.9 The complete Tables of Responses are provided in **Appendix 5**.

Summary of Responses

<u>Body</u>	<u>Invitations</u>	<u>Responses received</u>
Hereford Council	1	Various including Strategic Planning,. Conservation, Environmental Health Air, Land and Water Protection and Transportation and Highways
Consultation Bodies	9	5 from Historic England, Environment Agency, Coal Authority, Dwr Cymru/Welsh Water and Highways England
Parishes	6	0
Businesses	16	0
Landowners	17	0
Households	177	26
Ward Councillor	1	0

- 5.9 Herefordshire Council Neighbourhood Planning Dept considered that there are no major conformity issues in the Stretton Grandison NDP and queried whether Herefordshire’s Polytunnel guidance had been considered, (Ref No 001a). A reference to this has been inserted into the Submission NDP. Environmental Health reviewed the site allocations and provided evidence from old OS maps about implications from previous land uses such as orchards and agricultural / industrial activity. These are largely matters that would be addressed through the development management process. Strategic Planning Dept commented on Draft Policy SG3 concerning the viability of Affordable Housing development at Canon Frome Court, (Ref No 001f) and the need for some market housing but this would be addressed through Core Strategy Policies. There were also concerns about the definition of significant views, (Ref No 001h); and suggestions that the Plan’s policies SG9, SG10 and SG12 might be unnecessary, (Ref Nos 001L, 001m, 001o). However these address important issues locally and the Parish Council would prefer to see them retained and considered as part of the examination process. Transportation and Highways set out they would object to more than one house being provided on Site 4 and so this has been amended to 1 dwelling (from 2 dwellings).

5.10 Historic England expressed its general support of the Draft Plan, (Ref No 002). Environment Agency advised that both its current Strategic Flood Risk Assessment and Water Cycle Strategy did not apply to Rural Parishes. It highlighted that the Flood Map provides guidance on river flooding only and advised that the risks from surface water flooding be discussed with the local drainage team, (Ref No 003). The Coal Authority had no comments to make, (Ref No 004). Dwr Cymru/Welsh Water commented that in Stretton Grandison the sites could be connected to the public sewerage network and Wastewater Treatment Works (WwTW). However Site 1 would require some level of offsite works to connect to the network. In other parts of the Group Parish development will need private foul treatment, in line with Policy SD4 of the Core Strategy. The consultation body foresaw no problems with clean water supply to new properties and highlighted the potential problem of odour associated with private sewage treatment works, (Ref No 004). This has been noted in the supporting text.

5.11 33 responses were received from 26 households (15% of parish households).

- 10 responses gave unqualified support to the Draft Plan, (Ref Nos 006, 007, 008, 009, 010, 011, 012, 013, 030,031).
- 1 response gave support but requested that the description of proposed Affordable Housing at Canon Frome Court be updated to reflect the current status, (Ref No 014).
- 1 response expressed support but asked for clarification and/or correction of some terminology and typographical errors in the Plan, Ref No 028).
- 4 expressions of objection were accompanied by comments on the variation of housing density and safety issues concerning the four proposed development sites. (Ref Nos 015a, b, c and d).
- 1 response objected to any development in Canon Frome village on road safety grounds, (Ref No 016).
- 7 responses objected to Site 12 having been designated as one large site instead of several small sites, (Ref Nos 017a, 018a, 019, 026b, 027b, 029).
- 2 responses objected to the increase in the proposed number of houses on Site1 between initial draft and the current Draft Plan, (Ref Nos 017b, 018b).
- 3 objections questioned the validity of conclusions drawn from the results of the previous public consultation which produced the ranking of proposed sites. The basis of this objection being that the link between development of larger sites with a statutory requirement to provide a proportion of Affordable Housing in those developments had not been made clear, (Ref Nos 020, 021, 022).
- 5 objections were made against any development on Site10/4, with suggestions for alternative uses (Ref Nos 023, 024, 025, 026a, 027a).

5.12 A document was received from agents acting for Site 3/6. It expresses details and arguments which are considered as more suitable to be submitted in a formal Planning Application.

Conclusions

5.13 Objections to development of Sites 1 and 4 were received from the immediate neighbours. Those objecting to the designation of Site 12 as one large site were probably unaware that it was submitted by the Landowner as one single site and the maps used in the consultations showed the individual plots clearly. Criticism of need to make a choice between large or small sites was answered in the Consultation report and subsequent amendment to the


Draft Plan. No responses were received from Castle Frome, Upper Eggleton or Lower Eggleton.

- 5.14 It is generally accepted that people who are satisfied with a given situation are unlikely to make a comment, as has been shown in informal comments recorded in Ref 031.
- 5.15 Therefore it can be concluded that the Draft Plan with Site Allocations should be submitted to Herefordshire Council with minor amendments and then be published for Regulation 16 consultation.

Appendix 1 Issues and Options, February 2017

Residents' Questionnaire, February 2017

Residents Questionnaire – February 2017



Introduction

The Stretton Grandison Group Parish Council is preparing a Neighbourhood Plan.

If the Plan is approved by the community and statutory authorities, it will give the parishes greater influence and control over future local planning and development.

As part of this process, it is essential that as many local residents contribute as possible. This Questionnaire is one such opportunity for you to get involved.

Filling in the Questionnaire

This Questionnaire is for parishioners aged 16 and over. Most of the questions are answered simply by encircling a choice, but some give you the opportunity to make further comments.

Please PRINT your comments or write legibly. Your views will only be included in the draft Plan if they can be read!

Questions and choices are in **Bold** type.

Confidentiality and Anonymity

We do not require your name, though we do ask for your postcode, your age and gender for demographic analysis.

1

Draft Vision and Objectives of the Plan

The Draft Vision and Objectives have been prepared by the Steering Group.

Draft Vision for Stretton Grandison Group Parish

- To maintain the rural environment and character of the Group Parish.
- To support the provision of affordable housing as part of an overall increase in housing stock of 14% across the area.
- To promote energy efficiency.

Q1. Do you agree with the Draft Vision? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for Housing

HO1. To identify the scale of housing growth across the identified settlements in the Core Strategy.

HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton.

HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process.

Q2: Do you agree with The Draft Objectives for Housing? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for the Environment

ENO1. To conserve and protect Homend Park.

ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome.

ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water.

ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape.

Q3: Do you agree with the draft Environmental Objectives? **Yes** **No**
(Please circle one choice)

Further Comments:

Draft Objectives for the Economy

ECO1. To support the sensitive conversion of redundant farm buildings to create more local employment opportunities.

ECO2. To support investment in local infrastructure eg broadband and transport.

ECO3. To encourage the use of renewable energy schemes, for instance through community heating schemes.

Q4: Do you agree with the Draft Objectives for the Economy? **Yes** **No**
(Please circle one choice)

Further Comments:

Housing in our Parishes

At present, within the Herefordshire Core Strategy Plan, our group of parishes has been allocated a minimum of 14% increase in dwellings in the period 2011 to 2031. This is approximately 18 houses across the whole area. The Core Strategy Plan states that, within the villages, carefully considered development which is proportionate to the size of the community and its needs will be permitted only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.

The Core Strategy identifies that the majority of development should be at Lower Eggleton and Fromes Hill. Proportionate developments would be permissible in the other villages of Stretton Grandison, Canon Frome and Eggleton. The Core Strategy also has a preference for infill development within existing communities and for the re-use of brownfield sites.

Our Plan can set out the types of housing, the approximate number of houses per development and sites in the villages where development would be acceptable. In the Issues and Options, we have indicated possible settlement boundaries for all the identified settlements. Once agreed, any development sites would also be included within the settlement boundaries. In questions in this section we ask you to identify areas where you

would consider development to be acceptable, and to indicate the number and types of housing you would prefer to see.

Policy Option 1 - Identification of a settlement boundary for all identified settlements in the Core Strategy.

This would be a line on a map, identifying where new development would be acceptable in a settlement. It is usually drawn quite tightly around the existing built form, but may include identified site allocations for new development.

The settlement boundaries will eventually include any sites identified for new housing through the site allocation process – see Policy Option 2 below.

Outside this line, the area is considered to be wider countryside and new development will only be acceptable where it is "rural exception housing".

The NDP could advise that some areas are less suitable for new housing than others ie identify which areas are the priority for local growth.

Settlement Boundary Maps

Lower Eggleton



Fromes Hill



Stretton Grandison



Canon Frome



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Stretton Grandison Parish Council (Licensee) License number 0100058301

Eggleton - It was proposed by the Steering Group that there should be no new build housing in Upper Eggleton subject to consultation responses.

Therefore, no settlement boundary for Upper Eggleton has been identified.

Q5: Do you agree with the settlement boundaries marked in black on the maps?
(Please circle one choice)

Yes

No

Further Comments:

Policy Option 2 – Site Allocations and Criteria

Residents may wish to focus development on 1 or more of the above settlements and limit development in other smaller settlements.

To some extent this may be determined by the sites put forward through a Call for Sites process. This would invite landowners to put forward possible development sites for

consideration and possible inclusion in the Plan. If no sites come forward from landowners in a given settlement, then it would be difficult to allocate any site(s) there.

It is proposed that a Call for Sites process will follow this first consultation. Sites would be assessed using locally agreed criteria.

**Q6: Should the site allocation process include sites in all the above settlements or only some?
(Please name)**

Please explain your answer.

Q7: Please identify, in order of preference, settlements where development would be acceptable. You must give a reason for your first and last choices. You may give a reason for other choices if you wish.

Suitability for Development	Settlement	Reason
1 st		
2 nd		
3 rd		
4 th		
5 th		

Further Comments:

Policy Option 3 – Housing Numbers and Types

**Q8: If additional homes are to be built in your village, how many in total should be permitted by 2031?
(Please tick one box in each row)**

None	Yes	No
No more than 2 houses	Yes	No
No more than 10 houses	Yes	No
No more than 20 houses	Yes	No

Further Comments:

Q11: When additional houses are to be built, which size or type should they be?
(Please tick one box in each row)

	Yes	No	No Opinion
Starter homes (2 bedrooms)			
Family homes (3 or more bedrooms)			
Executive homes (4 or more bedrooms)			
Adapted/easy access homes (eg bungalows)			
Flats/apartments (1 or more bedrooms)			
Supported housing/retirement homes			
Living/working properties (small scale enterprise located within or adjacent to the home)			
Homes for local people/people with local connections			

Further Comments:

Q12: Do you wish to make any other comments about housing?

Policy Option 5 – Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside eg Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place eg forestry, charcoal burning etc.

Q13: Should the Plan include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?
(Please circle one choice)

Have a policy

Leave it to Core Strategy

Further Comments:

Policy Option 4 – Housing Mix

Q9: When land is allocated for housing, what are your views on the size of each housing development that should be allowed?
 (Please tick one box in each row)

One large estate	Yes	No
A number of smaller developments (eg < 10 houses)	Yes	No
Individual released plots	Yes	No
Garden Infill development	Yes	No

Further Comments:

Q10: When land is allocated for housing, what are your views on the style of housing development that should be allowed?
 (Please tick one box in each row)

Single storey	Yes	No
Two storey	Yes	No
Three storey	Yes	No
Flats/apartments	Yes	No
Period style, with use of traditional local materials	Yes	No
Modern style	Yes	No
Design that respects the scale and styles of existing buildings	Yes	No
Smaller style houses	Yes	No
Smaller gardens	Yes	No
Larger gardens	Yes	No
Houses with off-street parking	Yes	No
Houses with a high level of energy conservation	Yes	No

Further Comments:

Protecting our Environment

Policy Option 6 – Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy would define local landscape character and seek to protect it, particularly isolated veteran trees.

New development also could be required to protect wildlife and local species and include landscape designs to enhance local biodiversity eg planting hedgerows, using native tree species, incorporating ponds and bat boxes etc.

The NDP could also identify locally important views and require development to be sited and designed to ensure such views are protected.

Q14: Which of the following are important to you?
(Tick one box in each row)

	Important					Not Important
	1	2	3	4	5	
Improved measures for the conservation of historic or listed buildings and features						
Enhanced protection of the natural environment						
Protection of views and vistas in and around the village and parish						

Further Comments:

Dark skies are also an important feature of the area and development should be designed to protect this.

Q15: How important are dark skies to you?
(Please circle one choice)

Important			Not Important	
1	2	3	4	5

Further Comments:

Policy Option 7 – Local Green Spaces

Are there areas of land within the identified settlements which the local community wish to see protected from development? Local Green Spaces are a new type of planning designation for small local places which have a special value for communities for example because of their beauty, historic, tranquility, recreational or wildlife significance.

The Steering Group are working to identify any candidates for Local Green Spaces in addition to Questionnaire responses. One of the draft objectives seeks to conserve and protect Homend Park. The Steering Group is considering the significance of Homend Park as a candidate for a Local Green Space.

Q17: Which areas of Local Green Space should be protected from development?

Please explain why they are important.

Policy Option 8 – Protecting and Enhancing the Built Heritage

A design policy could be prepared which identifies those features and materials which contribute to the local distinctiveness of the area (eg in each settlement) and encourages new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

The Steering Group are working to identify locally distinctive design. Design and scale should be congruous and sympathetic with immediate surrounding environment

Q18: Please describe any local built features which are distinctive in this area.

Further Comments:

Local Economy

Policy Option 9 - Supporting Economic Re-Use of Redundant Agricultural Buildings

A policy could be prepared which supports the sensitive re-use of disused agricultural buildings for new appropriate economic activity eg workshops, offices etc.

Q19: What should be included in a policy to guide the re-use of existing disused farm buildings for employment uses?

Further Comments:

Policy Option 10 – New Agricultural Buildings

A policy could be prepared which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape.

Q20: What should be included in a policy to guide new agricultural development of large farm buildings?

Further Comments:

Policy Option 11 – Supporting Community Energy Schemes

A policy could be prepared which provides criteria to guide proposals for community based energy schemes.

Q21: Should the Plan include a policy which guides and supports community based energy schemes?

Yes No

Q22: If so, what sort of energy schemes would be appropriate here?

Producing local renewable energy by:	Solar	Yes	No
	Water	Yes	No
	Biomass	Yes	No
	Wind power	Yes	No

Further Comments:

Flooding

Policy Option 12 – Flooding

A policy could be prepared which guides development away from areas at risk of flooding and which encourages siting and design to reduce surface water flooding.

Q23: Do you know of any areas where flooding (eg flash floods and surface water flooding) is a problem?

Further Comments:

Q24: Has your property suffered from flooding in the last 10 years because of:

River/stream overflow	Yes	No
Field run-off	Yes	No
Sewers overflowing	Yes	No
Road run-off (drains/ditches unable to cope)	Yes	No

Further Comments:

Other Issues

Policy Option 13 - Creating a Sustainable Community

Q25: What aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond? (Please circle one choice in each row)

Building homes that exceed government energy-efficiency standards	Yes	No	Don't know
Allocating land to enable residents to grow their own food	Yes	No	Don't know
Walking, cycling and going by bus more-driving less	Yes	No	Don't know

Attracting younger people to live in our villages (and providing homes, employment so they can)	Yes	No	Don't know
Increasing the number and type of community facilities	Yes	No	Don't know

Further Comments:

Policy Option 14 - Traffic, Transport and Access

Your opinion on the future of road transport in your Village is very important. The topics below will help the Parish Council to prioritise the future structure of the Village.

**Q26: In your opinion, are any changes needed with regard to the following transport issues?
(Please tick)**

Speed and volume of vehicles through:

- Stretton Grandison
- Canon Frome
- Castle Frome
- Upper Eggleton
- Lower Eggleton

Parking in your village

Road maintenance

Road developments

Footpaths

Bus service

Further Comments:

About You

Please enter the following information about yourself.

Your age Group	16-20	21-30	31-40	41-50	51-60	61-70	71-80	81+
(Please Tick)								

Your gender?

Your postcode?

Thank you for your time and interest.

We will consider all completed questions very carefully and use them to inform the next version of the Draft Plan.

Appendix 2 Call for Sites, January 2018

Copy of Call for Sites Notice and Advertisement in Hereford Times, January 2018

Stretton Grandison Group Neighbourhood Development Plan

Planning for the future of the parishes of Stretton Grandison, Canon Frome, Castle Frome and Eggleton

Call for Sites

Stretton Grandison Group wish to announce its Call for Sites for its Neighbourhood Development Plan.

This requires us to identify land which has potential for new housing and other uses up to 2031. We are particularly interested in sites for new housing which are within or adjacent to the settlements of Stretton Grandison, Canon Frome, Castle Frome and Eggleton.

Land must be **within our Neighbourhood Area**, which is also the area covered by our four parishes. You can see a plan of the Area on our website at <http://strettongrandisongpc.org.uk/wp-content/uploads/2016/09/ndp-area-map.pdf>

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to register this interest with us. Please do so using the Site Submission Form, available on our website (see below). This will give us the information we need to make sure your site is properly assessed. Not all sites will be necessary or acceptable.

Send your completed Site Submission Form to Emma Thomas, our Parish Clerk, by 1st March 2018 – her contact details are on the form.

If you have already been in touch, we will be writing to you with a copy of the Submission Form to collect the necessary details.

The sites notified to us will be professionally assessed. We will then consider how best to take the Plan forward in the summer.

Councillor Douglas Smith
NDP Steering Group Co-ordinator

Email: pcgroupclerk@gmail.com

Website: <http://strettongrandisongpc.org.uk/>

Copy of Site Submission Form

Stretton Grandison Group Neighbourhood Development Plan Planning for the future of the parishes of Stretton Grandison, Canon Frome, Castle Frome and Eggleton

Site Submission Form

Stretton Grandison Group Parish Council is looking at the potential availability of land for housing and other uses across the Stretton Grandison Group Neighbourhood Area up to 2031. This exercise is being undertaken as part of the preparation of the Stretton Grandison Group Neighbourhood Development Plan. This form should be used to identify sites which will be considered by the Parish Council for their suitability for the uses proposed over the lifetime of the Plan. Not all sites will be necessary or acceptable.

Please use a separate form for each site and complete the form to the best of your knowledge. Only sites within the Neighbourhood Area should be included. A plan of the Area can be seen at <http://strettongrandisongpc.org.uk/wp-content/uploads/2016/09/ndp-area-map.pdf>

Sites submitted to the Parish Council will be in the public domain and the information given will not be treated as confidential.

A map showing the exact site location and boundary marked in red must be submitted.

YOUR DETAILS:

Title:.....Name:.....
Organisation/company: (if applicable).....
Address.....
Postcode:.....Tel No.....Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....
Address.....
Postcode:.....Tel No.....Email:.....

1. Site Information

Site address:

OS Grid reference:

Site area:

What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:

Existing use:

Proposed use: (Please tick the appropriate box)
Housing
Employment
Other (please specify)

Site description:

3. Timescales

Awaiting relocation of existing use:

Likely timeframe for development: 0-5 years
(Please tick the appropriate box)

6-10 years

11-15 years

16-20 years

4. Site Details

Access to an adopted highway *(please describe)*:

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

Are you aware if there are any site contamination issues? Yes No *(Please Delete)*

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located?

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport? Yes No *(Please Delete)*
If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Distance from the settlement centre:

Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)

Are you aware of any restrictive covenants within or adjacent to the site?

Completed site submission forms **including site plan** must be returned by **31 March 2018** to the Parish Clerk, Emma Thomas preferably via email to pcgroupclerk@gmail.com or to "Hadleigh", Bishops Frome, Worcester, WR6 5AP, telephone 01885 490414.

Website: <http://strettongrandisongpc.org.uk/>

The information collected as part this consultation will be used by the Parish Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Appendix 3 First Draft Plan (with Site Options) Consultation, Summer 2019

Publicity

Copy of Postcard delivered to all local households, early 2019



STRETTON GRANDISON GROUP PARISH COUNCIL

As your most local elected body, we represent your interests on issues such as planning and roads.

Come to the meetings. Help to shape our Neighbourhood Development Plan or simply stay in touch.

www.strettongrandisongpc.org.uk

[www.facebook.com/
StrettonGrandisonGroupParishCouncil](https://www.facebook.com/StrettonGrandisonGroupParishCouncil)

To request updates by post or email, please contact:

Emma Thomas - Parish Clerk

Hadleigh, Bishops Frome,
Worcester, WR6 5AP

email: pcgroupclerk@gmail.com

Telephone: 01885 490414

Design and photography - www.monster-creative.com

Copy of Advert



Stretton Grandison Group - Neighbourhood Development Plan

Come and have your say

at one of our Consultation Sessions

Friday 7th June - The Wheatsheaf, Fromes Hill - 6-8pm

Friday 14th June - The Stables, Canon Frome - 7-9pm

Saturday 22nd June - The Stables, Canon Frome - 2-4pm

Come to the session and help us shape our Neighbourhood Development Plan.

www.strettongrandisongpc.org.uk

www.facebook.com/StrettonGrandisonGroupParishCouncil

To request updates by email, please contact:

Emma Thomas - Parish Clerk

email: pcgroupclerk@gmail.com

Telephone: **01885 490414**

Copy of Residents' Questionnaire

Stretton Grandison Group Neighbourhood Development Plan 2019 - 2031

First Draft Plan with Site Options

Questionnaire



This Questionnaire accompanies the First Draft Plan document. Please complete it by 29th June and return it to your distributor or take it to one of the events below.

We are holding 3 open drop events as part of the consultation:

- Friday 7th June 6-8pm at The Wheatsheaf in Fromes Hill;
- Friday 14th June 7-9pm at The Stables, Canon Frome;
- Saturday 22nd June 2-4pm at The Stables, Canon Frome

Options for Housing Sites

(Please note that affordable housing can only be provided on schemes of 11 or more in line with adopted Herefordshire Core Strategy.)

Question 1

Which would you prefer: Please Tick ✓

A. Housing development in the Parish to be concentrated on 1 large site and to include a proportion of affordable housing with the market housing?

Or

B. Housing development to be spread across several smaller sites with no affordable housing as part of the schemes?

Question 2

If A - Please rank 1 to 3 in order of preference, where 1 is your least preferred site and 3 is your most preferred site.

Site 11	1	2	3
Site 12	1	2	3
Site 13	1	2	3

Please provide reasons for your answers.

If B - Please rank the following sites in order of preference (where 1 is your least preferred site and 4 is your most preferred site):

Site 1 1 2 3 4

Site 5 1 2 3 4

Site 6 1 2 3 4

Site 10 1 2 3 4

Please provide reasons for your answers.

Other Draft NDP Policies

Question 3 Do you support Draft Policy SG1 Settlement Boundaries?

Please Tick ✓

Yes	
No	

Please include any comments.

Question 4 Do you support Draft Policy SG3 Affordable housing at Canon Frome Court?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 5 Do you support Draft Policy SG4 Housing Mix?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 6 Do you support Draft Policy SG5 Protecting Local Landscape Character and Wildlife?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 7 Do you support Draft Policy SG6 Design Guidelines for Stretton Grandison Conservation Area?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 8 Do you support Draft Policy SG7 Design Principles - Protecting and Enhancing Heritage and Local Character?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 9 Do you support Draft Policy SG8 Design Principles - Promoting High Quality and Sustainable Design?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 10 Do you support Draft Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 11 Do you support Draft Policy SG10 New Agricultural Buildings and Poly Tunnels?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 12 Do you support Draft Policy SG11 Community-Led Renewable Energy Schemes?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 13 Do you support Draft Policy SG12 Reducing Flood Risk?

Please Tick ✓

Yes	
No	

Please include any comments.

--

Question 14 Please provide any other comments about the NDP

--

Please provide the following information for our monitoring purposes:

Age	
Sex	
Postcode	

If you would like to be kept informed about the NDP and future consultations please provide your email or postal address.

Contact Details	
------------------------	--

Thank you for your time and interest.

Please retain your copy of the Draft NDP as you may need to refer to it in the future.

All responses will be considered very carefully and used to inform the finalised version of our Draft NDP for Stretton Grandison Group Parish.

Copy of Post Consultation Summary for Parish Noticeboards, Parish Council Website and Church Magazine, July 2019

STRETTON GRANDISON GROUP PARISH COUNCIL

Clerk – Mrs Emma Thomas

Tel: 01885 490414
Email: pcgroupclerk@gmail.com

Hadleigh
Bishops Frome
Worcester
Herefordshire
WR6 5AP

NDP Consultation – Next Steps

The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process.

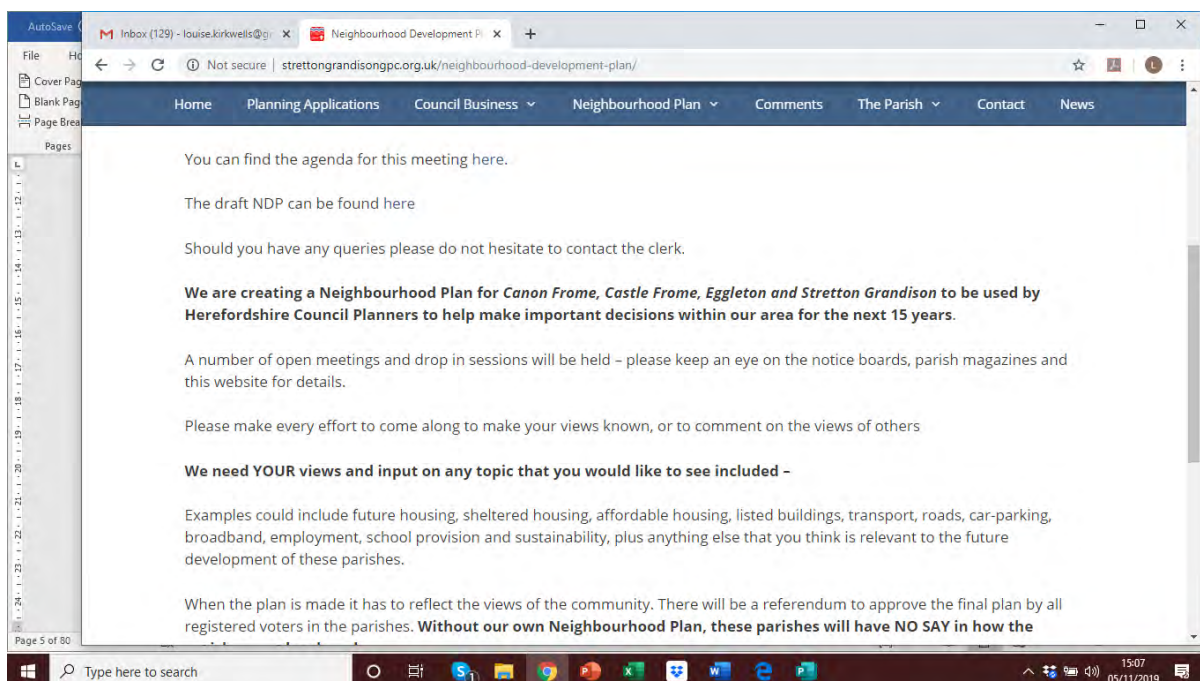
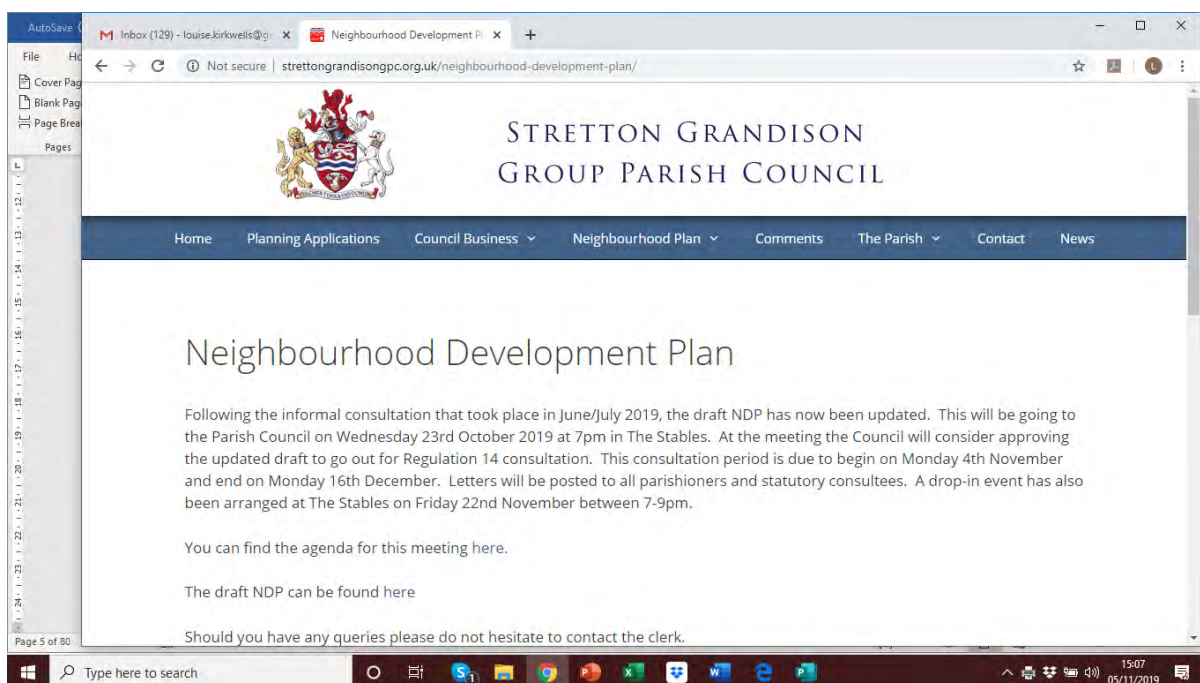
The questionnaires will now be analysed by the NDP consultant and any recommendations or changes made to the draft document as a result of feedback given.

The next meeting of the NDP Steering Group will be mid-September. This will hopefully be when recommended sites will be included in the draft NDP document. The NDP will then shortly afterwards go out once more to formal consultation at Regulation 14 of the NDP process. Parishioners will be given another chance to comment on the updated document.

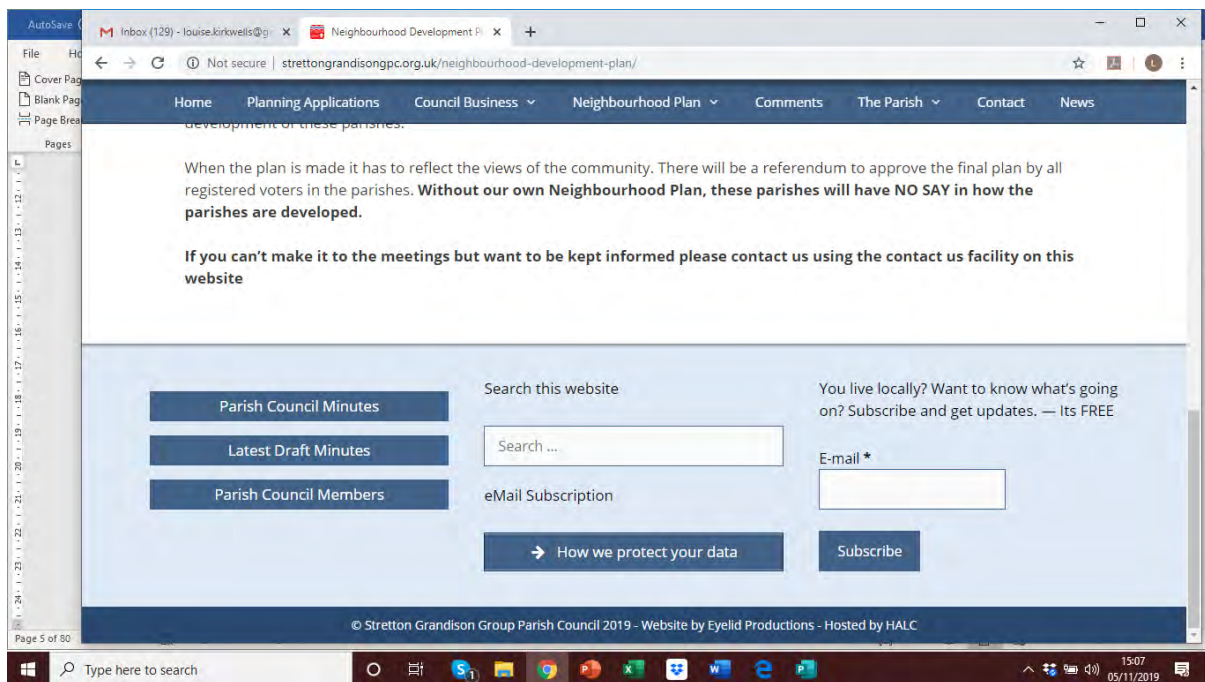
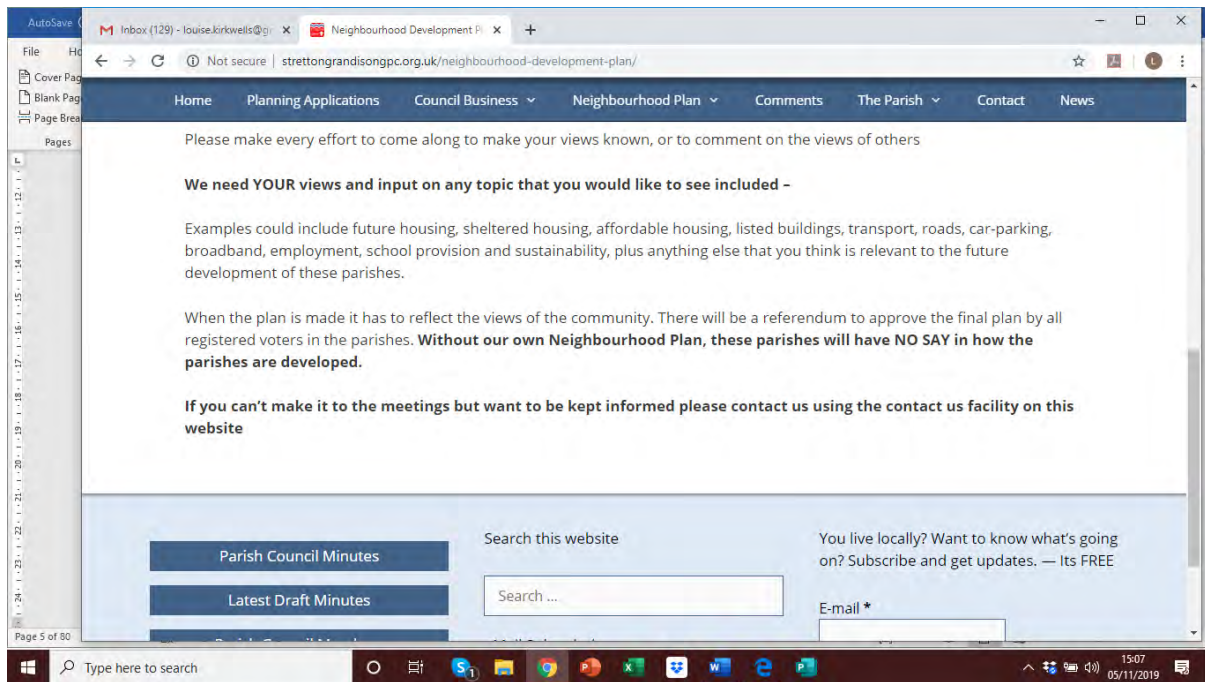
The Steering Group look forward to parishioners continuing to be involved with the process.

Appendix 4 Regulation 14 Public Consultation, November - December 2019

Screenshots of Parish Council NDP web pages



Stretton Grandison Group NDP Consultation Statement, March 2020



The screenshot shows a web browser window with the URL strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/. The page features the council's crest and the title "STRETTON GRANDISON GROUP PARISH COUNCIL". A navigation menu includes "Home", "Planning Applications", "Council Business", "Neighbourhood Plan", "Comments", "The Parish", "Contact", and "News". A search bar is present with the text "Search this website" and a "Search ..." input field. The main heading is "Neighbourhood Plan Documents". Below it, a section titled "Regulation 14 Consultation - Monday 4th November 2019 - Monday 16th December 2019 incl." contains the following text: "The Parish Council approved the Draft NDP to move forward to the Regulation 14 consultation stage at their meeting held on 23rd October 2019." and "All households within the parishes will be posted a letter containing a covering letter, comment form and a slip from the NDP Steering Group. All the details of how to submit comments will be included in these papers." A final sentence states: "The following documents are all those that will be needed for the consultation:".

This screenshot continues the page content from the previous image. It lists the following documents: "Note from the NDP Steering Group - Oct 2019", "Regulation 14 Covering letter - Oct 2019", "Regulation 14 Comment Response Form - Oct 2019", "Draft NDP - Oct 2019", "Environmental Assessment - Oct 2019", and "Habitat Regulation Assessment - Oct 2019". Below this list is a section titled "NDP Consultation - Next Steps - July - Sept 2019" with the text: "The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process." The bottom of the screenshot shows the Windows taskbar with the date 25/11/2019 and time 11:39.

Stretton Grandison Group NDP Consultation Statement, March 2020

The screenshot shows a web browser window with the URL strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/. The page title is "NDP Consultation - Next Steps - July - Sept 2019". The navigation menu includes Home, Planning Applications, Council Business, Neighbourhood Plan, Comments, The Parish, Contact, and News. The main content area contains the following text:

NDP Consultation - Next Steps - July - Sept 2019

The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process.

The questionnaires have now be analysed by the NDP consultant and any recommendations or changes made to the draft document as a result of feedback given will be discussed at the meeting on the 18th September. The document can be read here.

A summary of the consultation responses can be read here.

The NDP Steering Group held a meeting mid-September. Sites were recommended for inclusion in the draft NDP document. The NDP has now be updated following this and subject to Parish Council approval on 23rd October 2019 will go out once more to formal consultation at Regulation 14 of the NDP process. Parishioners will be given another chance to comment on the updated document. This consultation is due to run from the 6th November - 16th December 2019 incl.

The Steering Group look forward to parishioners continuing to be involved with the process.

Draft NDP initial consultation - 3rd - 29th June 2019

The screenshot shows a web browser window with the URL strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/. The page title is "Draft NDP initial consultation - 3rd - 29th June 2019". The navigation menu is the same as in the previous screenshot. The main content area contains the following text:

Draft NDP initial consultation - 3rd - 29th June 2019

The draft NDP will be going out for consultation between the above dates. Each household will receive a copy of the Draft NDP document and related questionnaire below.

Draft NDP - June 2019

Questions for consultation - June 2019

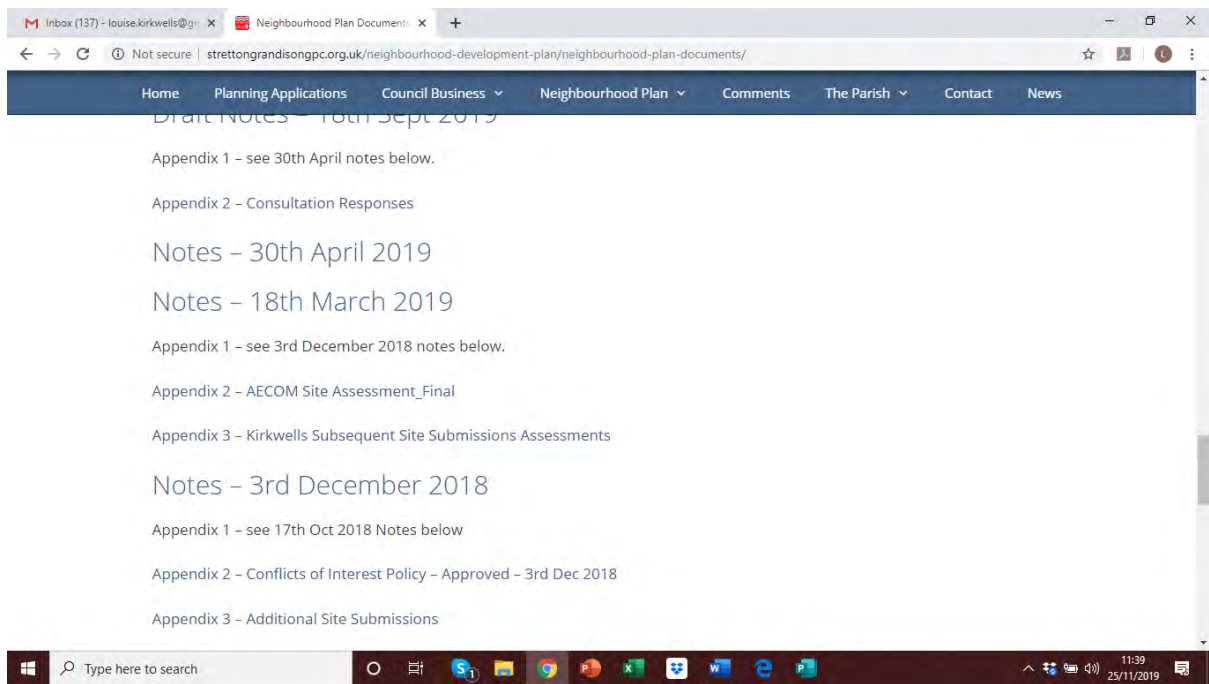
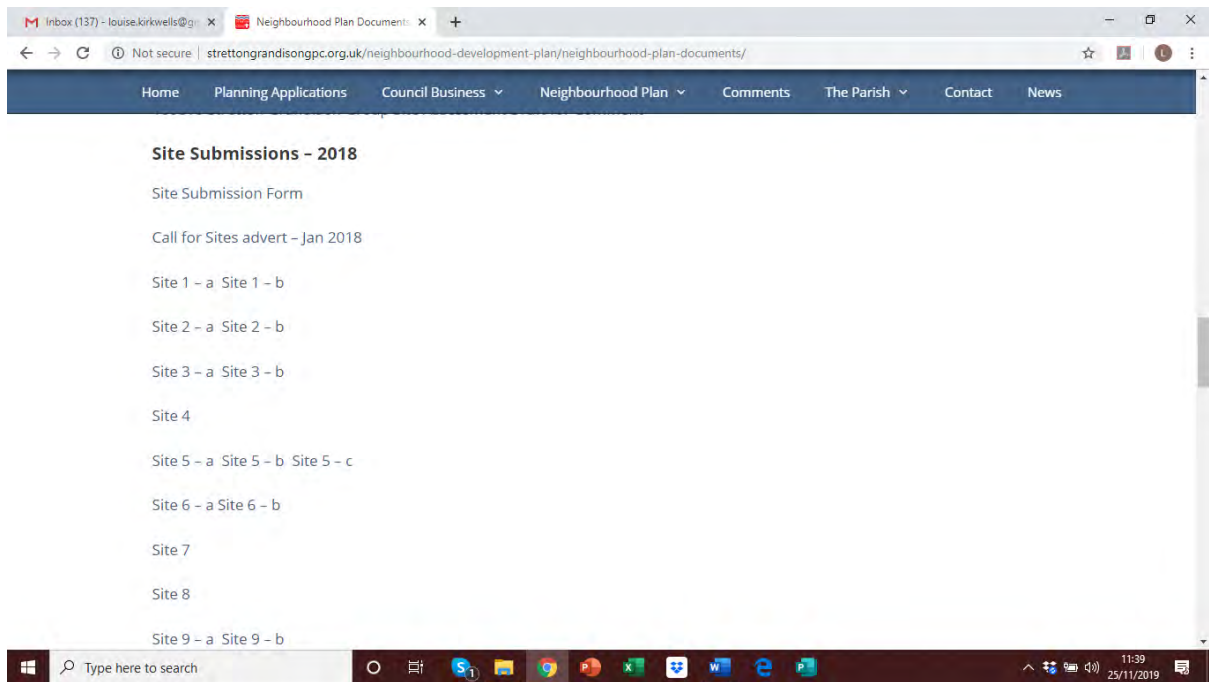
Reports used within the Draft NDP

- Malvern Hills - SG Conservation Area
- Appendix 1 - Homend Trees article

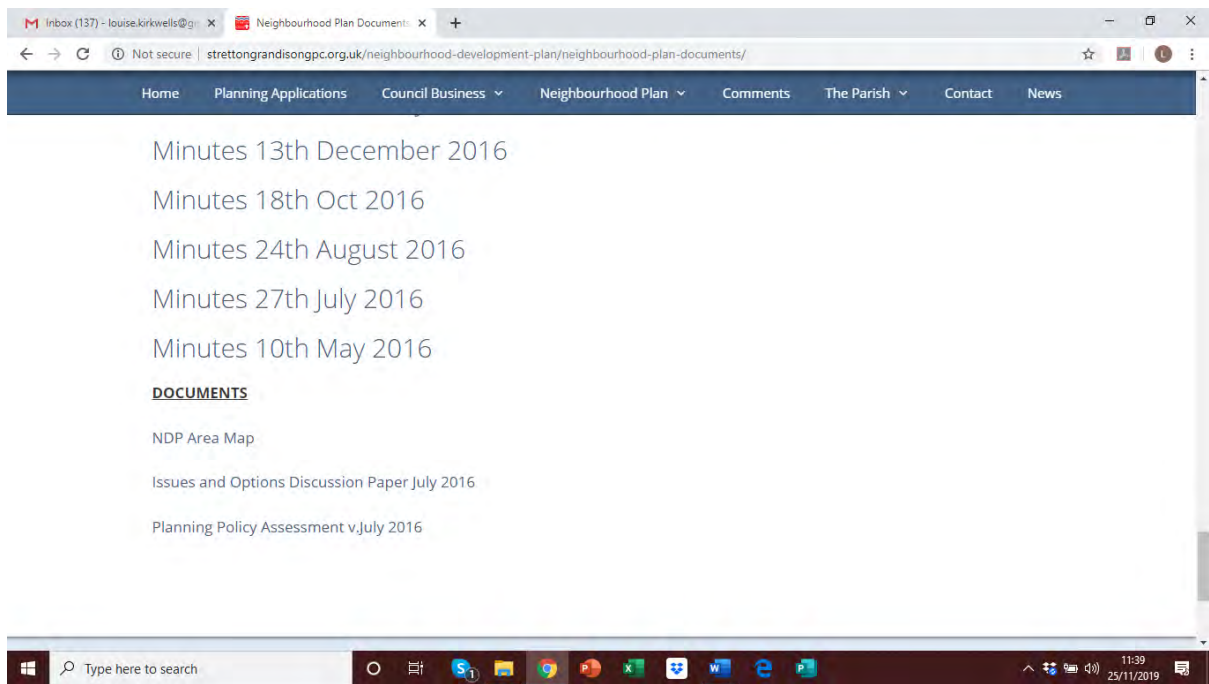
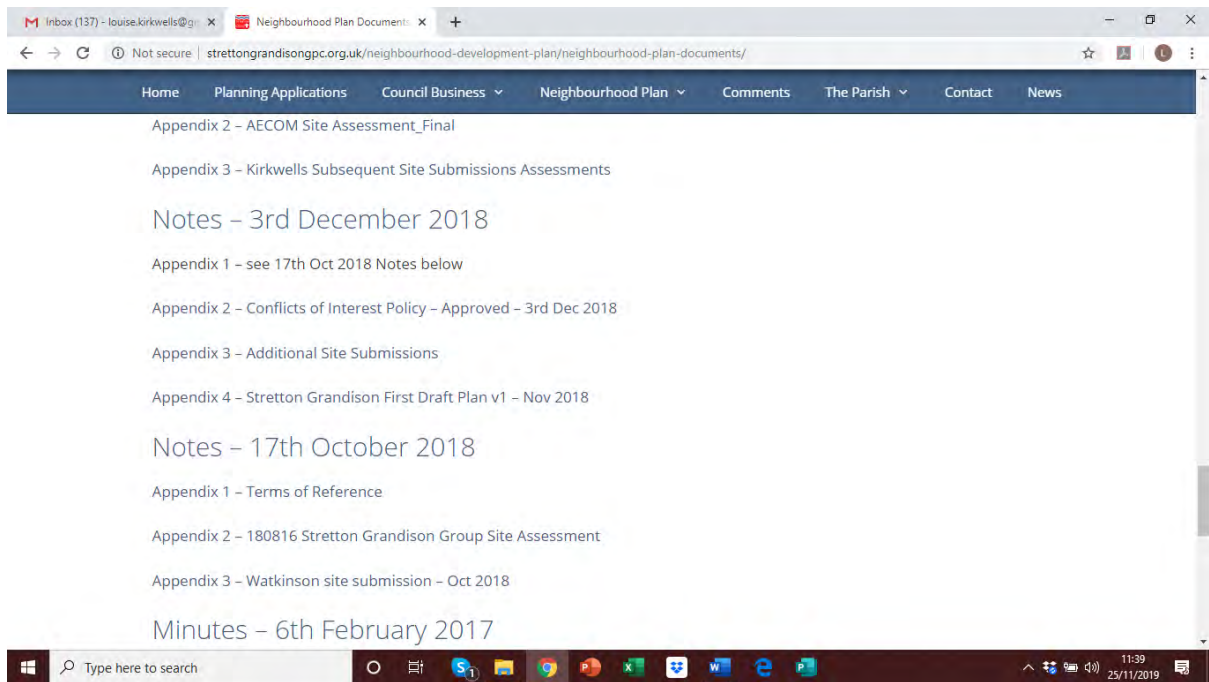
Independent Housing Assessment Reports - October 2018 and March 2019

- Kirkwells Subsequent Site Submissions Assessments
- AECOM Site Assessment_Final
- AECOM Site Assessment Appendix A_Final

Stretton Grandison Group NDP Consultation Statement, March 2020



Stretton Grandison Group NDP Consultation Statement, March 2020



Herefordshire Council Web pages

The screenshot shows a web browser window with the URL herefordshire.gov.uk/directory_record/3105/stretton_grandison_group_neighbourhood_development_plan. The page header includes the Herefordshire Council logo, a search bar, and navigation links for 'My Neighbourhood' and 'My Account'. The main heading is 'Neighbourhood areas and plans directory - Stretton Grandison Group Neighbourhood Development Plan'. Below the heading is a breadcrumb trail: Home > Neighbourhood areas and plans directory > Stretton Grandison Group Neighbourhood Development Plan. The 'Record details' section is highlighted with an orange underline and includes a 'Print this page' button. The details shown are:

- Name:** Stretton Grandison Group Neighbourhood Development Plan
- Parishes in:** Eggleton, Canon Frome, Castle Frome, Stretton Grandison

This screenshot shows the 'Record details' section of the same webpage. The details are as follows:

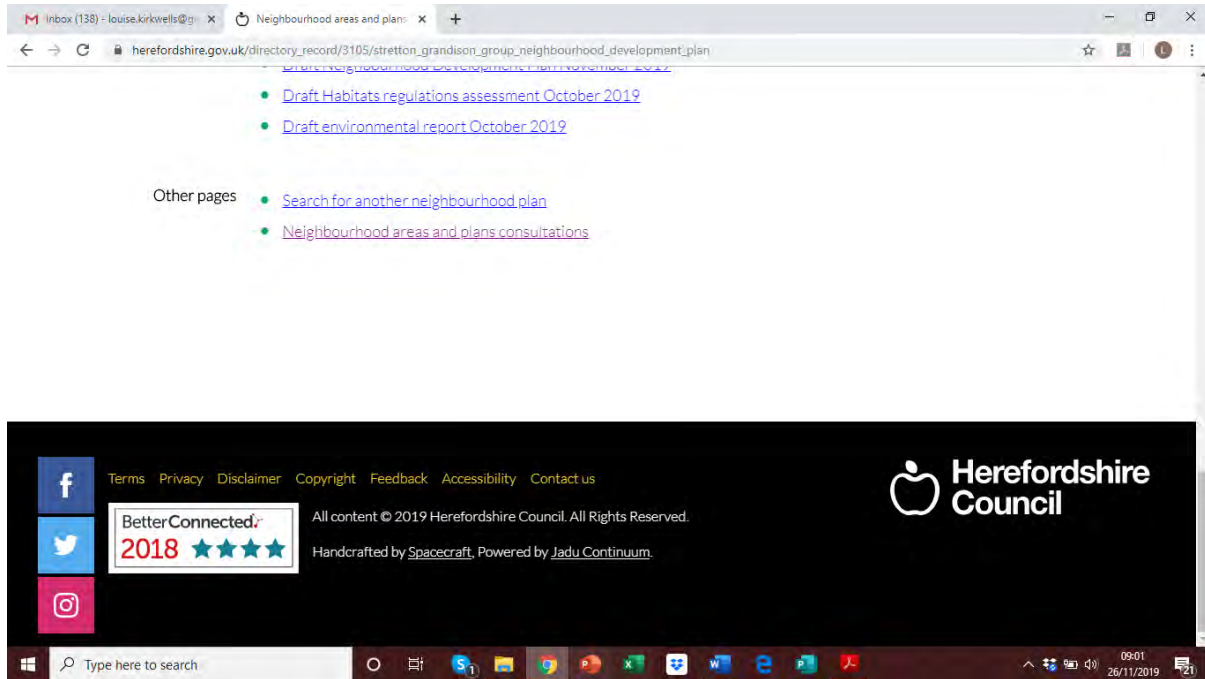
- Name:** Stretton Grandison Group Neighbourhood Development Plan
- Parishes in neighbourhood area:** Eggleton, Canon Frome, Castle Frome, Stretton Grandison
- Current stage:** The Neighbourhood Development Plan is at Regulation 14 consultation stage.
- Dates of each stage:**
 - Neighbourhood area application date: 12 August 2015
 - Designation date: 21 September 2015
 - Regulation 14 draft plan submitted: 24 October 2019
 - Regulation 16 plan submitted: N/A
 - Plan sent for examination: N/A
 - Date of referendum: N/A
- Website:** [Stretton Grandison Group Parish Council website](#)
- Pre-draft plan stage:**
 - [Neighbourhood area application form](#)

Stretton Grandison Group NDP Consultation Statement, March 2020

The screenshot shows a web browser window with the address bar displaying herefordshire.gov.uk/directory_record/3105/stretton_grandison_group_neighbourhood_development_plan. The page content includes a 'Website' link to the 'Stretton Grandison Group Parish Council website'. Under the 'Pre-draft plan stage' heading, there is a list of links: 'Neighbourhood area application form', 'Neighbourhood area boundary map August 2015', 'Decision document', 'Decision site notice', and 'SEA scoping report May 2016'. The 'Regulation 14 draft plan stage' section follows, stating that the draft Neighbourhood Development Plan was submitted to Herefordshire Council on 24 October 2019, with a consultation period from 4 November to 16 December 2019. It directs users to the 'Stretton Grandison Group Parish Council' website for details and provides the email pcgrounclerk@gmail.com for queries. Three links are listed: 'Draft Neighbourhood Development Plan November 2019', 'Draft Habitats regulations assessment October 2019', and 'Draft environmental report October 2019'. The Windows taskbar at the bottom shows the search bar and various application icons, with the system clock indicating 09:01 on 26/11/2019.

This screenshot shows the same web browser window as above, but scrolled down to the 'Regulation 14 draft plan stage' section. The text in this section is identical to the one above, detailing the submission of the draft Neighbourhood Development Plan to Herefordshire Council on 24 October 2019 and the consultation period from 4 November to 16 December 2019. It includes the contact email pcgrounclerk@gmail.com and three links: 'Draft Neighbourhood Development Plan November 2019', 'Draft Habitats regulations assessment October 2019', and 'Draft environmental report October 2019'. Below this, the 'Other pages' section contains two links: 'Search for another neighbourhood plan' and 'Neighbourhood areas and plans consultations'. The Windows taskbar at the bottom is consistent with the previous screenshot, showing the search bar and application icons, with the system clock at 09:01 on 26/11/2019.

Stretton Grandison Group NDP Consultation Statement, March 2020



Other Publicity

Copy of formal letter delivered to local residents and stakeholders



STRETTON GRANDISON GROUP PARISH COUNCIL

Dear Consultee

Notification of Formal Public Consultation on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Stretton Grandison Group Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood plan steering group of interested residents and representatives of local organisations on behalf of the Parish Council building on extensive informal public consultation and engagement undertaken since 2017 including consultation on Issues and Options, and then publication of the emerging First Draft Plan with Site Options.

The consultation period runs for 6 weeks from 4th November to 16th December 2019

The Draft Plan and other supporting documents can be viewed and downloaded from the Parish website: <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/>

Hard copies of the proposed Neighbourhood Plan can be viewed at the consultation meeting we will be holding at The Stables, Canon Frome on Friday 22nd November 7.00pm - 9.00pm.

**Hard copies of the Draft Plan will be provided on request from the Parish Clerk, Emma Thomas
Call: 01885 490414 or email pcgroupclerk@gmail.com**

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to:

**Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
email pcgroupclerk@gmail.com**

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the designated NDP area.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

If you require any further information, please contact

Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
email pcgroupclerk@gmail.com

Yours Sincerely

Stretton Grandison Group Parish Council

Copy of Leaflet delivered to all households



Hello fellow parishioners,

As you know, a dedicated core of residents have been working to create a Neighbourhood Development Plan for our parishes. This will help to safeguard our villages from uncontrolled development while fulfilling our portion of the development quota set by Herefordshire Council up until 2031. It also clarifies the thoughts and opinions of residents on other issues which will affect us all over the coming years, such as our local environment and economy.

Thank you all for participating in the consultation by filling in and returning the questionnaires we delivered earlier this year. The consultation generated a high response rate; 177 questionnaires were issued and 120 completed questionnaires were returned, giving a response rate of 68%. Please find below a quick overview of the results.

You can see the full detail by visiting our website and downloading the updated plan at strettongrandisongpc.org.uk/neighbourhood-development-plan or by contacting our Parish Clerk, Emma Thomas on: **01885 490414** or by emailing her at: pcgroupclerk@gmail.com

91% supported the Draft Vision.

92% supported the draft objectives for housing

62% voted for development on smaller sites spread across the parish

95% supported the Draft Environmental Objectives

90% supported the Draft Objectives for the Economy

Please let us know your comments about the draft plan on the enclosed comment sheet. (*One comment per sheet - additional sheets can be downloaded from our parish website*) and deliver the completed sheet back to our Parish Clerk Emma, at: **Hadleigh, Bishops Frome, Worcester, WR6 5AP** so we can include your thoughts into the final plan submitted to Herefordshire Council.

Kind regards

The Stretton Grandison Group NDP Steering Group

List of Consultation Bodies (kindly provided by Herefordshire Council) and Other Organisations

Consultation Bodies:

The Coal Authority
Natural England
Environment Agency
Historic England
Network Rail (West)
Highways England
Dwr Cymru Welsh Water
Severn Trent Water
Campaign to Protect Rural England
Herefordshire Council
Much Cowarne Parish Council
Bishops Frome Parish Council
Bosbury and Coddington Group Parish Council
Ashperton Parish Council
Munsley Parish Council
Yarkhill Parish Council

Ward Councillor:

Ward Cllr Jonathan Lester

Local Businesses:

New House Farm Businesses - Stretton Grandison
Lower House Farm
Hansnett Farm
Moorcroft Farm
The Town Farm, Castle Frome
Warren Cottage
Wolf Cottage Mobile Pet Deliveries
Townsend Nursery
Monster Creative
Leyton Court
Caliber Consultancy Ltd
Baddy Marsh Farm
US Malvern Ltd
Wizard Bins
Bison Engineering
Overland Cruiser Ltd
Spencer Supplies

Notification of Regulation 14 Public Consultation (Letter / Email sent to Consultation Bodies and other Organisations)



STRETTON GRANDISON GROUP PARISH COUNCIL

Dear Consultee

Notification of Formal Public Consultation on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

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The Draft Neighbourhood Development Plan has been prepared by a neighbourhood plan steering group of interested residents and representatives of local organisations on behalf of the Parish Council building on extensive informal public consultation and engagement undertaken since 2017 including consultation on Issues and Options, and then publication of the emerging First Draft Plan with Site Options.

The consultation period runs for 6 weeks from 4th November to 16th December 2019

The Draft Plan and other supporting documents can be viewed and downloaded from the Parish website: <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/>

Hard copies of the proposed Neighbourhood Plan can be viewed at the consultation meeting we will be holding at The Stables, Canon Frome on Friday 22nd November 7.00pm - 9.00pm.

Hard copies of the Draft Plan will be provided on request from the Parish Clerk, Emma Thomas
Call: 01885 490414 or email pcgroupclerk@gmail.com

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to:

Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
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Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the designated NDP area.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

If you require any further information, please contact

Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
email pcgroupclerk@gmail.com

Yours Sincerely

Stretton Grandison Group Parish Council

Copy of Representation Form



**STRETTON GRANDISON
GROUP PARISH COUNCIL**

Draft Neighbourhood Development Plan (NDP)

Public Consultation - Monday 4th November – Monday 16th December

Representation Form PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT

Office Use Only	
Consultee No.	Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

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

Page Number	
Paragraph Number	
Policy Number	
All	

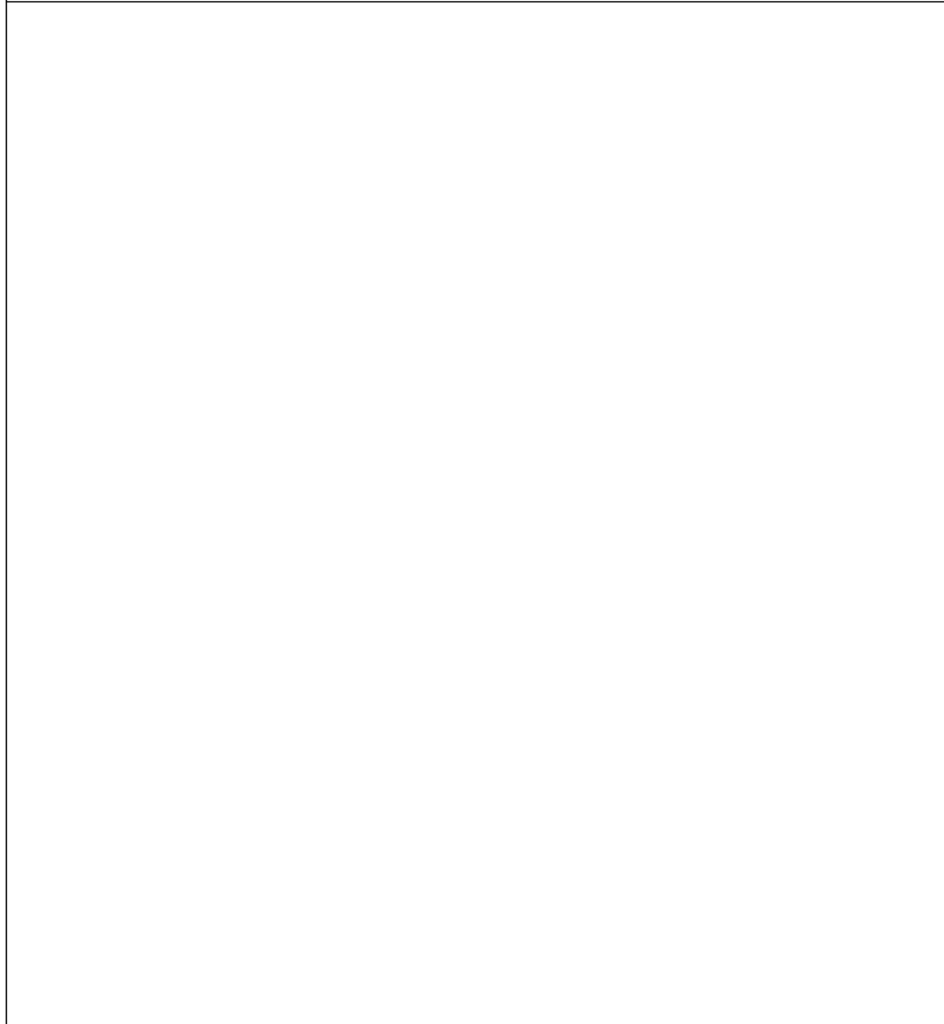
Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	<input type="checkbox"/>
Object	<input type="checkbox"/>
Making a Comment (see overleaf)	<input type="checkbox"/>

Data Protection - please indicate your choice with a tick.

I do consent to my contact details being provided to Herefordshire Council so that they can keep me informed about the next stages in the NDP process.	<input type="checkbox"/>
I do not consent to my contact details being provided to Herefordshire Council	<input type="checkbox"/>

Please use the box below and overleaf for any comments.



Thank you for your time and interest.

Please return this form by **5pm Monday 16th December** to:

Emma Thomas – Parish Clerk

Hadleigh, Bishops Frome,
Worcester, WR6 5AP

email: pcgroupclerk@gmail.com

Appendix 5 Regulation 14 Public Consultation Response Tables

Table 1 Herefordshire Council Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Neighbourhood Planning Ref No 001a	All			General support	<p>There are no major conformity issues in the Stretton Grandison NDP. All of the policies within the NDP are in line with the NPPF and Herefordshire Core Strategy. The plan is well structured, written and well evidenced. The policies and objectives have been informed by community consultations and have incorporated the views of the local community.</p> <p>The plan has a positive approach towards identifying settlement Boundaries and allocating housing sites to</p>	<p>Noted.</p> <p>Add further text to refer to Herefordshire Guidance Note on Polytunnels.</p>	<p>Amend NDP.</p> <p>Insert after 6.14:</p> <p><u>"The Policy builds on the Poly tunnels Planning Guide, June 2018 prepared by Herefordshire Council. It is noted that there is a continued increase in the use of poly tunnels for agricultural soft fruit production in the county and the planning guide was prepared to help with planning applications and decisions."</u></p> <p><u>(Insert footnote reference</u></p> <p><u>https://www.herefordshire.gov.uk/directory_record/5602/polytunnels_planning_guide_2018</u>)</p>

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>demonstrate how the parish can meet the proportionate growth target. It is also encouraging to see protective environmental policies which can help to mitigate impacts caused from new development. In the supporting evidence to</p> <p>Policy 10, has the Herefordshire Poly tunnel guidance note been considered?</p> <p>https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf</p>		
Development Management Ref No 001b					No comments received.	Noted.	No change.
Strategic Planning	All				No conformity issues raised. The full response	Noted.	No further change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Ref No 001c					can be found in Appendix 1.	Refer to full responses in Ref No 001c below.	
Conservation Ref No 001d	All				Thanks for consulting the Historic Environment Team. We would not have any comments on this NDP.	Noted.	No change.
Strategic Housing Ref No 001e					No comments received.	Noted.	No change.
Economic Development Ref No 001f					No comments received.	Noted.	No change.
Environmental Health Air, Land and Water protection Ref No 001g (a)	All		SG2 and SG3 / General	Comment	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	Noted.	No change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					regarding the four proposed housing site allocations identified for new housing development ('Draft Policy SG2 and Draft Policy SG3 ') as outlined in red on Maps; 4, 5 and 8.		
Ref No 001g (b)			SG2 Site 2	Comment	<p>Draft Policy SG2 Housing Sites</p> <p>Map 4: Canon Frome Site 2: (Former Site 5) Land at Vicarage Cottage, Canon Frome</p> <p>- A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in</p>	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					some circumstances, lead to a legacy of contamination and any development should consider this.		
Ref No 001g (c)			SG2 Site 3	Comment	<p>Site 3 (Former Site 6) Land at The Barn, Canon Frome</p> <p>- A review of Ordnance survey historical plans indicate a site used for: Machinery, engines, building and general industrial (manufacture) was situated immediately adjacent to the west of the allocated site. It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result</p>	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>of its former use and specialist advice be sought should any be encountered during the development.</p> <p>- A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p>		
Ref No 001g (d)			SG2 Site 1		Map 5: Stretton Grandison Site 1: Land at Townsend Barns, Stretton Grandison	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>- A review of Ordnance survey historical plans indicate the site is located on area of ground which has been identified as unknown filled ground (pond, marsh, river, stream, dock etc.) Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes.</p> <p>However, there are some instances where the nature of the fill is not</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site. The site's historic potentially contaminative use will require consideration prior to any development.</p> <p>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 recommend any application that is submitted should include, as a minimum, a 'desk top study'</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>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 such as that included below:</p> <p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>3. If, during development, contamination not previously identified is found to be present at</p>		

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.		
Ref No 001g (e)			SG2 Site 4	Comment	Site 4: (Former Site 10) Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison) - A review of Ordnance survey historical plans indicate the proposed site appears to have had no	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					previous historic potentially contaminative uses.		
Ref No 001g (f)			SG3	Comment	<p>Draft Policy SG3 Affordable Housing at Canon Frome Court</p> <p>Map 8 Affordable Housing at Canon Frome Court</p> <p>Site 8 Canon Frome Court, Canon Frome - Affordable Housing</p> <p>- A review of Ordnance survey historical plans indicate the proposed site appears to have had no previous historic potentially contaminative uses.</p> <p>General comments: Developments such as hospitals, homes and schools may be</p>	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>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.</p> <p>Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					<p>consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be</p>		

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					subject to application through the normal planning process.		
Environmental Health Ref No 001h			SG2 SG3	Comment	Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers. From this point of view we have no objections to the proposed housing sites in the Stretton Grandison draft neighbourhood plan.	Noted.	No change.
Parks and Countryside Ref No 001i					No comments received	Noted.	No change.
Education					No comments received	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Ref No 001j							
Transportation and Highways Ref No 001k(a)			SG2 Site 4 Other Sites	Comment	<p>Sorry if this is late, however, I thought I had sent it over but just realised I hadn't. Please find below comments from transportation:</p> <p>- Site 4 (formerly site 10, although the map towards the end of the document still refers to it as site 10), it is just off a lane joining the A417 in Stretton Grandison.</p> <p>Vehicles travelling north along the A417 and turning right into the lane from which access would be achieved have very bad forward visibility along the A417 and therefore cannot see oncoming vehicles. It is likely that we would resist more</p>	<p>Noted.</p> <p>If the site allocation is retained in the NDP it should be amended to 1 single dwelling as advised.</p> <p>Refer to 4.26 for explanation about changes to site numbers. Sites 5, 6 and 10 were re-numbered as Sites 2, 3 and 4 in the Reg 14 site allocations policies and maps.</p>	<p>Amend NDP.</p> <p>Change Site Allocation 4 to 1 single dwelling.</p> <p>Check for any references to Site 10 and amend to Site 4 - except where extracts are used from previous reports.</p>

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
					than one dwelling on this site unless significant upgrades to the junction with the A417 were achieved (this is unlikely due to land ownership constraints).		
Transportation and Highways Ref No 001k(b)		2.6			- 2.6 Away from the main roads, the area is served by rural lanes which are generally narrow, often single-track and winding. The main public transport provision is between Hereford, Ledbury and Bromyard once a day, with the return journey arriving back in the area 12 hours after the outbound one (This should read : 2 hours after the outbound one)	Noted. Amend typo as suggested.	Amend NDP Amend Para 2.6 to refer to 2 hours after the outbound one.
Waste Ref No 001l					No comments received.	Noted.	No change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Strategic Planning Ref No 001c(a)			SG1	Comment	Policies SS2;RA2;MT1;SC1;SD1 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(b)			SG2	Comment	Policies SS2;RA2;MT1;LD1;LD2;LD 4;SC1;SD1;SD3;SD4 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(c)			SG3	Comment	Policies SS2;H1;H2;H3;LD2;LD4 In general conformity. Such a scheme would need to be viable, having the necessary economies of scale to be able to deliver affordable housing. A development coming forward on this site may have to permit some market housing in order to subsidise affordable housing provision.	Noted. Refer to Ref 014 for proposed amendments to Policy wording. Core Strategy Policy H2 sets out that some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. Evidence would be required. To demonstrate that the proposed scale of market housing is required for successful delivery of affordable housing.	No further change.

Stretton Grandison Group NDP Consultation Statement, March 2020

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Strategic Planning Ref No 001c(d)			SG4	Comment	Policies SS2; H3 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(e)			SG5	Comment	Policies SS6; LD1; LD2 In general conformity. The significant views. These are quite a subjective matter. Have these been evidenced by the Landscape Character Assessment, or been highlighted as demonstrably significant to local residents through the questionnaire responses?	Noted. The significant views were identified by the Steering Group and have been retained in the NDP through several rounds of public consultation. There has not been a Landscape Character assessment but the views have been supported as important by local residents - see paragraph 5.17 in the Draft Plan.	No change.
Strategic Planning Ref No 001c(f)			SG6	Comment	Policies SS6; LD4; SD1 In general conformity	Noted.	No change.
Strategic Planning			SG7	Comment	Policies SS6; LD4 In general conformity	Noted.	No change.

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Ref No 001c(g)							
Strategic Planning Ref No 001c(h)			SG8	Comment	Policies SS6; SS7; MT1; SD1 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(i)			SG9	Comment	Policies SS5; RA5; RA6 In general conformity. These policies do little to supplement the existing criteria relating to this type of development in the Core Strategy equivalent policies, RA5 and RA6. It is therefore questionable whether its inclusion is strictly necessary.	Noted. Re-development of agricultural buildings is an important local issue and local people have supported the Policy in consultations. The Parish Council would prefer to retain the Policy in the Submission Plan and leave the decision to the Examiner if possible.	No change.
Strategic Planning Ref No 001c(j)			SG10		Policies SS5; RA6; LD1 In general conformity These policies do little to supplement the existing criteria relating to this type of development in the Core Strategy	Noted. Development of large agricultural buildings and polytunnels is an important local issue and local people have supported the Policy in	No change.

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					equivalent policies, RA5 and RA6. It is therefore questionable whether its inclusion is strictly necessary.	consultations. The Parish Council would prefer to retain the Policy in the Submission Plan and leave the decision to the Examiner if possible.	
Strategic Planning Ref No 001c(k)			SG11	Comment	Policies SS7;SD2 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(l)			SG12	Comment	Policies SS7; SD3 In general conformity. Similarly to policies SG9 and SG10, the policy does not do much to provide any supplementary criteria to that existing in the CS. SD3 covers the issue of flooding more comprehensively. It is not possible to set out criteria relating to flood risk in a more locally specific	Noted. Flooding is an important local issue and local people have supported the Policy in consultations. The Parish Council would prefer to retain the Policy in the Submission Plan and leave the decision to the Examiner if possible.	No change.

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					context than the CS, it is not considered that the policy's inclusion is necessary.		

Table 2 Consultation Bodies' and Other Groups' Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NP
Historic England Ref No 002	All			Comment Support	<p>Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historical environment issues pertaining to Stretton Grandison.</p> <p>We are pleased to note that the Plan evidence base is generally well informed by reference to the Herefordshire Historic Environment Record including the Herefordshire Landscape Character Assessment. We are generally supportive of both the content of the document and the vision and objectives set out in it. We commend the commitment to support development that is sensitive and sympathetic to the character of the area including its rural landscape character</p>	Noted.	No change.

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					and green spaces. Beyond those observations we have no further substantive comments to make. I hope this advice is helpful.		
Environment Agency Ref No 003	All		SFRA; WCS	Comment General	<p>I refer to your email of the 2 November 2019 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns) was viable and achievable. The updated evidence base did not extend to</p>	<p>Noted.</p> <p>Flood risk was considered as part of the technical site assessment process.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NP
					<p>Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.</p> <p>We note that you have utilised our guidance and pro-forma within your draft plan. However, it should be noted that the Flood Map provides an indication of "fluvial" flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I</p>		

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					trust the above is of assistance at this time.		
The Coal Authority Ref No 004	All			Comment General	Thank you for consulting the Coal Authority On the above (NP). 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 Liason at The Coal Authority using the contact details above; (supplied).	Noted.	No change.
Dwr Cymru/ Welsh Water Ref No 005a	All			Support	I refer to the consultation that is currently underway. Welsh Water appreciates the opportunity to comment and we offer the following representation: Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy we are supportive of the aims, objectives and policies set out.	Noted.	No change.

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Dwr Cymru/ Welsh Water Ref No 005b			SG2 Site 1 Site 4	Comment	<p>As you may be aware, only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, there are no issues should they wish to connect to the public sewerage network and Wastewater Treatment Works (WwTW), though "Site 1" will require some level of offsite works to connect to the network.</p> <p>The remainder of the Group area will need private foul treatment, in line with Policy SD4 of the Core Strategy.</p>	<p>Noted.</p> <p>This information should be added to the supporting text.</p>	<p>Amend NDP.</p> <p>Insert additional text after 4.26:</p> <p><u>" Dwr Cymru / Welsh Water advised that only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, Dwr Cymru / Welsh Water considered that that there would be no issues should developers wish to connect to the public sewerage network and Wastewater Treatment Works (WwTW). However Site 1 would require some level of offsite works to connect to the network. In other parts of the Group Parish development will need private foul treatment, in line with Policy SD4 of the Core Strategy.'</u></p> <p>Amend SG2 Site 4 Criterion 5 to:</p> <p><u>" Proposals include the disconnection and decommissioning of the existing septic tank on the site (which serves neighbouring properties), and either the provision of a new septic tank (discharging to a</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NP
							<u>soakaway) serving both existing properties and the new development, or a connection serving existing and new properties to the public sewerage network and Wastewater Treatment Works (WwTW), in accordance with Policy SD4 Wastewater treatment and river water quality in the Herefordshire Local Plan Core Strategy 2011 - 2031."</u>
Dwr Cymru/ Welsh Water Ref No 005c			SG2	Comment	There are no issues in providing any of the sites with a supply of clean water, though some level of offsite works may be required to connect to the network, with suitable easements/diversions required if there are any water mains or public sewers crossing the sites.	Noted. This information should be added to the supporting text.	Amend NDP. Insert additional text after 4.26: <u>"In addition Dwr Cymru/ Welsh Water commented that there are no issues in providing any of the sites with a supply of clean water, though some level of offsite works may be required to connect to the network, with suitable easements/diversions required if there are any water mains or public sewers crossing the sites."</u>
Dwr Cymru/			SG3	Comment	The Stretton Grandison WwTW appears to be located on "Site 8". Odour from WwTW can	Noted.	Amend NDP. Insert additional text after 4.30:

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NP
Welsh Water Ref No 005d					<p>have a detrimental impact on the amenity of surrounding uses. Accordingly, a "cordon sanitaire" or buffer zone is generally required to ensure development which is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW.</p> <p>We would therefore recommend any proposal for this site is discussed with Herefordshire Council's Environmental Health Department in order to determine a suitable "cordon sanitaire".</p> <p>We hope that the above information will assist you as you continue to progress the NDP. In the meantime, should you require any further information please do not hesitate to contact us at X.</p>	This information should be added to the supporting text.	<p><u>"In response to the Regulation 14 formal consultation Dwr Cymru / Welsh Water advised that the Stretton Grandison WwTW is located on Site 8. Odour from WwTW can have a detrimental impact on the amenity of surrounding uses. A "cordon sanitaire" or buffer zone is generally required to ensure development which is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW. Dwr Cymru / Welsh Water therefore recommended that proposals for the site should be discussed with Herefordshire Council's Environmental Health Department in order to determine a suitable "cordon sanitaire".</u></p>

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Highways England LATE RESPONSE Ref No 005.1	All			Comment	<p>Consultation on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan</p> <p>Highways England welcomes the opportunity to comment on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan which covers the period 2019 to 2031. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway</p>	Noted.	No change.

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					<p>authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan, Highways England's principal interest is in safeguarding the A49 Trunk Road routeing approximately 12km to the west of the Neighbourhood Plan area.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies.</p> <p>Accordingly, the Neighbourhood Plan for Stretton Grandison, Eggleton,</p>		

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					<p>Canon Frome and Castle Frome is required to be in conformity with the adopted Herefordshire Local Plan Core Strategy (2011 to 2031) and this is acknowledged within the document.</p> <p>The Draft Neighbourhood Plan identifies five housing allocation sites with a total of 23 dwellings. No employment sites have been allocated however proposals for small scale units and sensitive conversion of redundant former agricultural buildings for suitable business will be supported.</p> <p>Considering the limited level of growth proposed across the Neighbourhood Development Plan area we do not expect that there will be any impacts on the operation of the SRN.</p> <p>We therefore have no further comments to provide and trust</p>		

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					the above is useful in the progression of the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Neighbourhood Development Plan.		

Table 3 Residents' and Landowners' Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
Ref No 006	All		Whole Plan	Support		Noted.	No change.
Ref No 007	All		Whole Plan	Support		Noted.	No change.
Ref No 008	All		Whole Plan	Support		Noted.	No change.
2 residents Ref No 009	All		Whole Plan	Support		Noted.	No change.
Ref No 010	All		Whole Plan	Support		Noted.	No change.
Ref No 011	All		Whole Plan	Support		Noted.	No change.
Ref No 012	All		Whole Plan	Support		Noted.	No change.
Ref No 013	All		Whole Plan	Support		Noted.	No change.
Ref No 014a			SG3	Comment	Wording of SG3 should change from "8 units" to "up to 8 units" as current plans are only for 3 units.	Noted. Amend wording as suggested.	Amend NDP. Amend Title of SG3 to: <u>"Affordable Housing at Canon Frome Court (up to 8 units)"</u>

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Ref No 014b			SG3	Comment	<p>Wording of SG3 Point 3 should change to "Properties to be sized to meet local community need".</p> <p>Need to have flexibility until need is clearly identified - but they will not be executive homes! 2 will be very small 2 beds constrained by conversion site; one new build may be up to 3 bed.</p>	<p>Noted.</p> <p>Amend wording as suggested.</p>	<p>Amend NDP.</p> <p>Amend SG3 criterion 3 to:</p> <p><u>"Development is for smaller properties (of up to 3 bedrooms) to meet local community needs."</u></p>
2 residents Ref No 015a	28		SG2 Site 1	Comment	<p>Site 1:</p> <p>1) Very safe access for a new building development on a speed controlled area which already has a safe access for a nursery.</p> <p>2) Plenty of room for run-off water and effluent disposal from BIO-TECH type treatment plants.</p> <p>3) Has 1/3 housing density as the other projects. WHY?</p> <p>4) Sensible housing density</p>	<p>Noted.</p> <p>The Technical Site Assessment Appendix A Individual Site Pro Forms, Dec 18, for Site 1 indicated that potential housing development capacity for the site is 5 (based on 30dph).</p> <p>The Site Assessment Report set out that the sites were assessed on the</p>	<p>No change.</p>

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					would take the pressure off the other housing sites.	<p>basis of 30 dwellings per hectare, given the rural nature of the Neighbourhood Area.</p> <p>The proposed housing numbers for other sites are also based on the 30 dph density set out in the Site Assessment Report, apart from Site 4 (former Site 10) which has a lower proposed density due to its sensitive location on an open space in the conservation area as explained in criterion 4.</p>	
Ref No 015b	29 & 30		SG2 Sites 2 and 3 (former sites 5 and 6)	Comment	<p>Sites 5 & 6, so close to each other, treat as one.</p> <p>Safety Concerns 1) The limited access on the single track road with few passing places is compounded when the A4103 is blocked by accidents or flooding, or snow; all the traffic to and from the</p>	<p>Not accepted.</p> <p>Refer to Site Assessment Report and Appendix A Individual Site Pro formas.</p> <p>Site 5 - Key points in the Pro forma include: <u>"Suitability:</u></p>	No change.

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					<p>bottom of Fromes Hill comes along this small road. Not a rare occurrence.</p> <p>2) To say it is not on the A417 so is safer is incorrect, as almost all the traffic from Canon Frome has to come from or to the A417 where there is no speed restriction.</p> <p>Environmental Concerns</p> <p>1) All run off water and effluent from bio-treatment plants will likely end up in roadside ditches in the winter months.</p> <p>2) Site 5/6 would add up to 57% of the required housing allocation increasing the village by 50%. Not what we would call a small site.</p>	<p><i>There is an access to the site from the highway which runs adjacent to the south boundary of the site. This would need to be upgraded to provide a suitable access for residential development.</i></p> <p><u><i>Is the site accessible?</i></u> <i>The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.</i></p> <p><i>There are no footways or street lighting on the roads surrounding the site.</i></p> <p><i>The nearest train station is Ledbury which is approximately 7 miles from the site."</i></p> <p>Site 6 - Key points in the Pro forma include:</p>	

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						<p><u>"Suitability:</u> <i>There is an access to the site from the highway which runs adjacent to the southern boundary of the site. This would need to be upgraded to provide a suitable access for residential development.</i></p> <p><u>Is the site accessible?</u></p> <p><i>The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.</i></p> <p><i>There are no footways or street lighting on the roads surrounding the site.</i></p> <p><i>The nearest train station is Ledbury which is approximately 7 miles from the site."</i></p>	

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						<p>Refer to Table 2 - Comments from Dwr Cymru/Welsh Water (Ref 005) for comments about waste water: <i>"The remainder of the Group area will need private foul treatment, in line with Policy SD4 of the Core Strategy."</i> This is a detailed development management matter and would be addressed as and when a planning application is submitted. Canon Frome is identified in the Core Strategy (Policy RA2 and Figure 4.15) as one of the "Other settlements where proportionate housing is appropriate." The NDP has to be in general conformity with the strategic policies in the Core Strategy and support the delivery of new housing to meet the</p>	

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						<p>indicative target for the Group Parish.</p> <p>Herefordshire Council support the site allocation and NDP generally - refer to Table 1.</p> <p>Detailed comments have not been provided by Highways.</p>	
Ref No 015c	31		SG2 Site 4	Comment	<p>Site 4:</p> <p>1) One has to presume that the housing allocation for some reason has changed from 6 to 2.</p> <p>2) We would hope it is not a serious comment to discharge dirty water from septic tanks into soakaways in modern times.</p>	<p>Noted.</p> <p>The proposed capacity of 2 houses is explained in criterion 4 and reflects the site's sensitive location as a green space in the conservation.</p> <p>Refer to Core Strategy Policy SD4 - Wastewater treatment and river quality. This allows for</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
						<p><i>"the provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway)" where connection to the wastewater infrastructure network is not practical.</i></p> <p>Refer also to Table 2 Dwr Cymru/Welsh Water (Ref 005) for comments about waste water:</p> <p><i>" As you may be aware, only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, there are no issues should they wish to connect to the public sewerage network and Wastewater Treatment</i></p>	

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						<p><i>Works (WwTW), though "Site 1" will require some level of offsite works to connect to the network."</i></p> <p>Therefore it may be possible to connect Site 4 to the sewerage network and this is reflected in proposed changes to the supporting text.</p>	
Ref No 015d			Objective s SG2	Comment	<p>Aims? To provide housing probably for working families rather than encourage retirees from elsewhere who would put more pressure on local services.</p> <p>Recommended by Steering Group: SG Site 1: 4 houses at 10 units per hectare CF Site 2: 3 houses at 30 units per hectare</p>	<p>Noted.</p> <p>Objective HO4 is To support a suitable and appropriate mix of house types, tenures and sizes in both new development and residential conversions across the Group Parish.</p> <p>The NDP area, as with Herefordshire as a whole, has an ageing population and should support a</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>CF Site 3: 6 houses at 26 units per hectare SG Site 4: 2 houses at 9 units per hectare Site 12: 0 houses Site 13: 0 houses</p> <p>In the meeting we attended the overwhelming wish seemed to be in favour of SITE 13 as listed in the Local Plan Core Strategy.</p>	<p>suitable mix of house types including housing for older people.</p> <p>The Site Assessment Report recommends a suitable density of 30 dph and this has been carried forward into most of the site allocations in the NDP to provide an indicative figure. Numbers of houses on the sites may change as part of the development management process.</p> <p>The Steering Group considered the responses to the Issues and Options and First Draft Plan consultations and this is documented in paras 4.25 - 4.26. The full report on the consultation responses (provided through completed questionnaires) to the First Draft Plan with</p>	

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						<p>Site Options is provided on the NDP website.</p> <p>Site 13 had capacity for 19 houses and was therefore considered to be a large site.</p> <p>Although Site 13 had the highest score for large sites from the consultation (167 points) the Steering Group and Parish Council noted the local preference for development to be spread across several small sites rather than concentrated on a single or a couple of larger sites and the site was not included in the Draft Plan.</p>	
Ref No 016a	29 & 30		SG2 Site 2 Site 3	Object	I feel Canon Frome could not cope with another 8 houses along this stretch of road. It is used as a rat run as it is, with more houses it will mean more	<p>Noted.</p> <p>Canon Frome is identified in the Core Strategy (Policy RA2 and Figure 4.15) as</p>	No change.

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					<p>cars to add to those who already use it. There is no footpath from The Barn down past the Vicarage Cottage, hence walkers/dogs have no choice but to use the road - we often have to dive out of the way of cars coming round the corner at speed both just past the Vicarage Cottage and adjacent to Millfield/Forge courtyard.</p> <p>I think if planning is granted, as a resident a footpath must be put in place from The Barn all the way down to the corner for pedestrians to use - one day there will be a serious accident. With more people living here, especially young families, we will all be out walking, using pushchairs etc. It has to be safe. Also, can a speed limit be put in place? Is this something that can be granted too? Or at least</p>	<p>one of the "Other settlements where proportionate housing is appropriate." The NDP has to be in general conformity with the strategic policies in the Core Strategy and support the delivery of new housing to meet the indicative target for the Group Parish.</p> <p>Herefordshire Council (see Table 1) are largely supportive of the NDP and proposed site allocations.</p> <p>Highways have not submitted comments on the Draft Plan but access issues should be dealt with through the development management process as and when planning applications are submitted. There will also be opportunities to comment</p>	

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					"Slow" signs or "20 is plenty" sign put in place.	on any planning applications. The Parish Council intends to continue working with Herefordshire Council to address local problems of traffic and speeding in the Group Parish.	
Ref No 017a			NDP process SG2 (non allocated site 12)	Object	I would like my opposition documented to the outcome of the consultation as to my opinion the whole NDP process is flawed due to a wrongly designated report on Site 12 Land north of A4103, Lower Eggleton. It was designated wrongly as a "LARGE" site where in fact it was numerous small individual sites. This had a big effect on the outcome of the consultation document vote when we were asked if we wanted a large or a	Noted. Site 12 was submitted as a single site during the Call for Sites although it comprised a series of individual parcels of land along the A4103. The Site Assessment Report (Executive Summary) notes that Site 12 is considered to be potentially the most constrained of the larger	No change.

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					<p>small development and the result was in favour of "Small" developments.</p> <p>Site 12 Land north of A4103, Eggleton. Small scale housing growth [Aerial photo of Site 12 & quote from change record following questionnaire consultation inserted]</p> <p>Sit 12 was stated in the original NDP document as the "PREFERRED" option for building development in our Parishes.</p> <p>The problem is that somehow it became designated "a large site". I asked the NDP committee at the consultation on Friday 22 November 2019 meeting who authorised the change, but no one was able to tell me who or why they did this. In the NDP questionnaire the parishioners were asked</p>	<p>individual sites which could each individually accommodate the total housing requirement for the NDP. A site boundary was not provided but the gross area in Table 2 is identified as 0.68 ha giving a potential capacity of about 20 houses at 30 dph. The aerial photograph in the Site Assessment Proforma for Site 12 identifies a series of plots (12 in total) between existing dwellings at the boundary of larger agricultural fields.</p> <p>The NPPF defines major development in the Glossary: "<i>For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.</i>"</p>	

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					<p>whether they preferred "SMALL" or "LARGE" sites and the majority opted for "SMALL" sites. This has meant that Site 12 was rejected and as a consequence 2 sites in Stretton Grandison were chosen meaning that 50% of the approved construction has now been designated to a small hamlet that has no facilities, a speeding traffic issue and has already been over developed in comparison to other locations within the 4 parishes.</p>	<p>Therefore as the site was submitted as a single site in the Call for Sites which could accommodate more than 10 houses and it was over 0.5 ha, it was appropriate to refer to the site as a large site in the consultation on the First Draft NDP.</p> <p>Residents were invited to comment on a number of different sites in the informal consultation on the First Draft Plan with Site Options. In the first Draft Plan an indicative capacity of 16 dwellings was proposed.</p> <p>A map of the site was provided on p30 and clearly indicated the 6 different parcels of land.</p>	

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						<p>These were identified by the landowner.</p> <p>Site 12 was the second most popular "large site" with 127 points.</p> <p>However, taking into account local residents' preferences for several smaller sites in the Issues and Options and First Draft Plan consultations it was decided that the development strategy should focus on the smaller sites, all of which had more points than site 12 (as set out in paragraphs 4.25 - 4.26).</p> <p>It is also worth noting that the Site Assessment Report sets out in paragraph 4.11 that "<i>In terms of Site 12 the most significant constraints related to</i></p>	

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						<p><i>access and landscape. It is likely that each parcel along this stretch of highway would need its own access and the Highways Authority may have some concern about the impact of several new accesses on the free-flow of traffic along the road. The views of the highways officers at HC should be sought in relation to the number of new accesses that would need to be created along this relatively short stretch of road. If suitable access cannot be provided then the Site's traffic light rating would change to red. In addition, whilst the parcels may 'infill' between existing dwellings this area is in a relatively elevated position in the wider landscape. There are also</i></p>	

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						<p><i>heritage considerations to be considered. Finally Lower Eggleton is not considered to be a particularly sustainable location for additional housing in comparison to other settlements within the NA, whilst acknowledging Policy RA2 of the Herefordshire Core Strategy."</i></p> <p>The parcels of land are located in an area characterised by individual detached dwellings in large plots. If the development of Site 12 responded to surrounding character and plot density (as set out in NDP Policy SG7 Design Principles - Protecting and Enhancing Heritage and Local Character) it would be unlikely to provide the house types and sizes</p>	

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						<p>needed by the local community as set out in Policy SG4.</p> <p>The other sites were all assessed on their own merits and decisions about proposed site allocations were taken following consideration of the responses to the consultations.</p>	
Ref No 017b			SG2 Site 1 SG6	Object	<p>Site 1:</p> <p>At the start of the NDP procedure when they had the call for sites and they held discussions on what was acceptable to the community, the comments made at that time regarding Site 1 were "They are only intending 3 or 4 houses. Otherwise all fine".</p> <p>The settlement boundary is shown below. [Map insert from original draft plan]</p>	<p>Noted.</p> <p>The Site Assessment Proforma: Site 1 sets out that the site is 0.4ha and a density of 30 dph would provide 5 houses. Table 2 in the Site Assessment Report identifies a proposed capacity of 4 houses based on landowner information. The First Draft Plan with Site Options suggested an indicative capacity of 5 houses and the Draft Plan</p>	No change.

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					<p>By the time the original DRAFT NDP document was put out for discussion Site 1 had changed the proposed boundary to a square site and was intending 4 houses (see below) [Insert Table 2 from booklet shown]</p> <p>In the October 2019 Draft proposal Site 1 has now been designated suitable for 4 to 5 houses (see below) [Insert Site 1 Map from Reg 14 consultation]</p> <p>I feel that Stretton Grandison has been overdeveloped in past years without thought for the existing residents and 5 additional houses on Site 1 is too many considering past developments. Previous development in Stretton Grandison The Grange development provided 3 new Oak framed</p>	<p>(Reg 14) suggested 4-5 houses. However the exact number of houses would be determined through the development management process.</p> <p>Stretton Grandison is identified in the Core Strategy as one of the "other settlements where proportionate housing is appropriate" (Policy RA2 and Figure 4.15). The NDP has to be in general conformity with the strategic policies in the Core Strategy and support the delivery of new housing to meet the indicative target for the Group Parish.</p> <p>All the relevant policies in the NDP will apply in the consideration of planning applications. Proposals</p>	

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					<p>houses, 3 luxury apartments (conversion of the OAP home), 1 new 3 storey house, the conversion of the existing barn to provide a further 3 homes. The development of the Townsend Barns providing 5 new homes. In total 15 new residences.</p> <p>SG6 states that in Stretton Grandison any new development should incorporate the following: Protect and enhance the setting of listed buildings, important open spaces and "views". OVER DEVELOPMENT ON SITE 1 WILL NOT DO THIS</p>	<p>will be required to be sited and designed sensitively taking account of context and local character and any impacts on heritage assets and landscape character and views.</p> <p>The proposed site allocations have been identified through a thorough process of technical assessment and community consultation and engagement.</p>	
Ref No 018a			SG2 Site 12	Object / Comment	Page 16 Policy Maps; Map 2 Lower Eggleton Settlement Boundary; In the consultation parishioners were asked if they preferred large or small sites.	<p>Noted.</p> <p>Refer to 17a above.</p> <p>Site 12 was not "re-designated" as a large site but was submitted as a</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>Site 12 was re-designated as a large site.</p> <p>I believe if it had stayed as a small site it would have been well supported and so in some ways the consultation had a flaw from the onset. In the consultation February 2017 Lower Eggleton was a preferred settlement for growth. This was when the settlement boundary was designated as 5 small sites.</p>	<p>single site during the Call for Sites (although it comprised a series of individual parcels of land along the A4103).</p> <p>The parcels of land comprising Site 12 were identified on a clear map in the First Draft Plan with Site Options and were indicated on an aerial photograph in the Site Assessment Proforma: Site 12.</p>	
Ref No 018b	28		SG2 SG6	Object / Comment	<p>Design Guidelines</p> <p>SG6: suitable height which reflects those of surrounding buildings; Mix of semi- and detached houses; Mostly facing and set well back from the roadside; Hedges are a feature and should be retained; Protect and enhance the setting of listed buildings, important open spaces, views.</p>	<p>Noted.</p> <p>All the relevant policies in the NDP will apply in the consideration of planning applications. Proposals will be required to be sited and designed sensitively taking account of context and local character and any impacts on heritage assets and landscape</p>	No change.

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					<p>If 4/5 house are to be located on Site 1 they will only be detached houses. The surrounding listed buildings at Townsend Farm are mainly single storey and so the new buildings will not meet the guidelines. It will be very difficult to accommodate 4/5 houses set back from the road and also a new entrance will have to be at the cost of the hedge. The new houses will dominate the roadside and curtail views.</p> <p>SG7.4: Set back from the roadside with front gardens and on-site parking areas.</p> <p>SG7.5: Development should reflect the HEIGHT SCALE and proportions of surrounding buildings.</p>	<p>character and views (refer to Policies SG5 and SG7 for example).</p> <p>The precise design, type and size of houses will be determined through the development management process. NDP Policy SG6 requires development to respond to local needs for medium sized family housing (up to three bedrooms), starter homes of one or two bedrooms, housing designed for older people and those with particular needs such as mobility impairments or other disabilities.</p> <p>Any loss to biodiversity / hedges will be required to be addressed through compensatory measures as set out in the criteria for the site allocation and</p>	

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						<p>other NDP Policies including SG5.</p> <p>Private views are not protected in planning.</p>	
Ref No 018c			SG12	Comment	<p>SG12 Reducing Flood Risk: 2007 the Townsend Barn experienced flooding from run off from the fields opposite, Appropriate action needs to be taken to ensure that drains/ditches can cope with excess water.</p> <p>The proposed Site 1 is a working agricultural field used to store large quantities of bales and trailers.</p>	<p>Noted.</p> <p>The proposed site allocation offers an opportunity to address localised issues related to flood risk from run off through provision of improved drainage measures.</p> <p>Such matters should be addressed through the development management process as and when a planning application is submitted.</p> <p>The site was submitted for consideration by the land owner in response to the Call for Sites.</p>	No change.

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2 residents Ref No 019	26, 27		SG2 Site 12	Object / Comment	<p>In the first draft of the NDP, Site 12 (page 30) is shown as individual small sites.</p> <p>In the Regulation 14 Draft Plan for Consultation, under the ranking of sites, (pages 26-27), Site 12 is now classified as a Large site. This excludes it from being a "preferred" option. No reason appears to be given for the change from small to large.</p> <p>This would appear to be a major consideration in the choosing of the sites to be put forward.</p>	<p>Noted.</p> <p>Refer to 17a above.</p> <p>Site 12 was not re-classified as a large site during the NDP process. It was submitted as a single site during the Call for Sites (although it comprised a series of individual parcels of land along the A4103). Maps and aerial photographs in the First Draft Plan with Site Options and Site Assessment Pro Forma clearly indicated the parcels of land.</p>	No change.
Ref No 020a	All		Whole Plan	Object / Comment	<p>[I] would like to put on record concerns regarding the validity of the conclusions drawn from the consultation questionnaire.</p> <p>These concerns arise from issues outlines within our</p>	<p>Noted.</p> <p>Refer to 17a above.</p> <p>Site 12 was submitted as a single site during the Call for Sites (although it</p>	No change.

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					<p>questionnaire responses. From the now published summary of all responses, we are aware that others reported similar issues.</p> <p>These issues are acknowledged and commented upon to a degree within the published Results of the Public Consultation on the Neighbourhood Development Plan for Stretton Grandison Group Parishes (v2 updated September 2019) - but despite what appeared to be flawed methodology, the results have been viewed from a statistical majority perspective and the conclusions drawn are to be used to progress the draft plan to the next stage with Herefordshire Council.</p> <p>To explain, Question 1 asked respondents whether their overall preference was for "small" or "large" sites. In</p>	<p>comprised a series of individual parcels of land along the A4103). Maps and aerial photographs in the First Draft Plan with Site Options and Site Assessment Pro Forma clearly indicated the parcels of land. The site was consequently assessed as a single site in the Site Assessment Report and Pro Forma for Site 12.</p> <p>The NDP process has included several stages of consultation and individuals' general written comments were invited as well as responses to questions. All responses have been considered very carefully at all stages by member of the Steering Group and Parish Council and have informed</p>	

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					<p>following the questionnaire format respondents were then only able to rank either small or large sites, based on their response to the opening question, i.e. following the format it was not possible to include a "large" site in your ranking if you had preferred "small" sites at Q1, and vice-versa. This methodology was flawed in that it immediately limited the responses available.</p> <p>Views may have been more accurately gathered had respondents been able to rank all sites throughout (whether categorised by the steering group as "large" or "small").</p> <p>This may not have been an issue had Site 12 (five separate building plots interspersed between seven existing properties along the north side of the A4103 near Lower</p>	<p>decisions about the next stages of the NDP.</p> <p>It is accepted that there was criticism about the questionnaire questions for the First Draft Plan with Site Options and in particular the questions asking for a preference for development to be concentrated on 1 or 2 large sites or across several smaller sites and then to rank sites according to their preference for large or small sites. Concerns are recorded in the published report on the consultation; "<i>Some respondents were unhappy about making a choice based on site size and felt pressurised by the affordable housing condition.</i>"</p>	

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					<p>Eggleton), not been included in the listed "large" sites for some unknown reason(?). Hence those initially stating a preference for "small" sites were prevented from including this option within their ranked list of preferred sites.</p> <p>We note that Site 12 proved relatively popular with those ranking "large" sites and believe that had this option been corrected included within "small" sites (as stated being a collection of five individual plots), it would have possibly been one of the most popular options for continued inclusion in the draft plan.</p> <p>The significance being that had this option been preferred and still included, in order to meet the plan target of 14 properties, development would not now be required of other consequently</p>	<p>The Steering Group were responding to the results of the Issues and Options consultation (see NDP paragraph 4.23) which showed a preference for smaller sites. The Group wished to make sure that if the preference for smaller sites remained, consultees were informed and understood that the development of several small sites of less than 11 units may not deliver any local affordable housing.</p> <p>It is worth noting that Q14 asked for any other comments about the NDP and the responses submitted were considered by the Group and helped to inform decisions about site allocations.</p>	

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					<p>less popular "small" sites (which are currently still included in the draft plan).</p>	<p>The site specific comments related to Site 12 showed a mixed response. These were summarised below.</p> <p><i>"Multiple access onto the A4103 could be disastrous"</i> (5)</p> <p><i>"Site has good access to Hereford and Worcester"</i> (2)</p> <p><i>"Site 12 could develop into a self-contained community"</i></p> <p><i>"Development at site 12 would have the least impact on the villages"</i></p> <p><i>"Infill is preferable to new estates"</i></p> <p><i>"Better to infill than build a soulless block of new houses"</i> (2)</p> <p><i>"This site would infill parcels of land not suitable for farming"</i> (3)</p> <p><i>"Considerable drainage work would be required"</i></p>	

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						<p><i>"Does not appear to impact on significant landscape" (2)</i> <i>"Lower Eggleton has no amenities.</i></p> <p>The Site Assessment Report (see 17a above) notes the constraints for Site 12 and suggests that access could be a significant constraint, depending on the views of HC's Highways officers. The report notes in para 4.11 that <i>"if suitable access cannot be provided then the Site's traffic light rating would change to red."</i></p>	
Ref No 020b			SG2 Site 12	Objection / Comment	We believe that at the consultation meeting on 22nd November the steering committee were asked why and by whom site 12 had been listed within "large" sites but those present were unable to clarify how this had happened. We	<p>Noted.</p> <p>Refer to 17a and 020a above.</p> <p>Site 12 was submitted as a single site to the Call for Sites and was assessed as a</p>	No change.

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					believe both the questionnaire methodology and site categorisation has compromised the questionnaire results and therefore wish to put on record our concerns as to the validity of the consultation conclusions drawn from it.	single site accordingly in the Site Assessment Report and Site Assessment Pro-Forma: Site 12. The individual parcels of land were clearly identified in the Pro-Forma and in the First Draft Plan with Site Options.	
					As stated at the outset, the above outlines the representations of each of three adults on the electoral roll at this address, who all independently completed the consultation questionnaire and drew the same conclusions regarding the issues raised.		
Ref No 021			Whole Plan	Object / Comment	Repeats Ref No 20 above. [I] would like to put on record concerns regarding the validity of the conclusions drawn from the consultation questionnaire. These concerns arise from issues outlines within our questionnaire responses. From	Ref to Ref No 20 above.	No change.

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					<p>the now published summary of all responses, we are aware that others reported similar issues. These issues are acknowledged and commented upon to a degree within the published Results of the Public Consultation on the Neighbourhood Development Plan for Stretton Grandison Group Parishes (v2 updated September 2019) - but despite what appeared to be flawed methodology, the results have been viewed from a statistical majority perspective and the conclusions drawn are to be used to progress the draft plan to the next stage with Herefordshire Council. To explain, Question 1 asked respondents whether their overall preference was for "small" or "large" sites. In following the questionnaire format respondents were then only able to rank either small or</p>		

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					<p>large sites, based on their response to the opening question, i.e. following the format it was not possible to include a "large" site in your ranking if you had preferred "small" sites at Q1, and vice-versa. This methodology was flawed in that it immediately limited the responses available. Views may have been more accurately gathered had respondents been able to rank all sites throughout (whether categorised by the steering group as "large" or "small"). This may not have been an issue had Site 12 (five separate building plots interspersed between seven existing properties along the north side of the A4103 near Lower Eggleton), not been included in the listed "large" sites for some unknown reason(?). Hence those initially stating a preference for "small" sites</p>		

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					<p>were prevented from including this option within their ranked list of preferred sites.</p> <p>We note that Site 12 proved relatively popular with those ranking "large" sites and believe that had this option been corrected included within "small" sites (as stated being a collection of five individual plots), it would have possibly been one of the most popular options for continued inclusion in the draft plan. The significance being that had this option been preferred and still included, in order to meet the plan target of 14 properties, development would not now be required of other consequently less popular "small" sites (which are currently still included in the draft plan).</p> <p>We note that Site 12 proved relatively popular with those ranking "large" sites and believe</p>		

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					<p>that had this option been corrected included within "small" sites (as stated being a collection of five individual plots), it would have possibly been one of the most popular options for continued inclusion in the draft plan. The significance being that had this option been preferred and still included, in order to meet the plan target of 14 properties, development would not be required of other consequently less popular "small" sites (which are currently still included in the draft plan).</p> <p>We believe that at the consultation meeting on 22nd November the steering committee were asked why and by whom site 12 had been listed within "large" sites but those present were unable to clarify how this had happened. We believe both the questionnaire</p>		

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					<p>methodology and site categorisation has compromised the questionnaire results and therefore wish to put on record our concerns as to the validity of the consultation conclusions drawn from it.</p> <p>As stated at the outset, the above outlines the representations of each of three adults on the electoral roll at this address, who all independently completed the consultation questionnaire and drew the same conclusions regarding the issues raised.</p>		
Ref No 022			Whole Plan	Object / Comment	<p>Repeats Ref No 20 above.</p> <p>[I] would like to put on record concerns regarding the validity of the conclusions drawn from the consultation questionnaire. These concerns arise from issues outlines within our questionnaire responses. From</p>	Ref to Ref No 20 above.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>the now published summary of all responses, we are aware that others reported similar issues. These issues are acknowledged and commented upon to a degree within the published Results of the Public Consultation on the Neighbourhood Development Plan for Stretton Grandison Group Parishes (v2 updated September 2019) - but despite what appeared to be flawed methodology, the results have been viewed from a statistical majority perspective and the conclusions drawn are to be used to progress the draft plan to the next stage with Herefordshire Council. To explain, Question 1 asked respondents whether their overall preference was for "small" or "large" sites. In following the questionnaire format respondents were then only able to rank either small or</p>		

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					<p>large sites, based on their response to the opening question, i.e. following the format it was not possible to include a "large" site in your ranking if you had preferred "small" sites at Q1, and vice-versa. This methodology was flawed in that it immediately limited the responses available. Views may have been more accurately gathered had respondents been able to rank all sites throughout (whether categorised by the steering group as "large" or "small"). This may not have been an issue had Site 12 (five separate building plots interspersed between seven existing properties along the north side of the A4103 near Lower Eggleton), not been included in the listed "large" sites for some unknown reason(?). Hence those initially stating a preference for "small" sites</p>		

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					<p>were prevented from including this option within their ranked list of preferred sites.</p> <p>We note that Site 12 proved relatively popular with those ranking "large" sites and believe that had this option been corrected included within "small" sites (as stated being a collection of five individual plots), it would have possibly been one of the most popular options for continued inclusion in the draft plan. The significance being that had this option been preferred and still included, in order to meet the plan target of 14 properties, development would not now be required of other consequently less popular "small" sites (which are currently still included in the draft plan).</p> <p>We note that Site 12 proved relatively popular with those ranking "large" sites and believe</p>		

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					<p>that had this option been corrected included within "small" sites (as stated being a collection of five individual plots), it would have possibly been one of the most popular options for continued inclusion in the draft plan. The significance being that had this option been preferred and still included, in order to meet the plan target of 14 properties, development would not be required of other consequently less popular "small" sites (which are currently still included in the draft plan).</p> <p>We believe that at the consultation meeting on 22nd November the steering committee were asked why and by whom site 12 had been listed within "large" sites but those present were unable to clarify how this had happened. We believe both the questionnaire</p>		

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					<p>methodology and site categorisation has compromised the questionnaire results and therefore wish to put on record our concerns as to the validity of the consultation conclusions drawn from it.</p> <p>As stated at the outset, the above outlines the representations of each of three adults on the electoral roll at this address, who all independently completed the consultation questionnaire and drew the same conclusions regarding the issues raised.</p>		
Ref No 023	27	4.25, 4.26, 4.27	SG2 Site 4	Object / Comment	<p>Having taken a closer look at Site 10/4, I believe that it would be far less suitable for development than suggested.</p> <p>Apart from the obvious problem - the communal septic tank - I note that the site overlooks the housing at the back almost to</p>	<p>Noted.</p> <p>Refer to Table 2 for comments from Dwr Cymru/Welsh Water (Ref 005) about waste water and this is addressed in the criteria for the site allocation. Planning</p>	No change.

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					<p>the extent that it deprives it of light.</p> <p>In my opinion the site, which is currently a neglected eyesore mown just once a year, should be re-planted as a communal orchard with benches, fruit trees or bearing trees and a traditional hay meadow mixture of grasses with wildflowers. It would then become a pleasant amenity for the village.</p>	<p>policies should protect local residential amenity and this would be addressed through the development management process.</p> <p>The site was put forward for consideration as a housing site during the Call for Sites and is in private ownership. An alternative proposal for a community garden would be subject to the landowner's agreement.</p>	
Ref No 024	31		SG2 Site 4	Object / Comment	<p>This site [10/4] is within the Stretton Grandison Conservation Area and is listed as an important open space and should be retained as such. The adjoining Old School House faces directly onto this site and as such will lose light, view etc. This cannot be right.</p>	<p>Noted.</p> <p>The site is within the conservation area. This is noted in the NDP and policy criteria for SG2 Site 4 and other Policies such as SG6 Design Guidelines for Stretton Grandison</p>	No change.

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					<p>Another concern is drainage. There is no mains drainage in the village. The existing septic tank on this site serves 4 properties and is problematic. I have seen it being emptied on a regular basis by a Welsh Water tanker. There is visible see page on occasions into the adjacent ditch. I am also aware that there is seepage into the garden of The Threshing Barn property on the north of the site. The Threshing Barn property would be affected by loss of light, view and privacy.</p> <p>Suitable and safe access to this site would have to be well away from the A417. This is due to the great danger posed by vehicles turning left off the A417 (which is on a dangerous bend) onto the unclassified road fronting this site. Similarly but to a slightly lesser degree, for</p>	<p>Conservation Area would apply.</p> <p>Refer to Table 2 for comments from Dwr Cymru/Welsh Water (Ref 005) about waste water and this is addressed in the criteria for the site allocation.</p> <p>The Site Assessment Proforma: Site 10 notes that "<i>there is potential for suitable access to be provided to the site. The site is close to bus stops on the A417 in Stretton Grandison which provide an infrequent service to Ledbury. There are no footways or street lighting in the vicinity of the site.</i>"</p> <p>Access would be assessed as part of the development management process as</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					vehicles turning right off the A 417.	and when a planning application is submitted.	
Ref No 025			SG2 Site 4	Object / Comment	<p>Repeats Ref 24 above.</p> <p>This site [10/4] is within the Stretton Grandison Conservation Area and is listed as an important open space and should be retained as such. The adjoining Old School House faces directly onto this site and as such will lose light, view etc. This cannot be right.</p> <p>Another concern is drainage. There is no mains drainage in the village. The existing septic tank on this site serves 4 properties and is problematic. I have seen it being emptied on a regular basis by a Welsh Water tanker. There is visible see page on occasions into the adjacent ditch. I am also aware that there is seepage into the garden of The Threshing Barn property on the north of the site. The</p>	<p>Noted.</p> <p>Refer to 24 above.</p>	No change.

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Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>Threshing Barn property would be affected by loss of light, view and privacy.</p> <p>Suitable and safe access to this site would have to be well away from the A417. This is due to the great danger posed by vehicles turning left off the A417 (which is on a dangerous bend) onto the unclassified road fronting this site. Similarly but to a slightly lesser degree, for vehicles turning right off the A 417.</p>		
Ref No 026a	31		SG2 Site 4	Object	<p>I strongly object to Site 10/4 being used because this would block the only view out of my windows from my home. It would seriously block the light over my garden.</p> <p>This site is also full of the most amazing wildlife -(Great Crested Newts, which are a protected species). There are bats and a</p>	<p>Noted.</p> <p>Planning policies do not protect an individual's private view from their property. Impacts on residential amenity including daylight would be considered during the development management process.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>huge amount of wild flowers and herbs.</p> <p>If houses are built on this site it would seriously impact on my well being from a light point of view as the site is also much higher than my property.</p> <p>It was also the least popular of the small sites submitted and should be withdrawn from the site submissions.</p>	<p>The Site Assessment Proforma: Site 10 notes "<i>The development of the site would have some impact on the site's habitats and biodiversity</i>" and goes on to say "<i>There is some potential for protected species given the presence of hedgerows and vegetation within the site.</i>"</p> <p>Criterion 2 protects wildlife. Any planning proposal would be required to undertake appropriate assessments as part of the development management process and to avoid negative impacts or where this is not possible, to provide appropriate mitigation or compensatory measures.</p> <p>If the site was withdrawn an alternative site allocation may have to be</p>	

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						considered for the NDP to meet the indicative minimum housing target for the plan period.	
Ref No 026b	24	4.14	SG2 Site 12	Object	I object to Site 12 being submitted as a large site. It should be submitted as several small sites which would act as infill. The site was one of the preferred sites, so should be submitted as a number of small sites.	Noted. Refer to 17a above. Site 12 was submitted as a single site during the Call for Sites although it comprised a series of individual parcels of land along the A4103.	No change.
Ref No 027a	31		SG2 Site 4	Object	Site 10(4) was the least favoured small site in the NDP. It is in a Conservation Area (surely this means it needs conserving). This site is due East from my home and would massively impact on my quality of life should it be used for housing.	Noted. Refer to 26a above. The site's location in a conservation area does not preclude development although designs would have to be sensitive to the special character of the	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>The site is approx 3m higher than my home so any development would block my only far reaching view from upstairs and impact on the light reaching our garden and home. Apart from the impact on me and my family - the field is a haven for wildlife and the feeding ground for colonies of bats and newts.</p> <p>The site also houses the surface water run-off/septic tank for Hopton Cottages, a system that only just about copes. Further development would only increase the surface water run-off leading to my property.</p> <p>Having spent over £20k on protecting my property from flooding, I do not appreciate this further threat of flooding hanging over us.</p>	<p>conservation area and its setting and address criteria in Policy SG6.</p> <p>Planning policies do not protect an individual's private view from their property. Impacts on residential amenity including daylight would be considered during the development management process.</p> <p>Refer to Table 2 for comments from Dwr Cymru/Welsh Water (Ref 005) about waste water and this is addressed in the criteria for the site allocation. There may be an opportunity to connect to the mains sewerage.</p>	
Ref No 027b	24	4.14		Object	I object to site 12 being considered as a large site. By	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to NP
					<p>doing so, infill sites for housing which would be appropriate has been removed from the NDP.</p> <p>The plots on Site 12 should be reconsidered as infill plots and included within the plan.</p> <p>Site 12 is one of the areas highlighted as suitable by Herefordshire Council. We've managed to have this removed by calling it a large site! Infill is not an inappropriate housing estate - it fits with the rest of the housing along the A4103. Please reconsider this as several small sites and include it within the plan.</p>	<p>Refer to 17a above.</p> <p>Site 12 was submitted as a single site during the Call for Sites although it comprised a series of individual parcels of land along the A4103.</p> <p>Site 12 has potential constraints linked to access and may not provide the house types and sizes identified in the NDP as needed by the local community.</p>	
Ref No 028a	7	2.5		Support / Comment	What does "severance mean in relation to traffic "excessive traffic speeds and road safety"?"	<p>Noted.</p> <p>The reference to "Severance" means that busy main roads can act as barriers between areas and communities.</p>	No change.

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Ref No 028b	7	2.6		Comment	Include a statement "no effective public transport in Stretton Grandison"	Partially accepted. There is a limited bus service along the A417 linking to Ledbury.	Amend NDP. Insert additional text to 2.6: " <u>The main public transport provision is a bus service along the A417 between Hereford, Ledbury and Bromyard running once a day, with the return journey arriving back in the area 2 hours after the outbound one. The bus serves Stretton Grandison and links to Ledbury.</u> "
Ref No 028c	7	2.7		Comment	Do any parishes have more than 1 church as it states: "churches"?	Accepted. Amend wording.	Amend NDP. Change final sentence of 2.7 to " <u>Each of the parishes has their own church.</u> "
Ref No 028d	22	4.6		Comment	States: "extended to amended to include" Typo?	Accepted. Amend wording.	Amend NDP. Delete in 4.6: "to amended"
Ref No 028e	22	4.6		Comment	States: "Upper Eggleton shows no Settlement Boundary - Steering Group propose no new build housing but in Page 21 - Para 4.4 it states "Eggleton" is appropriate for proportionate housing. This clearly refers to	Noted. The Core Strategy identifies only Lower Eggleton and Eggleton as suitable for new housing. See para 4.4.	No change.

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					Upper Eggleton because Lower Eggleton is identified in the same paragraph.		
Ref No 028f	23	4.11		Comment	Refers to Hertfordshire! Typo?	Accepted. Amend wording.	Amend NDP. 4.11 - change to "Herefordshire".
Ref No 028g	38	5.9		Comment	Refer to NPPF and HARC respectively. Can a list of acronyms be included? [As compiled by Marjie}	Accepted. Include list of acronyms.	Amend NDP. <u>Include list of acronyms.</u> <u>(Provided by Marjie?)</u>
Ref No 028h	40	5.12		Comment	Refer to NPPF and HARC respectively. Can a list of acronyms be included? [As compiled by Marjie}	Accepted. Include list of acronyms.	Amend NDP. <u>Include list of acronyms.</u> <u>(Provided by Marjie?)</u>
Ref No 028i	45	5.19		Comment	First line states: " there are a 17 listed buildings etc" Typo?	Accepted. Amend Typo.	Amend NDP. Delete "a" in 5.19
Ref No 028k	45	5.19		Comment	States St Lawrence Church as Grade 1 listed, Page 49 - 5.29 states Grade 2 listed. Clarification needed.	Accepted. Amend typo. Church is Grade I.	Amend NDP. 5.29 - amend to Grade I.

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Ref No 028i	49	5.29		Comment	States: "the open paddock and pond to its South form its immediate setting". What does this mean!	Noted. This is taken from the conservation area description and is a standard way of describing a setting in a planning document.	No change.
Ref No 028j	63	8.4		Comment	Identifies areas of concern of the community that need addressing. Consideration could be given to the development of Site 10/4 other than housing, which could detract from the existing conservation area. The land could become a Park and Ride point for the village, or allotments, or a nature conservation area suitably protected from the A417 traffic, etc.	Noted. The site was submitted for consideration as a housing site in the Call for Sites. Other proposals would need to be discussed with the landsowner.	No change.
Ref No 028k			Appendix 1		Letter received from Bruton Knowles in support of proposed development on Site 3 (formerly Site 6); The letter seek to re-enforce the site	Noted.	No change.

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					submission through arguments thought more appropriate to a detailed planning application. It is noted that the site owners have expressed their full support for the NDP at Lines 15 & 17 above.		
Ref No 029	All			Object	My comment is reference to Site 12. The picture shows multiple small sites not a large site. It has been categorised as a large site. I would like to know who has made this decision and the reasoning behind it or was it a typing mistake, perhaps	Noted. The site was submitted as a single site by the landowner to the Call for Sites.	No change.
Ref No 030	All			Support		Noted.	No change.
Ref No 031	All			Support	The general feeling I have been receiving with regard to the draft plan is supportive. I have been slightly concerned that most people only stir themselves to comment when they are negatively inclined towards something. Hopefully I am wrong and we have had positive reactions. I do not want	Noted. All responses will be considered carefully. However it is accepted that those with objections are perhaps more likely to respond to public consultations.	No change.

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					us to only react to objections about the plan of which there will undoubtedly be some		

Ref 028K Copy of Landowners' Letter

Resp Appendix 1

Date: 22nd November 2019
Our ref:
Your ref:

The Parish Clerk
Hadleigh
Bishops Frome
Worcester
WR6 5AP



Property Consultants
Clippell House, Clippell Park
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Direct Economy Ltd



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Dear Sir or Madam,

Representation for the Stretton Grandison NDP (Draft Plan- Regulation 14 Consultation) November 2019: Land at the Barn, Canon Frome Site 3 (Former Site 6)

This representation has been put forward to illustrate why the above site should remain as a proposed residential allocation for up to 5 dwellings in the upcoming Regulation 16 NDP Plan.

Location and Surrounding Land Uses

The site measures circa 0.19 hectares and is contained within the existing built form of Canon Frome. It is bounded by: my client's dwelling referred to as The Barn and the rear garden of no. 4 Forge Court to the west, an unclassified highway to the south, New Cottage to the east and the rear garden of no. 3 Forge Court to the north.

The site is located within an RA2 Settlement (where proportionate housing growth should be focused) and included within the proposed Canon Frome settlement boundary, as set out in the Regulation 14 Draft NDP.

Taking these factors into account it should be noted that development of the site must be considered infill.

Stretton Grandison NDP (Draft Plan-Regulation 14)

As set out in paragraph 4.2, the minimum housing growth required in the Group Parish is set out in the Herefordshire Core Strategy. Taking into account existing commitments and completions since 2011 the indicative requirement for the area equates to a minimum of 14 dwellings over the Plan period up to 2031.

Under paragraph 4.25, we note that results from the public consultation illustrated that residents preferred for future development to be spread across smaller sites rather than on large ones. Out of the remaining 4 small sites left, my client's site (former site 6) was ranked the second most preferred option. Sites 1 (Land at Townsend Barns) and 4- former site 10 (Land east of A417) were considered less favourable than my client's site and it should be considered that if any future sites

are removed from the Regulation 16 NDP Plan, then these two sites should be considered prior to my client's site.

Further, feedback on my client's site on page 30 has been acknowledged and we have the following comments:

In terms of the site's access, it should be considered that my client intends to instruct a transport consultant to ascertain any required improvements needed for the additional dwellings on site, which will ensure safe access onto highway.

In regards to the site's biodiversity, my client intends to instruct an ecologist to undertake a phase 1 survey, to identify any protected species on site. Dependant on the findings from the phase 1 survey, my client is happy to accept any landscape and ecology mitigation that maybe required. Existing trees and hedgerow will be retained around the site's boundary and if necessary further planting can be included within any future application.

In terms of design, my client will instruct an architect who will conform with draft policy SG8 and local plan policies set out in Herefordshire's Core Strategy, to provide a high-quality scheme that is in keeping with the character of the surrounding area.

In addition to the above, my client will look to enter into pre-application discussions with HC to understand any additional reports that will be required.

Summary

As set out in the previous representation made to the First Draft Plan, Bruton Knowles would like to express that the site has limited physical constraints and is readily deliverable because it is under single ownership. For the above reasons, my client's site should be retained as an allocation in the upcoming Regulation 16 NDP Plan.

Should you have any queries please let me know.

Yours sincerely

David Smart
BSc (Hons) MSc AssocRTP1
Planner



