

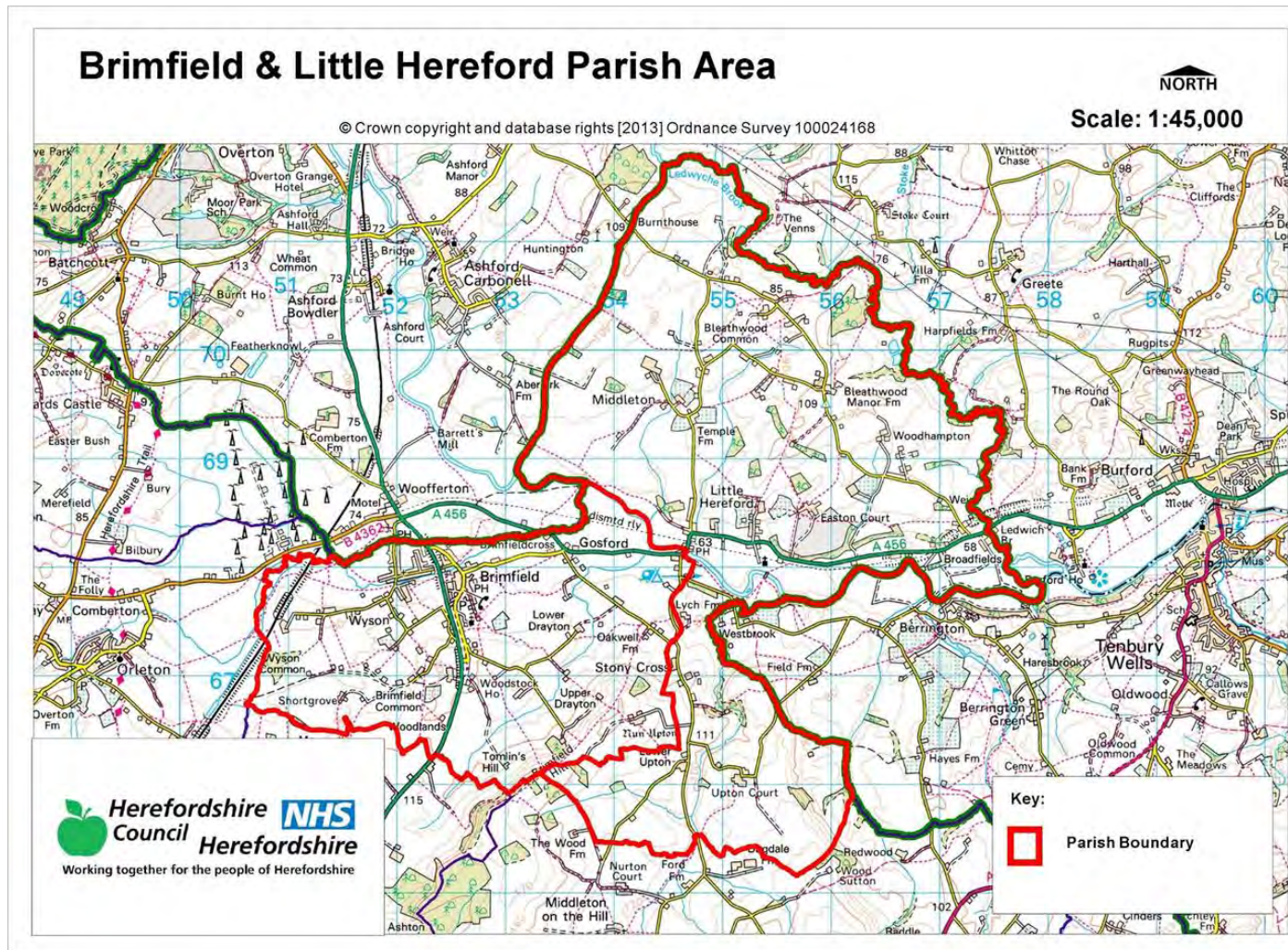
Brimfield and Little Hereford Submission Neighbourhood Development Plan

Consultation Statement

March 2015



Map 1 Brimfield and Little Hereford Designated Neighbourhood Area Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Brimfield and Little Hereford Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 In April 2013 the Group Parish Council made the decision to jointly prepare a Neighbourhood Plan for the Group Parish. The area was formally designated by Herefordshire Council on 3rd July 2013 and is shown in Map 1 above. In April 2014 the Group Parish was successful in securing £7,000 funding from Government Agency Locality to support the preparation of the Neighbourhood Development Plan.

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

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

- 2.1 Planning consultants Kirkwells were appointed in early 2014 by the Group Parish Council to provide ongoing professional town planning support and advice. The Draft Neighbourhood Plan was prepared by a Development Group of Parish Councillors, a local artist/folk club leader, the local ward councillor, local business men and women, and a local builder. The Parish Councillors are a mix of farmers, local business men, and retired people.
- 2.2 The Neighbourhood Plan builds on earlier work including the preparation of a Community Led Parish Plan from 2011 to 2013. The Community Led Plan identified a number of key themes issues which are significant to local residents, and those which are relevant to spatial planning, were used to inform the content of the Draft Neighbourhood Plan.
- 2.3 A Local Affordable Housing Needs Survey was undertaken for the Parish in 2012. This provided information about local housing need and this evidence was used to inform planning policies in the Neighbourhood Plan related to housing types, tenures and numbers.
- 2.4 A short Questionnaire Survey was circulated to local residents in December 2013 to test whether there was interest locally in preparing neighbourhood plan, and if so, to suggest up to five areas the plan could consider. A number of informal meetings were held including a cheese and wine event in January 2014 to identify at an early stage a vision and objectives for a Neighbourhood Plan and to build engagement with local residents. The comments submitted from the short questionnaire survey and launch event are provided in Appendix I.
- 2.5 A Development Group of Parish Councillors and interested local residents was established in February 2014 and regular meetings have been held to discuss and agree the scope and content of the Draft Neighbourhood Plan. All Neighbourhood Development Plan meetings are open to the public with public question times and comments invited from those attending in this capacity as part of discussions on the development of the Plan. Summaries have been produced after each meeting and delivered to every household.
- 2.6 In May 2014 the Development Group arranged an initial, informal public consultation process with local residents and businesses. Approximately 600 flyers were hand delivered to households and businesses throughout the two Parishes and invited comments on the working Draft Neighbourhood Plan. A copy of the Flyer is provided in Appendix II.
- 2.7 A summary of the various comments received throughout this informal consultation process is provided below, and a complete list is provided in Appendix II. Where possible these were used to help shape and inform the content of the Draft Neighbourhood Plan; some suggestions lie outside the potential influence of a Neighbourhood Plan and many of these are already being addressed through other mechanisms such as the Community Led Plan or other Parish Council activities.

Protection of the Environment

- Concerns about the visual impacts of recent developments such as the solar farm on local landscape and important views
- The need for more play areas for older children, a village green, and suggestions for a cricket pitch
- Protection and improvement of existing playing fields and open spaces
- Protection of historic buildings and appropriate design of new development
- Suggestions for allotments
- The need to protect the historic setting of Little Hereford Church and remains of the motte and bailey
- Suggestions for protection of wildlife ponds

Housing – Generally and Affordable

- Suggestions that land behind the village hall would be unsuitable for housing due to poor access and more generally the need to consider impacts of additional traffic on existing road networks
- Concerns about the need to control the scale of housing extensions
- The need to protect residential amenity
- Re-using brownfield land is a priority
- Affordable and low cost housing is essential to retaining young people in the villages and developers should not build housing estate “mansions”
- There is a need for more housing for older people, but sheltered accommodation is better located close to facilities and transport etc
- More one bedroom properties are needed and housing for under 25s

- Support for local community-led housing
- Support for a mix of tenures
- Suggestions for possible sites

Protection of local community facilities

- Suggestions for community assets which should be protected included St Michael's Church, village hall and Roebuck public house and shop

Transport

- The need for cycle paths and more footpaths
- Concerns about traffic / pedestrian conflict on busy lanes and suggestions for more footpaths and pavements
- The need for a 20mph zone and other speed limits and traffic calming
- The need for improved public transport / bus services to Ludlow

Design

- New housing should fit in and reflect the existing vernacular of the area in terms of design and materials eg stone, wood and brick
- There was support for renewable energy technologies and improved energy efficiency, but also concerns about visual impacts
- Housing designs should be distinctive and not generic
- Housing should be limited to 3 bedrooms
- Two or more smaller sites are preferred to one development.

Flooding

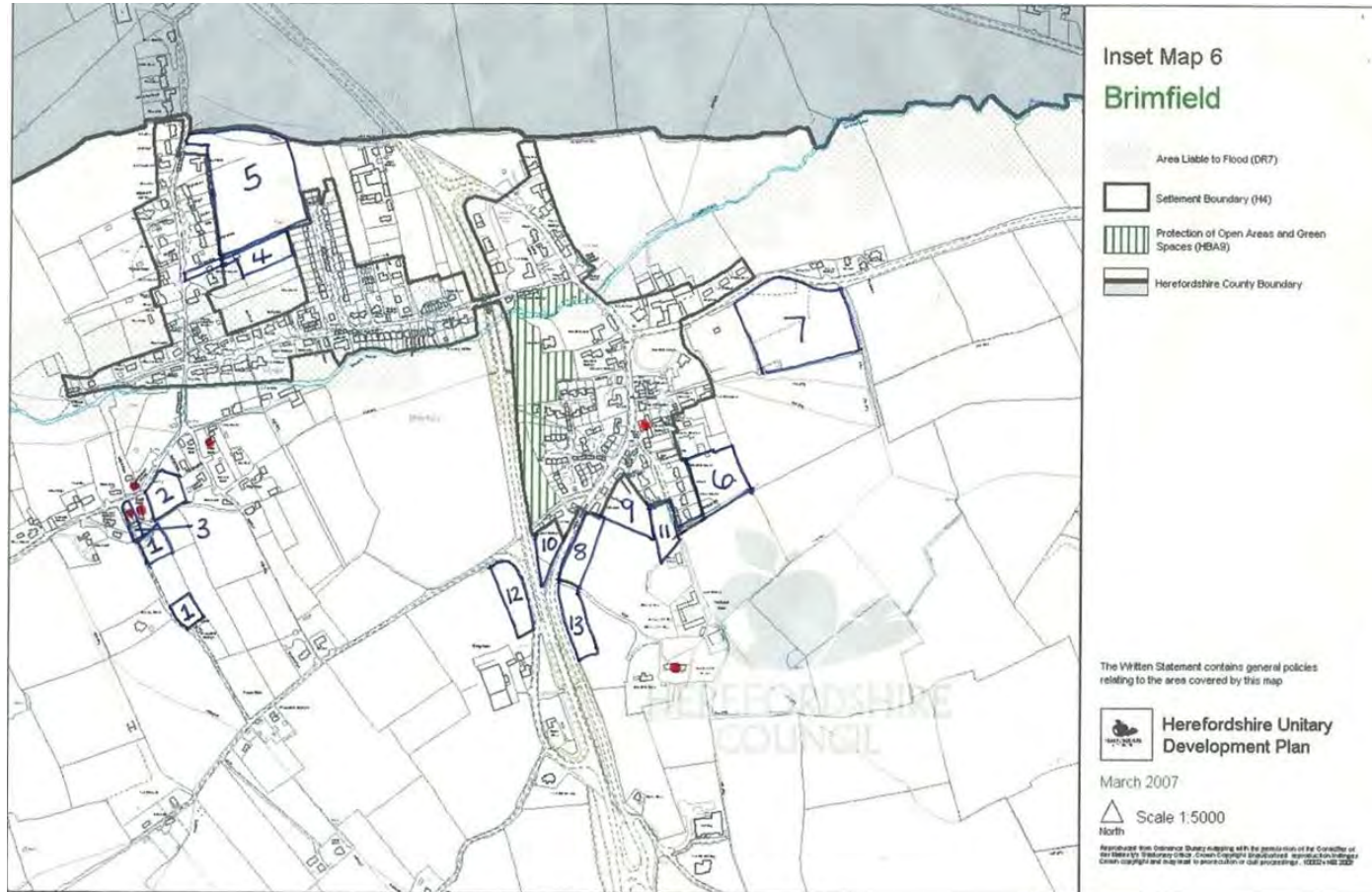
- Concerns that no development should take place which is likely to exacerbate river and surface water flooding

Call for Sites Consultation

- 2.8 A Call for Sites was undertaken by the Parish Council in May 2014. Call for sites flyers were delivered to every household in Brimfield and an invitation to supply suggestions for protected land were delivered to every household in both parishes as well as being advertised on the Parish Council's website and all Parish Council notice boards in the Parish. A copy of the Call for Sites flyer is provided in Appendix III.
- 2.9 In total 13 sites were submitted for consideration and these were all assessed by Kirkwells Planning Consultants using Herefordshire Council SHLAA methodology. The full Site Assessments are provided in the accompanying background document Brimfield Call for Sites Viability Assessment Report, June 2014 which is provided on the Neighbourhood Plan website (<http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/>). The submitted sites are shown on Map 2 below.

Map 2 Call for Sites - Submitted Sites

Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



- 2.9 The recommended sites in the Viability Assessment Report were Sites 8, 9, 10 and 11. However, following this assessment and during an extensive debate at a meeting with Development Group members and local residents on 26 June 2014, it became obvious that the sites recommended in the report were not considered to be the choice of the majority of the Development Group, or the residents attending the meeting. Comments concerning the protection of areas, which were submitted during the consultation process in May 2014, had clearly shown that the area surrounding, and upon approach to Brimfield Church should be preserved and protected from future development.
- 2.10 These comments were re-iterated at the Development Group meeting on 26 June 2014. Concerns regarding the large solar panel construction were voiced and it was suggested that no further buildings should be built around Brimfield Church to protect its historic setting. Although the original recommendation proposed fewer, smaller sites for new development, the number of comments submitted in favour of preserving the area around the Church and on the approach to the village outweighed this recommendation. Comments also reflected concerns about flooding in the area to the south of the village of Brimfield, and associated concerns about the potential for new building in this location to exacerbate flooding problems for new housing, as well as existing properties in this area and further down within the village.
- 2.11 The original and additional sites were reviewed by the Development Group in the light of these comments made by residents. The decision was then made by the Development Group to further consult with residents on revised housing options, therefore giving local residents the chance of voting on their preferred options within a timescale of 1 month. The results of the options consultation were analysed by the Parish Council's internal auditor. They were subsequently shared with the Development Group members and residents, as well as being placed on the website and noticeboards.
- 2.12 The housing sites options consultation form is provided in Appendix VI. Copies of the form were delivered to all households in Brimfield in July 2014 and residents were invited to submit their preferences and comments. Options presented for consultation were:

OPTION 1 - Site 7 Paddocks Orchard, Tenbury Road

(Suggested development of 15 properties by landowner) potential up to 40 houses.

Description

Open countryside. Greenfield. Agricultural land. Evidence of a past orchard. Flat land with road frontage. Access to Tenbury Road or lane to east. Boundary Hedges.

OPTION 2 – Sites 8, 9, 10, 11,

(Suggested development of 14 properties in total by landowner) potential 15 houses

Description

Site 8 Land between church and village

Open Countryside. Greenfield. Accessed from main road. Generally flat. Hedgerows located to front of site.

Site 9 Land between main road and Church Road

Adjacent to settlement boundary. Greenfield. Backland site to rear of main road and Church Road. No access identified. Indicated for Affordable Housing. Open aspect flat site.

Site 10 Adjacent Yew Tree Cottage to Church Drive. Adjacent to A49

Adjacent to settlement boundary. Greenfield. Site at junction of A49 and main road. Significant noise issues from A49. Mature trees on site. Significant constraints.

Site 11 Land adjacent to Church Road

Adjacent to settlement boundary. Greenfield. Site adjacent to settlement boundary. Ribbon development.

OPTION 3 – Sites 4 and 5

(No indication of numbers of properties given by either landowner) potential 10 houses

Description

Site 4 Land to rear of Oldfield House, Wyson

Open Countryside. Greenfield. Land to the rear of existing dwellings between Wyson Lane and Wyson Avenue. Agricultural use - paddock. Backland development. Boundary Hedges.

Site 5 Land to rear of Frome Bungalow

Open Countryside. Greenfield. Land currently in agricultural use. Trees and hedgerows to the boundary. Open aspect.

2.13 The list of comments received during the Options Consultation is provided in Appendix IV. Overall 102 comments forms were returned and the results were:

Option 1 – 221 points (49.44%)

Option 2 – 121 points (27.07%)

Option 3 – 105 points (23.49%).

2.14 The results clearly showed that Option 1 was the preferred location for new housing development ie Site 7 Paddocks Orchard, Tenbury Road. It appeared from comments submitted during the options consultation process in July 2014 that Site 7 was preferred due to ease of access via the road into and out of the village, and on to surrounding main roads, the A456 and A49. It was also considered likely to cause least disruption / congestion for the village. This area is not prone to flooding and is considered to be still within walking distance to local facilities. A footpath exists from behind The Roebuck public house towards the site which could be extended. Access to the Sports and Social Club I also joined by a footpath on the map. It has been a long standing concern that this facility is isolated from the main village.

2.15 The Development Group's recommendation was to take this site forward in the Neighbourhood Development Plan, and to include a criteria based policy for any further housing proposals which may come forward over the plan period. Therefore the proposed site for new housing reflects the majority view of the local community.

3.0 Formal Consultation on the Brimfield and Little Hereford Draft Neighbourhood Development Plan - Monday 15th December 2014 To 5pm Monday 9th February 2015.

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

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

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

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

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

(iii) details of how to make representations; and

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

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

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

3.2 The Brimfield and Little Hereford Draft Neighbourhood Plan was published for formal consultation for 8 Weeks formal Public Consultation from Monday 15th December 2014 To 5pm Monday 9th February 2015. The Draft Scoping Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with English Heritage, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

- 3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Brimfield and Little Hereford Group Parish neighbourhood plan website <http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/> with a link from Herefordshire Council's website <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans> . Screenshots of these web pages are provided in Appendix IV. Consultation responses were invited using the accompanying Response Form (provided in Appendix IV) to the Parish Clerk via an email to kd.yates@virgin.net or by printing out and submitting to a postal address: Karen Yates Parish Clerk, The Old Forge House, Burford, Tenbury Wells Worcestershire WR15 8HF. Written responses were also invited using the advertised postal address.
- 3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix IV. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 3.5 An open Drop In event was held from 10am to 2pm on Saturday 17th January 2015 in the sports club to promote the consultation process and encourage local residents and business representatives to submit comments. Around 50 individuals attended the event.
- 3.6 The consultation process was also promoted in the following ways:
- Delivery of a flyer (see Appendix IV) to all households in the Parish and local businesses
 - Display of the flyer on Parish Council notice boards.
- 3.7 The Neighbourhood Plan website advised that hard copies of all the documents were available on request from the Parish Clerk and the following locations for viewing:

- Brimfield and Little Hereford Village Halls,
- The Roebuck,
- Wyson Chapel,
- The Roebuck Shop,
- Brimfield Post Office,
- Brimfield and Little Hereford Churches and
- The Sports Club.

3.8 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Around 60 representations were submitted from 26 organisations and individuals, including a late submission from Network Rail. Responses were received from several Consultation Bodies including Sport England, English Heritage, Natural England, The Coal Authority, West Mercia Police and Welsh Water. Comments were received from 12 local residents / households. Herefordshire Council submitted comments from a number of different services including development management and strategic housing.
- 4.2 The majority of the representations were supportive of the plan; for instance English Heritage commented *“We are supportive of the content of the document, particularly its’ emphasis on local distinctiveness and overall consider it to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation”. We do have some minor comments that we hope will be helpful.”* There were a number of proposed minor amendments to policies and the majority of these have been taken on board in the Submission Draft Plan.
- 4.3 There were several objections including to:
- The omission of any protected local greenspace in Brimfield (this has been partly addressed by including an additional area protected view),
 - The identified proposed site for new housing development off Tenbury Road (1 representation),
 - A concern / objection about the call for sites process by a local landowner,
 - Objections about the extent of the site identified for new housing and the overall number of new houses proposed. The Plan was not amended in response to these as it was considered that the proposals were reasonably justified as set out in the Draft Plan.
- 4.4 Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 sets out responses from the Consultation Bodies to the SEA Screening Report.

Table 1 Summary of Consultation Responses and Consideration of Responses, Brimfield and Little Hereford Draft Neighbourhood Plan.

Ref no	Consultee name address	Page no.	Para no.	Vision / Objective / policy no.	Support / Object / Comment	Comments Submitted	Parish Council consideration	Proposed Amendments to Brimfield and Little Hereford NDP
1	J Southwell, Brimfield Court, Brimfield. SY8 4NU	46		Map 8a	object / comment	Map 8a on P.46 no longer shows the fields either side of the approach lane to St Michael's church in Brimfield as "Protected Greenspace". This area was designated as such in the November 2014 draft of the document. Why has this been left out? Para's 6.1.9 and 6.1.10 in the consultation document still defines the requirement for no development in this area and references the need for protected views of this historic church. Neither is there any mention of this requirement on the Map 7- ""Protected views"". The plan seems to be watering down the strong views expressed by residents on this issue and should be tightened up as per the earlier draft. I am concerned that despite the strong views expressed against potential development in the area of the approach to Brimfield Church, the latest issue of the document seems to be backing away from making some clear statement on the subject. If it means a "protected view" it is important that it should say	Noted and partially accepted. The Local Green Space designations were amended following advice from Herefordshire Council Neighbourhood Planning Team on an earlier draft of the emerging Plan. These comments advised that Local Green Space Designations should only be included where the consent of the landowner has been secured. In this instance the 3 identified green spaces are in the ownership of the Parish Council and therefore agreement in principle from the land owner may be secured. All landowners of proposed local green	Amend Neighbourhood Plan: Amend Maps. Insert new Map 7b Protected View - Brimfield and Policy BLH8 to include additional protected view towards the Church, Brimfield. (No change to Map 8a / Local Greenspace Designations in Brimfield).

					<p>so very clearly. Apart from this comment, the document as a whole looks very comprehensive and hopefully should served the community very well. Lets hope that the current flood of new planning applications can be judged consistent with the intent of the draft development plan.</p>	<p>spaces were written to and invited to comment on the proposals and only those where landowners supported the proposals were included. The landowners either side of Brimfield Church requested the land not be designated as local greenspace.</p> <p>Therefore there should be no amendments to the proposed protected Local Green Spaces in Brimfield.</p> <p>However the Parish Council is aware of the local community's concerns about the impacts of possible development on the approach to the Church in Brimfield. Therefore it would be appropriate to consider amending Map 7 and Policy BLH8 to include any additional views as required.</p>	
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2	Peter Clements, Chairman- Brimfield & Little Hereford Flood Group				support	The Flood Group is not due to meet until late in January so am unable to make a formal confirmation of the relevant sections of the plan at the moment. However having personally inspected the document I am prepared to recommend to our committee that it has our support.	Noted.	No change.
3	Mr Charles Naylor (Crime Prevention Design Advisor for West Mercia Police). Tel.No: 101 ex - 4826 Email address: charles.naylor@westmercia.pnn.police.uk"					I note that there is an acceptance within the plans for new build and the suggest figure of 35 units. I would like to recommend that if planning is being considered for a development, rather than individual houses being built, that the following is recognised within the pre application process:- Secured by Design is a flagship initiative of the Association of Chief Police Officers (ACPO). Its objective is the designing out of crime and anti-social behaviour during the planning process. Independent research, for example, has shown that homes with low level security suffer 75% more burglaries than those with Secured by Design security measures, while criminal damage is also reduced by 25%. Residents, occupiers of and visitors to developments have the right to feel	Accepted. Amend Plan. Insert additional supporting text after 6.3.6 as suggested. Amend Policy BLH7 to include a reference to Secured by Design.	Amend Plan. Insert after 6.3.6: "Secured by Design is a flagship initiative of the Association of Chief Police Officers (ACPO). Its objective is the designing out of crime and anti-social behaviour during the planning process. The implementation of Secured by Design principles in the design and build process has led to significant and sustainable reductions in crime in areas across the UK. Through better planning the wellbeing of residents, occupiers and

						<p>and be safe and secure. Good spatial design and security standards are about ensuring this is a consideration in the planning process. Secured by Design is a respected standard in the sector, supported by numerous local authorities and professional bodies nationally and is therefore, a vital guidance resource for planners across the UK.</p> <p>The implementation of Secured by Design principles in the design and build process has led to significant and sustainable reductions in crime in areas across the UK. Through better planning the wellbeing of residents, occupiers and visitors to development is improved. If a development does not adequately take security into consideration during the design process, it will require police personnel and resources to be applied to that development to resolve resulting crime and anti-social behaviour problems on an on-going basis. "</p>		<p>visitors to development is improved."</p> <p>Insert additional Pt 7 in BLH7: "Developers will be required to demonstrate inclusion of design principles set out in Secured By Design" (insert reference: http://www.securedbydesign.com/)</p>
4	M.R. Blakeman, Oaker House, Wyson, Brimfield, SY8 4NL		6.1.1 5		support / comment	<p>My representation refers to paragraph 6.1.15 in the submitted version. I wholeheartedly support the Plan. My only suggestion is that when the plan is submitted to Herefordshire Council, the Management Summary includes the recommendation that the best site</p>	<p>Support Noted.</p> <p>Comment partially accepted.</p> <p>The identification of a housing figure in the site</p>	<p>Amend Plan.</p> <p>Amend para 6.1.15. Include additional text after "plan period": "and this is provided in Policy BLH1 above"</p>

					<p>for housing is site 7, Paddocks Orchard and emphasises that it has capacity for up to 40 houses. I make this comment solely because in his application, Paul Ross has chosen to make the criticism that the NP is inflexible and so sites other than the single recommended site should be considered.</p> <p>However, perhaps the plan would display a greater degree of flexibility if paragraph 6.1.15 was strengthened by stating what the actual criteria should be when used in the phrase ""criteria based policy for any further housing proposals which may come forward over the plan period."" I appreciate that the criteria may change over the plan period but I suggest that having a starting position rather than leaving them open to (possibly mischievous) interpretation, would strengthen the policy. I make this comment solely because in his application, Paul Ross has chosen to make the criticism that the NP is inflexible and so sites other than the single recommended site should be considered.</p> <p>"</p>	<p>allocation for Paddocks Orchard of 20 units is considered appropriate given the overall growth figure for the Leominster Rural Housing Market Area of 14% and Brimfield's contribution towards this, and taking into account other proposals for new housing which are in the pipeline.</p> <p>The criteria based policy referred to in 6.1.15 is actually Policy BLH1. It is accepted that a clearer cross reference to this policy would be helpful and the Plan should be amended to take this on board.</p>	
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5	The Coal Authority, 200 Lichfield Lane, Berry hill, Mansfield. Nottinghamshire. NG18 4RG				comment	<p>Thank you for the notification of the 10 December 2014 consulting The Coal Authority on the above. The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing. As you will be aware the Neighbourhood Plan area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan. In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements. The Coal Authority wishes the Neighbourhood Plan Team every success with the preparation of the Neighbourhood Plan.</p>	Noted.	No change.
6	Sport England, Zoe Hughes				comment	Thank you for consulting Sport England on the above Neighbourhood	Noted.	No change.

	<p>Senior Planning Administrator, T: 02072731761, Bob Sharples, Planning Manager, bob.sharples@sportengland.org</p>				<p>Plan. Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important. It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the</p>	<p>The Neighbourhood Plan protects sports facilities in Policy BLH5.</p>	
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					<p>Playing Fields of England – Planning Policy Statement’.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/ Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/ Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p>	
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						<p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/ If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>		
7	Welsh Water, Developer Services, P O Box 3146, Cardiff. CF30 0EH Rhys Evans Lead Forward Plans Officer Developer Services				support	<p>Given that the Brimfield and Little Neighbourhood Development Plan has been prepared in accordance with the emerging Herefordshire Local Plan Core Strategy, DCWW are supportive of the vision, objectives and policies set out. In particular, with reference to policy BLH1 we welcome focussing development within the identified settlement limit in more sustainable locations. We also acknowledge and welcome the phasing element of policy BLH2 which aims to spread the projected growth within the area across the plan period. In terms of policy BLH2 we would also like to make the following comments: Brimfield (35 dwellings) Water</p>	Noted.	No change.

						<p>There are no issues in providing a supply of water for the predicted level of growth proposed for this settlement.</p> <p>With particular regard to the 'Paddocks Orchard, Tenbury Road' site, it is expected that a water supply can be provided to serve the proposed development site.</p> <p>Sewerage Network / Wastewater Treatment</p> <p>There are no public sewerage facilities in this settlement.</p>		
8	Brian & Jacqui Atkins, Derwent House, Wyson, Brimfield.				support / comment	<p>First of all however Jacqui and I congratulate you, Caro and the other members of the Development Group and Parish Council for the excellent work carried out on behalf of the two villages and for the disciplined and transparent nature of that work.</p> <p>Comments are as follows:- whereas reference to the congestion of Wyson and its future non-development is included in the Appendix 5 I would have preferred to have seen it listed as a criteria under Paragraph 2.8 on page 13.</p>	<p>Accepted.</p> <p>Amend Plan as suggested.</p>	<p>Accepted.</p> <p>Amend Plan.</p> <p>Amend 2.8 Transport to include text: "The need to avoid adding to congestion around the Wyson area."</p>
					comment	<p>Paragraph 6.1.16. Draft Policy BLH2, Page 29. Are the words ""will be"" too strong and committing in this context? Would something like - ""will be</p>	<p>Not accepted.</p> <p>The term "will be" provides greater certainty</p>	<p>No change.</p>

						considered against the following criteria"" be more appropriate?	for development management purposes.	
					support / comment	Finally the Plan is an excellent document but 100 pages can be challenging to read and relate to especially on line. On the other hand 100 pages represents a serious volume in hard copy. Perhaps when the Plan is endorsed officially as a working document it may be possible to publish a supplementary Summary for ease of reference to prevent people putting it in a drawer and forgetting about it? (I can almost imagine your response to this!)	Not accepted. The Plan is a technical document for use by development management officers and developers / agents. However the Parish Council could consider the inclusion of a summary eg A policies only document on the Parish Council website for ease of reference by local residents.	No change to the Plan.
					comment	In view of our point re Wyson below and following your discussion with Jacqui this morning would it now be appropriate for the Parish Council to consider an alteration to the settlement boundary so as to exclude Wyson and therefore protect the already congested hamlet?	Not accepted. The identified settlement boundary is based on the existing UDP boundary, the proposed housing site and existing housing commitments, and therefore it can be clearly evidenced and justified. It would not be appropriate to remove a built up area from the settlement boundary based on a single	No change.

						response to the Draft Plan.	
					comment	Local Housing Needs Page 30. Should 6.1.16. read 6.1.17?	Accepted – Amend typo. Amend Plan. Amend paragraph numbering 6.1.16 to 6.1.17.
					comment	Paragraph 6.1.18 Page 30. Are the "Affordable and local needs housing" (9) included within the current target of 26? "	No – these are in addition to figures for market housing. No change.
9	Gary Burton, Lydiatt Place, Brimfield, SY8 4NP		1.4		comment	There are many more and more varied businesses in the two parishes than those referred to, for example those at The Folly, Brimfield. Also, in describing economic activity at Brimfield, surely reference should be made to the numerous and substantial business at Woofferton. "Brimfield and Woofferton is a hive of activity.	Accepted. Amend Plan as suggested. Amend Plan. Amend 1.4 Add the following businesses: Crafty Wood, Boyd Scaffolding, Oakleaf Joinery, Bespoke Kitchen Services, Mitre House Antiques, Leon and Graham Jones
			6.3.9		comment	There is a major omission from the list of natural heritage assets (but this may be due to an inept Herefordshire Council). Wyson Common is much larger than Brimfield Common, is surprisingly wild and remote and is, I believe, of significant ecological value, It includes an alder carr which is a	Accepted. Amend Plan as suggested. Amend Plan. Amend 6.3.9 to include after "Map 9 below": "In addition Wyson Common is wild and remote and of significant ecological value. The

						locally rare habitat. Wyson Common needs protection.		Common includes an alder carr which is a locally rare habitat.”
			6.3.1 3		comment	I wholeheartedly support the proposal to identify and seek to protect the land west of St Michael's Church, sites 3 and 4. This is by far the most important historic landscape asset within or adjacent to Brimfield.	Noted.	No change.
10	Rosalind Howard-Droy, 6 St Michaels Gate, Brimfield		26 - map 6		comment	Looking at the plan, site 7 appears to cover all criteria for the new developments	Noted.	No change.
11	Patricia Monk, 2 St Michaels Gate, Brimfield		26 - Plan ning		comment / support	Map 6 - I feel that decisions ie contentious planning decisions, particularly in respect of No. 5 should be made objectively in Hereford. Site no 7 is quite rightly the preferred site.	Noted.	No change.
12	Dianne Hobbis, SY8 4ND, 01584 711267		29		object	The proposed development in Tenbury Road. There is a major problem on this road already with speeding traffic. The 30mph signs are regularly ignored by commuters including school traffic and school buses. We see no attempts slow down. This development will exacerbate the problem.	Not accepted. The decision to identify this site as a site allocation in the Plan was taken following widespread community engagement and consultation. Although this is not a unanimously favoured site, there was majority approval in	No change.

							terms of consultation responses. The Plan includes other policies and proposals to encourage walking and cycling and to improve traffic management through the village.	
13	Sallie Peacock, Longmeadow, Wyson Lane, Brimfield				support	We are strongly in favour of the preferred option for development in the Neighbour Plan draft. Thank-you for all of your very thorough and hard work	Noted.	No change.
14	Pauline Bedford		31 Pt 2			Point 2 state no more than 3 beds at build - can this include a statement to prevent extensions.	Not accepted. This Policy is designed for proposals for new build housing to meet local needs. The scale of proposed extensions is addressed in Policy BLH7 pt 3.	No change.
			16 4		comment	Parish housing needs survey 2012 states affordable homes needed - I do not feel this is a true reflection as people who may have moved out of the area eg from parents homes may not have been consulted.	Noted. The Parish Housing Needs Survey provides good baseline information on which to base the policies in the Plan and is relatively up to date. If and when a new survey is	No change.

						undertaken, there may be a need to review the policies in the neighbourhood plan. BLH3 requires developers to support applications with an up to date local needs survey.		
			9 - ? Online most recent		comment	Concerned that 600 flyers were delivered to a population of 1145 - it doesn't state how many houses are in Little Hereford & Brimfield & which areas did not receive flyers and why.	Not accepted. Flyers were delivered to all households in the Parish at all key stages of the Plan's preparation.	No change.
			21 - online most recent		comment	352 affordable housing needs questionnaires sent out and 12 returned - why didn't every household receive a questionnaire - this has prevented a true reflection of need locally	Noted. This is a matter for Herefordshire Council who undertook the survey.	No change.
			39	7	comment	"Extensions should be small in scale and subordinate in scale to the original building", please put percentage in to ensure this.	Not accepted. The criteria is considered to be clear enough and a percentage figure may not provide enough flexibility in terms of design.	No change.
				4	comment	Point 3. A) neighbour enjoyment this is worded implying that the neighbours will have powers to decide on planning applications, I would have	Not accepted. This wording is standard planning policy wording	No change.

						though no-one would want a house built next to them therefore no affordable homes will be built - is this a way to include the policy but really exclude it?	and reflects the need to protect local residential amenity.	
			4	comment		B) Please define a "detrimental" impact - is this new? Traffic.	Noted. This reflects the need for all new development to take into consideration impact on the wider landscape and countryside.	No change.
			4	comment		C) - "Significantly increase scale & size" - Please define as I do not understand how a 3bed at 90 sqm2 or 4bed at 100sqm2 (as in current policy) could do this. However, I notice you have not put a restriction on house size or plot please do this, and add the the "rule" you agree to abide by living in a affordable home eg - no extensions.	Noted. C) – This criterion takes into consideration the very rural and sparsely populated nature of the area of Little Hereford. The area includes small clusters of dwellings, farmsteads and individual properties. A development may include proposals for more than one housing unit. It is considered that the wording provides enough flexibility to reflect this and it is therefore considered appropriate to retain it.	No change.

							<p>The core strategy includes policies to restrict house sizes in rural areas and it would not be appropriate or necessary to duplicate this.</p> <p>Extensions are addressed in Policy BLH7.</p>	
15	<p>Natural England For any correspondence or queries relating to this consultation only, please contact Charles Routh on 07990 773630. For any new consultations or issues, please contact consultations@naturalengland.org.uk.</p>				comment	<p>Many thanks for the above consultation. 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. Having looked at the policies in the plan, Natural England does not consider that this plan poses any likely significant risk to internationally or nationally designated nature conservation or landscape sites and so does not wish to make specific comments on the plan. The lack of more detailed comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make</p>	<p>Noted.</p>	<p>No change.</p>

					<p>comments that will help the Parish/Town Council or Neighbourhood Forum to fully take account of the natural environment in the plan-making process. We have reviewed the Habitats Regulation Brimfield and Little Hereford HRA November 2014, and concur with its conclusion namely that 8.5 It is therefore concluded that the Brimfield and Little Hereford Plan will not have a likely significant effect on the Downton Gorge SAC. (Other sites having been ruled out at initial screening stage). We have no comments to make on the Strategic Environmental Assessment. If, as you develop your plan, you consider that it will significantly impact on designated nature conservation sites or protected species or has other significant impacts on the natural environment then you should consult Natural England again. For information, Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:</p>	
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						http://www.woodlandtrust.org.uk/mediafile/100097965/natural-and-historic-environmental-guidance.pdf		
16	Clive Brick, Field Farm, Moreton, Eye, Leominster				comment / objection	On the 20th July 2014 I sent an email to Mrs Yates asking what the objections were to sites 8 9 10 & 11. I did not receive an answer but an email dated 23rd July 2014 (see attached), If this was a consultation, why did Mrs Yates ignore my question? If a pink line around my field had not been put on a map and displayed at the launch of the Neighbourhood Plan, would there have been quite so many comments about this area of the village? Who put the pink line around my field by the Church drive? Any why did the person who drew it do it? I sent a letter dated 26th July 2014 asking Mrs Yates to pass it on to the residents, development group and Kirkwells. Why did this letter not get passed on at the time? The consultation finished on the 28th July 2 months later it appeared on the website "Letter from resident". Why did Mrs Yates put it on the website some two months after I had sent it?	Not accepted. These comments refer to the Call for Sites process and all sites were assessed according to an agreed site assessment process and the report was presented at an open meeting. The decision on the site allocation was taken in an open manner at a development group meeting following a further round of public consultation.	No change.
17	Pete Boland, Historic Places Advisor, English				support	Thank you for the invitation to comment on the draft Neighbourhood Plan. We are supportive of the content of the document, particularly	Noted.	No change.

	Heritage E-mail: peter.boland@english-heritage.org.uk					its' emphasis on local distinctiveness and overall consider it to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of "constructive conservation". We do have some minor comments that we hope will be helpful.		
				BLH1	comment	Our reading of Policy BLH1, with particular reference to criteria (F), currently suggests to us that if new housing has to satisfy all of the listed criteria no new build will be allowed. Presumably this is not the intention?	Accepted. Amend wording as suggested.	Amend Plan. Amend BLH1 F. Delete former "F" . Amend to provide a new sentence: "Proposals which re-use empty and unused buildings will be encouraged."
				BLH6	comment	In relation to Policy BLH6 we very much commend the intention to create and adopt a Local Heritage List. We consider, however, that it is eminently justifiable to amend the last sentence of the Policy to read will be resisted rather than using the weaker term "should".	Accepted. Amend wording as suggested.	Amend Plan. Amend BLH6 last sentence to read: "Loss of non designated heritage assets (locally listed buildings) will be resisted."
				BLH7	support	We consider Policy BLH7 to be commendably strong in its coverage of Building Design Principles and endorse its' emphasis on local distinctiveness	Noted.	No change.

						and the onus placed on developers to justify their schemes in relation to their responsiveness to local context and their embodiment of suitably complementary new design. We also note and view very positively the helpful reference to the Herefordshire Farmsteads Assessment.		
				BLH8	support	Finally, we warmly commend your approach to Landscape Design as set out in Policy BLH8 and the intention to resist the loss of significant buildings and structures and also the direct reference made to the conservation of archaeological remains and the protection of local views. Beyond those observations we have no substantive comments to make on what English Heritage considers is a very good example of community led planning.	Noted.	No change.
18	"Herefordshire Council Development Management Edward Bannister MTCP MRTPI Neighbourhood Planning Officer			BLH1	comment	· BLH1 - criteria do not include protection of existing residential amenity e.g. over-looking etc, which on basis of this policy would not be ground for refusal will be others as well e.g. listed buildings, should they say will not be permitted unless,x,y,z rather than permitted if a ,b,c .	Partially accepted. Amend wording as suggested to include additional criterion relating to residential amenity. The wording "will be permitted, provided..." should be retained	Amend Plan. Amend BLH1 to include additional criterion: "They do not lead to a loss of residential amenity".

	Herefordshire Council						however as planning policies are required to be positive.	
				BLH2	comment	· BLH2 don't understand what an appropriate part of the site is. Why is over provision a potential ground for refusal?	<p>Noted.</p> <p>The "appropriate" part of the site will be determined by discussions between the applicant and Herefordshire Council in pre application advice.</p> <p>The Plan aims to phase new development to avoid the situation whereby all new housing could be provided within a very short timescale at the beginning of the Plan period. Phasing allows the village to grow more gradually and to ensure new housing continues to be provided over a period of time.</p>	No change.
				BLH3	comment	· BLH3 - can't have one or more sites and then refer to BLH2 which is only one site.	<p>Noted.</p> <p>This policy refers to local needs housing which may be provided on more than one site in addition</p>	No change.

							to market housing on the site identified in BLH2.	
				BLH4	comment	<ul style="list-style-type: none"> BLH 4 - better example, though not exhaustive. Similarly nothing is likely to satisfy all the criteria as currently required. Nothing in BLH will be close to key facilities so all apps fail. 	<p>Noted but not fully understood.</p> <p>The policy does not require development to be close to facilities.</p>	No change.
				BLH7	comment	<ul style="list-style-type: none"> BLH7 - what's the farmstead assessment framework? Most lighting doesn't need pp If security lighting is unobtrusive probably isn't security lighting. 	<p>Noted and partially accepted.</p> <p>English Heritage (see comments above) supports the reference to the Farmstead Assessment Framework and this needs to be drawn to the attention of development management officers at Herefordshire Council.</p> <p>Amend wording of pt 6 to refer to proposals which require planning consent.</p> <p>It is considered appropriate to include limits on security lighting where possible to support local biodiversity and to protect the dark</p>	<p>Amend Plan.</p> <p>Amend BLH7 pt 6: insert: "Where proposals require planning consent" before "light pollution..." delete "wherever possible".</p>

							skies which are notable in this very rural area.	
				BLH8	comment	· BLH8 – Why?	Noted not understood.	No change.
				BLH9	comment	· BLH9 - Little Hereford designation doesn't appear to meet criteria. Random in middle of nowhere	Noted. This reflects the very rural and sparsely populated nature of Little Hereford – there is no tightly defined “settlement” – but the green space is still valued by residents and should be retained.	No change.
				BLH11	comment	· BLH11 - do they mean beyond 2013 otherwise should already have been used to identify the site	Noted. The SFRA only refers to major sites in terms of site assessments but includes information about areas at risk of flooding.	No change.
				BLH13	comment	· BLH13 - is there no longer right to connect to mains?	Noted. See comments above from Welsh Water – this body supports the policies in the plan.	No change.
				BLH14	comment	· BLH14 - why is resilience to flood damage a planning matter?	Noted.	No change.

							<p>This policy is drawn from NPPF technical advice on flooding and demonstrates good practice.</p> <p>See comments above from Welsh Water – this body supports the policies in the plan.</p>	
				BLH17	comment	· BLH17 does this mean existing business or creation of new?	Noted – both.	No change.
19	Planning Policy					No comments received No comments received	Noted.	No change.
20	Landscape / Archaeology/ Conservation					No comments received No comments received	Noted.	No change.
21	Strategic Housing			BLH3	comment / objection	1. Affordable housing can no longer be sought on schemes less than 10 if the combined floor space does not exceed 1000 sqm. Therefore the proposals will need to be reviewed.	<p>Accepted</p> <p>The Parish Council is aware that a new ministerial statement was issued on 28 Nov 2014:</p> <p>http://www.parliament.uk/documents/commons-vote-office/November%202014/24/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf</p>	<p>Amend Plan.</p> <p>Amend Policy BLH3:</p> <p>Amend first line to 10 houses.</p> <p>Amend last paragraph to read: “Where a development comprises 10 or more dwellings where the combined floor space exceeds 1,000 sq m on one site, an element of</p>

							<p>This advises that affordable housing can no longer be sought on schemes less than 10 if the combined floor space does not exceed £1000 sqm.</p> <p>Therefore although the Policy is in conformity with the Herefordshire Core Strategy, Policy BLH3 should now be amended to reflect the ministerial statement above.</p>	<p>affordable housing will be required, and this will be negotiated on a site by site basis.</p> <p>Affordable housing must be provided on site and integrated with market housing across the site. Development that leads to concentrations of single types and tenures of homes in separate groups on a site will not be permitted.”</p>
				BLH3	comment	<p>2. As you are probably aware building regs change this year. At the moment we ask for certain standards for the affordable housing when Herefordshire adopt the new building regs we will only be asking for minimum HQI sizes for the affordable. The parish council might wish to bear this in mind otherwise there maybe issues with RSL’s taking them on.</p>	<p>Noted.</p> <p>The Parish Council will consider reviewing the Policies at a future stage eg Examination if and when Herefordshire standards are changed.</p>	<p>No change at this stage.</p>
				BLH3	comment	<p>At this moment we have taken the decision not to carry out local housing needs surveys due to the current financial situation. The Local Housing Market Assessment is our main source</p>	<p>Noted.</p> <p>Amend Plan to clarify that developers will be expected to pay for up to</p>	<p>Amend Plan.</p> <p>Amend BLH3: insert</p>

						of needs data. The parish council may wish to look at the requirement to provide a local housing need survey for new developments. i.e. who will cover the cost, who will carry it out and will it be independent	date housing needs surveys.	“to be provided by the developer” after “local needs survey”
22	Economic Development Environmental Health Parks and Countryside					No comments received	Noted.	No change.
	Transportatio n and Highways					With regards to public transport and the comment in an early section for ‘The need for improved public transport / bus services to Ludlow’. Would suggest that the relevant local authority for Ludlow is contacted about the possibility of this. Regarding improvements in the short term to public transport there is very little possibility of improving bus services in the county against a background of a £1 million cut to the Passenger Transport budget this year and the possibility of further reductions to come. It may be possible to tweak timings of current services subject to agreement with the contractor and there being no additional cost however the introduction of additional journeys would be highly unlikely at this time	Noted. Refer these comments to the local transport authority in Ludlow.	No change.

23	Waste					No comments received.	Noted.	No change.
24	Rob Brick, robbrick@hotmail.co.uk	25		BLH2	comment	I notice the proposed settlement boundary on page 25 includes the whole of the field behind my house in Church Road and adjacent to the village hall. Is this what the committee intended as it seems more than is necessary for the retirement bungalows and may open the door for further development in the field.	Noted. The Settlement Boundary has been identified to allow enough flexibility for future development proposals to allow the village to grow sustainably.	No change.
25	Charlie Lewis, Eden House, 3 Church Rd, Brimfield	24	6.1.7		comment	35 new units of market housing are to be approved. Applications for planning currently be considered must surely form part of this or are we in danger of building too much. Where does it stop?	Noted. The Neighbourhood Plan will be used to guide new development up to 2031 but cannot be sued to stop development. The Plan has no authority to stop development proposals coming forward.	No change.
		25			object	The settlement boundary has been extended to include the whole of the field adjacent to properties on Church Lane. It should only be extended to incorporate the area of land upon which planning has been granted.	Not accepted. The settlement boundary has been identified based on the existing UDP boundary, and adding in the proposed housing site in the neighbourhood plan as submitted in the call for sites and any other committed sites. The settlement boundary	No change.

							therefore has a reasonable justification.	
		27	6.1.1 2	BLH2	object	I object to a development of anything over and above 15 properties on this site. We will easily meet our requirement of 26-35 properties without over doing it on one site	Noted. The number may be revised at a future stage in the Plan, taking into account the updated position with regard to commitments.	No change at this stage but figure may be amended at Submission.
		29		BLH2	comment	The timescales given for the phased development should be strictly adhered to and no more than 15 properties built	Noted As above - The number may be revised at a future stage in the Plan, taking into account the updated position with regard to commitments.	No change.
		38	6.3.4		comment	Possible building to include: the large farmhouse at the Tenbury turn/T junction in Brimfield. Also large white house opposite, former home of Cllr John Stone	Accepted. Amend Plan to include these proposed heritage assets.	Amend Plan. Include the following in the list at 6.3.4: Manor Farm The Lodge
		42	6.3.1 0		comment	Include the large oak tree on the edge of the field adjacent to properties on Church Lane (field around which settlement boundary has been extended; see other comment)	Accepted. Amend Plan to include these proposed natural heritage assets.	Amend Plan. Include in list in 6.3.10: large oak tree on the edge of the field adjacent to properties on Church Lane
		43	6.3.1 1	BLH8	comment	There would appear to be no protected views in Brimfield - what a pity	Accepted.	Amend Plan.

							See comments above – the Protected Views should be amended to include view to Brimfield Church.	Include additional protected view in BLH8. Insert photos.
26	Network Rail					<p>Dear Sir/Madam,</p> <p>Network Rail has been consulted by Brimfield and Little Hereford Group Parish Council on the Draft Neighbourhood Development Plan. Thank you for providing us with this opportunity to comment on this Planning document. This email forms the basis of our response to this consultation request.</p> <p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important</p>	<p>Noted - received late.</p> <p>Refer comments to Herefordshire Council.</p> <p>The Plan includes some proposals such as new housing which could impact on the operation of the rail line and level crossing due to increases in traffic / impact on local services and infrastructure. However Network Rail will be provided with further opportunities to comment on planning applications as and when they are submitted in line with normal development management procedures. The level crossing falls outside the Parish Boundary / Designated Neighbourhood Area.</p>	No change.

					<p>in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p>We note that the Brimfield and Little Hereford area plan includes a section of railway / Network Rail land within their proposal map.</p> <p>We have various level crossings along the stretches of land included in the neighbourhood plan area therefore; Herefordshire Council and Brimfield and Little Hereford Group Parish Council's are urged to note that level crossings can be impacted in a variety of ways by planning proposals:</p> <ul style="list-style-type: none"> •By a proposal being directly next to a level crossing •By the cumulative effect of development added over time •By the type of crossing involved •By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing 		
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					<ul style="list-style-type: none"> •By developments that might impede pedestrians ability to hear approaching trains •By proposals that may interfere with pedestrian and vehicle users’ ability to see level crossing warning signs •By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing. <p>Herefordshire Council has a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as Brimfield and Little Hereford Group Parish Council Neighbourhood Development Plan Area will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.</p>		
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						<p>It is essential that we are consulted in relation to any future development proposals within the neighbourhood area. Network Rail is a statutory undertaker and as such Local Planning Authorities consult with our Town Planning Teams on a wide variety of proposals that may impact upon Network Rail land and infrastructure. We are consulted on proposals next, near, on, under or over the railway as well as schemes for stations, mining and mineral extraction and proposals that may impact upon Network Rail's access points, level crossings etc.</p> <p>We are concerned that the Brimfield and Little Hereford Group Neighbourhood Plan Area which shares a boundary with the railway may result in proposals being undertaken near or next to the operational railway / Network Rail land which may impact upon its safety and operation as we will not have the opportunity (as via the current planning application notification process) to review and pass comments</p>	
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					<p>on vital asset protection measures to the council and developer/applicant. Equally we would be concerned if any Network Rail rights of access were affected by proposals, as these require unblocked access around the clock.</p> <p>In light of the above, we would request that Brimfield and Little Hereford Group Parish Council should contact Network Rail in relation to proposals which could impact upon Network Rail's land and the railway infrastructure including:</p> <ul style="list-style-type: none"> • Access points • Drainage works / water features • Encroachment of land or air-space • Excavation works • Siting of structures/building less than 2m from the Network Rail boundary • Lighting impacting upon train drivers ability to perceive signals • Any piling works • Scaffolding works, any use of crane or plant • Any fencing works • Any demolition works 		
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						<p>We would recommend that Brimfield and Little Hereford Group Parish Council are made aware that any proposal within 10m of the operational railway boundary will also require review and contact made to Network Rail's Town Planning Team for development for review and comment. All initial proposals should be sent to Network Rail Town Planning Team at the following address:-</p> <p>Town Planning, Network Rail, 3rd Floor, TemplePoint, Redcliffe Way, Bristol BS1 6NL or by email to townplanningwestern@networkrail.co.uk</p> <p>Regards,</p>		
								<p>Additional changes identified by Development Group for Submission Plan:</p> <p>Label picture on back page as Wyson Chapel.</p> <p>Page 15 – remove Temeside from list (as it</p>

								<p>was closed during consultation)</p> <p>Add Wyson Chapel to list as a copy was placed there.</p> <p>Amend para 1.4 on page 8 – Autogas Developments to read “C Griffiths & Son”</p>
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Table 2 Responses from the Consultation Bodies to the SEA Screening Report (Herefordshire Council)

<u>Consultation Body</u>	<u>Response</u>
Natural England	<p>Brimfield & Little Hereford Group Neighbourhood Plan Strategic Environmental Assessment</p> <p>Scoping and Habitat Regulations Assessment Screening</p> <p>Thank you for your consultation on the above dated 20 June 2014 which was received by Natural England on the same date.</p> <p>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.</p> <p>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004.</p> <p>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessmentand-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/</p> <p>We welcome the production of this SEA Scoping report. The following comments are intended to further improve the SEA and its usefulness in assessing the Neighbourhood Plan.</p> <p>Appendix A1 – Plans, policies and programmes</p> <p>In addition to the plans, policies and programmes listed, we suggest that the following are relevant and should be added:</p>

	<p>☒ The EC Conservation of Habitats and Species Regulations 2010</p> <p>☒ The EC Water Framework Directive 2000</p> <p>☒ The Wildlife and Countryside Act 1981</p> <p>☒ The Countryside and Rights of Way Act 2000</p> <p>☒ The Natural Environment and Rural Communities Act 2006</p> <p>☒ Herefordshire Local Biodiversity Action Plan Biodiversity, flora and fauna</p> <p>Against the proposed indicator “<i>Net change in condition of SSSIs across Herefordshire</i>”, under “<i>current status</i>” the table states that there is no data available. Natural England is able to provide up to date information on the condition of SSSI’s. Please contact us for this information as and when required.</p> <p>Under the proposed indicator “<i>Changes to protected habitats and impacts of species within the Herefordshire Local Biodiversity Action Plan</i>”, no baseline information source has been identified.</p> <p>Maps of priority habitats and species are available on <i>Magic</i>, Defra’s GIS package for environmental assets (www.natureonthemap.naturalengland.org.uk).</p> <p>According to our internal data there is an area of Wood Pasture and Parkland priority habitat in Little Hereford Parish, around Easton Court. There are also areas of traditional orchard and deciduous woodland, including areas of ancient semi-natural woodland, in both Little Hereford and Brimfield parish’s. We would welcome it if these priority habitats were recognised in the SEA, with information provided in the baseline information and targets included for their protection and enhancement (NPPF paragraph 117).</p> <p>Baseline information on the landscape and open spaces needs to be included under SA objective 15: “<i>Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces</i>”. Reference could be made to the county Landscape Character Assessment and Landscape Characterisation studies including Historic Landscape Characterisation if this has been carried out.</p>
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Water, air, soil and material assets

This section (or suitable alternative) should include information on geodiversity. The baseline and assessment should make reference to geological conservation and the need to conserve, interpret and manage geological sites and features, both in the wider environment and in relation to designated features. The Herefordshire & Worcestershire Earth Heritage Trust may be of assistance.

The proposed indicator *“Agricultural land usage by quality”* has no countywide data identified. Agricultural land classification maps are available via Magic (website above). We suggest as an indicator that the Local Planning Authority could monitor and report on the number of hectares of best and most versatile agricultural land (grades 3a and higher) lost to development.

Appendix A3 – Environmental issues identified from the Brimfield and Little Hereford baseline

We note that landscape, soil and geodiversity are not covered. These issues should be added to the SEA baseline information, so that significant impacts on these aspects of the environment can be given appropriate consideration. Under the SEA topic *“Biodiversity”*, we suggest that development should be noted as an additional pressure.

Appendix A4 – SEA framework (objectives, indicators and targets)

Under the SEA topic *“Nature Conservation (Biodiversity, flora and fauna)”*, we would welcome the inclusion of an indicator/target around the impact/benefit to ecological networks (NPPF paragraph 109, 113 and 117). We note that no targets have been identified against the indicator *“After use of mineral sites especially wildlife habitat creation”*; we suggest that perhaps the percentage of opportunities taken could be monitored.

Under the SEA topic “Landscape” we suggest that reference could be made to the county Landscape Character Assessment and Landscape Characterisation studies including Historic Landscape Characterisation if this has been carried out. Applications resulting in the loss of open space could be monitored.

	<p><i>Under the SEA topic “water”, the indicator “Percentage of river length assessed as good or very good chemical quality” should also refer to ecological quality. Reference could be made to the Water Framework Directive. Under the SEA topic “Soil”, the second objective listed looks to be incomplete. Additional indicators or targets could be included around hectares of the best and most versatile agricultural land lost to development.</i></p> <p>Habitats Regulations Assessment Screening</p> <p><i>We note the recommendation that a full Habitat Regulations Assessment Screening is undertaken due to proximity to the River Wye Special Area of Conservation (SAC) and Downton Gorge SAC.</i></p> <p><i>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</i></p> <p><i>For any queries relating to the specific advice in this letter only please contact Hayley Fleming on 0300 060 1594. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk. We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</i></p> <p><i>Yours sincerely</i></p> <p><i>Hayley Fleming</i></p> <p><i>South Mercia area</i></p>
English Heritage	<p><u>CONSULTATION ON SEA SCOPING REPORTS FOR NEIGHBOURHOOD PLANS IN:</u></p> <p><u>(Bartestree & Lugwardine; Breinton; Brimfield little Hereford; Callow & Haywood; Dorstone; Eardisley; Lyonshall; Peterchurch; Staunton on Wye; Stretton Sugwas; Sutton St. Nicholas; Wellington; Whitbourne; Withington).</u></p>

	<p>Thank you for your e-mails and the invitation to comment on the SEA Scoping Reports for the Neighbourhood Plans listed above. We have no substantive objection to the contents of the documents but have the following comments and recommendations which we urge you to consider before finalizing the reports.</p> <p>Firstly, as regards terminology there appears to be very little reference made to “heritage assets” generally which leaves a perhaps undue emphasis upon designated assets such as conservation areas, listed buildings and SAMs. This is at variance with the Government’s objective, expressed as a core planning principle in the National Planning Policy Framework (NPPF) to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. No distinction is made here between designated and undesignated assets. The accompanying Planning Practice Guidance also states (inter alia) that local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets and equally this applies to all such assets. We strongly encourage you, therefore, to weave the term “heritage assets” into the SEA templates wherever reference is made to the cultural heritage. It is difficult to be more specific as there is a degree of variation in the template content across the range of Neighbourhood Plans covered, presumably due to differing authorships. Nevertheless in English Heritage’s view some templates are more successful at reflecting historic environment concerns than others. In this regard we would particularly endorse the approach taken in relation to Dorstone, Breinton, Stretton Sugwas, Peterchurch, Brimfield and Whitbourne and suggest similar wording is applied to the other NP templates. That said, however, we would also suggest slight rewording and additions to those preferred templates. Taking the Dorstone “Task 4” template (page 3 of 7) and the Cultural heritage SA Objective as an example, we would suggest “Value protect and enhance the character and built quality of settlements and neighbourhoods and the county’s <i>heritage assets</i>, historic environment and cultural heritage”. Similarly under Sub-objectives consider “Preserve, protect and enhance <i>heritage assets</i>, including Conservation Areas.....” Under Indicators please consider “.....aspects of local loss of <i>heritage</i></p>
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assets and locally important buildings across the Parish *and particularly* within a conservation area. Under Targets we would suggest *“To wherever possible improve upon or otherwise maintain current status...”*. This reflects (inter alia) the repeated statement for each Parish under Environmental Issues that many listed buildings are in need of high levels of maintenance and there may eg be the potential for grant schemes. In the same vein, where applicable (eg Lyonshall) it should we believe be a target to *“Promote opportunities to achieve the removal of heritage assets from the At Risk Register”*.

A further Indicator and Target that features in some templates (eg Staunton on Wye, Brimfield and Withington and we suggest should apply to all is *“Maintaining Herefordshire Council’s Sites and Monuments Register”* with a target of *“Ensure that the Herefordshire Council Sites and Monuments Register is kept up to date”*. It should in fact be possible to use the Register as an effective monitoring tool in relation to the changing status of heritage assets and the effectiveness of planning tools in achieving their conservation and enhancement. We would strongly suggest that you hold detailed discussions in this respect with your own Council historic environment specialists in order to achieve an effective indicator for the wider historic environment beyond designated heritage assets.

A final minor comment is that there are apparently stray references to *“Huntingdon and Broomy Hill”* that appear in the templates for Breinton and Stretton Sugwas and presumably these need editing out.

I hope you find this advice helpful.

Appendix I

Informal Consultation on the Draft Neighbourhood Development Plan, Vision and Objectives, January 2014

1. Summary of Comments from Short Questionnaire Survey

Neighbourhood Planning – summary of returns

580 delivered, 240 returned. 41%

Yes – 205

No – 35

Summary of comments

Yes, people need somewhere to live. We will certainly need more sheltered accommodation etc. in the future. Having said that - do we have suitable location(s) in Brimfield for more housing? Various ideas have been turned down in the past, I understand, because of poor access and inability for emergency vehicles to get through. Obviously flood plains should not be built upon. Where does this leave us? There are problems, at times, with volume of traffic and speed through the village which could be magnified by further development.

Links through village. Sites for new homes. Traffic calming, tractors should be restricted from coming through the village and in Wyson. Allotments.

Speeding – A456

Planning for the housing and infrastructure of the neighbourhood should be left within the parish.

No building on flood plains

Sewer blocks regularly in Wyson Lane at entrance to pumping station 17.12.13 was last time. There should be no more building in Wyson. The whole area is classified as a high risk flood plain with insurance premiums of £800-£1000 being quoted with £20,000 excess. Any building in Brimfield should be in keeping with all existing buildings. Building anywhere automatically pushes the water onto someone else's property. None of the new properties south of Wyson Lane, adjacent to the brook should have been allowed. It would be very uncaring to bring on benefit or low income, where there is no employment, no transport system, no school (whose going to pay for school transport is already an issue), no doctors, people need to be able to walk, cycle or catch a local bus to do these things. Elderly people no longer take up the bungalows in Wyson Close, they do not want to live out here. Transport takes the biggest percentage of most peoples income who already live here. There will always be people who can afford to come and go, thus the existing properties will continue to exchange hands. A number of people have located from Wyson to local market towns in last 12 months for convenience to stations etc. Brownfield sites are the places to build.

Because of our location as a village we will always be at the distant end from the centre of power. Hopefully there will be dynamic proposals to ensure that we preserve the good we have and improve the rest. We have not moved into the village for it to become any form of development zone and would strongly resist this. There is an urgent need to improve road surfaces (not patching) through Wyson and Brimfield and for perhaps a better understanding between the farming businesses and residential community. It would be helpful to know the population statistics for Wyson and Brimfield? Perhaps also a GP surgery outpost in the village if felt numbers and demand necessitated such. Increase in the availability of Post Office facilities if possible – existing service very good but more might be appreciated. Communications from Parish Council should be improved –

reliance on noticeboards is outdated and perhaps contributes to the lack of attendance or interest. Plan against realistic expectations and then ensure more is achieved.

We need to be able to control our local development, not to have it imposed on us from Hereford or the idiots in central Government.

I wish to thank all the members, volunteers and parish councillors who have diligently prepared & consulted on our neighbourhood and districts integrated plan. Well done.

Now we have social media, will there be an opportunity to be updated on the progress of the draft plan, and be able to comment before finalisation?

Is it possible to have signs indicating Bleathwood-drive safely?

It would be nice to be involved in a constructive development of the village.

Agree with all of the policies and issues as stated in particular local need for businesses, young entrepreneurs in our area need to be supported with housing development/applications. Design of new buildings/houses to be suitable for a village and not such as those in Wyson area which are out of keeping with a village more suitable to suburbia.

It will be important not to use land from just one landowner if more house are built and make sure they are not built on a flood plain. Wyson Lane already saturated so no development in that direction. It was just a country lane.

Highway and improvement plans to include considerable improvement in the maintenance of the Bryhampton Lane ie a mud collecting system installed at the top of the lane. This would not only alleviate drainage problems in the lane but also make it safe to walk in severe wet weather.

2. Summary of Comments from Launch Event, January 2014

Comments from launch event – 30th January 2014

Please make sure footpaths are kept clear and not blocked by landowners.

Brimfield has more need for retirement bungalows than social housing, this would also mean that transport (ie public) needs to be vastly improved. Make sure that empty properties are renovated before more housing is built. A new settlement boundary needs to be put in place, and should include the field in front of Brimfield Church, as this is completely unsuitable for housing due to the risk of flooding. The use of solar panels for business/industrial gain should be discouraged.

Restrictions to prevent large heavy commercial vehicles regularly using residential parts of Wyson Lane Brimfield; access being via B4362 Station Rd Woofferton instead. The road and verges are being damaged and there is no pavement, walking is hazardous.

Buy cheap, pay twice in the end! The repair of potholes does not give value for money as the lifetime is limited to the next few bouts of rain. The lane is in a very poor state – clean out drains, tarspray surface.

Rural houses in a rural area.

Work/life. Broadband is essential. We need to upgrade the reception in our local area so small businesses can operate. Saves miles, keeps spending local.

I thought it was very well chaired. Well done

There is no transport. The sewerage is struggling to cope. The electricity is unreliable in bad weather. The water often goes brown. The roads are full of potholes. The brook floods.

Sheltered housing/care home please. We are an ageing village.

We must keep in mind when developing the plan the amount of traffic that goes through the village, high volumes of speeding vehicles through Wyson Lane. Further development within the core of Brimfield will only cause further disruption and danger to residents who live down these narrow lanes. We must also consider the areas within the village that are liable to flooding. Local housing development should be for local people and secured with covenants.

All should be built in keeping with local buildings. Not anything like Grand Designs!

Infrastructure – eg Wyson Lane cannot cope with existing traffic volumes. Protect – the siphon. It helps control flow through the village in flood conditions. Protect it! Eliminate flooding – Let small watercourses be totally controlled by local councils, not Environment Agency where priorities are fish and birds, not people eg Somerset!

Can someone please clear the culverts opposite the village hall.

New houses are being built (in-fill) in Brimfield, lets not plan for 14% more, it will change the identity of our nice community. Please say no to housing.

The only road improvements realistically are to fill in the numerous, and sometimes dangerous potholes in a correct fashion ie sealing the edges of the new tarmac otherwise it just lifts again!

No need of pavements – just try re-opening railway track to facilitate access between Church, hall and pub.

For a community/village to sustain itself, it needs a wide demographic of age etc of its residencies and I feel tonight demonstrated a retired population and therefore they are more likely to have finances to live in the area than people with a local connection who are of working age.

Also please do not take the opinion of the loudest people as representation of the group. Is there a criteria for the housing plan – will there be a cap on social housing, the number of bedroom properties built – are they going to be re-sellable at the full market value? And preference given to those with a local connection.

The plan to include not just new developments – but extensions on houses already built. As numerous houses have been extended and outpriced, local people to be able to live in the village. This includes young people – families and those already living in the village wanting to downsize.

Cycle route connecting the two areas of Little Hereford & Brimfield, which was safe to travel without traffic would help to integrate the villages and community as a whole.

I didn't feel the random pink line should have been placed at that situation, or that the boundary should be extended in that area as it floods badly.

I fell that consideration should be given to developing the land between Brimfield / Brimfield Cross (beside the Tenbury Rd)

Could we have a planter – stone and cemented in place to deter thefts – placed in front of the Brimfield sign as you enter the village from the south off the A49? Planted with heathers (winter), small daffodils (spring), bedding plants(summer/autumn). I realise there is insufficient space by other Brimfield signs to do something similar, but at least one entrance to the village would look welcoming.

The importance of protecting settled environments for wildlife/walking pathways/and designated special interest areas. Conservation of species, of trees and plants threatened by humans.

Protection of wildlife/known habitats. Owls, bats, willow tits, insects, bees (for honey)and bumblebees,

Consent for the settlement boundary.

Affordable housing – top priority given to local people and families working in locality/joining older folk.

Wyson Lane was built in horse and cart days and cannot cope with traffic as it is. Sewerage system cannot cope with existing properties. No doctor. Play area in St Michaels Gate has not been developed as promised.

Brimfield is not a particularly picturesque village – but St Michaels & Marcle Orchard could be in Bloxwich or Bolton. Something vernacular? Needs 2 car accommodation. Cannot think of anywhere you could build. Soggy flood prone ground abounds.

Allotments on the field behind Church Road houses and south of the village hall.

Protection given to the ancient cider apple orchard in Middleton (between the Old Chapel and Middleton Farm barn conversions) believed to be an ancient settlement and also flood plain

Sewerage system needs main attention. Transport 2 mornings only a week. Doctors nil, dentists nil, schools nil. Transport links to Hereford, Worcester needed. Best part of Brimfield is a flood area.

More homes create more flooding – please take notice.

Divide no. of new houses by number of years. Put a quote (per year) of houses that can be built to be agreed at an annual meeting.

Doing it slowly will/must coincide with roads, traffic calming, roundabouts. School catchment areas, sewage.

Produce maps with flood plains and drainage paths.

With regard to planning application for retirement bungalows and extension of car park & children's play area?

This smacks of the undesirable – gifting to get planning consent?

Strong need for single storey 1-bedroom retirement properties for downsizing in old age.

Communications-Little Hereford. Every newsletter is delivered – why not stop or put a note asking for their emails? Communication email is free, quick and guaranteed – saving everybody time and effort. It is also a lot greener than driving round delivering newsletters (& church letters). It will reach 99% of the parish.

Brimfield & Wyson Commons – clear bridleways to both. Get residents to take down their fences and give ground back to the Common.

Take 2 maps in 2 rooms. 70 spots in each room. Landowners in 1, general public in the other. Then see if any spots match.

Broadband working.

According to our community plan 25.5% of the population of Brimfield is of pensionable age. Brimfield therefore has a significantly higher than average need for retirement properties. Some villagers wishing to downsize and who would like to remain in Brimfield have had to move out of Brimfield due to shortage of retirement type homes available to buy (for those who do not qualify for social housing) or to rent.

By 2031 the need for suitable properties for this age group will be even more pressing. Brimfield has limited public services – very limited public transport, one very small shop, inadequate pavements, no GP or school and therefore the growth of housing should be gradual and needs driven over the 20 year period.

Current unused, uninhabited properties eg the house belonging to Manor Farm (?Brimfield Manor) and the cottage next door to Brimfield Village Hall – should be converted or developed before green field sites are considered.

No further permission should be granted for industrial sized “for profit” solar panel or similar installations. Brimfield is primarily a residential village.

The field in front of Brimfield Church floods and any development in this area would cause flooding problems not only for the newly built properties but also for the properties below the field including The Roebuck pub.

Appendix II

Public Consultation, May 2014

Informal Consultation May 2014 - Copy of Flyer



NEIGHBOURHOOD DEVELOPMENT PLAN

Brimfield and Little Hereford

Your previous contributions are already being used to compile the plan. However, to make sure all aspects are covered and everyone has had an opportunity to contribute, would you consider the aspects listed and give your views and name areas within the villages. Continue overleaf if needed and attach further sheets if required. Please return your flyers to the shop or pub in Brimfield or the post box, Leas Cottage, Lynch Lane, Little Hereford byplease use any three collection points. (*references in italics can be seen on HC website*)

This flyer applies to all residents of Little Hereford and Brimfield –

- Protection of- Recreational areas/open spaces/ buildings. Once developed will possibly be lost forever. Allocation of sites for sports (eg. cricket pitch), allotments, play areas. *Ref:Neighbourhood planning guidance note 24*

- Transport infrastructure: roads, footways, pavements, cycle ways. Improvement with regards to communication through and between villages with attention given to the local transport plan objectives: Passenger transport / Walking and cycling.
Ref: Neighbourhood planning guidance note 26

- Design, materials used in new build. Conservation. Renewable energy.
Ref: Neighbourhood planning guidance 23,25.

- Affordable housing for all ages-to include sheltered accommodation.
Ref: Neighbourhood planning guidance 22.

Complete List of Comments from May 2014 Informal Consultation

Summary of Neighbourhood Development flyers – May 2014

Point 1 – protection

The pastoral area around and approach to the Church should be designated a conservation area if possible, especially in view of the football stadium size solar panel development which was allowed and dwarfs St Michael's tower, obstructs views of Clee Hill & Mortimer Forest and has blighted The Court and Old Rectory properties, all this on Glebe land between Rectory & village church;

Play areas needed for older children;

The pastoral view around St Michaels Church, Brimfield;

Land at top of Wyson Avenue;

Save playing fields;

Build village green with seats and a shelter;

No housing estate type development. Keep historic buildings – Brimfield Lodge;

Ground/field behind Fairview, Bleathwood - no building!

Keep open spaces for walking and play areas. Protect mature trees;

Build play area on St Michaels Gate and Marcle Orchard;

Protect land at top of Wyson Ave;

Land to rear of Brimfield village hall car park behind properties along Church Rd. Protection of The Roebuck Inn building as an asset of community value to be protected;

At the bottom of Wyson Avenue is an area of community land and owned by Marches Housing. This needs urgent attention as no maintenance has been done for some time. It is the only area in Brimfield where children can play and community events have taken place here over the past couple of years. This land should be retained as a green space at all costs, housing may be the top priority but green space for play needs to be regarded as just as important;

The land to the left of this plot would be suitable for allotments if there is felt a need. This land would not be suitable for housing as access and egress would congest the lane and cause problems. The access on to the A49 from the lane parallel to the Salwey Arms could also prove to be a problem;

The land behind the village hall is also unsuitable for housing. The access and egress from the existing houses is very narrow and not suitable for any increase in traffic. The car park at the village hall can be extended by removing the grass and replacing this with tarmac which would then provide extra parking for the times when it is required. Ball games are not allowed in this area so it would not be taking away any facilities for the children. The enclosed play area would not be affected so small children would still have a safe place to use the equipment already in place;

As and when planning applications are submitted and granted great care should be taken to ensure that plans are not then enlarged beyond what has been agreed so that small retirement bungalows do not turn into big 4/5 bedroom houses;

Make sure that developers/builders fulfil all their contractual requirements when undertaking any building work. We don't want another St Michaels gate scenario where no play area was incorporated and should have been;

Protect existing residents privacy, ambience and aesthetics by not building on neighbouring residents garden/land spaces ie those persons who would be putting their potential financial gain ahead of local aesthetics etc. Consider access and existing congestions. Use brownfield and previously designated land space as primary source. Protect against any future dwellings access onto Wyson Lane (previously Salwey Lane?) to reduce future risks from traffic flow. Protect St Michaels Church, village hall, The Roebuck and shop;

Protection of land east/north/south of Little Hereford Church. Field to side of Little Hereford Village Hall – cricket pitch? East of Little Hereford Church – old LH village / south bailey and moat mounting block – LH Church

Point 2 – transport etc

Cycle paths needed in both villages to avoid cyclists using the A456. Footpath in Little Hereford to make village hall and church accessible;

The lane from the Salwey Arms through Wyson and out to the farms is very narrow in places and poorly maintained. It already takes heavy traffic for which it is not designed and is completely unsuited to any increase. There are no pavements, not room for any. It is often necessary for pedestrians to move into gateways or hedges to allow heavy traffic to pass. Also, there are no street lights and it is pitch black at night, not that I have heard anybody say they want them. It is not a road that is suitable for any additional traffic or pedestrians;

Village roads are becoming quite dangerous where no footpaths, heavy vehicle restriction needed. Public transport is very limited, need at least a daily service to Ludlow or Leominster;

20 mph speed limit would make a huge difference to pedestrians, many more speed limit signs and to be more obvious;

Need for footpath in Little Hereford to link pub and village hall. Cycle paths needed to avoid A456 and associated dangers;

Provide pavement to connect Little Hereford bridge to village hall and church. Reduce speed limit through Little Hereford from 50mph to 30mph;

Roundabout at Salwey;

Area needs bus to Ludlow. 9.30am in, return 1.30pm return, suggest Tuesday & Friday. Wyson also needs a one-way system;

Speed calming in Brimfield – flashing 30mph;

Traffic calming measures, ie speed bumps to slow traffic through Brimfield;

Local public transport requires improvement;

Maintain footpaths. Make roads between villages safer for pedestrians and cyclists. Pavement from Brimfield to Brimfield Cross;

Clear bridleways to Commons;

Roundabout at Salwey and Brimfield Cross

Local infrastructure levy to install footpath from Brimfield to Brimfield Cross and to Little Hereford with cycleway or leisure trail on former railway track now disused;

Given that our population is getting older and not all young people have access to sufficient funds to learn to drive a more regular public transport service may be of some help, together with more readily available information about Community Wheels or similar;

Access roads from A49 via Wyson to Brimfield are an example of the poor conditions to support existing traffic volumes – motor, pedestrian, commercial etc;

Improve communication opportunities. Connect footpath (pavement) along A456 between pub and village hall. Lower lane speed limit to 30mph. Safe areas for cycleways, improve opportunities for walking & cycle safety in Little Hereford.

Point 3 - design

Any housing should pay regard to the existing vernacular in terms of materials;

Design and materials used for new homes should be similar to existing properties in the area where they are being built;

New buildings need to fit in, not too much density and smaller homes, renewable energy a good idea;

An extension such as happened at Timberdyne should never have been allowed. Desecrating the original dwelling and intruding into Bridge Cottage. Solar panels, much stricter rules needed on height and size. Wind turbines a waste of time;

Renewable energy important;

Housing design should fit in with the area eg not like new houses at Brimfield Cross, which could come from any housing estate in the whole country;

Renewable energy – the biggest con since the south sea bubble;

Stone, wood, brick;

New buildings to look similar to existing building around it;

Solar panels a benefit on new housing, but solar farms not a benefit especially when erected on north facing slopes-as per present structure in the village;

New buildings to be in-keeping with original properties. Discreet solar panels;

Wildlife ponds on Brimfield Common and by church;

Don't demolish Brimfield Lodge;

New build to incorporate insulation and renewable energy measures such as solar/thermal pv and ground source heating to minimise carbon emissions with biomass offset by measures;

Please use renewables and green design technology where you can. This may put the cost up but it has to be the way forward;

As appropriate to support existing character of village with future visions etc taken into account.

Materials appropriate to environment – size and materials. Solar energy – not intrusive on buildings

Point 4 – affordable housing

Affordable housing essential to keep young people in the villages;

Yes;

Sheltered accommodation is difficult to let now. Elderly people do not want to come and live out here, they need to be close to amenities, buses, doctors etc;

Good idea. Also could do with some bungalows for when older people want to downsize but stay in the village;

Sheltered accommodation a good idea;

Yes – needed to keep villages active settlements;

No development, whether property, car parking or other, to take place in Brimfield that will exacerbate the existing flooding risks on both the flood plain and surface water flooding areas without full and proper remedial drainage works taking place. Soakaways are not suitable merely moving the water further downhill through existing properties and raising Brimfield brook levels;

Pepperpot houses around the village;

One-bed properties;

No building down Tenbury Rd because of the dairy cows;

Affordable housing very important for the village, developers should adhere to the needs of the community – ie not housing estate “mansions”;

Affordable housing for young and elderly to be kept for that purpose;

Housing for under 25's please;

Support local community-led housing;

Mixture of social and affordable shared ownership, housing limited to 3 bedroom accommodation and accessible eg bungalows or adapted homes for disabled people;

There is a strip of land belonging to Manor Developments which runs parallel with Wyson Avenue and is behind Mortimer House and the four terraced houses. This remaining site could prove a possible addition to the plan with either perhaps 3 medium houses or another set of terrace houses as already in place. Manor Developments own the drive to this area of land so access would not be a problem. However, the supply of gas, electricity, water and particularly sewage would need to be carefully looked into so as not to add to the problems with the system already in place which at times struggles to cope with the volume at the moment;

This need not be in one development but could be split over two or more smaller sites;

To be appropriate and complement the local/surrounding character. Would need to be close to Brimfield centre;

Other comments:

The main points listed in the minutes from 2nd April 2014 should be adhered to as stated to ensure the best possible solution to this difficult problem;

Please keep us informed and if possible put regular updates in Grapevine which Orleton have been doing – an easy way to engage the wider community, particularly those with young families who find it difficult to attend evening meetings. These are the kinds of issues which directly affect them but they are not always aware of what is going on.

Appendix III Call for Sites

1. Copy of Call for Sites Flyer

**NEIGHBOURHOOD
DEVELOPMENT PLAN NOTICE
CALL FOR SITES—BRIMFIELD
(4 WEEK CONSULTATION PERIOD)**

If you wish to express an interest in relation to land for development you will need to complete a site submission form which is available from Mrs Karen Yates . Tel: 01584 810817. If no one is available to take your call please leave your name and address.

**IF YOU HAVE ALREADY APPROACHED THE NH
DEV. GROUP EXPRESSING AN INTEREST
CONCERNING YOUR LAND YOU WILL STILL
NEED TO COMPLETE THE REQUIRED FORM.**

Please return the form to Karen Yates by 30th May 2014:

Address: The Old Forge House, Burford, Tenbury Wells. WR15 8HF

It is important to note that site applications do not give permission to any particular proposal: this will still need to be secured through the planning application process

2. Copy of Housing Sites Options Consultation Form

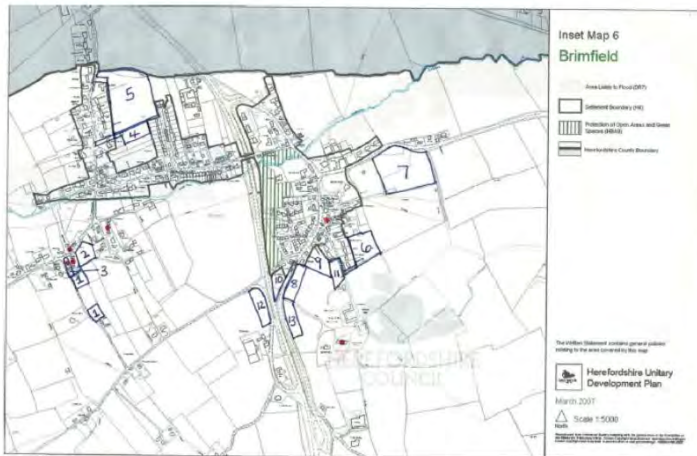
**PLEASE COMPLETE AND RETURN TO THE SHOP BY MONDAY
28th JULY. YOUR OPINION IS IMPORTANT TO US!**

Brimfield and Little Hereford Draft Neighbourhood Plan Consultation on Options for Housing Sites.

Background

The Neighbourhood Plan should support the provision of around 31 new houses in Brimfield up to 2031, to be in general conformity with the emerging Herefordshire Local Plan Core Strategy.

In May 2014 Brimfield and Little Hereford Group Parish Council carried out a Call for Sites exercise to help inform planning policies and site allocations in the Draft Neighbourhood Plan. Landowners and agents were given 4 weeks to put forward possible housing sites for consideration. In total proposals for 13 Sites were submitted and these are shown on the plan below.



Planning consultants Kirkwells undertook Site Assessments of all 13 sites based on the Herefordshire Council recommended methodology as set out in Neighbourhood Planning Guidance Note 21¹. The Site Assessment Report is published on the Neighbourhood Plan website (www.brimfield-and-little-hereford.co.uk). The Neighbourhood Plan Development Group considered the recommendations in the Report at an Open Meeting held on 26 June 2014 and agreed that further public consultation on the potential sites should be undertaken in order to guide the content of the Draft Plan. The THREE Options provided below, were discussed and agreed at the meeting.

¹ <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-development-plan-guidance>

Options Consultation – July 2014

Please record your preferences at the end.

The Parish Council would like to invite all residents and businesses in the Group Parish to consider the following Options for possible housing sites. Please tick the relevant box below to indicate which Option you support.

OPTION 1 - Site 7 Paddocks Orchard, Tenbury Road (suggested development of 15 properties by landowner) potential up to 40 houses.

Description

Open countryside. Greenfield. Agricultural land. Evidence of a past orchard. Flat land with road frontage. Access to Tenbury Road or lane to east. Boundary Hedges.

Comments

OPTION 2 – Sites 8, 9, 10, 11, (suggested development of 14 properties in total by landowner) potential 16 houses in total

Description

Site 8 Land between church and village

Open Countryside. Greenfield. Accessed from main road. Generally flat. Hedgerows located to front of site.

Site 9 Land between main road and Church Road

Adjacent to settlement boundary. Greenfield. Backland site to rear of main road and Church Road. No access identified. Indicated for Affordable Housing. Open aspect flat site.

Site 10 Adjacent Yew Tree Cottage to Church Drive. Adjacent to A49

Adjacent to settlement boundary. Greenfield. Site at junction of A49 and main road. Significant noise issues from A49. Mature trees on site. Significant constraints.

Site 11 Land adjacent to Church Road

Adjacent to settlement boundary. Greenfield. Site adjacent to settlement boundary. Ribbon development.

Comments

Option 3 – Sites 4 and 5

(no indication of numbers of properties given by either landowner) potential 55 houses in total

Description

Site 4 Land to rear of Oldfield House, Wyson

Open Countryside. Greenfield. Land to the rear of existing dwellings between Wyson Lane and Wyson Avenue. Agricultural use - paddock. Backland development. Boundary Hedges.

Site 5 Land to rear of Frome Bungalow

Open Countryside. Greenfield. Land currently in agricultural use. Trees and hedgerows to the boundary. Open aspect.

Comments

Please write your option preferences next to the options below, by giving 3 points to your first choice, 2 points to your second and 1 to your third choice. If there is a site you do not want, leave it blank.

OPTION 1	
OPTION 2	
OPTION 3	

Please return completed forms to Brimfield village shop.

Thank you for your time and interest. The results of this consultation will help to inform the content of the Draft Neighbourhood Plan.

Comments Received on Housing Sites Options Consultation

Summary of comments arising from the consultation on options for housing – July 2014

Option 1 comments:

Would appear to have potential capacity for total housing requirements with suitable road access into village and its facilities and it seems to offer the least risk of intrusion to other residents and avoids adding to congestion. Possibly supplemented by development within sites 9-11 of option 2.

I think 15 is the maximum on this site.

Better access

This site will cause the least disruption for the whole village.

This site unlikely to increase flooding risk

15 properties maximum

Would hopefully not increase much traffic through Brimfield. Would be a link between Brimfield & Little Hereford

This is the only site worth considering – already houses along the other side and a main road which can accept the extra traffic, flat, doesn't flood, near to pub/shop and not pretty, unlike the church end of the village. Maximum of 15 houses though – no more!

Most suitable site overall

Large development beyond existing village boundary. Could lead to large increase in village size well beyond that required by core strategy

No objection

Minimal impact on existing residences. Good access to 2-lane road.

In my view the best option (by far). I have always felt this was the most obvious site for development.

Would be better at this site to get onto a main road without going through village and not to add more than the 15 properties

Yes potential, maximum 15 properties site 7. No to potential of up to 40.

Limit to 15 – not 5 bedroomed

Good site, but less than 15 houses

Easy access. No congestion, easy access for works vehicles will not affect residents

Best option I feel – a local shop could be included to service new houses and Little Hereford residents.

No – making village bigger, road to village dangerous, not infill.

Not a good idea, the Tenbury Rd is too busy for people to walk into the village with no footpath and car access onto the very busy road

More space, better accessibility, won't clog up village during construction and after.

Access to houses via Tenbury Rd would be acceptable. Again houses should reflect current village houses and should not be built as if they are in town on small plots.

No access

Much preferred site

Best option. Construction contained in one area. Good road access. Less disruption than others.

Ideal site with minimal disruption to the village

Would be an ideal site, open access to main road and using a piece of land that is only suitable for grazing and livestock and not really much bigger than a paddock. Would not have a great impact on the village congestion wise where other sites proposed already congested with property, homes and trees, narrow lanes, poor access, congested too by cars. Ideal in every way.

Good flat site. No risk of flooding.

15-20 properties preferable

Good access to Tenbury Rd, could expand to provide enough houses to fulfil the plan over time.

The access would be very dangerous if on to the Tenbury Rd

Most suitable site

The only logical site

This site is too large and too far from village

Should all be affordable homes and look like village houses and not an urban estate

Not suitable as road access on narrow mucky stretch of road & walking to village dangerous

No – stretching the village boundary too much

This site has the least traffic impact on the village centre. It also is more compatible with the secret new town development plans

Chance to set up a new development with its own infrastructure, instead of further overlooking the present hardly coping sewerage and water systems

Neither access roads are suitable/visibility/bends/proximity to junction/farm and bend on Tenbury Rd. Landowner should be made to restore orchard which should belong to house currently for sale. Drainage of this area on road and lane is already very poor. It is not flat land, 4' above Tenbury Rd and no ditches.

Crazy. No mains gas, access poor and unlevel to Tenbury Rd. No ditches. Lane is unadopted and too narrow.

This is the best site. It will cause the least disruption to the village. Access is good to A49 and Tenbury and pavement could be put along the road which would be a benefit to everyone who walks this road.

Think this is the most suitable site because it has access to the Tenbury Road and would not further congest Wyson Lane or any other lane.

The concept of several small sites for development around the village appears to have been set aside so this option offers many development advantages – access, and common provision of site services

The best site in the village

Easy access, main road = less congestion not encroaching on other dwellings

I think site 7 is the best as traffic would not be that bad due to the location & Tenbury Rd

We would favour a small development on this site

Certainly no more than 15 houses, preferably less

Easy place, easy access, and not built up with houses less congestion with vehicles. Not so many children and people walking and playing.

Despite its low score, it seems to be the best choice, it has the opportunity for easy access and seems to inconvenience nobody.

This site does not comply with the original scope of the NH Plan. It is entirely outside the settlement boundary and does not support a scattered development. Building 40 new houses here would create an estimate which would not be integrated and would create access problems.

Should this site be chosen, there will be a clash of addresses as our house is called Paddocks Orchard. It would be best to change the name of the site now in order to avoid confusion

Access to main road, minimal disruption to residents

Easy access to main road, not on an already congested road. Plenty of space for outlook with minimal disruption to existing residents

Preferable location

Preferably not a ribbon design long the roadway – access like St Michaels Gate which would be less intrusive

Option 2 comments:

Perhaps limited building eg assisted housing within certain of the sites eg 9 -11 to supplement numbers within option 1 (site 7).

Again, 14 rather than 16

Opposed to this option -flooding!

Have English Heritage received a copy of this draft plan! As guardians of St Michaels Church and adjoining neighbours any building around Church Drive access will add to what is already a tricky exit, with large vehicles of traffic at funerals, baptisms weddings etc. Hereford Diocesan office also need a plan, and should be kept informed what is being considered in Church area.

Building here could affect private water supply which feeds some residents. Could also contaminate the water supply. Poor access – narrow already busy lanes.

As 12 & 13 do not appear on options does this mean they have already been discounted.

Better option for village

These sites have flooding issues, plus noise and ribbon development

Although not on the flood plain this site causes flooding to properties on route to Brimfield Brook. Views to church lost.

Unsuitable. Would create more flooding problems

The church already has been blighted by solar panels surely this ancient building does not want houses spoiling the approach. I think not enough thought has been put into this proposed area. This is a heritage building, have English Heritage been consulted.

This area is wet and boggy

No, never! No building at all at Church end of the village – would certainly spoil the southern entrance to village, totally unsuitable!

Not at all suitable

No objection to sites 8,10 & 11. But would suggest site 9 is not suitable as this plot is subject to flooding and the ditches etc are inadequate.

More impact on existing residences. Less easy access to road network due to fragmented nature of proposed development.

Disadvantages outweigh the advantages

Houses put up to blend into the area. Not to add more than 16 properties.

It would be disruption to move villagers

Yes to max of 16 houses – sites 8,9,10,11.

Flooding of fields causing flooding in the adjacent houses & The Roebuck

Site 8 seems ok but not 9 & 11, spoils approach to church

This lovely church is gradually becoming lost in development. Car parking already a major problem for churchgoers

These sites have already been discounted. The access from the A49 to village must be preserved with open vista. The land floods and access is bad. It would cause major disruption and spoil the look of the village. It is bad enough having a monstrous solar panel in full view and blanking off the views across the village.

All these sites would obscure the view of the church surrounding countryside eg Clee Hill

Agreed by many that this area should be left as a green undeveloped area at the south entrance to the village

Sites 8,9 & 11 would enable small clumps of new development adjacent to settlement boundary

Site 10 would be ok but not sure about the others

Site 10 would be acceptable but have reservation about the others

Too close to bypass, too close to flood area.

Scores well and seems to inconvenience few people. Also seems to have good opportunity for access. Second choice only because it is a pretty part of the village.

A definite no to this option

Allows a scattered development and only adds to the village boundary incrementally – does not create a separate housing estate.

Quick access to main road. Good infill. Close to A49 so should not impact too much on traffic through village

Good infill

Good access to road

No – spoils view of church, this area floods

Housing should be built to reflect current village houses present. Houses should not be built in small plots as if they are in town

Field floods

Sites 8,9,11 – field historically exceedingly wet, crop failures as a result. The owner has this year grassed over this field which conceals this fact and unusually hot weather has dried up the underlying water and Kirkwells have been fooled. If developed, where will the water end up – in the

shop and pub and adjoining properties as before. Although given as three sites, this would in effect take up the whole field. It would better benefit the community as a playing field/amenity area for the whole village especially with another 31 houses being built. It is central to the village and could be used for village activities, fete etc. The pond which was filled in by the landowner could be dug out and re-used as a feature for children to learn about pond wildlife as it used to have coots, moorhens and dragonflies on it. Site 10 – far too close to A49 with noise pollution and potential crash vehicles exiting from A49. It has been said that the backland off St Michaels Gate was not built on for this reason.

8 might be a possibility but difficulties with drainage and village disruption as per others.

Quite suitable for development as a lot of these sites I would class as infill as there are quite a few properties already in the area and access in most cases are already in place. And for those there already living in such areas are used to confinement-therefore it wouldn't be much more of a problem to the residents in these areas.

Good flat site, near to centre of village

Not keen, appalling map difficult to decipher

Not viable, proven drainage issues would be made much worse, would spoil view to church when approaching village, better to have new development in one place.

Sites 8,9,11 land too wet, should not be considered as building land. Site 10 most unsuitable.

Not suitable

My daughter would like to move back to Brimfield and would like affordable housing

These sites would be most acceptable as they cater for the smaller scale development required for the village

All houses should be affordable and should be cottages and not urban estate

Try living the other side of the A49 – even noisier

Ok if run off water problems can be dealt with

More sensible – located more in the heart of the village

This is a gross impact on the historic church and loathsome

Very poor photocopying. These options take some working out and we were not sure where they are

Option 3 comments:

Wyson is already congested and Wyson Lane especially that from Salwey Arms to the Methodist Chapel suffers from a volume and mix of traffic which is disproportionate to the lane's capacity and structure. To knowingly (& significantly) add to this problem with its associated risks would be irresponsible and likely to result in some form of serious incident. This option would further require the inclusion of junctions for separate access and egress thus compounding the problems and risks. We strongly object to this proposal. It should further be noted that we object to the development of site 4 either as an independent option or as part of option 3 as included by the development group (ref insert by landowner)

I understand Oldfield House would be happy for 3 bungalows which is acceptable, road issues for further development.

Maybe this would help motivate some action for the Salwey junction and its danger.

Ref planning application 97/0885/N (which was attached) – see dismissal of appeal. The road infrastructure has not changed since 1997 but the volume of traffic has increased dramatically and could not support a further increase.

Completely opposed to site 5. Would increase traffic to A49 to dangerous level. Would also fundamentally change aspect and approach to village. Too large a development.

This would be too dangerous joining A49 without road improvements

Site 4 obvious access problems for adjoining properties. More traffic on very busy narrow lane and more noise. (photos supplied). Flooding occurs following light rainfall on roadway, more tarmac will make problem worse. Site 5 was refused planning in 1997 on grounds of access and traffic has significantly increased, especially tractors and delivery vehicles. The new digester at Wooferton will increase traffic problems. Very dangerous for parents with pushchairs.

Poor road network and considerable distance from village amenities

Too much traffic already exists on this small village road. People disregard speed limit and one day there will be an accident.

Would not support site 4

Do not want any more traffic, already busy road, has lots of wildlife, is children's school bus route. Houses will be overlooked devaluing property, more traffic means roads unsafe for children to play.

No access

We need some bungalows in Brimfield (site 4). I understand this would be a very small development of 3-4 bungalows.

Possibly site 4 but real traffic problems tipping all those cars on Wyson Lane near Salwey Arms – road wholly inadequate and top junction dangerous

No objection

Dangerous access from A49 to proposed development 5 in particular. Would affect surrounding residences considerably. Access for at least 100 vehicles on to single carriageway lane highly disruptive potentially. Current heavy usage by large vehicles. Would place significant pressure on services and infrastructure of the village.

This is my second choice. Development could be split between site 7 and sites 4 & 5 if wished.

We would not want this amount of houses in this area for traffic getting out of area to main road. Also not to add onto 55 houses

Yes to 3 bungalows, access via Oldfield House, Site 5 proposed by owner. No to site 4-keep open countryside.

Good site but not too many

No easy access, increased traffic to narrow roads, drainage and sewerage problems, overcrowded area. 55 houses ridiculous in such a small area.

Quieter area for development. No major road or commuter traffic.

This is the best option. Mains gas, no problem traffic. Safe for children/families.

These sites have already been discounted due to access and problems with sewerage and services. The disruption to the whole village is unacceptable.

This would increase traffic on Wyson Lane which is already busy at times with much traffic including commercial vehicles. It is mostly single track with passing places and dangerous at times.

That just sounds horrible and way out of proportion to the look of the village, the facilities, traffic capacity and size of village currently. Terrible idea.

Similar comments to option 1 – major infill site in village with access and services advantages. However, no reason to view this as one site. Site 4 should be developed even if the larger site 5 is considered unacceptable because of its significant size.

Will encroach on the limited open views of existing residents – bungalows already overlooked, narrow access roads in poor condition leading to excess congestion.

Flooding when we have rain. School bus travels this way, traffic would be dangerous.

This would be our second choice but not for an enormous development

Suitable for a small number of houses but not a big development

This is too much for the village and will ruin the feel of what we have become (too much traffic)

We would like site 4 at rear of Oldfield House to go ahead whatever the outcome.

Too much traffic now, dangerous with all the tractors, cannot keep up road maintenance now, enough houses now, danger with children's bus stop.

Worst choice by some way. Wyson is already congested and adding extra traffic to such a narrow lane that already has traffic issues seems daft. Paul Ross's suggestion that his site 4 be considered separately with an access between two bottlenecks is even dafter.

The lane between the junction with Wyson Lane and the Salwey Arms is too narrow now, with all the traffic and the enormous farm vehicles that thunder along it every day, to accommodate two more entrances which would be needed for sites 4 & 5. It is even more dangerous for pedestrians. Site 4 – When Oldfield House was built, no backland building was allowed. Also the proposed entrance will be a great nuisance to the close neighbours properties.

Poor access. Disruptive to many residents, too much traffic. Already strained sewerage systems. Poor choice.

Strongly opposed. Narrow lane already congested, children's bus stop already on narrow lane, do not need further traffic. Causes significant disruption to a large number of existing residents

Poor option

Would greatly impact the traffic on a very narrow lane, also would be difficult for drainage as it is not near a water course.

Yes – infill not making the village bigger, hidden behind other houses, has playing field at top of avenue, no flooding issues.

How will these be accessed. Do not want additional traffic through Wyson Avenue.

The village sewerage system seems to be overloaded already and also roads through the village are narrow and in poor repair, more housing will cause more congestion to both problems.

Best option

These sites have merit.

Wyson Lane would suffer to considerable increase in traffic and disruption

There is enough area of infill with options 1 and 2, this area is not good for access, very poor and dangerous at The Salwey Arms junction, two way traffic into the village causes congestion, any more development here is totally unsuitable.

High risk of flooding, would overlook existing drains.

Site 4 – owners suggest 4 bungalows – 55 houses between sites 4&5 far too high.

We think that both these sites are very unsuitable ie access puts a lot of pressure on to Wyson Lane to the village and Salwey Arms junction is already a death trap without adding more pressure to it. With all these new houses, where will people work-limited employment, no village school.

This is a very good option if access is good enough

This would appear to have least impact on infrastructure.

Not convinced about sites 4 & 5, land should be kept for agricultural use.

Not suitable

Sufficient number of houses and within one village

I would prefer more smaller development throughout, support option 3 site 4 in any development

These sites have been unfairly represented as impression given is single owner. As individual sites they may be more acceptable.

Should not be so many houses and should blend into village not suburbia. Affordable

Why pay for and obtain professional advice re: Wyson too congested and go against it anyway!

Brilliant as in area already populated by families not in flood area

Keep development within Brimfield boundary and allows for development beyond 2031

No forcing more traffic onto Wyson side

Nonsensical to load Wyson Lane with more traffic

No indication of Wyson Lane to assist in working out where these options are. Poor mapping. Such important decisions need much better clarification

General comments

We do not wish to see any more houses built in the village, you would be better off focusing on repairing the roads and lanes in and around the village.

Brimfield small village, no amenities ie small village shop, no bus route where all children that come to live in village go to school as schools are already crowded. Disruption we would have while property being built bad for the environment, trees already been chopped down in readiness for this application. Brimfield already has access issues, potholes everywhere and people use them as short routes to go to Tenbury without the increase of another 55 houses. 55 houses seem a lot for the site.

All this to go on and we do not have no public transport to get about from these areas

Option 1 & 2 and 4 covers maximum number of properties for Brimfield and Wyson neighbourhood of 31 to 34. Any further properties Little Hereford area & shops & post office

Is there no option for opinion on sites 1,2,3,6,12&13?????

Herefordshire Council have stated in the past that all multiple building should be to the West of Brimfield especially as gas services are in that area.

I suggest that you build in Little Hereford rather than Brimfield, since its supposed to be Brimfield & Little Hereford! Why Brimfield?

Where's options for 1,2,3,6,7 ?

Site 1,2,3 I feel are a bad option as access roads are so narrow and wouldn't cope with increase in traffic.

I am a separate home owner to the person who has filled out this form. I have never received a form therefore my comments are: I do not feel Brimfield is a suitable building area. There has been a recent problem with the sewerage and the roads are in poor maintenance comprising of many small lanes. I feel option 1 is the only suitable site if I were to have no choice in whether building was to go ahead. The other options are either too congested or too near to the very dangerous access to the A49 by the Salwey Arms.

Appauling plan

Bottom line is, it would be better for all if none of the above or any other proposed site were considered. We do not want any more developments in Brimfield or Wyson.

Map was very poor and difficult to work out where plots were. We need a better quality map in future.

Why is there no development in Little Hereford

Further information regarding this whole process would be beneficial. Surely it is possible to get something in Grapevine-this might even help to create more interest. The map should have been of better quality given the technological age we live in. the site submissions were probably available for viewing after the majority of forms were returned.

Appendix IV Regulation 14 Public Consultation

Screen Shots

Brimfield and Little Hereford Group Parish Council website

<http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/>


http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/

Brimfield and Little Herefor...

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LOUISE KIRKUP



GROUP PARISH COUNCIL

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[Agendas & Minutes >](#)

[Planning >](#)

[Neighbourhood Plan >](#)

[Policies, Procedures & Finance >](#)

[Parish Council & Community Links >](#)

Upcoming Meetings

Neighbourhood Plan

This is our chance to set planning policies for our own community. The Neighbourhood Plan will be a statutory document and will form part of the [core strategy](#) for Herefordshire. The recent [Community Parish Plan](#) although non statutory will provide a starting point for the Neighbourhood Plan. From the recent questionnaires sent out, it is clear to us that you care about where you live. We received 41% of forms back, 35% of those said Yes!

Following the successful event at the Sports and Social Club on 30th January 2014, we have officially launched the Neighbourhood Development Group. We have a variety of local people serving on the development group together with those who have expressed their interest to help. We have also instructed [Kirkwells](#), a team of planning consultants based in Lancashire to help us carry out the process.

Our next NHP (Neighbourhood Plan) meeting is on

Resources

11:44
15/12/2014

http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/

Brimfield and Little Herefor... x

Google Search Share More >>

Secure Search McAfee

Parish Council & Community Links >

Upcoming Meetings

Planning meeting
Wed 07.01.2015 19:30 'til
Wed 07.01.2015 20:30
Brimfield Village Hall

A planning meeting is being held on Wednesday 7th January, 2015 at... [read more...](#)

Neighbourhood Development Plan – Open Event
Sat 17.01.2015 10:00 'til
Sat 17.01.2015 14:00
Sports & Social Club

The Parish Council and Neighbourhood Plan Development Group are holding an Open... [read more...](#)

[See All Meetings >](#)

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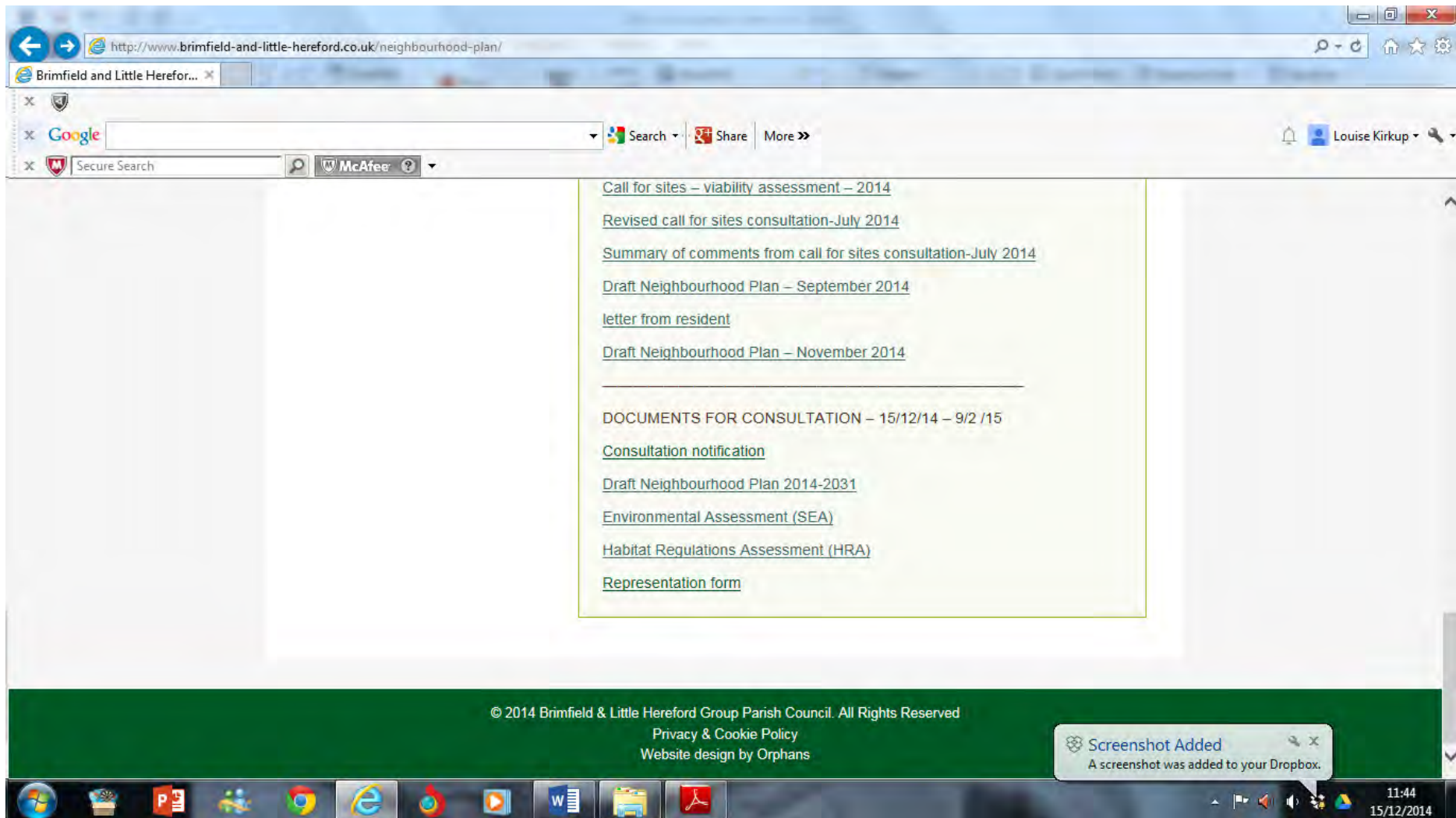
Our next NHP (Neighbourhood Plan) meeting is on

Resources

Please note the documents below are a work in progress and as such are subject to change.

- [Draft Planning Policy Assessment](#)
- [Housing Needs Survey 2012](#)
- [NH Plan Summary Sheet – February 2014](#)
- [NH Plan Summary Sheet – April 2014](#)
- [NH Plan Flyer – April 2014](#)
- [NH Plan Call For Sites – April 2014](#)
- [NH Plan Comments from Launch Event](#)
- [Draft Visions Jan 2014](#)
- [NH Plan Development Group Terms of Reference – Jan 2014](#)
- [Brimfield and Little Hereford Draft Neighbourhood Plan – First Draft – April 2014](#)
- [HRA Map – revised June 2014](#)

11:44
15/12/2014



Herefordshire Council Website Screenshots

[https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-\(regulation-14\)-and-submitted-plans-\(regulation-16\)](https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16))

https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16)

Re: Fw: Development proposal... Draft Plans (Regulation 14) ... Google

Secure Search McAfee

Herefordshire Council

Search... Menu

[Home](#) > [Planning](#) > [Neighbourhood planning](#) > Draft Plans (Regulation 14) and Submitted Plans (Regulation 16)

Draft Plans (Regulation 14) and Submitted Plans (Regulation 16)

To date, there are 2 submitted plans and 13 draft plans. For further information on this plan please see the Submitted draft plans section below.

Submitted Plans (Regulation 16)

[Callow and Haywood Group](#)

Related pages

- [Submitted neighbourhood areas and plans](#)
- [Contact neighbourhood planning](#)

12:22 08/03/2015

The screenshot shows a web browser window with the address bar displaying [https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-\(regulation-14\)-and-submitted-plans-\(regulation-16\)](https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16)). The browser tabs include "Re: Fw: Development proposal...", "Draft Plans (Regulation 14) ...", and "Google". The page content is as follows:

Submitted draft plans (Regulation 14)

- ▶ [Belmont Rural](#)
- ▶ [Bosbury](#)
- ▶ [Breinton](#)
- ▶ [Brilley](#)
- ▼ [Brimfield and Little Hereford](#)

Brimfield and Little Hereford Group Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 15 December 2014.

View the draft plan and accompanying environmental reports below:

- [Brimfield and Little Hereford Group Neighbourhood development plan \(PDF\)](#)
- [Draft strategic environmental report \(PDF\)](#)

The Windows taskbar at the bottom shows the system tray with the time 12:27 and date 08/03/2015, and several application icons including Internet Explorer, Google Chrome, and Microsoft Word.

The consultation runs from 15 December 2014 until 9 February 2014.

Please visit the [Brimfield and Little Hereford Group website](#) which contains details on the consultation and how to respond.

All queries and comments to this Draft Plan should be sent directly to the Neighbourhood Development Plan Steering Group/Parish Council emailing kd.yates@virgin.net and not sent to Herefordshire Council Neighbourhood Planning Team.

- ▶ [Callow and Haywood](#)
- ▶ [Eardisley](#)
- ▶ [Leominster](#)
- ▶ [Ewyas Harold, Abbeydore and Bacton and Kentchurch](#)
- ▶ [Kingsland](#)

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The screenshot shows a web browser window with the address bar displaying [https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-\(regulation-14\)-and-submitted-plans-\(regulation-16\)](https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16)). The browser has several tabs open, including "Re: Fw: Development proposal...", "Draft Plans (Regulation 14) ...", and "Google". The page content is as follows:

► [Brilley](#)

▼ **Brimfield and Little Hereford**

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- [Draft Habitats regulations assessment \(PDF\)](#)

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The Windows taskbar at the bottom shows the time as 12:23 on 08/03/2015, along with various system icons and application icons.

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- ▶ [Callow and Haywood](#)
- ▶ [Eardisley](#)
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- ▶ [Ewyas Harold, Abbeydore and Bacton and Kentchurch](#)
- ▶ [Kingsland](#)

The screenshot shows a web browser window with the URL [https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-\(regulation-14\)-and-submitted-plans-\(regulation-16\)](https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16)). The browser has several tabs open, including 'Re: Fw: Development proposal...', 'Draft Plans (Regulation 14) ...', and 'Google'. The McAfee security bar is visible above the main content area. The Windows taskbar at the bottom shows various application icons and the system clock indicating 12:23 on 08/03/2015.

Copy of Consultation Letter

Brimfield and Little Hereford Group Parish Council

The Old Forge House, Burford, Tenbury Wells, WR15 8HF

kd.yates@virgin.net www.brimfield-and-little-hereford.co.uk

Notification of Formal Public Consultation on the Brimfield and Little Hereford Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Brimfield and Little Hereford Draft Neighbourhood Development Plan has been published for consultation by Brimfield and Little Hereford Group Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a Development Group on behalf of the Parish Council following informal public consultation on the vision and objectives and key issues.

The consultation period runs for 8 weeks from 15th December to the 9th February .

Hard copies of all Neighbourhood Plan Consultation documents can be viewed in THE CHURCHES, VILLAGE HALLS, PUBS, POST OFFICE, SHOP AND SPORTS CLUB.

An open event will be held in the Sports and Social Club, Haynall Lane, on Saturday, January 17th 2015 from 10.00am to 2.00pm to view the plan and answer any questions.

The documents can also be viewed and downloaded from www.brimfield-and-little-hereford.co.uk and Herefordshire Council web link <https://www.herefordshire.gov.uk/>

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Plan by email to kd.yates@virgin.net or by post to: Mrs. K. Yates at the above address.

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

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by the Borough Council and used to determine planning applications in Brimfield and Little Hereford Group Parish.

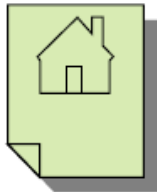
If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

Carolyn Sandall

Chair of the Neighbourhood development Plan Group
December 2014

Brimfield and Little Hereford Group Parish Council



The Old Forge House, Burford, Tenbury Wells WR15 8HF

kd.yates@virgin.net

www.brimfield-and-little-hereford.co.uk

We are pleased to inform you that the draft Neighbourhood Plan is available for you to view and to comment on in the village Halls, the pubs, churches and chapel, the shop and Post Office in both villages from 15th December. The Plan is also available on the village website. The response forms are available to complete or the Clerk can be contacted by email or post – see above.

Dates for the consultation are 15th December until 9th February at 5.00pm. There will be an Open Event at the Sports and Social Club on Saturday January 17th from 10am – 2pm where the plan can be viewed and any questions answered.

Copy of Representation Form

Brimfield and Little Hereford Draft Neighbourhood Development Plan

Public Consultation: 15th December 2014 – 9th February 2015

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Draft Brimfield and Little Hereford Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

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

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.

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Thank you for your time and interest. Please return this form by 5pm on 9th February, 2015 to:

Mrs K Yates, The Old Forge House, Burford, Tenbury Wells. WR15 8HF

Or email:

kd.yates@virgin.net

List of Consultation Bodies

List of Local Bodies contact for public consultation

The Coal Authority	200 Lichfield Lane	Berry Hill	Mansfield	Nottingham	NG18 4RG	planningconsultation@coal.gov.uk
The Gypsy Council	Springs Lane Caravan Park	Bickerton	Wetherby	North Yorkshire	LS22 5ND	
Homes and Communities Agency	5 St Phillips Place	Colmore Row	Birmingham		B3 2PW	lucy.blasdale@hca.gsi.gov.uk
Travellers Support Group	c/o Trefoil	Brinsop Common	Hereford		HR4 7AS	
West Mercia Constabulary	Police Station	Bath Street	Hereford		HR1 2HT	
Central Networks (e-on)	Pegasus Business Park	Castle Donnington	Derbyshire		DE74 2TU	customerworks@central-networks.co.uk
Severn Trent Water	Park Lane	Minworth	Birmingham		B76 9BL	dawn.williams@severntrent.co.uk
Natural Resources Wales	Ty Cambria	29 Newport Road	Cardiff		CF24 0TP	
West Mercia Police	Hereford and Worc Fire and Rescue Service	Estate Services HQ	Hindlip Hall, PO Box 55	Worcester	WR3 8SP	andrew.morgan.60139@westmercia.pnn.police.uk
Midlands Architecture and Designed Environment	6 - 7 Newhall Square	Birmingham			B3 1RY	
Community Risk Manager - West District	Hereford Fire Station	St. Owen Street	Hereford		HR1 2JW	gmarshall@hwfire.org.uk
Arriva Trains Wales	St Marys House	47 Penarth Road	Cardiff		CF10 5DJ	michael.vaughan@arrivatw.co.uk
BBC Transmission Headquarters	PO Box 98	Warwick			CV34 6TN	
British Aggregates Association	10 Brookfields	Calver	Hope Valley	Derbyshire	S32 3XB	
AMEC Environment & Infrastructure UK Ltd	Gables House	Kenilworth Road	Leamington Spa	Warwickshir e	CV32 6JX	damien.holdstock@entecuk.co.uk/Robert.Deanwood@a
Department for Transport	Secretary of State	Great Minster House	33 Horseferry Road	London	SW1P 4DR	

The Marches LEP	Shirehall	Abbey Foregate	Shrewsbury		SY2 6ND	enquiries@marcheslep.org.uk
Office of Rail Regulation	1 Kemble Street	City of London	City of Westminster		WC2B 4AN	
Police and Crime Commissioner	Home Office	2 Marsham Street	London		SW1P 4DF	
South Worcestershire Development Plan	Wychavon District Council	The Civic Centre	Queen Elizabeth Drive	Pershore	WR10 1PT	paul.bayliss@wychavon.gov.uk
London Midland	103 New Street	Birmingham			B2 4HQ	
CENTRO	16 Summer Lane	Birmingham			B19 1SD	TownPlanning@centro.org.uk
Civil Aviation Authority (only send if related to a property)	Aerodrome Standards Dept	2W Aviation House	Gatwick Airport South	West Sussex	RH6 0YR	
NHS Property Services	Parkside House	Quinton Road	Coventry		CV1 2NJU	mark.jones@property.nhs.uk
NHS England	Wildwood	Wildwood Drive	Worcester		WR5 2LG	d.rosling@nhs.net
Welsh Government	Cathays Park	Cardiff			CF10 3NQ	
2gether NHS Foundation Trust Headquarters	Rikenel	Montpellier	Gloucester			shaun.clee@glos.nhs.uk
Dwr Cymru Welsh Water	Linea	Cardiff			CF3 0LT	ryan.norman@dwrcymru.com
English Heritage	The Axis	10 Holiday Street	Birmingham		B1 1TG	kezia.taylerson@english-heritage.org.uk
Environment Agency	Planning Liaison	Hafren House	Welshpool Road	Shelton, Shrewsbury	SY3 8BB	mark.t.davies@environment-agency.gov.uk
Department for Communities and Local Government	Zone 1/J2 Eland House	Bressenden Place	London		SW1E 5DU	Steve.quartermain@communities.gsi.gov.uk
West Midlands Ambulance Service	Hereford Ambulance Station	Ross Road	Hereford		HR2 8BH	

Hereford & Worcester Fire Brigade	St Owen Street	Hereford			HR1 2JW	
Wye Valley NHS Trust	County Hospital	Hereford			HR7 2ER	
Highways Agency	The Cube	199 Wharfside Street	Birmingham		B1 1RN	stephen.williams@highways.gsi.gov.uk
National Grid (Transco) replaced now by AMEC (LDF 315)	Network Strategy	Brick Kiln Street	Hinkley	Leicestershire	LE10 0NA	mohammed.abdullah@uk.ngrid.com
RWE Npower Renewables Limited	Auckland House	Lydiard Fields	Great Western Way	Swindon	SN5 8ZT	jeremy.smith@rwe.com
Natural England	Consultation Service	Hornbeam House, Electra Way	Crewe Business Park	Crewe, Cheshire	CW1 6GJ	consultations@naturalengland.org.uk
Town Planning	1 Eversholt Street	London			NW1 2DN	
Network Rail (West)	3rd Floor, Temple Point	Redcliffe Way	Bristol		BS1 6NL	Jeremy.Eaton@networkrail.co.uk
Network Rail	3rd Floor	Bristol Temple Point	Redcliffe Way	Bristol	BS1 6NL	
Severn Trent Water Ltd	Job Control Manager	Sherbourne House	St Martin Road	Finham, Coventry	CV3 6PR	
Sport England	Sport Park	3 Oakwood Drive	Loughborough		LE11 3QF	
Shropshire Council	Shirehall	Abbey Foregate	Shrewsbury		SY2 6ND	
Malvern Hills DC	The Council House	Avenue Road	Malvern	Worcs	WR14 2AF	david.clarke@malvern hills.gov.uk
Tenbury Town Council	Pump Rooms	Teme St	Tenbury Wells		WR15 8BA	clerk@tenburytown.org.uk;

Contact Name	Organisation
Mr John Stone	Brimfield Church
Mr John Stone	Brimfield Village Hall
Mr John Stone	Ward Councillor
Mr P Dawson	The Roebuck
Mr P Dawson	The Roebuck Shop - c/o The Roebuck
Mr D Swain	Wyson Chapel
Mrs J Breakwell	Post Office
Mrs E Thomas	Little Hereford Village Hall
Mr P Sandall	Little Hereford Church
Mrs J Gluyas	Brimfield & Little Hereford Sports Club
Lesley Brookes	Brimfield Womens Institute
Tracey Preece	Busy Bees
Mrs S Piggott	Brimfield Gardening Club
Mr Roger Penwill	Brimfield Folk Club
Mr Peter Clements	Brimfield Flood Group
Mrs Jean Simnett	Little Hereford Art Club
Mr Richard Hewitt	Orleton Parish Council
Mr Eric Williams	Richards Castle Parish Council
The Proprietor	The Salwey Arms
Mr Sebastian Bowen	Ward Councillor - Bircher
Headteacher	Orleton Primary School
Manager	Orleton Pre-school
Mrs Charlie Lewis	Grapevine
Mrs Carol Powell	Brimfield Amateur Dramatics Society
Person-in-charge	Little Hereford Mens Club
The Manager	Marches Housing Association
Manager	Winslow Court Ltd
Mr Martin Brennan	Boxing Academy
The Proprietor	The Temeside
Mrs C Sandall	Little Hereford Voices Choir
Mrs E Thomas	Little Hereford Womens Institute
Notice placed on all noticeboards	within the parish.
Notice delivered to every house	hold within the parish
Notice placed in January edition of	Grapevine

