

Latham, James

From: Turner, Andrew
Sent: 10 June 2020 16:17
To: Neighbourhood Planning Team
Subject: RE: Much Birch Regulation 16 submission neighbourhood development plan consultation

RE: Much Birch Regulation 16 Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

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

Having reviewed the NDP, regarding the three proposed sites for housing development; Policy 'MB9: Housing Site Allocations' (outlined in light brown/grey on maps 2, 3 and 5) the NDP states that;

'All three housing site allocations have already received planning permission.'

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 and as such have no further comments to make regarding the proposed sites.

General comments:

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

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

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

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

Kind regards

Andrew

Herefordshire.gov.uk



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning
Herefordshire Council

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

08 July 2020

Dear Neighbourhood Planning

Much Birch Neighbourhood Plan - Regulation 16 (Submission)

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Russell Pryce <Russell@collinsdb.co.uk>
Sent: 07 July 2020 21:18
To: Neighbourhood Planning Team
Subject: Much Birch NDP - Objection
Attachments: UPPA01 - Location, Existing and proposed site plan and 3D visual.pdf; Location and existing site plan.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

In line with the council's guidance on drawing settlement boundaries and the consistent approach taken by inspectors in recent years when considering NDP's, the 'Much Birch and Axe and Cleaver Policies Map' should be enlarged to include two sites that have secured detailed planning approval.

Drawing number UPPA 01 is the approved site plan for planning approval ref 170308/F. The conditions were discharged on this permission on 9th March and the planning permission was implemented on 16th March through the construction of the new/widened access. As such this permission remains extant.

The other attached drawing is the approved red line site plan for planning approval ref 200975/F.

Suggested amendment to the settlement boundary to encompass these commitments identified in blue below.

Kind Regards

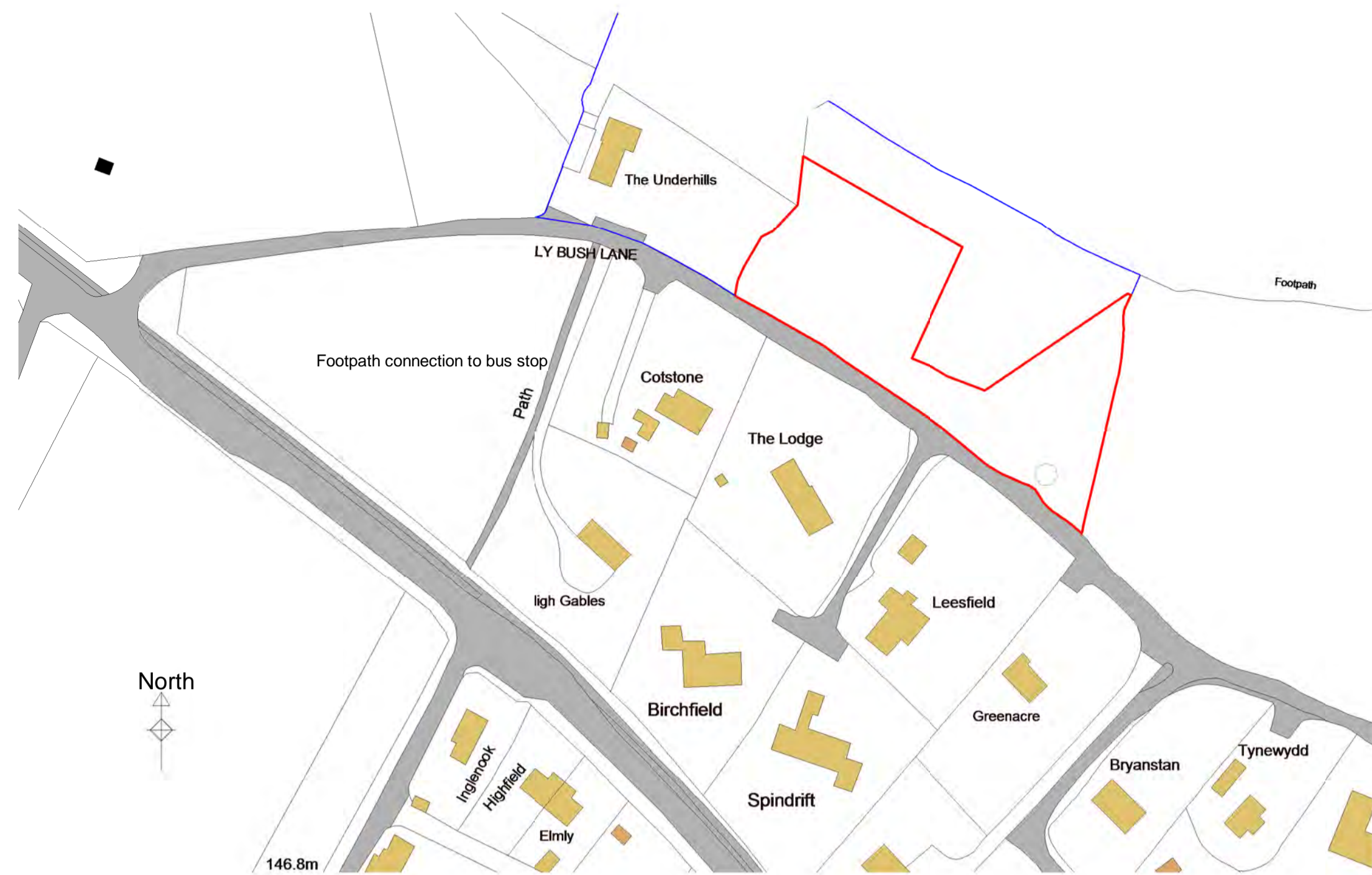
Russell Pryce MRTPI
Planning Manager

CDB Planning and Architecture

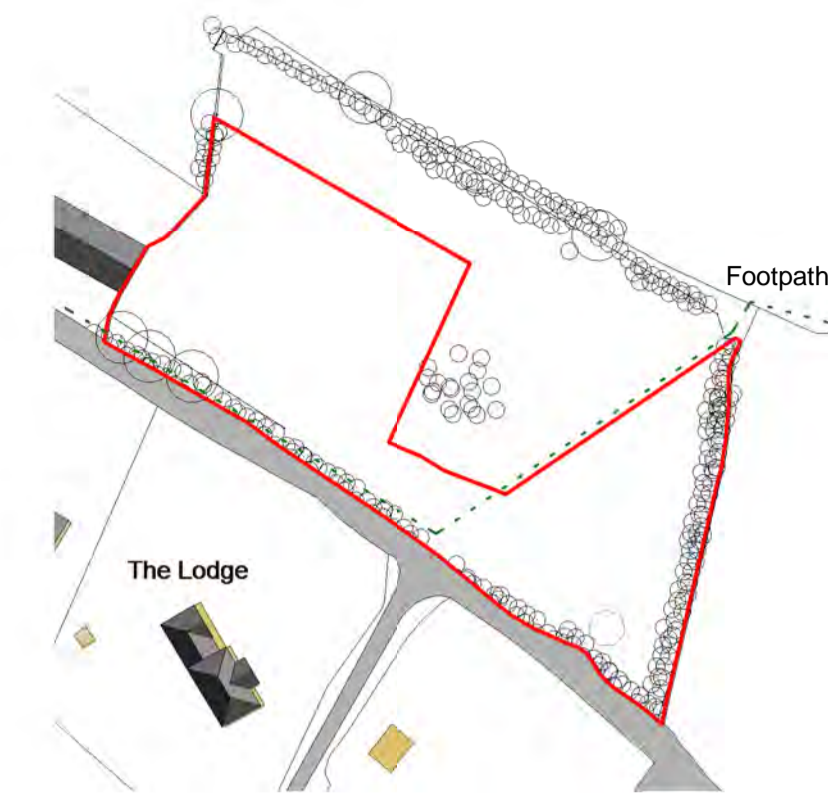
Unit 5 Westwood Industrial Estate, Pontrilas, Hereford, HR2 0EL

T: 01981 242928 | M:07931 808200

E: russell@collinsdb.co.uk | www.collinsdb.co.uk



1 Location Plan
1 : 1250



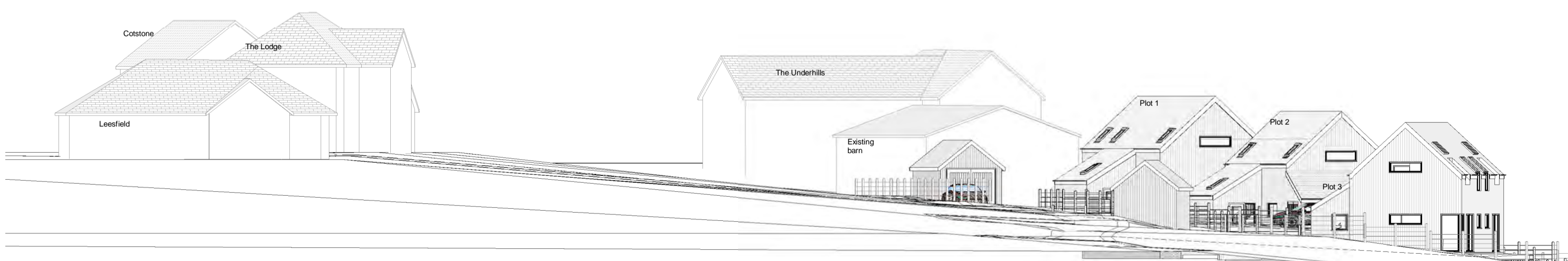
2 Site Plan- existing
1 : 1250



3 Site Plan- proposed
1 : 500



5 Street view from north/east



6 View from south/east

Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
HEREFORD, HR2 0EL
TEL: 01981 240682 FAX: 01981 242926

TITLE Proposed development of 3 properties on land
adjacent to The Underhills
© COPYRIGHT THIS DRAWING MAY NOT BE REPRODUCED OR COPIED

CUSTOMER Steve Turner	DRN gcm	JOB No. 2327
SITE ADDRESS The Underhills, Hollybush Lane, Much Birch, HR2 8HX	DATE 26.1.17	DRG No. UPPA01
	SCALE As indicated	Paper size A1

Scale 1:2500 @A1
0m 50 100 150 200 250m

Scale 1:1250 @A1
0m 25 50 75 100 125m

Scale 1:500 @A1
0m 10 20 30 40 50m

Scale 1:100 @A1
0m 2 4 6 8 10m




Location plan
1 : 1250



Site plan
1 : 500



PLANNING		SITE		LOCATION AND SITE PLANS			
		SITE ADDRESS		DATE	DRG No.		
		Land west of The Underhills		20.3.20	WoU-PA-5234-01		
UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS, HEREFORD, HR2 0EL TEL: 01981 240682 FAX: 01981 242926		SCALE		Paper size		A1	
		As noted					
TITLE		Scale 1:1250@A1		Scale 1:500@A1			
Proposed new dwelling		0m 25 50 75 100 125m		0m 10 20 30 40 50m			
© COPYRIGHT THIS DRAWING MAY NOT BE REPRODUCED OR COPIED		Scale 1:100@A1		Scale 1:200@A3			
CUSTOMER		DRN	JOB No.				
Mr & Mrs Turner		gcm	5234		0m 2 4 6 8 10m		

Latham, James

From: Gosset, David
Sent: 03 June 2020 15:36
To: Neighbourhood Planning Team
Cc: Withers, Simon
Subject: Much Birch Regulation 16 Representation

Afternoon,

1. I had a general comment to make regarding Policy MB8 relating to the Wormelow settlement boundary:

The allocated site for housing on Tump Lane (1.4 ha) brings forward the largest area of land for development in the Parish but is not included within a settlement boundary. There is an existing cluster of approximately 50 dwellings at this location and the addition of the 20 dwellings approved in outline under P130945/O will create a significant cluster of dwellings which should form part of the formal settlement boundary of Wormelow.

Furthermore if the Reserved Matters application for P130945/O does not materialise in time and that permission is to lapse there would be an apparent conflict between Policies MB8 and MB9 as the site would fall to be considered against Core Strategy RA3 as directed by MB8 when the clear and stated intention is to provide housing on the site. Including this site and the related cluster of housing within the settlement boundary would secure the provision of housing up to the stated requirements of the Parish.

Alternatively more clarity needs to be given to the effect of Policy MB9 in relation to this site as MB8 and associated maps designate the site as open countryside.

2. Permission has been granted for two dwellings on land west of the Underhills, Holly Bush Lane. These dwellings will amplify the linear form of development seen along Holly Bush Lane and consideration should be given to including these in the settlement boundary.

Kind regards,
David.

Herefordshire.gov.uk

David Gosset
Senior Planning Officer

Economy and Place Directorate

T: 01432 261 588

E: david.gosset@herefordshire.gov.uk

Main Council Switchboard:

01432 260000

General Planning Enquiries:

planningenquiries@herefordshire.gov.uk

Planning Registration Enquiries:

planningregistration@herefordshire.gov.uk



Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 25 June 2020 14:21
To: Neighbourhood Planning Team
Subject: {Disarmed} RE: Much Birch Regulation 16 submission neighbourhood development plan consultation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below.

We were consulted on the Reg 14 consultation earlier this year and as such have nothing further to add at this time.

Kind regards,



Ryan Norman

Lead Forward Plans Officer | Developer Services |
Dŵr Cymru Welsh Water

T: 0800 917 2652 | E: 40719 | M: 07557812548

A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com

E: developer.services@dwrcymru.com

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 27 May 2020 10:52
Subject: Much Birch Regulation 16 submission neighbourhood development plan consultation

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

Dear Consultee,

Much Birch Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: **[MailScanner has detected a possible fraud attempt from "eur03.safelinks.protection.outlook.com" claiming to be https://www.herefordshire.gov.uk/directory_record/3089/much_birch_neighbourhood_development_plan](https://www.herefordshire.gov.uk/directory_record/3089/much_birch_neighbourhood_development_plan)**

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

The consultation runs from 27 May 2020 to 8 July 2020.

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

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

Kind regards

Latham, James

From: Boland, Peter <Peter.Boland@HistoricEngland.org.uk>
Sent: 03 July 2020 09:36
To: Neighbourhood Planning Team
Cc: Dean, Adam
Subject: Much Birch NP Submission Version

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear James,

Please find below Historic England's comments on the Much Birch Neighbourhood Plan (our ref: PL00079724).

MUCH BIRCH NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION.

Thank you for the invitation to comment on the Submission Neighbourhood Plan. Our previous comments on the Regulation 14 Plan remain entirely relevant that is:

“Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Much Birch.

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 and we are supportive of both the content of the document and the vision and objectives set out in it.

We commend the general emphasis given to the maintenance of local distinctiveness and the conservation of landscape character, building upon the findings of the Herefordshire Landscape Character Assessment and also the recognition afforded to locally important heritage assets. The commitment to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, views and green spaces is equally commendable. The recognition of the importance of Historic Farmsteads being sustainably and sensitively converted and of the need to take account of archaeological remains is also welcomed”.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Latham, James

From: Julie Joseph <julie.joseph@jcpc-ltd.co.uk>
Sent: 06 July 2020 09:15
To: Neighbourhood Planning Team
Cc: Pilgrim Hotel
Subject: Regulation 16 Consultation response Much Birch NDP

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/ Madam

I have been asked by my client Stephen Boyle of the Pilgrim Hotel to make representation regarding the above plan at regulation 16 stage. Apologies for the last minute representation but I am sure you will understand that the current Covid 19 crisis and the impact on the hospitality industry has been a game changer in many ways and created added pressure on an already struggling hotel industry in Herefordshire. In the past 12 months 3 of the larger hotels in the Ross on Wye HMA have closed. These being The Chase Hotel, Wilton Court and Brookes/Pengethley Manor. The Pilgrim being the only hotel to survive . Policy MB16 in the Draft NDP reflects the importance of the key community facilities and clearly demonstrates a desire to retain them , the policy allows for enabling development and as such this policy is supported.

Policy MB16: Protection and Enhancement of Community Facilities and Services Existing community facilities and services shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key services and facilities, including open space will be supported where possible **through enabling development that would enhance their viability.** Services and facilities covered by this policy include:

- Much Birch Community Hall
- Wormelow Village Shop and Post Office
- Much Birch Surgery
- Tump Inn, Wormelow
- Axe and Cleaver Inn
- The Pilgrim Hotel
- Church of St Mary and St Thomas à Becket

Proposals to enhance existing, replace or provide new or additional community facilities and services within the Parish will be supported where:

1. They fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties.
2. They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow upon local roads.
3. Access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses.
4. They include measures that encourage and promote active travel to and from the facility.

The loss of these key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

My client however would wish to see the proposed development boundary around Much Birch increased to include the Pilgrim Hotel, its grounds and the surrounding residential properties. It seems unreasonable that the area which includes the village school, and the Pilgrim Hotel which has excellent communication links with the rest of the village is deemed to lie outside the development boundary and as such is considered to be open countryside. Whilst it is recognised that the village has met its minimum housing target these have been in the form of larger sites , the tightness of the boundary makes no allowance for smaller non estate style developments which reflect the character of the village. Much Birch village located as it does on one of the major routes into Hereford with good

public transport links and good community facilities has the ability to accommodate a larger amount of growth than other RA2 policies with fewer facilities and on poorer road networks. Hereford as a County has continuously failed to meet its housing delivery which currently stands at just over 4 .2 years, added to that the moratorium on development in the River Lugg catchment means that there is added pressure to meet the targets elsewhere in the County. The inclusion of the Pilgrim Hotel and its grounds within the development boundary which is clearly in a sustainable location directly opposite the primary school and within walking distance of the doctors surgery and village hall will allow for a modest increase in housing numbers in character with the current area, as such my client wishes to object to policy MB8 as being contrary to the aims of the NPPF and the Core Strategy which supports sustainable development

Kind Regards

Julie Joseph

**Director JCPC Ltd
Specialists in Development and Planning**

**Tel 01989 770258
Mob 07920 770735**

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

29 May 2020

avisonyoung.co.uk

Herefordshire Council
neighbourhoodplanning@herefordshire.gov.uk
via email only

Dear Sir / Madam

**Much Birch Neighbourhood Plan Regulation 16 Consultation
May – July 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed by or in close proximity to National Grid Assets

Following a review of the above document we have identified that one or more proposed development sites have been identified as being crossed or in close proximity to National Grid assets.

Details of the sites affecting National Grid assets are provided below.

Gas Transmission

Neighbourhood Plan Site Reference	Asset Description
Proposed Housing Site MB9	Gas Transmission Pipeline, route: THREE COCKS TO TIRLEY PRI

A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that the plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

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

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI

Director

0191 269 0094

nationalgrid.uk@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

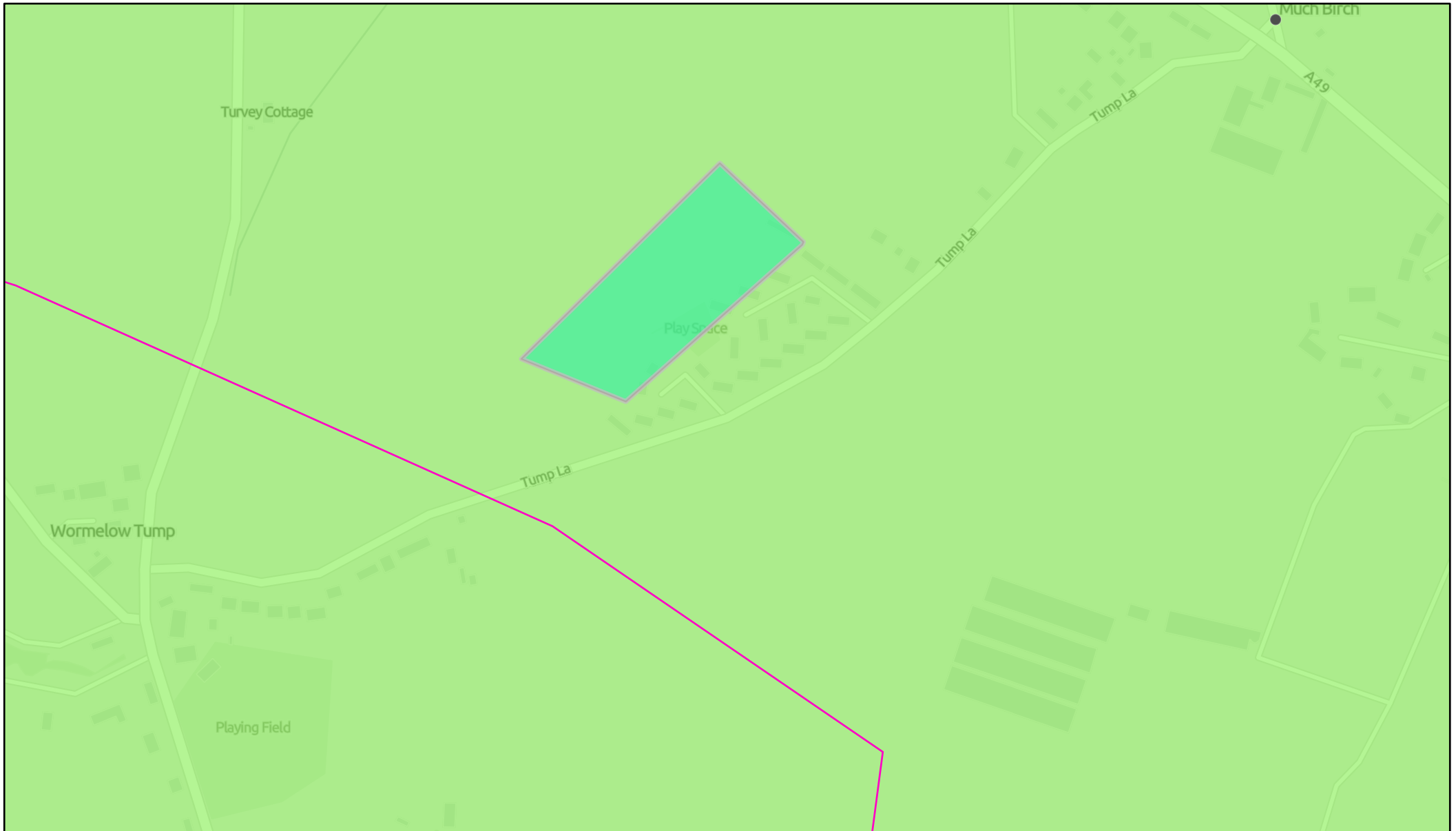
If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

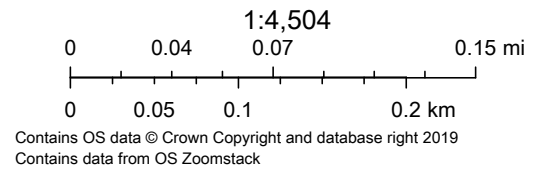
or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Herefordshire Council - Much Birch Neighbourhood Plan Housing Site MB9



28/05/2020, 15:15:15

- Development_Plan_Monitoring_Sites_vw_9270
- Development_Plan_Monitoring_Consultations_vw_1604
- Development_Plan_Monitoring_v2_7386
- Development_Plan_Monitoring_v2_977
- Gas_Assets_6495



Date: 22 June 2020
Our ref: 318518
Your ref: Much Birch Neighbourhood Plan



James Latham
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

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

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Mr Latham

Much Birch Neighbourhood Plan - Regulation 16

Thank you for your consultation on the above dated 27 May 2020.

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

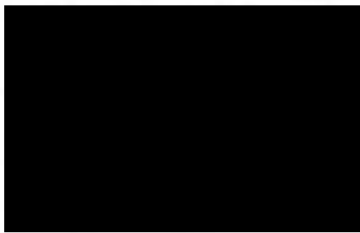
Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Much Birch Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team



28th May, 2020

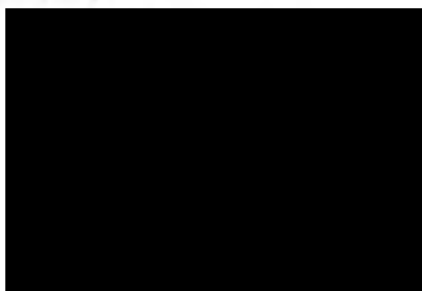
Dear Sir,

Larkrise Proposed Dwellings and Footpath Tump Lane

Since the beginning of this proposed development the developers have been less than honest with us regarding plans for the footpath. Since 2014 they have had the intention of building their footpath on our private property and we only found out by accident in 2019. All the conversations we have had with them regarding this have been shrouded in subterfuge and deception culminating in them telling us that our retaining wall which has been in place since the bungalow was built in the 70s did not belong to us which we disputed and after Highways England visited us they told us they were happy the wall belonged to us. The wall is one continuous structure which starts inside the property. This bungalow has been resold three times and at no time did the searches pick up any problems of ownership with the wall. We were told by Kat La Tsar that they could just build the footpath on our property without saying anything to us. It is important you know these facts in order to realise that the Larkrise developers are not honest and upright when you are dealing with them. We have told them we do not want our garden or wall touched in anyway, their response to this was that they would pay our legal fees if we would give them the garden which we refused. Their plans indicate that the wall needs to be redirected this to us seems a pretty nebulous statement there is never any mention of specifications dimensions or where the wall will actually end up and it would appear from the plans they intend to take some of our hedge as well again nothing has been discussed with us. Their attitude towards us borders on harrassment and we just wish to be left alone with our garden in tact.

We do not wish to give up any of our garden/wall/hedge and devalue our property and therefore object most strongly to the proposal.

Yours fathfully,



FAO Herefordshire Council
neighbourhoodplanning@herefordshire.gov.uk

Emily Penkett
Plainview Planning
42 Clarendon House
Clarence Street
Cheltenham
GL50 3PL

emilyp@plainview.co.uk
01242 50 10 03

7th July 2020

Via Email

Dear Sir/Madam,

Much Birch Neighbourhood Plan Representations (Regulation 16)

1. Introduction

This statement has been prepared by Plainview Planning on behalf of Context Land Limited ('Context Land'). It sets out Context Land's representations to the draft Much Birch Neighbourhood Development Plan (NDP) which was published for consultation until 8th July 2020.

These representations seek to ensure that the Much Birch Neighbourhood Plan, in reference to national and local guidance, meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and meets the National Planning Policy Framework ('the Framework') requirements in being positively prepared and in "...general conformity with the strategic policies of the Local Plan" (para. 184, the Framework).

Context Land is promoting a site on land at and has an active interest in land at South Herefordshire Hunt Kennels (see appendix A for further information) and ensuring an effective and policy compliant NDP for Much Birch Parish.

We generally support the objectives of the Draft Much Birch NDP but wish to make the following constructive objections to ensure that the plan accords with the Basic Conditions above that require the Plan to have regard to the NPPF and to conform with the strategic policies in the Development Plan.



Our key representations cover:

Procedure for Neighbourhood Planning	1
Strategy for Housing Provision	2
Response to Housing Provision Strategy	4
Response to use of Development Boundaries	7
Response to Site Allocations	9
Response to Vision and Objectives and Sustainable Development Policy	12

2. Procedure for Neighbourhood Planning

Provision for Neighbourhood Planning is made within the 2011 Localism Act which empowers local communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to development and the use of land.

The National Planning Policy Framework (NPPF) (February 2019) provides guidance on the preparation of Neighbourhood Plans at paragraph 29-30 and associated footnote 16 which state that:

“29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies (16).

(16) Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

The Planning Practice Guidance (NPPG) to the NPPF further clarifies the role of Neighbourhood Plans in supporting strategic development needs and planning positively.

Basic Conditions

To proceed to a referendum, a Neighbourhood Plan needs to meet the ‘basic conditions’ set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the PPG. The basic conditions are:



- (a) It must have regard to national policies and advice in the form of the NPPF. The PPG is clear that Neighbourhood Plans should support the strategic development needs set out in Local Plans and that they should not promote less development than these.
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
- (d) It must contribute towards the achievement of sustainable development. The PPG emphasises that the plan must contribute to improvements in environmental, economic and social conditions, and show how any adverse impacts have been prevented, reduced or offset.
- (e) It must be in general conformity with the strategic policies contained in the development plan for the area of the authority.
- (f) It does not breach EU obligations such as Strategic Environmental Assessment, Environmental Impact Assessment and Habitats and Wild Birds Directives.
- (g) It meets prescribed conditions such as it should not have a significant effect on a European site.

3. Strategy for Housing Provision

The housing strategy for the NDP is derived from the adopted Herefordshire Core Strategy which sets out the rural housing distributions for each Housing Market Area under policy RA1. For Ross-on-Wye, in which the Parish sits, this is a 14% **indicative** housing growth figure from 2011 -2031.

Paragraph 4.8.21 of the adopted Core Strategy states:

*“..The proportional growth target within policy RA1 will provide the **basis for the minimum level of new housing that will be accommodated in each Neighbourhood Development Plan.** The target represents a level of growth for parishes, as a percentage, that is proportional to the existing HMA characteristics. The main focus for development will be within or adjacent to existing settlements indicated within fig 4.14 and 4.15. In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant Neighbourhood Development Plan will have appropriate flexibility to apportion the **minimum housing requirement** between the settlements concerned. These indicative growth targets are to be used as a **basis** for the production of Neighbourhood Development Plans in the county.”*

Core Strategy Policy RA2 – Housing in settlements outside Hereford and the market town identifies where sustainable housing growth will take place - both within or adjacent to a



list of identified settlements. These settlements include Much Birch, King's Thorn, Wormelow and The Cleaver and are the basis for development in this NDP.

The policy then goes on to state;

***"The minimum growth target** in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements identified.*

Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity. "

In relation to the above, Much Birch Parish has identified a growth level of 14% equating to a minimum of 57 new houses over the period 2011 to 2031. Paragraph 3.9 of the NDP notes;

"..However, the level of recent completions and dwellings with outstanding planning permissions is such that the minimum requirement has already been exceeded by a notable amount. Three notable sites spread across the Parish provide for a range of dwelling types and affordable housing."

On this basis, 4 options for housing delivery were then considered these were:

Option 1: Making no further provision beyond existing committed sites although small sites, normally of around three dwellings, but with a maximum of 4 dwellings, might come forward as infill within defined development boundaries.

Option 2: Providing for a limited number of relatively small and medium sized sites (maximum site areas of around 0.4 hectares [1.0 acres] capable of accommodating up to around 8/10 dwellings) in addition to any infilling within development boundaries.

Option 3: Allocating one larger site that would enable a greater range of house sizes including an element of affordable housing (this would need to be sufficient for at least 11 dwellings) in addition to any infilling within development boundaries.

Option 4: A combination of option 2 and 3.

Option 1 was selected on the basis that an "overprovision" of housing (more than the 14% minimum growth figure set out in the adopted Core Strategy) has occurred in the Parish to date. On this basis the introduction of restrictive development boundaries for each of the four main settlements were proposed. It has been stated that existing planning permissions meet the required affordable housing to provide for the existing local need.



4. Response to Housing Provision Strategy

Context Land considers this is a flawed approach to housing development.

It is noted that due to the smaller size of settlements in the rural area and the various clusters of development which make them up, along with the issues of relying on a single larger site to deliver housing allocations, one larger site under **Option 3** would not be appropriate. **Option 1** is seen as overly restrictive and not in line with the national requirement to “significantly boost” the supply of housing. As will be set out below, the Core Strategy housing target is a minimum indicative figure, not an upper limit or target. On this basis, **Option 2** would be the correct approach to the housing strategy. It gives more flexibility to small and medium sized sites which will still have to demonstrate that they are suitable and sustainable for development. This would be in addition to infilling within settlement boundaries and in line with the NPPF at **paragraph 68** which states:

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.”

And

“..support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

In its current form, the housing strategy using Option 1 above is overly restrictive in its approach to housing and unsustainable as well as being at odds with the requirements of National and Local Planning policy for which the presumption in favour of sustainable development runs at the heart of. In this vein, the housing delivery option selected is not in accordance with basic conditions (a) and (d), outlined in the preceding section.

Secondly, as noted the 14% growth figure taken from the Core Strategy is an **indicative minimum requirement**.

In planning terms, housing figures are set up as minimum requirements, there are no “targets” or “ceiling figures” to be met. If a site is sustainable and accords with other relevant policies in the development plan (made up of both local level and neighbourhood plan level) then they should be approved without delay.

At the heart of the NPPF is the presumption in favour of sustainable development. There is not a cap on housing development or numbers - we are in the midst of a National Housing crisis and at a local level problems with access and affordability of housing. By placing restrictions on unit numbers, this will only worsen the situation.

The NDP is correctly being guided by the strategic development needs set out in the adopted Core Strategy. However, the Core Strategy was adopted in 2015 and is currently



subject to a review, which was due to begin in the winter of 2019 however it is not clear what, if any, progress has been made.

Paragraph 33 of the NPPF notes that,

“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy.

Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.”

Herefordshire has also historically underdelivered on its housing requirements. In 2016 they submitted an interim Housing Supply Statement, noting that the LPA has a 4.5 year supply. Following this there have been numerous applications and appeals approved on the basis of a lack of housing supply and the subsequent outdated nature of Herefordshire’s housing policies. In turn, the Core Strategy is now time expired, therefore the basis for the NDP numbers is in line with a time expired and outdated housing strategy.

The 2019 Five Year Housing Land Supply Annual Position Statement goes on to further set out 4.55 years in 2018 to 4.05 years in 2019 , this drop is partly due to the change in the definition of “deliverable” contained within the NPPF but, highlights that despite having a “minimum” housing figure - this has historically not been met over the plan period and therefore aligning with such a “minimum” figure would not be in accordance with the NPPF requirements to “significantly boost” the supply of housing (paragraph 59) and for LPAs to “identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old” (paragraph 73).

This position is further confirmed by recent appeals at:

Appeal Ref: **APP/W1850/W/20/3244380**. Belle Vue, Wrigglebrook Lane from A49 to Cress Cottage, Much Birch, Herefordshire HR2 8HS. Construction of single storey dwelling on the site of an old cowshed and cattle yard on land owned by the applicant. Refused 3rd of July 2020.

Paragraph 14 confirmed *“The Council accepts that it cannot currently demonstrate a five-year supply of deliverable housing sites (the 5-year HLS).”*



Appeal Ref: **APP/W1850/W/20/3244475**. Land adjacent to Amarant House, Harewood End, Herefordshire HR2 8JT. Erection of two cottages and garaging, construction of new vehicular access and track and associated works. Refused 12th June 2020.

Paragraph 17 stated *"Both parties also agree that the Council is not meeting its housing land supply requirements, having only 4.05 years supply"*.

Appeal Ref: **APP/W1850/W/19/3242211**. Crooks Hill Farm, Acton Beauchamp, Worcester WR6 5AB. 2 no detached dwellings. Refused 26th May 2020.

Paragraph 20 notes *"The Council acknowledges that it is unable to identify a five year supply of housing. Paragraph 11 and Footnote 7 of the Framework states that relevant policies for the supply of housing should not be considered up to date where a five year housing land supply cannot be demonstrated."*

In addition to the above, the glossary definition for "deliverable" for the NPPF 2019 was revised such that they must be suitable and available for development now and have a realistic prospect of delivery within the next five years. This removes the ability of LPAs to be overly reliant on large scale strategic sites to provide their housing supply. As these typically take many years to be delivered, even in smaller phases. It also requires sites without detailed permission i.e in outline form can only be considered to contribute to supply if again they are deliverable within the next 5 years.

The Housing Delivery Test results for Herefordshire in 2018 were 74% and 80% respectively. As both percentages fell below 85% a further 20% buffer is added to the five year supply target in addition to the standard housing requirement.

The above has demonstrated that the LPA cannot demonstrate a five year housing land supply - currently 4.05 years, has persistent and historic under delivery of housing and has required a 20% buffer to be added to their housing supply target for the last 2 years. This puts into question the reliance of the NDP in terms of housing delivery on the Core Strategy figures provided which are not only a minimum requirement but outdated, time expired and conforming to an out of date strategy. Furthermore, even with this minimum requirement, they have struggled and continue to be unable to meet their 5 year housing land supply requirements. A likely uplift in housing figures will be required as part of the upcoming Core Strategy Review and therefore having an outdated NDP housing strategy prior to its adoption, does not bode well for its long term viability and longevity as a reliable source of planning policy guidance.

On this basis, the NDP conforms to an outdated housing strategy and places an inappropriate cap on housing numbers, seeing them as a target which has been breached



with no further development provision being provided, **this is not in accordance with the basic conditions (a) and (d)** set out previously.

5. Response to use of Development Boundaries

Policy MB2 considers the Development Strategy. Focusing development within the historical settlements of Much Birch, King's Thorn, Wormelow and The Cleaver through defining development boundaries and allocating housing sites. **Policy MB8** then goes on to set out housing development specifically.

Both of these policies seek to utilise a mechanism of defined development boundaries to manage the pressure for development in Herefordshire. These are to be introduced as part of the NDP and are based around historic boundaries. No boundaries were defined for these settlements under the predecessor Unitary Development Plan, which was adopted in 2007, so they are based on boundaries drawn over 13 years ago which to a time which pre-dates the NPPF and modern policy considerations.

Any land beyond these boundaries is considered to be "countryside" where development will be strictly controlled. This approach is overly reliant on arbitrary boundaries defining sustainable locations for development. It is important to note that the phrase "settlement boundary" (or derivatives) are not found at all in the NPPF. It is our view that settlement boundaries are a blunt instrument when considering whether development is sustainable or not. Being on the wrong side of such a line does not make a site any less sustainable or spatially problematic, especially where sites or existing built form lie directly adjacent to said boundaries.

If development boundaries are to be used, then it is essential that the boundaries be logical, easily identifiable and follow property boundaries and permanent features as well as encompassing suitable undeveloped sites.

In the majority of cases, the development boundaries are tightly drawn around existing built form. In many cases, the line bisects land associated with a property inside the line, or omits properties/buildings or land which is 'built up' ie car parks at the rear of properties, dwellings set back from the traditional building line or frontage. This stifles the future potential for small scale development on infill sites, those which are surrounded by existing development or would logically round off the settlement.

This is particularly the case for Wormelow, as it straddles two parish boundaries, development to the west of the A466 has largely been excluded from the development boundary as this part falls into Much Dewchurch Parish, aside from a small cluster of dwellings and the associated post office to the south west of the cricket pitch. Despite this, there is established built form, as part of a former council estate to the east of the village off Tump Lane which has been purposely excluded from the development boundary. This is due



to its historical exclusion and because there has been “no new development upon, and no sites proposed development adjacent to its built-up area” (P130945/O - Land amounting to 1.4 hectares off Tump Lane, Much Birch). This is incorrect, as there is an allocation to the rear of this development for which planning permission has been granted. Due to the addition of development boundaries and the inflexible nature of development adjacent to them, then if this permission were to lapse, there is no policy protection to ensure it would be successful a second time. In order to retain the potential for the proposed site allocation and represent logical on the ground built form, it is suggested that this area is included within Wormelow’s development boundary, if it is to remain. Given that it is currently drawn tightly around existing (but not all) built form, it appears redundant in any function at present and leaves no capability for any further development space within the development boundary to come forwards. Sites which have potential to deliver further development in line with the established settlement form should be within the development boundary such as **South Herefordshire Hunt Kennels, Wormelow, Hereford HR2 8JL**.

This site could provide 5-9 additional dwellings over the plan period and is situated in a sustainable location for development, within easy walking distance of Wormelow’s services and facilities. The site is adjacent to existing residential development to both the north and west and would be seen as a continuation of the established settlement pattern along Tump Road. The proposed site location will accord with its surrounding land uses and does not have any historic, environmental or landscape restrictions to prevent its development. See appendix A for further information.

A wider assessment must be made regarding the distance of a site from key services and facilities and its landscape value rather than being dictated by an subjectively and tightly drawn line focussing on a certain clusters of development within each of the key settlements.

A development boundary which truly reflects the built up area of a village on the ground, is highly likely to result in inclusion of small sites suitable for residential development ‘straight off the bat’ to contribute to housing supply. There is a real opportunity to encompass sites within a development boundary which would negate the need for a debate over whether being on the wrong side of a line means that a site is not sustainable. A proactive approach from the NDP at this stage could make available many small sites to stimulate economic growth and allow identified organic settlement growth in a positive and comprehensively assessed manner.

On the basis of the above, **it is not considered that the proposed development boundaries in their current form are compliant with basic conditions (a) and (d)** as they have been put in place to severely restrict any further development from coming forwards during the plan period.



6. Response to Site Allocations

Policy MB9 contains the proposed Housing Site Allocations. Three sites are proposed, all of which have existing planning permission, therefore the site allocations do not include for any net increase in dwellings within the NDP area, again demonstrating how the NDP is severely restricting any future development within the area, supplemented by the restrictive settlement boundaries proposed and lack of consideration for windfall development.

Allocation 1 - Land amounting to 0.5 hectares at former Mushroom Farm, The Cleaver.

This site has outline planning permission (LPA ref: P140554) for **up to** 5 4 bedroom dwellings, adjacent to the settlement boundary. This site was approved at appeal on the basis of a lack of five year housing land supply. If the current proposed policies were in place, sustainable sites such as this located adjacent to settlement boundaries, for market housing would not be permitted.

The NDP consider it should remain a commitment despite development being yet to commence. This is disputed as, given the revised definition of “deliverability” for housing within the NPPF, if it has been 5 years since the permission was granted and is still yet to commence. It would therefore not be considered a deliverable site in terms of housing supply.

Furthermore, this application was permitted on the 15th April 2015, pre-dating the adopted Core Strategy. The development was required to be begun 3 years from the date of the permission (by 15th April 2018) or two years from the date of the approval of the last reserved matters, whichever the later. Application for the approval of reserved matters was required 3 years from the date of the permission again by 15th April 2018. We are now over 2 years on from this requirement and no such reserve matters have been submitted, only a variation of condition application which considered landscaping and remediation was submitted in September 2016 and withdrawn in October 2019. This would suggest that the planning permission has now lapsed in any case.

Allocation 2 - Land amounting to 1.2 hectares at Court Farm, Much Birch.

This site has planning permission for an outline application for 18 dwellings (LPA ref: P141830/O). All matters apart from appearance were approved at outline stage. The application was approved on 28th September 2015, again predating the adopted Core Strategy. Again a significant material consideration for the approval of this application was the LPA's housing deficit. The scheme is for 12 detached market dwellings and a further 6 semi detached affordable dwellings. The market dwellings are all 4 bedroom and the affordable a split of 3 x 3 bedroom and 3 x 2 bedroom units.



The timings for the commencement of the development are also relevant here. The development must have begun 3 years from the date of the original permission - by 28th September 2018 or 2 years from the date of the approval of the last Reserved Matters application. A Reserved Matters Application was approved on 21st January 2018 for the only reserved element - appearance. Again the NDP notes development is yet to commence. If this was the case and development was not commenced by the 21st January 2020 - then this application has also expired.

A further application on an adjacent land parcel to the above was permitted for the replacement of a semi detached dwelling and outbuilding with two pairs of semi detached dwellings (3 bedroom) (LPA ref: **P172107/O**). This was approved in outline form on 15th August 2017 with appearance and landscaping reserved. The timescales are such that the development must begin by 15th August 2020 or after 2 years from the date of the final Reserved Matters being approved. It does not appear that any Reserved Matters application has been submitted to date for the scheme.

The NDP notes that in combination, these schemes would provide an additional 12 x 4 bed, 2 x 3, 4 x 2 and 2 x 1 dwellings. This is incorrect, the mix (subject to commencing development in line with the required conditions) would be 12 4 bed, 3 x affordable 3 bed, 3 x affordable 4 bed and further 4 3 or 4 bed dwellings. There is no inclusion for any 1 bed units in the schemes.

Allocation 3 Land amounting to 1.4 hectares off Tump Lane

The site has outline permission for **up to** 20 dwellings, including **up to** 10 affordable dwellings with associated new access (via Tump Lane) and car parking arrangements (for both existing and proposed dwellings), and a community facility (of up to 200m²) which was approved on 4th July 2018 - at appeal (PINS ref: **APP/W1850/W/17/3180227**). Again one of the main reasons being due to the shortfall of housing in the area. The site sits adjacent to an existing former council estate of dwellings, there is no settlement boundary at present, nor is one defined as part of the NDP. This demonstrates how the NDP would be further restricting sites such as this, which are forming housing allocations for the NDP, from coming forward in the future, or if they do come forwards it is at a significant cost to the LPA via appeal, this is not seen as a sustainable approach to development.

A Reserved Matters application was validated in August 2019 (LPA ref: **P192979/RM**). It is currently being determined and includes for 1 - 4 bedroom dwellings including 2 x 1 bed and 2 x 2 bed flats.

Windfall Allowance

Paragraphs 6.15 and 6.16 of the NDP again set out that the minimum 14% growth target has been met so the "Call for Sites" exercise undertaken was not required but could be used in



light of any future review of the NDP. This is not the correct approach. As noted previously, there is a presumption in favour of sustainable development and in line with Government guidance need to “significantly boost” supply of housing. There is not a cut off point to stop, if sites are sustainable and suitably located they should be supported for development within the NDP, not held back for future use.

As noted as part of the settlement boundaries section, the introduction of blanket restrictions to development on the basis of an arbitrary line is not appropriate especially when as indicated in the NDP, 22 permissions within or close to the built up area of the Parish and via rural sites have been permitted since 2011. Such windfall sites make a key contribution to housing supply within the area.

By introducing development boundaries, any land beyond this is seen as “open countryside” in planning terms and development is restricted in line with policy RA3 of the adopted Core Strategy, which severely restricts the provision of new built market dwellings. The NDP itself notes at paragraph 6.16 that this trend could be reduced via the introduction of development boundaries and wrongly assumes that sites for 3 dwellings or less submitted in the call for sites would be granted planning permission.

The NDP at paragraph 6.11 summarises the allocations stating that

“For the purposes of contributing to the housing requirement indicated for Much Birch Parish the three areas proposed should enable a minimum of 45 dwellings to be provided. All three housing site allocations have already received planning permission and are included within commitments. None have commenced development and it is possible that they may not come forward before the deadline set by the standard timescale condition and the grant of permission.”

This is incorrect, allocation 1 appears to have expired and the same could be the case for allocation 2. This means only the 20 dwellings at allocation 3 are committed and this is subject to Reserved Matters approval, the “up to” element of the outline permission could result in a reduction in unit numbers.

Furthermore, the allocation of already permitted sites means there is no net gain in dwelling numbers for the NDP area over the plan period. This is further limited by the introduction of development boundaries which render sites outside of these arbitrary lines as “open countryside” severely limiting development options in line with adopted Core Strategy Policy RA3.

On this basis, **the Neighbourhood plan does not meet basic conditions (a) and (d).**



7. Response to Meeting Identified Housing Needs

The issues and options section considering housing notes there is a local need for affordable housing - including low cost purchase, adaptable housing for the growing elderly population and those with mobility issues. This is supplemented by the need for a significant proposition of 2 and 3 bedroom homes, likely due to affordability factors for young people and families who want low cost purchase options. There was also support for developments of no more than 4 dwellings.

The section considering services and facilities notes that residents consider all current facilities within the Parish as important and should be retained with potential to increase these include a playing field, allotments and specialised health facilities such as physiotherapy.

These issues and options are then reflected in **Policy MB1** - Promoting Sustainable Development which requires:

"2. New housing shall meet the needs of the community through providing a minimum of 57 dwellings within the plan period; a range of accommodation in locations defined in policy MB2; affordable housing where it has reasonable access to a range of services and facilities and in scale with the area concerned; promoting energy efficiency and good design; and ensuring high standards of residential amenity.

4. Community facilities and services should be retained and enhanced where possible including through measures that will assist their viability and contributions so that pressures resulting from growth are accommodated satisfactorily. "

The way to provide the additional housing type and tenures along with retention and enhancement of community facilities is via future development. By stifling options for such development, to be within restrictive settlement boundaries or on already permitted sites - such that there is no net increase in dwellings for the NDP area, there is no option for such enhancements to occur.

Development is needed to bring greater choice and competition to the housing market. It is unlikely that small infill schemes have the potential or viability to provide 2 and 3 bed unit mixes with low cost purchase options and other associated amenities - such as allotment space or contributions to infrastructure. This is why smaller **and** medium sized sites need to be able to come forwards, they can be shaped to provide self build plots, discount market sales housing options (now considered part of affordable housing provision) and contributions to infrastructure via legal agreements or on site provision. The way to secure the future viability of the existing services and facilities in the area is also through development, by increasing patronage through increased consumer spending and local population numbers. This in turn could result in further community benefits coming



forward, such as the Allocation 3 Land amounting to 1.4 hectares off Tump Lane site, which includes up to 200m² community facilities space. This type of benefit can only be provided due to the amount of units permitted, which in then allows for a greater provision of a mix of tenures.

Policy MB10 - Meeting Housing Needs sets out these requirements again but as the supporting text to the policy notes, only on sites of 5 or more are developers required to meet the identified community needs for housing. Focusing on small infill sites of 3 dwellings or less or up to 4 dwellings, as has been noted throughout the NDP will not warrant provision of such housing requirements. Hence why it is important to allow flexibility for development adjacent to development boundaries - if they are to be used at all, promote a mix of small and medium sized site allocations - beyond those which are already committed and not use indicative minimum housing figures as upper limits or targets to prevent any future development. If further allocations were permitted in the key settlements this would give the NDP the ability to control the location and type of housing provided and request further key community benefits.

The NDP as it stands does not allow for the vision for the area to be achieved in its current form. Although detail is provided about the type and mix of dwellings required, the limitations on future development opportunities mean no sites will be of a sufficient size to offer the benefits requested on this basis, **currently the Neighbourhood plan is not in accordance with it and struggles to meet basic conditions (a) and (d).**

8. Conclusion

Context Land do not consider that the Plan in its current form complies with the following basic conditions:

- (a) regarding national policies and advice in the form of the NPPF; and
- (d) contributing towards the achievement of sustainable development.

As detailed through these submissions, we suggest that greater flexibility must now be built into the NDP proposals. Should the NDP proceed and fail to plan for this flexibility, there is a real risk that its proposals will need to be reviewed upon the adoption of any revised Development Plan Documents, to remain an up-to-date part of the Development Plan for the parish.



Appendix A - Site Specific Details

Further information on the site being promoted at South Herefordshire Hunt Kennels, Wormelow, Hereford, HR2 8JL. This could come forward as a further allocation, the site is suitable, achievable and available for development now. An illustrative proposal map is included below for reference (REF 001/a 15/04/2019).

Site Location

The site is located in the village of Wormelow Tump, most of which lies in the Parish of Much Birch. Given their close proximity both villages are preparing a joint Neighbourhood Plan, this is some time off adoption with no draft publication documents available at this time. Wormelow is approximately 10km south of Hereford and 10km north west of Ross-on-Wye.

Wormelow contains a range of services such as a shop, museum, cricket club, a public house and public transport links are available to the larger settlements of Hereford and Monmouth. Much Birch which is within 1km of the site also contains a primary school and medical centre.

The surrounding context of the site is made up of clusters of residential properties to the north and west, with the local cricket club grounds also situated to the west of the site. To the south lies open countryside with a farm style complex of agricultural buildings further to the south, to the east lies further open countryside.

A search of the Council's online database has confirmed there is no relevant planning history for the site.

Both Wormelow and Much Birch lie within the Ross-on-Wye Housing Market Area and are identified as being able to accommodate sustainable housing growth, subject to development locations being within or adjacent to the existing built up area. The site is located adjacent to the existing linear settlement pattern which largely follows along Tump Lane.

Tump lane is characterised by piecemeal residential development of various housing types. A residential use is therefore deemed suitable in this location.

Access to the site would be gained off Tump Lane which has intermittent pedestrian footways along it offering sustainable links to local services and facilities.

Overall, the site is locationally sustainable and suitable for housing. It has no landscape, environmental or historical designations. It is not situated within the flood zone and is therefore constraint free in terms of development potential.



The Proposal

We are seeking the erection of 5-9 self build dwellings in this location. There is scope however, to discuss alternative type and tenure mix. The site is not considered to have any constraints which would preclude development, but for its location within the “open countryside”. Despite this, there is policy support for sustainable development in locations such as Wormelow where sites lie adjacent to or within the existing built form. The site is adjacent to existing residential development to both the north and west and would be seen as a continuation of the established settlement pattern along Tump Road. This would be arguably in better accordance with the established settlement pattern than the permitted site at Land amounting to 1.4 hectares off Tump Lane (proposed allocation 3 of the NDP) which represents backland development, moving away from the linear/ribbon development along Tump Lane at present.

The proposed site location will accord with its surrounding land uses and will include a well considered and responsive high quality design. We are happy to be guided by the Council and the NDP group in terms of development density, layout and design style.

The LPA currently has a 4.05 housing land supply and the proposal could make a positive contribution towards alleviating this.

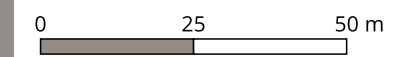




Map title: Indicative proposed layout
Project: Residential development at Wormelow
Address: Land at Wormelow Tump
Client: Context Land

Ref: 001/a 15/04/2019

Scale: 1:2000 @ A3



- Application site
- Land in applicants control
- Proposed Footpath

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Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Much Birch- Regulation 16 submission draft

Date: 29/05/20

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
MB1- Promoting Sustainable Development	SS1	Y	
MB2- Development Strategy	SS2; RA2; RA3; RA5; RA6	Y	
MB3- Conserving the Landscape and the Natural Environment	SS6; LD1; LD2; LD3	Y	Comment carried over from Reg 14- <i>Criterion 5- "important views" is quite a subjective term. Have these key views been specifically defined/listed/mapped anywhere, with some evidence that they are demonstrably special to residents, for instance Parish survey results?</i>
MB4- Protecting Heritage Assets	SS6; LD4	Y	
MB5- Foul and Storm Water Drainage	SS6; SS7; SD3; SD4	Y	
MB6- Protection of Local Green Space/Open Space	SS6; OS3	Y	
MB7- Renewable and Low Carbon Energy Generation	SS7; SD2	Y	
MB8- Housing Development in Much Birch, Kings Thorn,	SS2; RA2; RA3	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Wormelow and The Cleaver			
MB9- Housing Site Allocations	SS2; RA2	Y	
MB10- Meeting Housing Needs	SS2; RA2; H1; H3	Y	
MB11- Affordable, including Intermediate Homes	H1	Y	
MB12- Housing Design and Appearance	SS6; LD1; SD1	Y	Comment carried over from Reg 14- <i>Criterion 1- Are there any particular locally distinctive features or characteristics defined, or can be referred to in a Village Design Statement?</i>
MB13- Sustainable Design for Housing	SS7; MT1; SD1	Y	
MB14- Traffic Measures within the Parish	SS4; MT1	Y	Comment carried over from Reg 14- <i>Not a conformity issue as such, but some of these criteria may be difficult to enforce through a land use development plan.</i>
MB15- Highway Design Requirements	SS4; MT1	Y	
MB16- Protection and Enhancement of Community Facilities	SC1	Y	
MB17- Contributions to Community Facilities	SC1	Y	
MB18- Rural Enterprises, Diversification and	SS5; RA5; RA6	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Tourism			
MB19- Home-based Business	SS5; RA6; E3	Y	
MB20- Broadband and Telecommunication Infrastructure	N/A	Y	

Latham, James

From: Hammond, Victoria
Sent: 08 July 2020 14:26
To: Neighbourhood Planning Team
Subject: RE: Much Birch Regulation 16 submission neighbourhood development plan consultation

Dear NPT,

Please find transportations comments on the Much Birch Regulation 16 NDP below:

Development control comments:

1. They need to reference HC Design guide, Manual for Streets 1 and 2 , Design Manual for Roads and Bridges (DMRB)
 - a. Visibility splays should meet the appropriate guidance's and should be supported with a full 7 day speed survey undertaken during term time.
2. They need to reference HC Core Strategy policies MT1 and SS4

Active travel team comments:

- No comments other than the apparent insistence of a cycle route to Ross-on-Wye being *only* possible along what is part of the strategic route network (A49). More attractive alternative routes are possible using quieter roads, for example, even if only to avoid some of the constraints on the A49 (land ownership / lack of suitable verges for conversion / physical barriers etc).
- I would be inclined to suggest the desire for a route between the parish and Ross-on-Wye be recorded and, given some of the constraints that exist, omit specifically tying it to along the A49. Not something I would insist upon though.

Many thanks,
Vicky

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 27 May 2020 10:52
Subject: Much Birch Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Much Birch Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

https://www.herefordshire.gov.uk/directory_record/3089/much_birch_neighbourhood_development_plan

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

The consultation runs from 27 May 2020 to 8 July 2020.

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

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