

Walford NDP Examination examiner's questions – Herefordshire Council responses

7 December 2022

Question 1

Policy WALF3 sets out how major development within the AONB will be assessed. Clause d) states “For development elsewhere, the scale in relation to the locality”. Is this clause intended to apply to development elsewhere in the AONB but not adjacent or close to a settlement, thus is linked to clause c), or is it intended to have a wider meaning across the NDP area?

Herefordshire Council response

Criteria C could be clearer if it indicated ‘adjacent to the settlement boundary’. This would make the policy clearer and more defined for the decision maker.

Question 2

Policy WALF18 refers to supporting “accommodation for assisted or supported living for elderly people” but the supporting text in paragraph 7.5 also mentions other sectors of the community with mobility needs. I would welcome the Parish Council's views on this.

Herefordshire Council response

Question directed to the Parish Council for response

Question 3

Paragraph 7.12 refers to a total of 4 housing sites and 16 dwellings being allocated by the NDP, but the totals in Policy WALF 21 amount to 21 dwellings and lists 5 sites.

Can the Parish Council confirm that this is due to the site on the edge of Ross on Wye (WALF21D) not being included in this total?

Paragraph 7.20 refers to a Memorandum of Understanding being agreed between Ross on Wye Town Council and Walford Parish Council, whereby the former has agreed to notionally allocate up ten dwellings on land off Watling Street, to meet any shortfall within Walford Parish. The site is in Walford Parish, but immediately abuts the settlement boundary of Ross on Wye, as defined in the adopted Ross on Wye Neighbourhood Development Plan.

I would be grateful for Herefordshire Council's views on the legal basis for a Memorandum of Understanding between neighbourhood planning bodies and how such an agreement might work in practice.

Herefordshire Council response

The Memorandum of Understanding between Ross on Wye Town Council and Walford Parish Council has no legal basis and is in effect a ‘gentleman's agreement’. The Ross on Wye NDP (adopted in June 2021) has an additional buffer on its minimum housing requirements and has accounted for some of the proportional growth of two of its boundary parishes (Bridstow and Walford).

The site that abuts the Walford /Ross on Wye boundary is in Walford parish and has been accounted for within the Walford proportional growth figures.

Question 4

I require some clarification on the housing land supply position. Para 3.9. refers to “a further nine dwellings close to Howle Hill”. Is this a reference to the site granted at appeal for 8 dwellings in September 2021 which is now identified as a new third cluster at Howle Hill and is referred to in para 7.10 on page 59? Or is a reference to another site or sites? As a consequence, is an update to the housing land supply figures in Para 3.9 and Table 2 on page 63 required?

Herefordshire Council response

The applications that have been granted at appeal were Waters Edge Sharman Pitch Howle Hill - 8 dwellings allowed at appeal, (2nd September 2021) and 1 new dwelling at Land on Old Leys, Leys Hill approved 12th July 2021.

These have now been included in the commitments

The completion data has been reviewed and following a site visit, the following application is now classified as a commitment not completion (110885 3 dwellings) and 2 duplications (110885) have found with the figures and removed.

With regards to para 3.9, it should now read:

'Herefordshire Council has confirmed that between April 2011 and April 2022, 17 dwellings had been built and a further 48 had been granted planning permission'.

The table on page 63 should read

	Number of Dwellings
Housing Requirement 2011 – 2031: 91 Dwellings	
Dwellings built 2011 to April (Source Herefordshire Council)	17
Dwellings with planning permission April 2011 to April 2022 (Source Herefordshire Council)	48
Site Allocations*	
i) North side of Leys Hill Lane, Bishopswood.	3
ii) Arthur's Dingle adjacent to the B4234, Bishopswood	5
iii) Lower Field at Orchards Heights, Bishopswood.	3
iv) Off Watling Street, Ross-on-Wye	5
v) Land south of Cedar Grove, Coughton	5
Windfall allowance (See para 7. 20)	18
Estimated Housing Potential during Plan Period	104

Question 5

A representation has suggested that the boundary of the Local Wildlife Site to the north of Howle Hill should be amended to include all of the plot which is woodland and is used solely for wildlife purposes. My understanding is that Local Wildlife Sites are designated in the Core Strategy under policy LD2 Biodiversity and Geodiversity. They are mapped as such in Core Strategy Policies Map. I would grateful for Herefordshire Council and the Parish Council's comments on the suggested amendment.

Herefordshire Council response

Local Wildlife Sites are designated by the Wildlife Trust and shown within the Core Strategy. The NDP policies maps in this regard reflect the overall Core Strategy policies map for the county. Although a programme of works is underway to review all the Local Wildlife Sites, this has not been completed to date. Therefore the existing boundaries remain the current ones and cannot be subject to alteration within the NDP process.