



Bromsash, Gorsley & Linton
(Linton Parish)
Neighbourhood Development Plan

Linton Parish Neighbourhood Development Plan 2011-2031

Consultation Statement

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1. Introduction

1.1 This Consultation Statement has been prepared to accompany the submission of the Bromsash, Gorsley and Linton (Linton Parish) Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.¹ The statement:

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

Format of the Consultation Statement

1.2 The Statement covers the following stages of work on the NDP, arranged in chronological order:

- designation of the Neighbourhood Area and establishment of the steering group (section 2);
- initial community engagement to explore and identify issues and options (section 3);
- consultation on settlement boundary options (section 4);
- consultation on the draft NDP under Regulation 14 (section 5);
- the issues and concerns raised in response to the Regulation 14 consultation, and how these were addressed (section 6).

1.3 Each section of the Statement describes the activity undertaken at that stage. Documents referred to may be seen on the Linton Parish Council website and are referenced by web address.

1.4 The following consultation approaches were used:

- posting of material online via an NDP tab on the Linton Parish Council website at <https://lintonpc-herefordshire.gov.uk/neighbourhood-development-plan-consultation/>
- regular steering group meetings open to the public at Gorsley village hall;
- including regular items and adverts in “The Chimes”, a locally produced, monthly community newsletter which includes the parish;
- posting of material on the parish noticeboards;
- daytime and evening public consultation drop-in events held at key stages in the process in Gorsley and Linton village halls. These events were publicised by household

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

- flyers, on parish noticeboards, including adverts in The Chimes and placing posters at key community venues and roadsides; and
- for the Regulation 14 consultation on the draft NDP, distribution of flyers to households and businesses in the Neighbourhood Area together with consultation by email or post to consultation bodies and other consultees. Printed copies of the draft NDP were available to view on the Parish Council website, at five locations in the Neighbourhood Area, Ross-on-Wye Library and were supplied free of charge on request from the Parish Clerk.

2. Establishing the Neighbourhood Area and steering group

2.1 The following steps and actions were undertaken in terms of initiating work on the NDP:

- the application to designate a Neighbourhood Area for the administrative area of Linton Parish was made to Herefordshire Council on 21 November 2017. Consultation by Herefordshire Council on the proposed Neighbourhood Area ran from 28 November to 27 December 2017. No comments were received, and the application for the designation of the Neighbourhood Area was approved on 2 January 2018;
- initial consideration by Linton Parish Council as to whether to undertake the NDP including an evening community event to canvass community opinion at Linton village hall held on 13 December 2017;
- setting up a Steering Group of interested local residents and parish councillors to oversee work on the NDP in February 2018. This followed a decision being reached to proceed with the NDP at the Parish Council meeting on 8 January 2018. Notes of all the meetings of the Steering Group can be seen at <https://lintonpc-herefordshire.gov.uk/agenda-minutes-reports/>.

2.2 The issues and concerns raised in this initial stage of the plan-making process comprised in summary:

- whether to proceed in principle with an NDP;
- the scope and likely content of the NDP;
- the process to be followed;
- funding and grant availability;
- the need for professional support.

2.3 These issues and concerns centre on delivering greater local control over development by making effective and informed use of the powers available under the Localism Act 2011. They were considered and addressed by:

- the Parish Council decision to undertake an NDP in January 2018 following the community event in December 2017 to which over 60 people attended and unanimously voted to support the production of a Plan;
- successful application for Neighbourhood Area designation;
- the creation of a Steering Group including parish councillors and other community representatives from each of the three villages in the parish;
- seeking expert guidance. This included a presentation by an HC planning officer at the community meeting in December 2017 and to the Steering Group in April 2018, plus the appointment of consultants, Data Orchard, by the Parish Council on 14 May 2018 to help steer the early stages of plan production.

3. Exploring the issues and options

- 3.1 Following a discussion about the scope of the NDP and community consultation at the Steering Group in May 2018, it was decided to undertake a public consultation on issues and options through the use of drop-in events at Gorsley and Linton village halls in June and July 2018.
- 3.2 Visual material was drawn up with the help of Data Orchard to identify key local planning issues in the parish. The topics canvassed for discussion covered a wide range of planning matters including a draft vision and objectives for the area, issues covering environment and heritage, housing, economy and employment, roads and infrastructure, community facilities and services.
- 3.3 Drop-in events on key issues and options were held on 23 June and 14 July 2018 at Linton and Gorsley village halls respectively between 10.30am and 3.30pm. The consultations were promoted via the website, The Chimes, flyers to all households and businesses, and posters and leaflets. A total of 143 members of the public attended the sessions, split between 68 at Linton and 75 at Gorsley.
- 3.4 The display material, comments received and final report of the drop-in events were posted to the website and can be seen at: <https://lintonpc-herefordshire.gov.uk/community-liason/>.
- 3.5 The issues and options consultation provided an initial opportunity for public views to be gathered on the planning issues identified, together with how these could best be tackled in preparing an NDP. To explore these views further, the Steering Group agreed in July 2018 to undertake a community questionnaire survey. Topic-based working groups looked at the feedback from the drop-in events and contributed to a detailed questionnaire. This was agreed by the Parish Council on 10 September 2018.
- 3.6 The questionnaire was distributed to all parish residents and businesses in October 2018 for a three-week consultation period. The exercise involved the use of volunteers to hand-deliver 820 questionnaires across the parish, and then to make return visits to collect completed forms. Questionnaires could also be returned to collection boxes at Gorsley Community Shop or Gorsley village school. A total of 397 questionnaires were returned representing a 49% response rate. The completed questionnaires were analysed by Data Orchard and the resulting resident's survey report and summary of written comments were received in January 2019 and were posted on the website. They can be seen at <https://lintonpc-herefordshire.gov.uk/consultation-record/>. The questionnaire survey results were then used to inform the next stage of Plan production relating to settlement boundaries and housing provision. As our Data Orchard consultant was to retire, a new consultant was commissioned, DJN Planning Ltd., who took on this task.

4. Defining settlement boundaries

- 4.1 The resident's survey report revealed that almost half of respondents (49%) strongly agreed that there should be *settlement boundaries for each of the villages* while a further 34% also agreed, giving a large majority of 83% in favour of having settlement boundaries. Additionally, of the options listed for new housing in the parish, only the provision of *limited further development through single plots between houses within the built-up area of the villages* received more agreement (70% of respondents agreed or strongly agreed) than disagreement (22% disagreed or strongly disagreed) leading to a large majority in support.
- 4.2 These results were considered at a meeting of the Steering Group on 28 February 2019. The Group also took into account that the minimum housing requirement set by the Local Plan Core Strategy had already been met, only one-third of the way through the plan period. On this basis, the Group agreed that work to define settlement boundaries for each of the villages in the Parish be carried out and then consulted upon, but that no housing site allocations be made in the NDP.
- 4.3 Options for draft settlement boundaries were prepared by the planning consultant and presented to the Steering Group on 25 April 2019. They were discussed and agreed for further consultation with the community.
- 4.4 Public consultation on proposed settlement boundaries for the villages of Bromsash, Gorsley and Linton in the Parish was then undertaken. Drop-in events were held between 10am to 2pm at Linton Village Hall on 11 May 2019 and at Gorsley Village Hall on 16 May 2019 between 5pm to 9pm. The events were advertised by posters displayed in the Neighbourhood Area, on notice boards and on the Parish Council website. The events were also publicised in The Chimes magazine. A display was prepared to show the housing requirement and other background information; the three settlement boundaries; and an explanation of the process being followed. The opportunity was also taken to consult on options for important views and the protection of local green spaces.
- 4.5 The two sessions were staffed by members of the Steering Group and the planning consultant. Those attending were welcomed and given a short comment form to enable them to provide feedback via both tick box questions and open comments. The events were attended by 115 residents or landowners, split between 39 at Linton and 76 at Gorsley; 103 completed or partially completed comment forms were returned. Full details of the drop-in events, including the display boards, comment form and responses, can be seen in the subsequent settlement boundaries report at: <https://lintonpc-herefordshire.gov.uk/consultation-record/>
- 4.6 The principal issues and concerns raised in the consultation may be summarised as follows:
- The settlement boundaries proposed for each village were supported by around an average of 80% of people who completed the comment forms;

- The local green spaces and protected views suggested were supported and new options put forward;
- There were various suggestions as to how the proposed settlement boundaries in each village could be amended to be either more restrictive or more extensive.

4.7 It was agreed at the Steering Group meeting on 27 June 2019 that the boundaries as proposed at the drop-in events be accepted with minor changes and for the next stage of preparing a draft plan to be commenced. It was subsequently resolved unanimously at the Parish Council meeting on 8 July 2019 to accept the findings of the NDP Steering Group and the settlement boundaries proposed, and to instruct the consultant to begin work on writing the draft plan document.

4.8 A draft plan was produced and agreed for Regulation 14 public consultation, subject to minor amendments, at the Steering Group meeting of 29 August 2019. This was further sanctioned at the Parish Council meeting of 14 October 2019.

5. Consultation on the draft plan

- 5.1 Consultation on the draft NDP was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran for eight weeks from 11 November 2019 to 6 January 2020. This extended period was to allow for the Christmas holiday season.
- 5.2 The Environmental Report and Habitats Regulations Assessment, which had been carried out by HC in October 2019, were also published for consultation. All the documents can be found at https://www.herefordshire.gov.uk/directory_record/5484/linton_neighbourhood_development_plan
- 5.3 The draft NDP included a pre-submission consultation and publicity notice, setting out the requisite details of the consultation. The draft NDP, the consultation and publicity notice, a comments form, the Environmental Report and the Habitats Regulations Assessment were all posted on the Parish Council website.
- 5.4 At the start of the consultation period a flyer was distributed to households and businesses throughout the Neighbourhood Area by way of an insert in the Parish magazine, The Chimes. This explained how and where the draft NDP could be viewed and invited comments. A poster was also prepared to advertise the consultation and placed on the parish noticeboard. Printed copies of the draft NDP were deposited for inspection at the Gorsley Community Shop, Gorsley Primary School, Gorsley and Linton Village Halls, the Roadmaker Public House, the Alma Public House and Ross on Wye Library. Copies were also available on request from the Parish Clerk and could be viewed on the website.
- 5.5 Comments could be made by hand, post or email to the Parish Clerk.
- 5.6 A list of consultees was compiled by the Steering Group, starting with the statutory consultees identified in guidance produced by HC.² Other consultees were then added to the list, having regard to the consultation bodies specified in paragraph 1 of Schedule 1 of the 2012 Regulations. The final list is at Table 1. Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.

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

Table 1: Draft NDP consultees

National organisations	
Environment Agency	Highways England
Natural England	Herefordshire Primary Care Trust
Historic England	National Grid
Coal Authority	RWE Npower Renewables Ltd.
Homes and Communities Agency	Western Power Distribution
English Heritage	Dwr Cymru Welsh Water
National Trust	Network Rail
Forestry Commission England	Severn Trent Water
Local organisations	
Herefordshire Council	Herefordshire Wildlife Trust
HC ward councillor Cllr William Wilding	National Farmers Union Herefordshire
CPRE Herefordshire	Parochial Church Council
H & W Chamber of Commerce	Gorsley Primary School
Woodland Trust	Scouts and Brownies
Bromsash, Gorsley and Linton Charities	Gorsley Baptist Church
Adjoining local authorities and parish councils	
Aston Ingham PC	Gorsley and Kilcot PC
Lea PC	Forest of Dean District Council (Gloucestershire)
Weston under Penyard PC	Gloucestershire County Council
Upton Bishop PC	
Local businesses	
The Roadmaker	Revels Lane Seating Business
Alma Inn	Linton Village Hall
Ross on Wye Golf Club	Gorsley Village Hall
South Herefordshire Golf Club	Volt (Village of Linton Trust)
Drummonds Dub and Hartleton Lakes	Pound Farm
Beyond Storage	Scudamore Racing
Dudley Fencing	

6. Responses to the consultation

Issues and concerns raised

- 6.1 Consultation body responses were received from Herefordshire Council and nine other organisations. Further comments were received from the Hereford Diocesan Board of Finance, three agents on behalf of six landowners, and 12 individual residents. All the comments are shown in the Response Log in Appendix 1, where a response is provided to each comment and any necessary amendments to the draft NDP are set out.
- 6.2 The principal issues and concerns which were raised in the consultation may be summarised as follows:
- HC raised concerns that one of the draft NDP policies was not in general conformity with a Core Strategy policy, and that two draft NDP policies were either superfluous or not detailed enough. More detailed comments were received from other HC service providers (Transportation and Environmental Health)
 - comments from Severn Trent Water regarding surface water run-off
 - support from residents for the draft Plan including the approach taken to identifying settlement boundaries
 - concerns from residents over village expansion, traffic and infrastructure
 - suggestion that additional land and properties to the south and east be included in the Gorsley settlement boundary
 - suggestion that land adjacent and to the southwest of Gorsley should be included as a site allocation for housing
 - suggestion that land to the north, east, south-east and west of Linton be included in the settlement boundary
 - suggestion that a site allocation for housing be made to the north of Linton outside of the proposed development boundary
 - concerns with respect to some of the proposed Local Green Space designations
 - suggestions for new Local Green Space designations.

Considering and addressing issues and concerns

- 6.3 All comments were passed to the planning consultant for review and to provide a recommended response to the comments, including amendments to the draft NDP as appropriate. The detailed responses and draft NDP amendments were considered at a meeting of the Steering Group on 27 February 2020. Table 2 provides a summary of the agreed amendments to the draft NDP in plan order. Full details may be found in the Response Log in Appendix 1.

Table 2: Summary of the changes made to the draft NDP following consultation

Draft NDP ref	Consultee	Change to be made
Objective 3, policy BGL1	Herefordshire Council (Transportation and Highways)	Amendments to clarify points made re active travel and sustainable transport.
Policy BGL2	Severn Trent Water	Addition of policy criterion re surface water discharges to be in accord with drainage hierarchy.
Policy BGL3	Herefordshire Council (Strategic Planning)	Amendments to policy wording to address points made.
Policy BGL4, para. 4.18	Public comment	Addition of reference to Building with Nature standards to para. 4.18.
Plan 6	Agent comment	Amendment to Gorsley settlement boundary to reflect extent of planning permission at Smiths Cottage.
Policy BGL8	Herefordshire Council (Strategic Planning)	Amendments to policy wording to address points made.
Policy BGL9	Public comment	Delete LGS5.
Policy BGL11	Herefordshire Council (Transportation and Highways)	Addition of reference to need for Transport Assessment or Statement.
Community Action CA1	Herefordshire Council (Transportation and Highways)	Amendments to address points made.
Appendix A	Herefordshire Council (Transportation and Highways)	Addition of guidance documents to the evidence base.
Appendix B	Public comment	Clarification re original dual school and chapel use for Goff's School.

APPENDIX 1

Regulation 14 Consultation Response Log

Part A: Comments from consultation bodies

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP			
Herefordshire Council (HC) (Neighbourhood Planning)	NDP	C	<p>General comments: Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Local Plan Core Strategy (LPCS).</p> <p>[NB No comments received from/made by the following HC internal consultees: Development Management, Landscape/archaeology/conservation, Strategic Housing, Economic Development, Parks and Countryside, Education, Waste].</p>	This recognition of the work undertaken to establish an evidence base and in carrying out consultations during the preparation of the NDP is welcomed, as is the acknowledgement that a positive approach has been taken towards settlement boundaries and housing delivery.	No change.			
Herefordshire Council (HC) (Strategic Planning)			Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment					
			Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	<p>Policy BGL3, Historic environment: criterion 1 as drafted reflects the terms of NPPF para. 193 which in this form post-dates the adoption of the LPCS in October 2015. Amendments are proposed to address the concern regarding general conformity.</p> <p>Other comments: policy BGL5 is a criteria-based policy which is informed by the residents' survey, as explained in the supporting text. Policy BGL8: it is agreed that the existing services and facilities listed in para. 6.1 and the additional</p>	<p>Policy BGL3, amend second sentence to read: "In considering the impact of proposed development on heritage assets, appropriate account...".</p> <p>Amend criterion 1 to read: "Giving great weight to conserving designated heritage assets; and".</p> <p>Policy BGL5: no change.</p> <p>Policy BGL8: specify existing services and facilities (as per para. 6.1 of the draft NDP) and include reference to new/additional provision of village green/local green space, public open</p>
			BGL1	SS1; SS2; SS4; SS5; SS6	Y			
			BGL2	SS6; LD1; LD2; LD3; SD3; SD4	Y			
BGL3	SS6; LD4	N	<p>Criterion 1 appears to take a slightly differing approach to that of policy LD4.</p> <p>LD4 requires proposals affecting heritage assets to "protect, conserve and</p>					

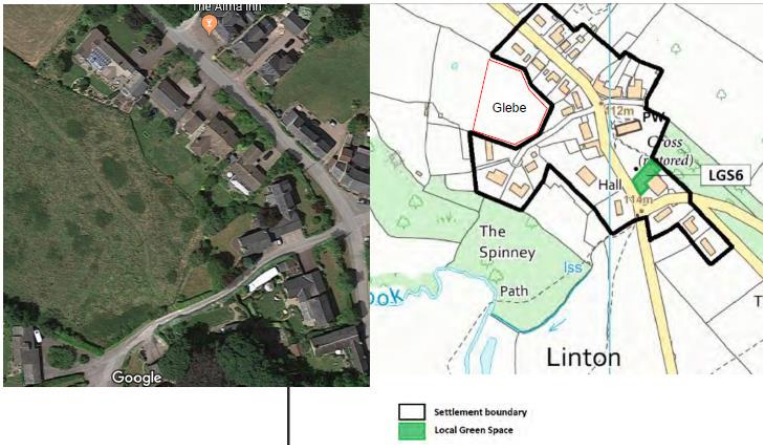
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received			Response	Amendments to Linton draft NDP	
						<i>where possible enhance heritage assets and their settings in a manner appropriate to their significance...</i> BGL3 gives weight to the conservation of designated heritage assets "...irrespective of the scale of harm or loss of significance"	provision referred to in para. 6.2 could usefully be incorporated into the policy.	space and play facilities (as per para. 6.2) in the policy.
			BGL4	SS4; SS6; SS7; MT1; OS1; OS2; LD3; SD1	Y			
			BGL5	SS7; SD2	Y	Please see "other comments".		
			BGL6	SS2; RA2	Y			
			BGL7	SS2; H3	Y			
			BGL8	SS1; SC1		Please see "other comments".		
			BGL9	SS6; OS3	Y			
			BGL10	SS5; RA6; E1; E2; E3	Y			
			BGL11	SS5; RA6	Y			
			Other comments: Not an issue of conformity as such. However, I note that there are a couple of occasions where the policies' criteria do little to supplement that of their equivalents in the Core Strategy. This could be considered as a missed opportunity that neighbourhood planning affords to tailor planning policies into a more localised context. I note that this contextual information may be contained around the policies within the supporting text, however it would give the policies a greater strength and purpose if some of this could be worked into the criteria if possible. For instance, in the case of BGL8, the aspiration for a village green/open spaces/play facilities in 6.2 could be					

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			highlighted in the policy as something that will be encouraged or sought during the plan period? Or, the list of existing community facilities in 6.1 could be explicitly defined for safeguarding within the policy in accordance with the SC1 criteria. If this is not considered necessary or possible, then I would question whether the policy's inclusion is necessary. Given that the issue in question is already covered by the Core Strategy equivalent with much of the same criteria, I would suggest probably not.		
Environmental Health	NDP		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 policies nor housing settlement sites as contained in the Linton draft neighbourhood plan (Regulation 14 stage).	Noted.	No change.
Herefordshire Council (Transportation and Highways)	Para. 3.4, Objective 3	C	Infrastructure to encourage active travel (walking and cycling).	Agreed.	Objective 3, amend to read: “public transport and the encouragement of active travel (walking and cycling);”.
	Policy BGL1	O	Point 3 - supporting provision that encourages active travel Point 4 - fostering sustainable transport provision	Agreed.	Policy BGL1, amend as indicated.
	Policy BGL11	C	See Herefordshire Council design guidance on agricultural development. Criterion 1: Large scale development should provide a Transport assessment/Statement depending on the size and impact on the highway. This should be written to Department of Transport guidance.	This appears to be the Polytunnels Planning Guide (June 2018) which is referenced at NDP para. 7.9. An amendment to reference the need for a Transport Assessment or Statement is agreed.	Para. 7.8, add to end: “Large scale development proposals should provide a Transport Assessment or Statement depending on the size and impact on the highway, written in accord with Department of Transport guidance.”.
	Table 3, Community Actions	O	CA1 – pavement footway CA5 – highlighted ‘improvements to be delivered’	Agreed.	Community Action CA1: substitute “footway” for “pavement”.
	Appendix A	O	National Level Evidence - Department of Transport guidance for Transport assessment, statements and travel plans: https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements	Agreed.	Add these guidance documents to Appendix A.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			County Level Evidence - Herefordshire Council's Highway design guide and specification: https://www.herefordshire.gov.uk/info/200196/roads/707/highway_development		
Herefordshire Council (HC) (Air, land and water protection)			<p>I refer to the above and would make the following comments with regard to the above proposed development plan. It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval. Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <p>General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. It should be recognised that contamination is a material planning consideration and is referred to within the National Planning Policy Framework (NPPF). I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. Finally, it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	Contamination is a material planning consideration and is addressed within the NPPF and LPCS policy SD1. Proposals coming forward as planning applications under these criteria-based policies will be considered under the existing planning policy framework. No further reference is needed in the NDP.	No change.
Coal Authority	NDP	C	Thank you for consulting the Coal Authority on the above. Having reviewed your document, I confirm we have no specific comments to make on it.	Noted.	No change.
Dwr Cymru Welsh Water	NDP	C	Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy we are	Noted.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			supportive of the aims, objectives and policies set out. As you will be aware, the Parish Council area is not served by any public sewerage therefore any new development proposed will need private foul treatment in line with Policy SD4 of the Herefordshire Core Strategy. We understand that there are no site allocations in the NDP, but there should be no issue with regard to providing the windfall allowance of 27 units with a clean water supply. However, depending on location some level of offsite water mains may be required.		
Forest of Dean District Council	NDP	C	No comments to make.	Noted.	No change.
Historic England	NDP	C	Historic England has no objection to the documents and no substantive comments to make.	Noted.	No change.
Gorsley Baptist Church (initial response)	Policy BGL9, LGS3 land north of Baptist Church and LGS4 land north of Frowens Lane.	O	Thank you for your email, I just want to respond briefly & timely, our church secretary will give a fuller explanation. However, the trustees at Gorsley Baptist Church are not content to allow the field owned by the church to be allocated as LGS in the NDP. Forgive me for the brief response but I wanted to let you know our position now, as today is the beginning of the 8 week consultation process, as indicated by your email.	See response to Gorsley Baptist Church below.	
Gorsley Baptist Church (further comment)	Policy BGL9, LGS3 and LGS4	O	<p>Summary of objection:</p> <p>Gorsley Baptist Church is large, busy and growing rural church with a strong commitment to the local community. We are anxious lest new local planning controls constrain our existing activities, our expected growth and an occasional need for redevelopment, or that commitment. Gorsley Baptist Church owns proposed LGS3 and LGS4.</p> <p>In relation to the proposed LGS3, we would accept that our big field meets all three of the criteria described. We have already committed this field to community use by means of the recent landscape plan, through our development of the Community Orchard and continuing maintenance of a playing field. Having said this, the designation of LGS would give us</p>	Noted that the landowner accepts that the proposed LGS3 meets the criteria for Local Green Space designation. The NDP acknowledges in Appendix C that the field provides a range of existing and proposed formal and informal recreational uses available for public use, this being part of its significance to the local community. Development proposals such as those described would be considered under the terms of policy BGL9, including	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			<p>cause for concern as it would seem to suggest a serious constraint on our options over a known future development need on our own land, specifically the replacement of our ageing and now undersized youth centre. A potential means of accomplishing that development would be in association with new community sports changing rooms on the eastern flank of that field.</p> <p>In relation to the proposed LGS4, we would submit that our small field only meets two of the three criteria and thus should not be designated as a Local Green Space. To the best of our knowledge this field is neither 'demonstrably special' to the local community nor does it hold 'a particular local significance' in terms of its 'beauty, historic significance, recreational value, tranquillity or richness of its wildlife'. This field serves to meet an increasingly critical car parking need for Gorsley Baptist Church and our routine activities would be severely compromised without this continuing resource being available. Due to the need to maintain that parking resource on our own land, and on the basis that our small field fails to meet the stated NPPF criteria, we (being the members and trustees of Gorsley Baptist Church) must object to the proposed designation of our small field as an LGS.</p>	<p>whether very special circumstances had arisen which outweighed the need for protection. Such circumstances could include that the proposal served to extend or enhance its particular local significance.</p> <p>In respect of LGS4, NDP Appendix C sets out the basis for its designation. The designation protects its character and contribution to visual amenity as a green space and is without prejudice to its continued future use as overflow car parking.</p>	
Hereford Diocesan Board of Finance	Policy BGL6 and Plan 7, Linton village policies.	O	The Board has a statutory duty, as well as being a registered charity, to optimise the value of its glebe land for the payment of clergy. The inclusion of part of the glebe outlined in red would round off the settlement boundary and provide a small development in accordance with the remainder of policy BGL6. [Plan and aerial photograph submitted reproduced below].	This site is an area of open land (0.7 ha) on the western edge of Linton, adjacent to the draft settlement boundary which here appropriately follows the rear boundaries of village properties. It is part of a larger field extending to the west. The boundary between the site and the larger field is not defined on the ground. The site is not part of the main built-up form of the village, and as such it would not be appropriate for it to be included in the Linton settlement boundary. Community consultation in May 2019 was strongly supportive of the	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			 <p>The image shows two side-by-side views of the Linton area. On the left is a Google Earth aerial photograph showing a residential area with houses and green spaces. On the right is a map of the same area with a black outline indicating the 'Settlement boundary' and green areas indicating 'Local Green Space'. Labels on the map include 'Glebe', 'The Spinney', 'Path', 'Linton', 'Hall', 'Cross (restored)', 'LGS6', and '12m PWS'. A legend at the bottom right of the map defines the symbols for settlement boundary and local green space.</p>	proposed Linton settlement boundary, which did not include the site.	
National Grid	NDP	C	An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.	Noted.	No change.
Severn Trent Water	NDP	C	Thank you for giving Severn Trent the opportunity to comment on your consultation. Severn Trent provide sewerage services to the village of Gorsley, whilst Linton and Bromsash are just on the edge of our service area. We have the following specific comments relating to your Neighbourhood Plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.	Noted.	No change.
	Policy BGL2	S/C	We are supportive of your policy, especially section 5 ‘promoting conservation, restoration and enhancement of all sites and features ... including hedgerows, ponds and watercourses.’ The retention of watercourses, ditches and land drainage are essential to facilitate sustainable drainage of surface water for new development and for future generations. It is recommended that watercourses are retain within open space to enable access for maintenance, preventing encroachment and improved biodiversity. We would also recommend that the following wording is included to ensure that surface water discharges are connected in accordance with the drainage hierarchy and promote use of SuDS:	LPCS policies SD3 and SD4 already address this issue, but not to the degree of detail that is suggested in the comment. There is scope for a further policy criterion to be added to the NDP, which would be more appropriately included in policy BGL4 on building design.	Add new criterion to policy BGL4: “3. Demonstrating that all surface water discharges are as high up the following hierarchy of options as reasonably practicable: ground infiltration; to a surface water body; to a surface water sewer, highway drain, or another drainage system; to a combined sewer;”.

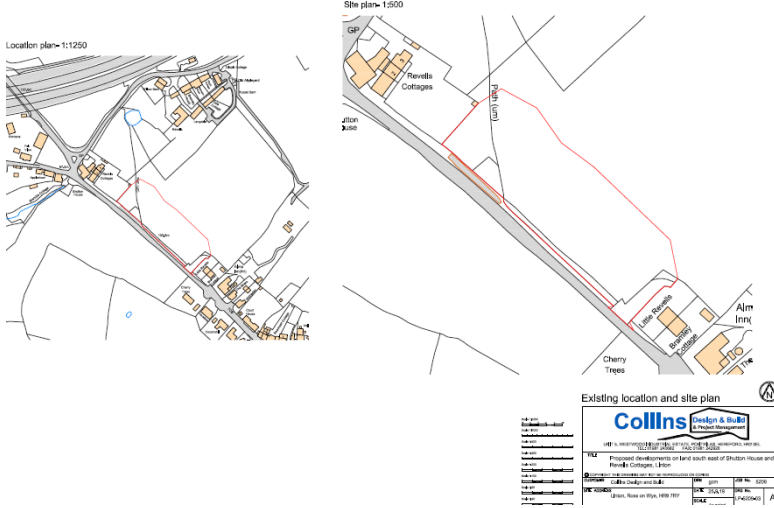
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			<p><i>'All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.'</i></p> <p>Reasons for including this wording within your policies include: Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: "Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer."</p>		
	Policy BGL4	S/C	<p>We are particularly supportive of your policy points 2, 6 and 7. To further point 2 we encourage you to include a statement about water efficiency. We are supportive of the use of water efficient fittings and appliances within new properties, we encourage of the optional higher water efficiency target of 110 Litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would encourage you to include the following statement in your policy: <i>'Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day. All developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures'</i></p> <p>To further points 6 and 7 we would add that incorporation of Sustainable Drainage Systems (SuDS) provides an opportunity to deliver benefits to water quantity, water quality, amenity and biodiversity which supports your policy points 6 and 7. We would therefore encourage you to include the following statement in your policy: <i>'All developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless emonstrated</i></p>	<p>Policy BGL4, criterion 2 water efficiency: LPCS policies SD1 and SD3 already address these points (including the efficiency standard of 110 litres/person/day) and no further reference is needed in the NDP.</p> <p>Criterion 6 and 7: SuDS are already a requirement under LPCS policy SD3. No further reference is needed in the NDP.</p>	No change.

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			<i>to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape'.</i>		
	NDP	C	We hope these comments are useful to you. For your information we have set out some general guidelines that may be useful to you. [Information supplied on Position Statement, sewage strategy, surface water and sewer flooding, water quality, water supply, and water efficiency.]	Noted.	No change.

Part B: Community and other comments

Consultation comments are reported. Longer comments have been summarised. The full text of these comments can be inspected on application to the Parish Clerk.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
Agent 1	Policy BGL6 and Plan 7, Linton village policies.	O	<p>Summary of objection:</p> <p>The settlement boundary for Linton has been drawn extremely tightly around the existing group of dwellings with no allowance for expansion of the settlement by way of a housing allocation or windfall capacity. The exclusion of any land within the proposed settlement boundary to allow for modest housing growth in Linton will stifle the long-term survival of the remaining facilities in the village. Our client owns land that adjoins the village centre and is outlined in red on the accompanying plan. This site would form a natural and logical expansion of the village if developed for housing with negligible landscape, highway or ecological impact. Furthermore, a development could be achieved that has no impact on the amenity of near neighbours. All these elements accord with the draft NDP design policy BGL4. The scale of development would be proportionate with the scale of the settlement and allow for its sustainable growth. The site offers the opportunity of delivering the size and type of housing the NDP identifies as being required under draft NDP policy BGL7. In particular, the site can provide a mix of housing including smaller 2 and 3 bed properties for first time buyers and young families and dwellings to meet the needs of older people. We therefore request that the settlement boundary for Linton within policy BGL6 be redrawn to encompass our clients land. This would address the imbalance of new housing across the Parish settlements that has occurred to date and ensure all three villages can grow in a sensitive and sustainable manner. This could be firmed up in the NDP by identifying our clients land as a proposed housing allocation.</p>	<p>This site of 0.5 ha. is situated on the northern edge of Linton, adjacent to the draft settlement boundary. Community consultation in May 2019 was strongly supportive of the proposed Linton settlement boundary, which did not include the site. It is part of a larger field. The boundary between the site and the larger field is not defined on the ground. The site is poorly related to the nucleated form of Linton and it is not part of the main built-up area of the settlement. As such it would not be appropriate for it to be included in the Linton settlement boundary. In terms of its possible allocation for housing, the LPCS minimum housing requirement for the Neighbourhood Area has already been met and no housing site allocations are being sought.</p>	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
					
Resident 1	Policy BGL4 criterion 6.	C	<p>My attention has recently been drawn to the “Building with Nature Standards” (www.buildingwithnature.org.uk). I would urge NDP members to familiarise themselves with these standards, to draw the attention of Hereford Council to them, and to make reference to them under policy BGL4.</p>	<p>Agreed. A reference to these standards is proposed in the supporting text to policy BGL4.</p>	<p>Add to end of para. 4.18:</p> <p>“In respect of the natural environment and the provision of green infrastructure delivering high quality places for people and wildlife, developers are encouraged to follow the Building with Nature standards throughout the development process, from planning and design to long-term management and maintenance”.</p> <p>Include footnote link to https://www.buildingwithnature.org.uk/</p>

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Resident 2	Policy BGL9 and Plan 6, Gorsley village policies.	O	Linton Quarry should be included as a Local Green Space since it is: - owned by Linton Parish Council. - an area with public access. - a green area of particular importance to the local community for historical and nature reasons. - in proximity to dwellings and the allotments which are part of the village settlement.	Linton Quarry is already designated as a Site of Special Scientific Interest. It is not clear what additional local benefit would be gained by also designating it as Local Green Space.	No change.
		O	The argument for Green's Quarry to be designated a Local Green Space is not as strong as that for Linton Quarry, but should be considered.	There is no evidence that this site is demonstrably special to the local community or holds a particular local significance.	No change.
		O	The allotments on Linton Road should be designated a Local Green Space as it is a Functional Green Space as per Herefordshire Council guidance (Neighbourhood Planning Guidance Note 24). The allotments are a thriving part of the village and in addition to being a Local Green Space should also be part of the defined settlement area as they are clearly not open countryside.	The allotments are already protected by virtue of their inclusion in policy BGL8 which deals with community services and facilities. It is not clear what additional benefit would be gained by designating them as Local Green Space. The settlement boundary has been drawn appropriately in the draft NDP. It reflects the natural break in village development represented by the allotments and the open land opposite when travelling east, accentuated by the slight crest in the road at this point.	No change.
Residents 3 and 4	NDP	C	The whole plan has been very well drawn up. Sadly, people are putting in planning applications on fields now so that by the time the plan is agreed it will be too late to stop more development occurring.	Noted.	No change.
Resident/s 3	NDP	C	I consider that the plan is well laid out and thoughtful. Thank you for all your work.	Noted.	No change.
Resident/s 5 and 6	Policy BGL6 and Plan 7,	O	Current settlement boundary follows the curtilage of existing properties and garden space with exception of the Alma Inn where boundary cuts across the	It is normal practice for settlement boundaries to exclude extensive	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
	Linton village policies.		rear entrance of the property, effectively designating a well-maintained car park/commercial out-buildings, landscaped pub garden and working stage for charitable events as "open countryside" (as quoted in paragraph 5.8 on page 24). We request consultation on this element of the proposed plan.	areas of open land within property curtilages, in order to manage local development, limit expansion and conserve settlement character. Drawing the settlement boundary to include all of the Alma curtilage would enable development which would be poorly related to the nucleated form of Linton. Any proposals for development associated with the expansion of the Alma Inn (which may extend outside the settlement boundary) would be considered alongside policy BGL8 which is supportive of the continued operation and enhancement of the public house use as a valued community service.	
Resident 7	Appendix B, para. B.3.	C	As a local historian I am keen to see that historical facts are presented correctly! On page 42 of the consultation draft of the neighbourhood plan under 8.3 please add one word - chapel. "The building of Goff's School / Chapel in 1821". The Edward Goff's trust provided funds for the dual purpose building and the salary of the pastor/teacher from 1821. (The school and worship took place for two years previously in a rented room). Congrats on all the work that has gone into preparing the Development Plan.	Agreed.	Amend as indicated (the reference is to para. B.3, not 8.3).
Resident 8	NDP	S	I agree with most of it and recognise the limitations of what you've all got to work with given timing.	Noted.	No change.
	Policy BGL6 and Plan 7, Linton village policies.		We do feel that Linton in particular (though similar views about other villages in Parish and beyond) need to be very boundary limited, and density is also important. We think there are already water pressure issues on Linton ridge (as well as issues with the ridge structurally, and perhaps with drainage etc). Water pressure was improved about 15 years ago (?), but we don't think it is enough - we get lower pressure than we should especially in our upper floor. Increasing density in the area will deplete this further. So, the parish/council need to think of these services as needing boosting too which may have significant costs.	Noted.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
	NDP	C	We think properties in villages are not as environmentally as good as developing in bigger towns which would benefit from higher density and improved high street. Here we think development should be on brown-field sites closer into town rather than on the outer edges, again to encourage participation in the high street. However, this is outside remote of the NDP.	Noted.	No change.
	Policies BGL4 and BGL5	S/O	We would strongly back points made around broadband provision and sustainable energy. We would deviate from the prevailing view that wind is bad. Wind is very good in particular areas and could benefit community. We were recommended by the energy consultant to install a (small) turbine. These are not ugly, they are quite efficient and now good value. Personally, I think community schemes should have some element that actually benefits the community rather than just the landowner. In this way, perhaps people's mentality would change. We need to use our natural resources as best we can at this time. If and when they are uneconomic, then they can easily come down without permanent damage. The issues reported about bird killings are mostly rubbish - and nothing compared with birds killed by household cats!	Policies BGL4 and BGL5 support renewable and low-carbon energy generation, both in new development and via small-scale stand-alone proposals. There was little support for wind power in the residents' survey. Whilst the NDP does not identify sites/areas for wind energy development, schemes could come forward as planning applications.	No change.
	NDP	C	On transport, we very much believe roads should be improved with better maintenance and cutting of verges etc to allow mixed use, and less damage to vehicles, bikes etc. We think speed limits are strongly required in our village areas and need to be enforced somehow. We also need better passing places (and those that are there need to be maintained better - eg Linton ridge is shocking at the moment). I would rather go by e-bike to Ross for my shopping if we could, but it's not as nice a journey as it should be given road conditions and other drivers. We also fully support issues with junctions - we backed changes at Bromsash many years ago and are frustrated these have still not been implemented. They are death traps waiting to happen. If Oslo can get to zero pedestrian, cyclist and child deaths, we should be able to achieve this in the wider Ross-on-Wye area.	Noted. The Community Actions set out at chapter 8 of the NDP address many of these concerns.	No change.
Resident 9	Paras. 3.1 to 3.6, Vision and objectives	S	[No further comment]	Noted.	No change.
	Policies BGL1 to BGL11	S	[No further comment]	Noted.	No change.
	NDP	S	I believe this is a well-balanced document which accurately reflects the views and needs of the local community.	Noted.	No change.

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Resident 10	Policy BGL1 and para. 3.1, Vision	C	I fully endorse this overarching aim.	Noted.	No change.
	Policy BGL2, criterion 4.	S	I am greatly concerned at the number of current and proposed buildings on Linton Ridge which will block views.	Noted.	No change.
	Para. 5.9.	C	I am concerned at the rate of building in Bromsash is too rapid and there are not enough facilities.	Bromsash is identified in the LPCS as a “main focus” for proportionate housing development.	No change.
	NDP	C	It is a thoughtful and well produced document.	Noted.	No change.
Ross-on-Wye Golf Club	NDP	C	Further to our email discussions last week, I have now had the chance to read through the parish’s neighbourhood development plan. I believe Ross Golf Club’s development strategy is in line with the draft plan and I am attaching a copy for your interest. If you have any concerns about the initiatives in our plan, do please let me know. If there would be any interest, I would be more than happy to meet with parish councillors and/or one of the subcommittees to explain our ideas and thoughts. In my preliminary discussions with the new Herefordshire Council administration, it seems that the various initiatives outlined in our plan are also coherent with their new vision & strategy for the county.	Noted. This congruence between the draft NDP and the Ross Golf Club’s development strategy is to be welcomed.	No change.
Resident 11	Policy BGL9, LGS5	O	<p>With reference to the proposed green space LGS5</p> <p>As owner of the west end of this land I object most strongly to the proposal to deem it as a green space. This land was originally included within the permitted development area and now seems to be excluded. The area is referred to as a wooded valley which was previously protected in the former Herefordshire UDP. I would like to know the date when the former Herefordshire UDP protected this area, as no notification regarding this was ever given to myself or my late mother-in-law who was the previous owner of the western area of this land. It is also stated that 0.7 ha is priority habitat of traditional orchard, those trees were grubbed out years ago by the owners of the eastern part of the area within LGS5. How it can be referred to as a wooded valley is beyond belief, the Alder trees that line the brook were always harvested on a regular basis for pulpwood and I reserve the right to continue this practice in the future. It also says it is an area of beauty and visual amenity value to the community, if that beauty refers to the daffodils these are not there for the visual pleasure of the community! They were</p>	In light of the additional information provided, it is agreed that this site no longer meets the necessary criteria for designation as Local Green Space.	Delete the proposed Local Green Space designation from land south of Sundale, Gorsley.

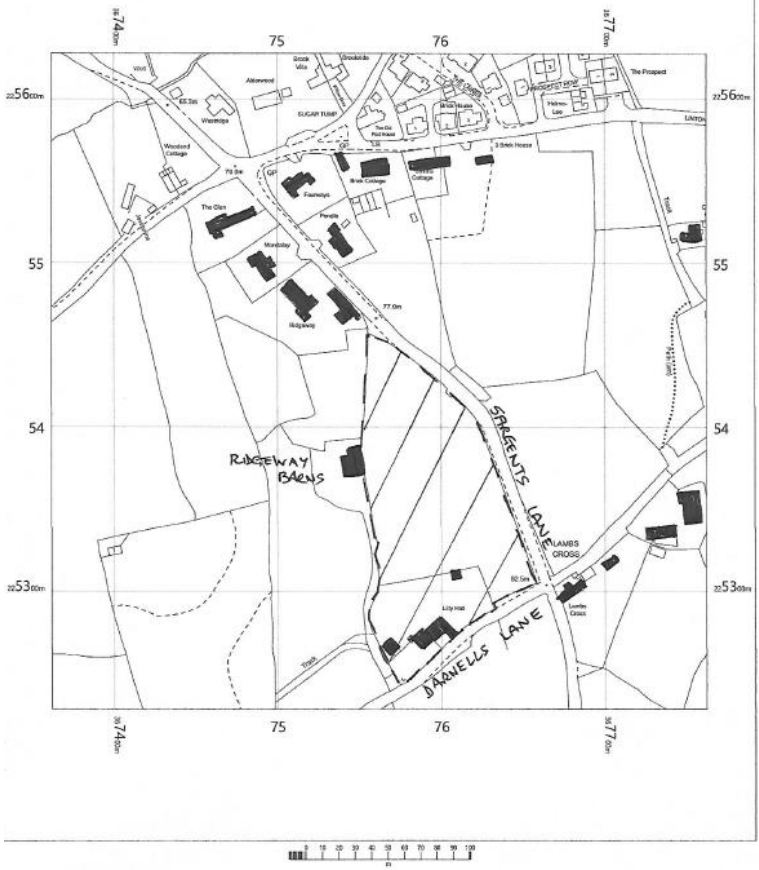
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			<p>planted by my late wife's grandparents, picked and sold as part of their income along with strawberries and other garden produce. By proposing this area as a green space it will restrict my right to manage it as I deem fit and I feel this would be an infringement of my personal rights as the land owner. It would also prevent my youngest son who is a fifth generation of the original inhabitants of Gorsley from building a house/home of local need subject to planning permission.</p> <p>At the parish council meeting on Monday 11 November 2019 I raised the fact that the owners of the eastern area of LGS5 had not received a letter inviting them to make comments on this matter. I was then assured by [REDACTED] that she would see to it that [REDACTED] would get one. This has not happened therefore it makes a mockery of the consultation period, it is well known that owners of land affected must be consulted. [REDACTED] have told me that they are also opposed to this proposal. So as [REDACTED] were not given the chance by not receiving a letter to make comments as they are landowners it seems to myself and them that due process has not been followed in this matter.</p>		
Agent 2	Vision and Objectives, para. 3.3.	O	There is a need to add the Government's objective to "significantly boost" the supply of new housing under paragraph 59 of the NPPF under the plan making process. The NDP should also aim to achieve these objectives to ensure that it has regard to national policy.	There is no need for the NDP to repeat this overall Government objective.	No change.
	Housing requirement and delivery (p.23).	O	<p>Summary of objection:</p> <p>The NDP underestimates the level of further growth that should occur at Gorsley as an identified main focus of development in the Core Strategy.</p>	The NDP does recognise that the level of housing growth arising from the LPCS is a minimum, for instance in paras. 5.1 and 5.4. The LPCS does not require the minimum level of growth to be applied on a settlement by settlement basis. LPCS para. 4.8.21 clarifies that the housing target will "provide the basis for the minimum level of new housing ... in each NDP", and explains that "in parishes which have more than one settlement listed in Figure 4.14 and	No change.

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				4.15 [as applies here] the relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned". No concerns have been raised by HC as to the NDP's application of the strategic policies on housing delivery. NDP Table 1 makes it clear that the NDP does not promote less development than sought by the strategic policies.	
	Policy BGL6	O	The draft boundaries are described as showing the " <i>planned extent of the main built-up form for each village</i> " (paragraph 5.6) based upon criteria found in Council guidance (see Footnote 11). Clearly, the NDP aims to facilitate further housing by the application of a settlement boundary and not to rely upon housing allocations are proposed in the NDP. It follows, therefore, that the draft settlement boundary should be drawn not only to include all those areas in accordance with the Guide to Settlement Boundaries including those that form an integral part of the settlement but also provide some scope within which modest and planned additions to the village form can be incorporated.	The HC guidance referred to makes it clear that settlement boundaries are a policy tool which should reflect built form although they do not necessarily have to cover the full extent of a village. Whilst the guidance indicates that boundaries should be drawn to facilitate an appropriate level of proportional growth, in this case the proportionate LPCS growth target for the Neighbourhood Area has been met.	No change.
	Policy BGL6, Plan 6	O	Summary of objection: The draft settlement boundary for Gorsley excludes a historic part of the settlement that extends along both sides of Linton Road eastwards. This part of the village includes the village allotments, housing to the east, Chancery Cottage and land along its road frontage between a new two-house scheme (currently under construction) and 'Hillford'. Further the draft settlement boundary underestimates the depth of the two-house plot to the east of 'Smiths Cottage' and west of Chancery Cottage. The draft settlement boundary should include all of this area (see the cross-hatched area on the	This objection seeks the inclusion of land and property at Chancery Cottage (0.5 ha) within an extended settlement boundary at Linton Road, Gorsley. The eastern extent of the Gorsley settlement boundary along Linton Road has been carefully considered in drawing up the NDP.	No change, apart from minor amendment to Plan 6 to reflect the extent of planning permission at Smiths Cottage.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
			<p>attached OS Extract) for the following reasons: it is a well-established housing area of the settlement; the allotments are an important amenity area that could be protected; the 2007 UDP settlement boundary is not a reason to exclude the area now; the draft settlement boundary would result in less development than planned for in strategic policy and commensurate with the sustainability credentials of Gorsley; it is inconsistent with a recent planning decision (LPA ref 174123); inclusion of part or all of the proposed land would contribute to proportionate growth. Chancery Cottage and its road frontage meets all of the criteria of the Council's Guidance Note 20 relevant to this property. Consequently, all of the correspondent's property (see outline in red on the attached OS extract) should be incorporated within the draft settlement boundary or, at least the northern sections.</p>	<p>Community consultation in May 2019 was strongly supportive of the proposed boundaries. The draft settlement boundary appropriately reflects the natural break in village development represented by the open land at Chancery Cottage and the allotments opposite, which is accentuated by the slight crest in the road at this point.</p> <p>As well as contributing to this break in development, the bulk of the land at Chancery Cottage (0.47 ha) is a Priority Habitat Inventory site (Traditional Orchard), whose conservation, restoration and enhancement is sought by policy BGL2. For these reasons it would not be appropriate for it to be included in the Gorsley settlement boundary.</p> <p>A minor amendment is required to the settlement boundary to reflect the extent of planning permission at Smiths Cottage (LPA ref 173830).</p>	

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
	Policy BGL7 Housing mix	S/O	The correspondents support the broad principle of requiring new housing to contribute to a reasonable mix of housing sizes in accordance with local housing needs under draft Policy BGL7 (page 31). However, it should be recognised that on some sites, this objective would entail a higher density of development to ensure the viability and delivery of potential housing sites and to better ensure that smaller houses are retained in the long term as such. Not to permit higher density of development in these circumstances would not make an effective use of land in accordance with paragraphs 8 and 117 of the NPPF.	This support for policy BGL7 is welcomed. The NDP does not specify density requirements, other than seeking densities in character with adjoining development (policy BGL4). The question of whether a particular density of development is appropriate is best addressed in individual scheme design and then planning assessment, when policies such as BGL4 and BGL7 can be considered together against site characteristics.	No change.
	Delivering the Neighbourhood Plan	O	The correspondents consider that it should be clarified in this section that the NDP once 'made' should be applied in accordance with Section 38(6) of the Planning Act. Further, it should be made clear that when relevant, the NDP may have to be reviewed. This is due to a likely change in material considerations over time and given that the NDP will be 'out of date' should there continue to be a shortfall in the supply of deliverable housing sites the county under paragraph 14 of the NPPF.	This statutory provision is already referred to in the NDP at para. 1.1. It does not need to be repeated. Planning Practice Guidance makes it clear there is no requirement to review or update a neighbourhood plan. Any review of the NDP will be a matter for future Parish Council consideration in light of circumstances, and there is no need for this to be stated in the NDP.	No change.
Agent 2	Vision and Objectives, para. 3.3.	O	There is a need to add the Government's objective to significantly boost the supply of new housing under paragraph 59 of the NPPF under the plan making process.	There is no need for the NDP to repeat this overall Government objective.	No change.
	Housing requirement and delivery (p.23).	O	Summary of objection: The NDP underestimates the level of further growth that should occur at Gorsley as an identified main focus of development in the Core Strategy.	The NDP does recognise that the level of housing growth arising from the LPCS is a minimum, for instance in paras. 5.1 and 5.4. The LPCS does not require the minimum level of growth to be applied on a settlement by settlement basis. LPCS para. 4.8.21	No change.

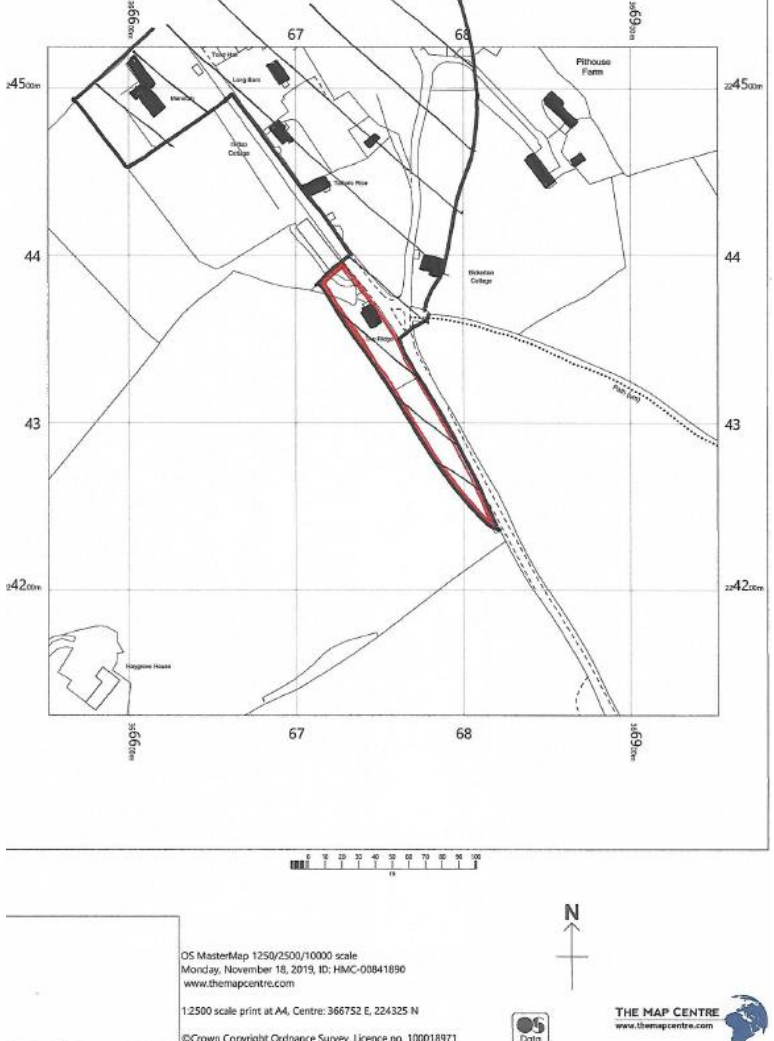
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
				clarifies that the housing target will “provide the basis for the minimum level of new housing ... in each NDP”, and explains that “in parishes which have more than one settlement listed in Figure 4.14 and 4.15 [as applies here] the relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned”. No concerns have been raised by HC as to the NDP’s application of the strategic policies on housing delivery. NDP Table 1 makes it clear that the NDP does not promote less development than sought by the strategic policies.	
	Policy BGL6, Plan 6	O	<p>Summary of objection:</p> <p>The purpose of the settlement boundary drawn in accord with HC guidance is to facilitate a level of appropriate growth of the village particularly where no housing allocations are proposed in the NDP as is the case in this instance. The Gorsley settlement boundary should include all of the property Lilly Hall (see cross hatched on the attached OS Extract), for the following reasons: it comprises entirely of residential curtilage and is contiguous with the draft settlement boundary; it is bound to the west and south-west by a residential property, Ridgeway Barns and divorced from open countryside by Sargents Lane and Darnells Lane to the east and south respectively; the 2007 UDP settlement boundary is not a reason to exclude the area now; inclusion of part or all of the proposed land would contribute to proportionate growth. Lilly Hall meets all of the criteria of the Council’s Guidance Note 20 relevant to this property.</p>	<p>The HC guidance referred to states that settlement boundaries should be drawn to facilitate an appropriate level of proportional growth. In this case the proportionate LPCS growth target for the Neighbourhood Area has been met.</p> <p>This site (1.2 ha) is mainly open land with a dwelling in the south. It is not contiguous with the draft settlement boundary at Gorsley, with an intervening gated access. The site is poorly related to the overall developed form of the village and it is not part of the main</p>	No change.

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				<p>built-up area of the settlement. In addition, some 1 ha is a Priority Habitat Inventory site (Traditional Orchard), whose conservation, restoration and enhancement is sought by policy BGL2. Community consultation in May 2019 was strongly supportive of the proposed Gorsley settlement boundary, which did not include the site. For these reasons it would not be appropriate for it to be included in the Gorsley settlement boundary.</p>	

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
	Policy BGL7 Housing mix	S/O	The correspondents support the broad principle of requiring new housing to contribute to a reasonable mix of housing sizes in accordance with local housing needs under draft Policy BGL7 (page 31). However, it should be recognised that on some sites, this objective would entail a higher density of development to ensure the viability and delivery of potential housing sites and to better ensure that smaller houses are retained in the long term as such. Not to permit higher density of development in these circumstances would not make an effective use of land in accordance with paragraphs 8 and 117 of the NPPF.	This support for policy BGL7 is welcomed. The NDP does not specify density requirements, other than seeking densities in character with adjoining development (policy BGL4). The question of whether a particular density of development is appropriate is best addressed in individual scheme design and then planning assessment, when policies such as BGL4 and BGL7 can be considered together against site characteristics.	No change.
	Policy BGL10	S/O	The broad principle of facilitating small-scale employment development is supported. Whilst, draft Policy BGL10 (6) extends this support to rural tourism, the provision of new-build tourist accommodation should be specifically referred to ensure this policy stands full square with paragraphs 83 (a) and (c) and 84 of the NPPF.	This support for policy BGL10 is welcomed. The provisions in respect of new buildings are clear and no change is needed.	No change.
	Delivering the Neighbourhood Plan	O	The correspondents consider that it should be clarified in this section that the NDP once 'made' should be applied in accordance with Section 38(6) of the Planning Act. Further, it should be made clear that when relevant, the NDP may have to be reviewed. This is due to a likely change in material considerations over time and given that the NDP will be 'out of date' should there continue to be a shortfall in the supply of deliverable housing sites the county under paragraph 14 of the NPPF.	This statutory provision is already referred to in the NDP at para. 1.1. It does not need to be repeated. Planning Practice Guidance makes it clear there is no requirement to review or update a neighbourhood plan. Any review of the NDP will be a matter for future Parish Council consideration in light of circumstances, and there is no need for this to be stated in the NDP.	No change.
Agent 2	Plans 5, 6 and 7	O	Further to the representations made by my client on the draft NDP, can I suggest that on Plans 5, 6 and 7 (pages 26, 27 and 28) the extent of all designated areas including Local Wildlife Sites are included? This would provide more comprehensive and inclusive plans in the NDP.	Consolidated Policies Maps for the Neighbourhood Area and the villages will be prepared by HC to accompany the submission draft	No change.

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				NDP, each of which will show relevant designations.	
Agent 2	Vision and Objectives, para. 3.3.	O	There is a need to add the Government's objective to "significantly boost" the supply of new housing under paragraph 59 of the NPPF under the plan making process. The NDP should also aim to achieve these objectives to ensure that it has regard to national policy.	There is no need for the NDP to repeat this overall Government objective.	No change.
	Housing requirement and delivery (p.23).	O	Summary of objection: The NDP underestimates the level of further growth that should occur at Linton as an identified main focus of development in the Core Strategy.	The NDP does recognise that the level of housing growth arising from the LPCS is a minimum, for instance in paras. 5.1 and 5.4. The LPCS does not require the minimum level of growth to be applied on a settlement by settlement basis. LPCS para. 4.8.21 clarifies that the housing target will "provide the basis for the minimum level of new housing ... in each NDP", and explains that "in parishes which have more than one settlement listed in Figure 4.14 and 4.15 [as applies here] the relevant NDP will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned". No concerns have been raised by HC as to the NDP's application of the strategic policies on housing delivery. NDP Table 1 makes it clear that the NDP does not promote less development than sought by the strategic policies.	No change.
	Policy BGL6	O	The draft boundaries are described as showing the "planned extent of the main built-up form for each village" (paragraph 5.6) based upon criteria found in Council guidance (see Footnote 11). Clearly, the NDP aims to facilitate	The HC guidance referred to makes it clear that settlement boundaries are a policy tool which should	No change.

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			further housing by the application of a settlement boundary and not to rely upon housing allocations. It follows, therefore, that the draft settlement boundary should be drawn to include all those areas in accordance with the Guide to Settlement Boundaries including those that form an integral part of the settlement.	reflect built form although they do not necessarily have to cover the full extent of a village. Whilst the guidance indicates that boundaries should be drawn to facilitate an appropriate level of proportional growth, in this case the proportionate LPCS growth target for the Neighbourhood Area has been met.	
	Policy BGL6, Plan 7		<p>Summary of objection:</p> <p>The draft settlement boundary is very tightly drawn and unjustifiably excludes that part of the settlement known as Linton Ridge contrary to HC's 2013 Rural Housing Background Paper and the local planning authority's application of strategic policies including the recent approval of two houses close to 'The Ridge' (LPA ref 184574/F). The property 'The Ridge' and its long garden meets all of the criteria of the Council's Guidance Note 20. All of The Ridge (see outline in red on the attached OS extract) should be incorporated within the draft settlement boundary or, at least its northern section.</p>	<p>This objection seeks the inclusion of land and the dwellinghouse 'The Ridge' (0.25 ha) within a settlement boundary which should be drawn to include land and property at Linton Hill.</p> <p>The question as to whether to include Linton Hill in a settlement boundary has been carefully considered in drawing up the NDP. Linton Hill extends to the south-east of the nucleated Linton village. It is physically and visually separate from Linton village and its services and facilities, with intervening woodland. It comprises frontage development of varying ages and character along and descending an escarpment between an unnamed lane on the top of a ridge and The Line. The pattern of development is linear, low density and sporadic with a number of undeveloped plots, generous gardens and other areas of open land. There are</p>	No change.

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				<p>expansive views across the surrounding countryside. The scope for infill development leading to a loss of rural character if the area was to be included in a settlement boundary is high. Community consultation in May 2019 was strongly supportive of the proposed Linton settlement boundary, which does not include Linton Hill. In addition, views westwards and eastwards from Linton Hill are protected through policy BGL2.</p> <p>In respect of the land and property at 'The Ridge', this lies at the southern extremity of Linton Hill in a relatively isolated and elevated position. Including the site in any settlement boundary would enable development to extend unnecessarily into the countryside.</p> <p>For these reasons it would not be appropriate for:</p> <ul style="list-style-type: none"> (a) the settlement boundary for Linton to incorporate land/property along Linton Hill; (b) for the property 'The Ridge' to be included in any such boundary. 	

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	Policy BGL7 Housing mix	S/O	The correspondents support the broad principle of requiring new housing to contribute to a reasonable mix of housing sizes in accordance with local housing needs under draft Policy BGL7 (page 31). However, it should be recognised that on some sites, this objective would entail a higher density of development to ensure the viability and delivery of potential housing sites and to better ensure that smaller houses are retained in the long term as such. Not to permit higher density of development in these circumstances would not make an effective use of land in accordance with paragraphs 8 and 117 of the NPPF.	This support for policy BGL7 is welcomed. The NDP does not specify density requirements, other than seeking densities in character with adjoining development (policy BGL4). The question of whether a particular density of development is appropriate is best addressed in individual scheme design and then planning assessment, when policies such as BGL4 and BGL7 can be considered together against site characteristics.	No change.
	Delivering the Neighbourhood Plan	O	The correspondents consider that it should be clarified in this section that the NDP once 'made' should be applied in accordance with Section 38(6) of the Planning Act. Further, it should be made clear that when relevant, the NDP may have to be reviewed. This is due to a likely change in material considerations over time and given that the NDP will be 'out of date' should there continue to be a shortfall in the supply of deliverable housing sites the county under paragraph 14 of the NPPF.	This statutory provision is already referred to in the NDP at para. 1.1. It does not need to be repeated. Planning Practice Guidance makes it clear there is no requirement to review or update a neighbourhood plan. Any review of the NDP will be a matter for future Parish Council consideration in light of circumstances, and there is no need for this to be stated in the NDP.	No change.
Agent 3	Vision and objectives	S	We have read the draft NDP and support its vision and objectives.	Noted.	No change.
	Policy BGL6 and Plan 7, Linton village policies.	O	Summary of objection: The draft settlement boundary for Linton restricts opportunity for further development within the village and doesn't provide express support for the re-use of previously developed land contrary to the Core Strategy. In this context, our client has identified an opportunity for small-scale and sensitively designed residential development at the Fruit Yard (location plan below); previously developed land in close proximity to the settlement, that	This site of 0.6 ha. is in the countryside. It is physically and visually separate from Linton, being some 520m by road or 240m as the crow flies (to the nearest point of the draft settlement boundary). Its allocation for residential development as suggested would	No change.

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			<p>would fulfil the requirements of a number of the draft policies. Our review of the suggested allocation of the Fruit Yard against the Regulation 14 draft NDP confirms that although the site is outside the draft settlement boundary, its residential redevelopment would be capable of securing compliance with the overwhelming majority of the stated draft objectives and policies. The sensitive redevelopment of the site would provide smaller market properties for which there is an identified need and for which the draft settlement boundary makes no provision whatsoever. Without the allocation of sites such as this, we fear that Policy BGL7 is redundant. The accessibility of the site relative to the village can be secured by the extension of an off-road route across land in my client's control, achieving compliance with BGL1 and BGL4, making this a unique opportunity to provide for residential development that can provide genuine enhancement to landscape character within the Neighbourhood Area and green infrastructure by virtue of utilising previously developed land.</p>	<p>not be in compliance with LPCS policy RA2, in that it is not adjacent to the main built-up area of Linton. Nor could it reasonably be included in the Linton settlement boundary, by reason of its distance from the village and the intervening agricultural land. Community consultation in May 2019 was strongly supportive of the proposed Linton settlement boundary, which did not include the site.</p>	



Promap
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Location: The Fruit Yard, Linton
Scale: 1:1250
Date: 31/07/2019

Client: Mr N. Jones
Job Number: 5515
Draw By: RB

hunterpage
PLANNING



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			<p>We have read the draft NDP and support its vision and objectives.</p>	<p>Noted.</p>	<p>No change.</p>
<p>Agent 3</p>	<p>Vision and objectives</p>	<p>S</p>			

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Linton draft NDP
	Policy BGL6 and Plan 6, Gorsley village policies.	O	<p>Summary of objection:</p> <p>We write in respect of land at Woodend Lane with the intent of securing the sites allocation for residential development through its inclusion within the settlement boundary for Gorsley. Overall, the site represents a natural infill opportunity which can deliver the economic and social benefits of housing with no significant adverse impacts. The natural shape of the field, which tapers towards the road as one leaves the village, and that the site is bookended by existing development means that its development would relate very well to the village, would cause minimal visual impact and would avoid extending development into the true open countryside further west. Furthermore, the landowner is committed to providing housing for which there is most need i.e. bungalows and smaller dwellings, which augments the potential benefits of the development. We have identified that the site has potential to deliver up to 5 no. dwellings. The sketch below shows how five dwellings might be sited on the land with the reserved matters scheme which is presently live in black and white. Accordingly, we politely request that the settlement boundary for Gorsley as defined by Policy BL6 is amended to include the site.</p>	<p>This site (0.5 ha.) is the western portion of a field whose eastern part has planning permission for residential development. An employment use (fencing contractor) is to the west. Whilst the draft settlement boundary has been drawn to include the land with planning permission (as recommended in HC guidance), there is no need or justification to extend it further to the west as sought. To do so would risk conflict between the existing employment use and any new residential development which may be permitted as a result. The site is poorly related to the overall developed form of the village and it is not part of the main built-up area of the settlement. Community consultation in May 2019 was strongly supportive of the proposed Gorsley settlement boundary, which did not include the site. For these reasons it would not be appropriate for it to be included in the Gorsley settlement boundary. In terms of its possible allocation for housing, the LPCS minimum housing requirement for the Neighbourhood Area has already been met and no housing site allocations are being sought.</p>	No change.

