

Whitbourne Neighbourhood Development Plan



Consultation Statement

Whitbourne Parish Council - March 2016

Consultation Statement

Introduction

Whitbourne is situated in the north east of the county of Herefordshire, 5 miles from the market town of Bromyard. Its eastern boundary borders Worcestershire. As a rural parish, Whitbourne is somewhat dispersed. The two main centres of housing are adjacent to the parish church and the area called 'Meadow Green', where the Village Hall and *Live and Let Live* public house are. Much of the former is designated a conservation area. The Settlement Boundary is in this latter part of the village. There are also two areas of common land in the parish (Badley Wood Common and Bringsty Common). Other much smaller groupings of housing (mainly older properties) are dispersed across the parish. Overall, households number just under 350 and adult residents around 600. *Appendix 1 shows a map of the parish.*

Setting up the Working Party

On 3rd September 2012 Whitbourne Parish Council set up a Working Party to organise the preparation of a Neighbourhood Development Plan for the parish of Whitbourne. The Neighbourhood Area decided on was the entire parish. (*ref Appendix 1*).

The Council appointed four of its councillors as members of the Working Party and instructed it to co-opt up to three further members from the parish. The four members were a farmer, a builder, a charity director and a retired director of his own business. Two further members were co-opted, a retired local government officer and a local government officer currently in post. Unfortunately, the former had to withdraw after a short time because of ill-health. His place was taken by a director of a business consultancy firm. He is a current Whitbourne parish councillor and had also served on another Parish Council before joining this one.

From the outset the Parish Council, conscious that they were themselves elected representatives of the parish, determined to canvass the views of the people of Whitbourne at every stage of the preparation of the Plan.

Neighbourhood Area Designation

On 25th September 2012 site notices were placed in the parish by Herefordshire Council. They were displayed for six weeks. No public response was recorded. Herefordshire Council formally signed off the Neighbourhood Area on 7th November 2012 (*ref. Appendix 2*).

Raising Neighbourhood Development Plan Awareness

On 30th October 2012 a leaflet in the form of a questionnaire was hand-delivered to every household in the parish. *Appendix 3 shows the questionnaire.* It was also published on a Parish Council website page, which itself was specifically created for informing about the Neighbourhood Development Plan developments. Additionally the questionnaire was also printed in the Parish Magazine. It was to be returned by 14th December 2012. *Appendix 4 shows an analysis of the 113 questionnaire responses returned.*

Canvassing Public Opinion

A practical means of canvassing public views on the preparation of the Neighbourhood Development Plan was established from the start. The Parish Council required the Working Party to report on progress at every meeting of the Council (these being at two monthly intervals). The meeting agenda was published beforehand and always included an item where members of the public were able to make comment. This procedure has been followed throughout the preparation of the Neighbourhood Development Plan. Additionally a progress statement has been published on the Parish Council website and updated as appropriate throughout the whole process of developing the Plan.

Consulting Landowners

From December 2012 to February 2013 the five main landowners in the Parish were consulted individually. *The results of those conversations are summarised in Appendix 5.*

Vision and Objectives Consultation

In the April 2013 edition of the Parish Magazine the Parish Council published its Vision and Objectives for Whitbourne. It invited public comment and gave notice of a 'drop-in' meeting at the Village Hall between 6.30 and 9.00 p.m. on 15th May 2013. In the Parish Magazine May 2013 edition, the notice of the 'drop-in' meeting was repeated together with two views from residents on the Neighbourhood Development Plan and an analysis of the results of the 113 replies to the questionnaire, received in December 2012. The notice and analysis also appeared on the Parish Council website.

On 15th May 2013 the 'drop-in' meeting took place, attended by 73 people. *Analysis of the views expressed appears in Appendix 6.*

Issue Raising

As drafting of the Neighbourhood Development Plan proceeded, letters were sent by members of the public to the Parish Magazine and to members of the Parish Council. All received consideration.

Moreover, as one would expect in a small rural community, residents of the parish have frequently spoken informally to members of the Working Party with comments or questions. It has not been practicable to record all these conversations, but all have been taken into account by the Working Party.

All the comments received in this phase of the Plan development, either by letter or verbal representation, influenced both the structure and content of the plan document development. As such, by late 2013 six drafts had been prepared throughout this phase of the process.

Draft Plan Development

In December 2013 and January 2014 a copy of the seventh draft of the Neighbourhood Development Plan was delivered by hand to every household (save on Bringsty where copies were posted). The draft was accompanied by a notice

that on 22nd January 2014 at the Village Hall a public consultation would take place. The draft and the notice were also published on the Parish Council website. Five letters were received from parishioners following this distribution of the draft Plan. These are summarised in Appendix 7.

On the evening of 22nd January 2014 the public consultation meeting took place. Both the analysis of the initial questionnaire responses and the comments given at the 15th May 2013 drop-in event (*ref. Appendices 4 and 6*) were on display. *Appendices 8 & 9 show photographs of the display boards at this meeting and some of the charts affixed to them.*

As well as the Parish Council and its clerk, some 60 residents attended. Mr. Edward Bannister, Neighbourhood Planning Officer at Herefordshire Council (who provided advice to the Working Party throughout the Plan's preparation) presented an overview of Neighbourhood Planning. He explained the purpose of a Neighbourhood Plan and the procedure from preparation, through consultation, examination, referendum and final adoption.

Mr Bannister then dealt with a wide range of questions and made clear that a formal public consultation would be held and that the then latest draft Neighbourhood Development Plan would be displayed for six weeks from 1st March 2014 at the Church, *The Wheatsheaf* public house and the Village Shop. Any comments were to be addressed to the Parish Clerk before 11th April 2014. This draft Plan was also displayed on the Parish Council website. Nine responses were received from this public consultation. These are summarised in Appendix 10.

The action taken as a result of the comments received has been to make appropriate changes to the draft Plan. (Note: this has continued throughout, as is demonstrated with the preparation of twenty working drafts).

From the 1st October 2014 a further revised draft of the Plan was available for inspection at the Church, *The Wheatsheaf* public house and the Village Shop, again for 6 weeks. It was, as usual, also on the Parish Council website and announced in the Parish Magazine. Three responses were received from this second public consultation. These are summarised in Appendix 11.

Regulation 14 Draft Plan Consultation – Initial Note

It will be seen that a Regulation 14 consultation has taken place twice. The circumstances are these:

In February 2015 the Working Party accepted the advice of Herefordshire Council's nominated adviser that the draft Plan was ready for Regulation 14 submission. He then arranged for it to be put on the Council's website (in conjunction with it being displayed in the parish and on the Parish Council's website). Following the completion of this consultation our adviser then left Herefordshire Council to take up an appointment with another local authority.

After some understandable delay, a new planning officer adviser for Whitbourne was allocated (Ms Gemma Webster). She quickly familiarised herself with the draft Plan. As a consequence she then firmly advised that before Regulation 16

submission, the draft Plan must be forwarded to various consultees listed as key stakeholders. She also identified areas in the draft Plan where, in her professional view, it could be improved. In essence this implied that the Regulation 14 procedure should be repeated.

The draft Plan was then duly amended and submitted to the appropriate consultees in December 2015 for a repeat Regulation 14 consultation. These draft plan revisions did take into account the comments received following the previous Regulation 14 consultation and the two prior public consultations.

Regulation 14 Draft Plan Consultations

In accordance with The Neighbourhood Planning (General) Regulations 2012, notice of the initial Regulation 14 consultation was published in the Parish Magazine, on the Parish Council website and on the public Notice Boards in the parish. *Appendix 12 shows this notice.*

This six week consultation period commenced on the 10th February 2015, with the latest draft of Plan (Draft 13) being displayed in the Church, *The Wheatsheaf* public house, the *Live and Let Live* public house (which had by then reopened) and the Village Shop. It was also on the Parish Council website. The draft Plan, together with the Strategic Environmental Assessment and Habitats Regulations Assessment, were also displayed on the Herefordshire Council website. Six responses were received from the public, together with one from Natural England. All these are summarised in Appendix 13.

The second Regulation 14 consultation was again published on the Parish Council website and on the public Notice Boards in the parish. *Appendix 12 also shows this notice.* It was also published in the Parish Magazine, this time by means of a 'flyer' inserted into the magazine. *Appendix 14 shows this handbill.*

This six week consultation period commenced on the 1st December 2015, with the latest draft of Plan (Draft 19) being displayed in the Church, the *Live and Let Live* public house (*The Wheatsheaf* public house had since closed), the Village Hall and the Village Shop. The draft Plan, together with the Strategic Environmental Assessment and Habitats Regulations Assessment were sent to the group of statutory consultees (as identified by Herefordshire Council), parish and district councils bordering Whitbourne and a housing development company that was currently building new houses within the parish. *Appendix 15 lists all these consultees.* This draft Plan was also displayed on the Parish Council website. It was also on the Herefordshire Council website.

Four of the statutory consultees responded but none of the others detailed in Appendix 15 did so. Ten responses were received from the public. All the responses to this second Regulation 14 consultation are summarised in Appendix 16.

Responses to the Various Consultations – Explanatory Note

It will be noted that in Appendices 7, 10, 11, 13 and 16 parishioner respondents to the various draft Plans are identified by a letter of the alphabet. When the same letter appears in these Appendices, this indicates that it's the same respondent that has made comment at more than one of the consultations.

Evidence that the Parish Council has listened to public opinion is provided by the fact that no fewer than twenty drafts have been prepared by the Working Party and approved by Herefordshire Council's Planning department. Some examples of alterations made in response to written comment from the public following the initial two and the first Regulation 14 consultations include:-

Part One

- LU 1 - last paragraph inserted
- LU 4 - second and third paragraphs amended
- LU 5 - deletion of comment about "roadway within the estate"
- LU 11 - insertion of last sentence about local green spaces
- LU 15 - whole section inserted

Part Two

- Item 1 - wording amended
- Item 5 - whole section inserted
- Item 6 - whole section inserted

On the 11th April 2015, the Working Party consulted Natural England, who replied on the 17th April. As a result further amendments to the draft Plan were incorporated (in draft 14), as summarised below:-

Introduction – wording amended

Part One

- LU 2 - wording amended
- LU 7 - wording amended
- LU 13 - wording amended and extended

Furthermore following the second Regulation 14 consultation further updates were made to the draft Plan, examples being:-

Part One

- LU 1 - wording amended
- LU 3 - wording amended about preserving the character of the conservation area
- LU 6 - wording extended about protecting the rural landscape

Part Two

- Item 1 - statement added relating to the school building
- Item 7 - statement added relating to *The Wheatsheaf* public house
- Item 8 - new item added

Record of Events

Date	Event
2012	
25 Sept	Site notices from Herefordshire Council of intended Neighbourhood Development Plan (NDP). displayed for 6 weeks
30 Oct	Questionnaire delivered by hand to every household in parish. Copy also in parish magazine. Publicised on Parish Council (PC) website
6 Nov	PC Meeting - public report on progress of NDP given
7 Nov	Herefordshire Council formerly approved neighbourhood area
14 Dec	113 questionnaire responses received
14 Dec	Views of family landowners of Huntlands Farm received. Social housing for local people favoured; opposed large-scale development and building on agricultural land; favoured conversion of redundant farm buildings for housing
2013	
8 Jan	PC meeting – a) public report of progress of NDP given. b) decision not to change settlement boundary
14 Jan	Landowner of Tiblands Farm visited Working Party. Barn available for conversion to one dwelling; intends all land to be retained for agricultural use; opposes estates; favours small dwellings (rent or sale)
24 Jan	Visit to Working Party from owner of Poplands and a site in conservation area. Opposes estates; supports gradual development over the time of the Plan; supports infill, including in the conservation area where appropriate; no barns at present available
28 Jan	Visit to Working Party from the Manager of the Whitbourne Estate. Against large-scale development or building on good agricultural land; village needs housing now; keen on social housing; conversion of redundant agricultural buildings possible but none currently available
12 Feb	Chair of Working Party saw owner of Lower Tedney Farm. Opposes housing estates; has concern for flooding risk; supports gradual growth, infill, mixed housing (sale or rent); plans the conversion of a redundant barn into 6 small dwellings for renting to farm workers; favours conversion of disused farm buildings for housing and supports affordable housing
5 March	PC meeting – a) public report of progress of NDP given. b) Vision and Objectives for NDP agreed
1 April	Vision and Objectives published in parish magazine. Notice given of a drop-in consultation meeting to be held on 15 th May 2013
1 May	Reminder notice of drop-in meeting published in parish magazine and on PC website
7 May	PC meeting – public report of progress of NDP given
15 May	Drop-in meeting at Village Hall. 73 parishioners attended. Analysis of views expressed are in Appendix 6
13 June	Letter to Parish Council from the Manager of Whitbourne Estate stating that there would be no further development on the site adjacent to Acreage after the 20 houses had been built (this is contrary to a statement given to the Chair and Vice-Chair of the PC on 28 th February 2012 in that whole site was to be developed. Herefordshire Council then estimated the site could take 200 houses)
2 July	PC meeting (19 members of public attended) – a) public report of progress of NDP given and delay to Herefordshire Council's Core Strategy explained. b) Manager of Whitbourne Estate reported on the proposed development of 20 houses near Acreage
3 Sept	PC meeting – a) public report of progress of NDP given. b) public discussion on settlement boundary. c) decision to retain settlement boundary as it is currently
5 Nov	PC meeting – a) public report of progress of NDP given. b) public discussion on settlement boundary. c) PC decision of 3 rd September 2013 confirmed
Dec - Jan	Draft No7 of NDP delivered to every household in the parish together with a notice of a public consultation to be held on 22 nd Jan 2014. NDP draft and public consultation notice also put on PC website

2014	
7 Jan	PC meeting – public report of progress of NDP given
22 Jan	Public consultation [in the evening] in Village Hall (PC members present. Over 60 members of the public attended). Herefordshire Council's Neighbourhood Planning Officer (who was advising the Working Party) gave a presentation explaining the neighbourhood planning purpose and procedure. He answered many questions from parishioners. Explained that the draft NDP would be displayed for 6 weeks from 1 st March 2014 at the church, pub and village shop and also on the PC website. Additionally that comments should be sent to the PC Clerk before 11 th April 2014.
4 Feb	PC meeting (60 members of public attended) – Planning application by West Mercia Housing for 20 houses near Acreage was an agenda item. A large majority of the public present were against the application. PC opposed the application on the grounds of: i) being on open countryside; ii) being outside the settlement boundary; iii) having an inadequate access; iv) having inadequate visibility splays; v) there being insufficient detail on control of surface water runoff
4 March	PC Meeting - public report on progress of NDP given
1 March - 9 April	Draft of NDP displayed at church, pub and village shop. Also put on PC website
11 April	Chair of Working Party had meeting with owners of The Croft. They agreed to site being developed for housing (0.45 hectares for 13 houses) this being infill within the settlement boundary
30 April	Landowners of Tiblands Farm visited the Chair of Working Party. Had a further redundant barn intended for conversion to one dwelling
6 May	PC Meeting - public report on progress of NDP given. There was considerable discussion on the delay in the Local Core Strategy preparation holding up the NDP development
1 July	PC meeting (25 members of public attended) – Revised planning application by West Mercia Housing for the 20 houses near Acreage now having a new access was an agenda item. The members of the public present were overwhelmingly against the application. PC opposed the application
28 July	Landowner of Tiblands Farm confirmed in writing the intent to convert the second barn into a dwelling
2 Sept	PC Meeting - public report on progress of NDP given
1 Oct – 11 Nov	Draft of NDP displayed at church, pub and village shop. Also put on PC website
29 Oct	Herefordshire Council Planning Committee meeting. Planning application for development adjacent to Acreage was an agenda item. Chair of PC gave a presentation (outlining PC's opposition). Approval was granted by the Planning Committee. Committee did state that the NDP could not be considered in their judgement since it was not far enough advanced
4 Nov	PC Meeting - public report on progress of NDP given
2015	
6 Jan	PC Meeting - public report on progress of NDP given. PC agreed that the settlement boundary be changed to go around the housing development site adjacent to Acreage and also to include the garden at Whiteacres. Draft NDP, showing this amendment, to be displayed in church, pub and village shop and also put on PC website
Early Feb	Regulation 14 notice displayed on parish council notice boards in the village. Also put on PC website
10 Feb – 23 March	Draft no 13 displayed at church, pub and village shop for Regulation 14 6 week consultation. Also put on website
3 March	PC Meeting – public report on progress of NDP given. Despite the delay on the Local Core Strategy preparation, Herefordshire Council's neighbourhood planning adviser had stated that our NDP would be examined under the Council's rural strategy
25 March	Herefordshire Council's response to Regulation 14 draft received. Amendments to the NDP were made as a result
11 April	Natural England consulted
17 April	Natural England response received. Amendments to the NDP were made as a result
12 May	PC Meeting – public report on progress of NDP given
21 May	PC adopted NDP Draft No 14 as the one to be forwarded to Herefordshire Council for the Regulation 16 consultation
7 July	PC Meeting – public report on progress of NDP given
3 Sept	PC Meeting – public report on progress of NDP given
5 Nov	PC Meeting – public report on progress of NDP given
End Nov	Regulation 14 notice displayed on parish council notice boards in the village. Also put on PC website.

2015 (Continued)	
1 Dec – 19 Jan	Draft no 19 displayed at church, pub, village hall and village shop for second Regulation 14 6 week consultation. Also put on website. Also sent to statutory consultees (11 off) and parish councils of neighbouring parishes (6 off) and Malvern Hills District Council and WM Housing [currently building new properties in Whitbourne]
Mid Dec	Regulation 14 notification 'flyer' put into parish magazine. 'Stop Press' notice put on website advising that Regulation 14 consultation end date was extended by 1 week to 19 th Jan [because of few days delay in putting Draft no 19 on the website]

2016	
7 Jan	PC Meeting - public report on progress of NDP given
By 19 Jan	Responses received from Severn Trent Water, Dwr Cymru (Welsh Water), Historic England, Environment Agency and Herefordshire Council Service Providers
28 Jan	PC Meeting - public report on progress of NDP given

Appendices

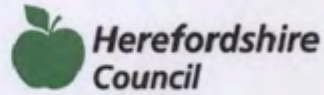
1. Parish Map (Neighbourhood Area)
2. Neighbourhood Area Decision Document
3. Initial Survey Questionnaire
4. Summary and Analysis of Questionnaire Responses
5. Outline of the Views of Landowners within the Parish
6. Summary and Analysis of Parishioners Comments given at the Drop-in Consultation Event
7. Feedback from Residents following Distribution of a Draft Plan
8. Photographs of Displays at the Drop-in Consultation Event
9. Display Board Charts at the Drop-in Consultation Event
10. March / April 2014 Consultation Responses
11. October / November 2014 Consultation Responses
12. Regulation 14 Consultation Notices
13. February / March 2015 Regulation 14 Consultation Responses
14. Regulation 14 Consultation Handbill inserted in Parish Magazine
15. December 2015 / January 2016 Regulation 14 Consultees
16. December 2015 / January 2016 Regulation 14 Consultation Responses
17. Comments regarding Herefordshire Council's Neighbourhood Planning Guidance Note No 21

Appendix 1 – Parish Map (Neighbourhood Area)



Appendix 2 – Neighbourhood Area Decision Document

Neighbourhood Area Decision Document



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Whitbourne Parish
Parish Council	Whitbourne Parish Council
Consultation period	25/09/2012 - 01/11/2012



Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? Section 61G (4)	Yes	
Does the area overlap another designated area? Section 61G (7)		No
For joint area application, are all relevant bodies included? Section 61G (2)	N/A	N/A
Were any comments received during the consultation period?		No
Summary of comments received	One comment received, which offers no view on the neighbourhood area proposed. The respondent is sceptical about the ability of existing infrastructure to cope with large scale developments, but would support the infilling of small plots.	
Ward member comments	None received	
Are any modifications required to this or any adjoining neighbourhood area? Section 61G (6)		No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012.

The application for the designation of Whitbourne Neighbourhood Area is

Approved



Andrew Ashcroft

Assistant Director of Economy, Environment and Cultural Services

Date: 07/11/2012

Appendix 3 – Initial Survey Questionnaire

WHITBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN

Parliament has decided that we in Whitbourne should have a chance to plan how Whitbourne develops in the next fifteen to twenty years. The "neighbourhood" is Whitbourne Parish.

The Parish Council has set up a working party, firstly to find out your views and secondly to construct a proposed neighbourhood development plan. The working party members are John Archer, Martin Ashcroft, Gordon Cupper, Ron James, Noel Knight and Maureen Williams.

As a first step, so that your views can be taken into account, we invite you to fill in the questionnaire below and then return it before 14th December 2012 to one of the working party members or to the Village Shop.

Further public consultation will take place as the neighbourhood planning process continues.

*In which parts of the Parish of Whitbourne do you think any future development should take place?
Please state your preferences in order below:*

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*What type and scale of development do you think would be best suited to the Parish?
Please tick your preference:*

	Yes	No
One large site for all future development		
Small infill sites of 1 to 3 dwellings		
Small clusters of 3 to 10 dwellings		
Do you agree that some development may take place on high grade agricultural land		

Do you agree that redundant farm buildings should be developed in one or more of the following options?

	Yes	No
Residential only		
Commercial/office		
Mixed residential/commercial		
Social/community use		
Some new units included where it may be appropriate		

*What types of residential development would you prefer to take place?
Please indicate your preferences as 1 to 5, with 1 being the highest:*

	Rent	Buy
Detached houses		
Small starter homes with 1 to 2 bedrooms		
Traditional semi-detached houses with 2 to 3 bedrooms		
Retirement homes (bungalows)		
Social Housing to rent or part buy		PartBuy

Should social housing be restricted to people with a local connection?

Yes	No

Thank you for completing this questionnaire which will help to shape the future of Whitbourne Parish.
Individual responses will not be made public - only a general synopsis of the results.
If you have any further comments please state these overleaf.

Name/s.....Address.....

Appendix 4 – Summary and Analysis of Questionnaire Responses

Neighbourhood Development Plan for Whitbourne Parish												
Event Date/consultation period:	Consultation Leaflet December 2012											
Event title:	Leaflet to every household delivered by hand											
Details of consultation event:	Completed and returned by 14 th December 2012 <i>(113 Questionnaires returned)</i>											
Summary of issues raised in the comments received	Number of comments with this issue	How the issue has been addressed in the Neighbourhood Development Plan										
What type of housing would you like to see in the Parish? <ol style="list-style-type: none"> 1. One large site for all future development 2. Small infill sites of 1 to 3 dwellings 3. Small clusters of 3 to 10 dwellings 	<table border="0"> <tr> <td>Yes 6</td> <td>No 69</td> </tr> <tr> <td>Yes 81</td> <td>No 5</td> </tr> <tr> <td>Yes 45</td> <td>No 24</td> </tr> </table>	Yes 6	No 69	Yes 81	No 5	Yes 45	No 24	These figures have been used to set up the basis for the Neighbourhood Plan				
Yes 6	No 69											
Yes 81	No 5											
Yes 45	No 24											
Do you agree that development may take place on high grade agricultural land?	Yes 20 No 75	These figures have been used to set up the basis for the Neighbourhood Plan										
Do you agree that redundant farm buildings should be developed in one or more of the following options? <ol style="list-style-type: none"> 1. Residential only 2. Commercial offices 3. Mixed residential/commercial 4. Social community use 5. New units included where it may be appropriate 	<table border="0"> <tr> <td>Yes 50</td> <td>No 16</td> </tr> <tr> <td>Yes 24</td> <td>No 27</td> </tr> <tr> <td>Yes 44</td> <td>No 19</td> </tr> <tr> <td>Yes 32</td> <td>No 35</td> </tr> <tr> <td>Yes 32</td> <td>No 24</td> </tr> </table>	Yes 50	No 16	Yes 24	No 27	Yes 44	No 19	Yes 32	No 35	Yes 32	No 24	These figures have been used to set up the basis for the Neighbourhood Plan
Yes 50	No 16											
Yes 24	No 27											
Yes 44	No 19											
Yes 32	No 35											
Yes 32	No 24											
What type of residential development would you prefer to take place?	The responses are shown on the chart below (expressed as percentages of total replies)	These figures have been used to set up the basis for the Neighbourhood Plan										
Should social housing be restricted to people with a local connection?	Yes 66 No 15	These figures have been used to set up the basis for the Neighbourhood Plan										
Total number of attendees at the event:	N/A	-										

Question - What types of residential development would you prefer to take place?



Appendix 5 – Outline of the Views of Landowners within the Parish

The Working Party obtained the views of all significant landowners (5 off) either in person, in writing or by telephone.

There were small differences of emphasis, but there was general agreement in that:

- housing estates were undesirable
- regard should be had for the housing needs of local people
- where practicable, redundant farm buildings should be developed for housing
- growth should be gradual and natural - and infill where possible
- good agricultural land should not be built on
- some 'affordable' housing was needed

Three of these landowners did 'put-up' land, or buildings, for development. One was intending to apply for planning permission for 20 houses [subsequently granted], another having a redundant rural building with potential to provide six dwellings [planning consent subsequently granted] and the third having two redundant rural buildings with potential to become two dwellings. These are detailed in Appendix A of the Plan.

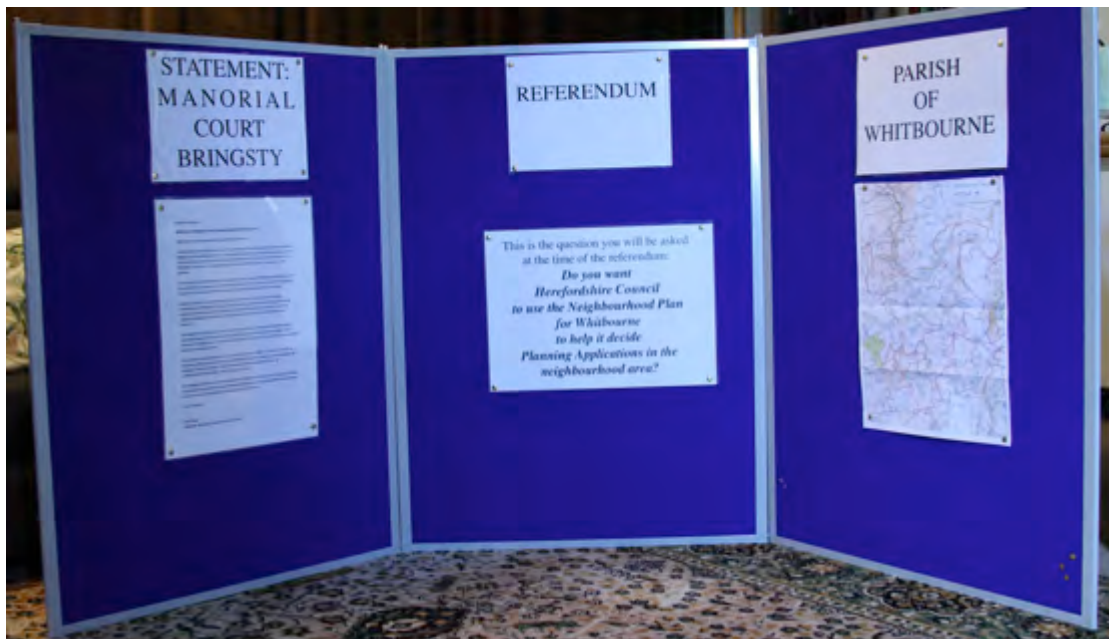
Appendix 6 – Summary and Analysis of Parishioners Comments given at the Drop-in Consultation Event

Neighbourhood Development Plan for Whitbourne Parish		
Event Date/consultation period:	15 th May 2013	
Event title:	'Drop-in' Consultation Event	
Details of consultation event	Drop-in function in Village Hall	
Summary of the issues raised in the comments given	Number of comments having this issue	How the issue has been addressed in the Neighbourhood Development Plan
1. Need to avoid building on agricultural land	18	Yes (Ref. Part 1 'Land Use')
2. Concern that a significant housing development would result in increased traffic flow with consequential danger to persons, especially children	9	Yes The Plan does not support large scale developments
3. The 'Acreage' road is not suitable for additional traffic flow	6	Yes Development in this area is not in accord with the Plan
4. A housing development could exacerbate existing surface water flooding issues	4	Yes (Ref. Part 1, Policy LU 9 'Flooding')
5. Current settlement boundary needs to be maintained (<i>Note: 3 respondents did express a willingness to extend the settlement boundary</i>)	5 (see Note)	Yes (Ref Part 1, Policy LU 1 'Settlement Boundary')
6. It is desirable to retain all community buildings	4	Yes (Ref. Part 2 – Parish Matters)
7. Wish to see redundant agricultural buildings used for housing	3	Yes (Ref. Part 1, Policy LU 2 'Redundant Agricultural Buildings')
8. Use infill sites for housing	12	Yes (Ref. Part 1, Policy LU 4 'Infill')
9. Is a requirement for bungalows	2	Would accord with the Plan
10. Is a need for rental housing	6	Would accord with the Plan
11. Is a need for housing for first time buyers and the elderly	4	Would accord with the Plan
12. Is a need for a mini-bus	3	Yes (Ref. Part 2 – Parish Matters)
13. Wish to see the existing 'Bannercroft' housing estate extended	3	Yes (Ref. Part 1, Policy LU 5 'Affordable Housing')
14. Need for the return of a Post Office in the village	1	Yes (Ref. Part 2 – Parish Matters)
Total number of comments received	80	
Total number of attendees at the event	73	

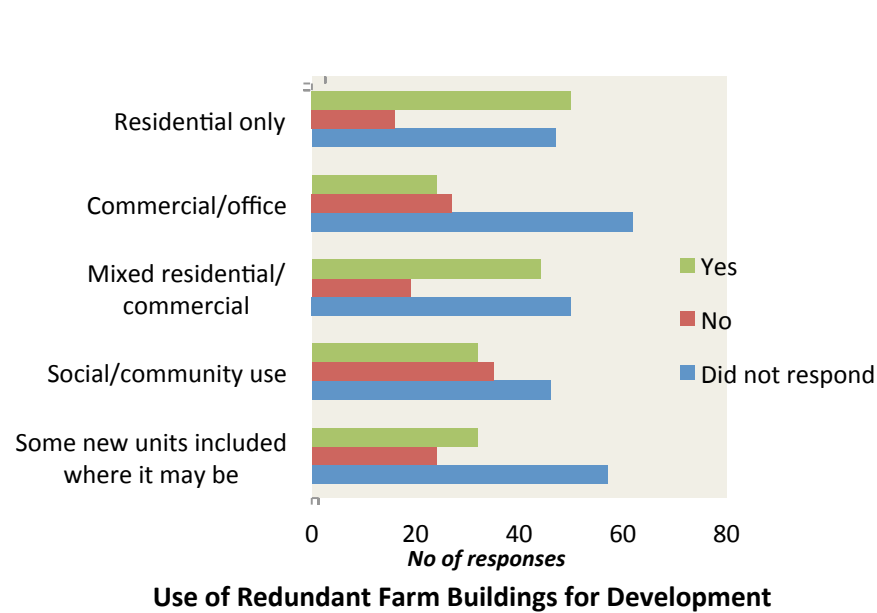
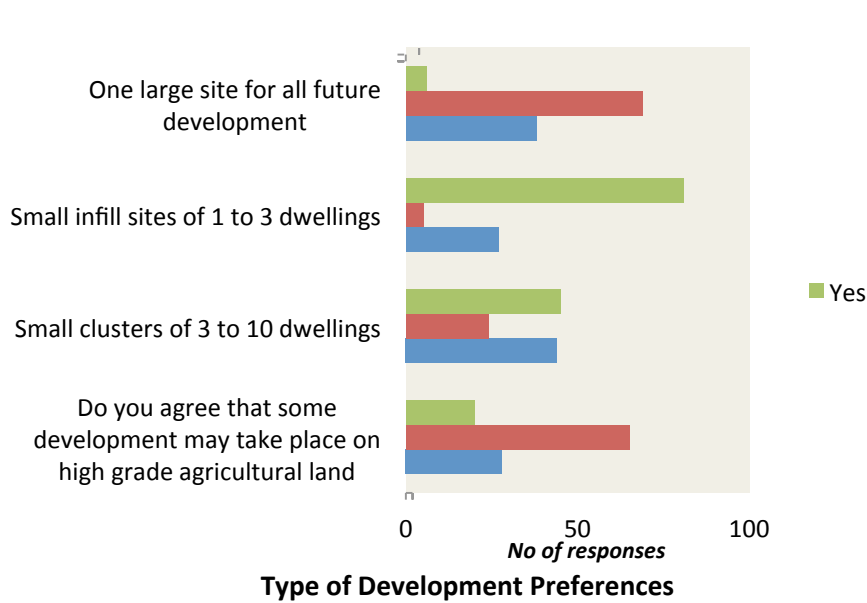
Appendix 7 – Feedback from Residents following Distribution of a Draft Plan

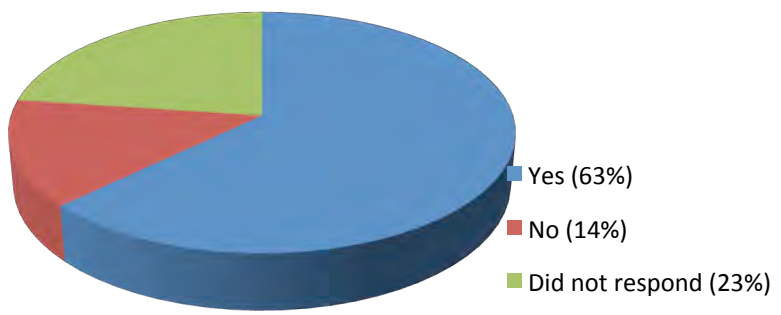
Respondent	Comment(s) Received	Plan Section Reference(s)
Residents A (Mr & Mrs)	By letter dated 2 nd December 2013 – stating full support for the NDP. Working Party (WP) response: The comment has been noted.	
Resident B	By letter dated 1 st January 2014 – stating that “the NDP does not conform with the Core Strategy”. WP response: The comment is not agreed with.	
Resident C	By letter dated 6 th January 2014 – stating opposition to the NDP as its policies will stifle development of the village. WP response: The comments have been noted.	
Resident D	By emailed letter dated 24 th January 2014 – stating confusion about the consultation period and alleging that there is anger within the community alleging that some residents are “being kept in the dark”. WP response: The timetable for consultation will be set out again. By letter dated 27 th January 2014 – stating: a) total criticism of the Plan. b) suggesting that common land be specifically protected. c) the location of redundant farm buildings be disclosed. d) solar power be encouraged. WP response: The comments have been noted and the suggestions will be adopted.	LU11 LU2 LU8

Appendix 8 – Photographs of Displays at the Drop-in Consultation Event



Appendix 9 – Display Board Charts at the Drop-in Consultation Event (the Results of the Questionnaires completed in December 2012)





**Opinion on Restricting Social Housing to Local People
- Breakdown of Responses**

Appendix 10 – March / April 2014 Consultation Responses

Respondent	Comment(s) Received	Plan Section Reference(s)
Resident E	By letter dated 25 th March 2014 – stating that: a) the NDP reflects the majority view of parishioners as to development planning of the village. b) support is given to the submission to Herefordshire Council and hopes that formal recognition of the NDP will not be delayed by failure of Herefordshire Council to produce its core strategy. WP response: The comments have been noted.	
Resident F	By letter dated 7 th April 2014 – stating that: a) fails to see the purpose of the present NDP. b) the Settlement Boundary is not addressed. c) asks where the proposed new dwellings will go? WP response: The comments have been noted.	LU1 LU2 & LU4
Resident D	By letter 11 th April 2014 – repeating in slightly shorter form the criticisms in the letter dated 27 th January 2014 (ref Appendix 7). WP response: The comments have been noted.	LU11 LU2 LU8
Resident G	By letter (undated) – stating wording in the 9 th draft of the Plan should be changed thus: a) Page 7 : Land Use - for ‘over the next 20 years or so’ substitute ‘the lifetime of the plan’ b) Page 8: Redundant Agricultural Buildings – concerning land for ‘prime’ substitute ‘higher grade’ c) conversion of agricultural buildings should be subject to strict criteria. Also that it may be beneficial for the parish to be made aware of the financial benefits of the ‘in-house’ preparation of the NDP. WP response: The comments are agreed with and will be acted on.	Part One Opening Statement LU2, LU4 & LU12
Resident H	By letter (undated) – supporting the NDP. WP response: The comment has been noted.	
Resident I	By letter (undated) – supporting the NDP. WP response: The comment has been noted.	
Resident J	By letter (undated) – stating that in-fill development should be permitted even if outside of the Settlement Boundary. WP response: The comment has been noted.	LU1
Resident K	By letter (undated) – stating that the views of the whole community must be considered, including children and teenagers. WP response: The comments has been noted.	Part Two Item 5
Resident L	By letter (undated) – agreeing with the contents of the NDP. WP response: The comment has been noted.	

Appendix 11 – October / November 2014 Consultation Responses

Respondent	Comment(s) Received	Plan Section Reference(s)
Resident D (as in Appendix 7)	<p>By letter dated 10th November 2014 – complaining about inadequate publicity; proposal to develop within a conservation area; flooding and road maintenance issues; types of housing proposals; renewable energy and building standards.</p> <p>On 28th November 2014 the Chair of the Working Party replied addressing all these points in the letter.</p>	LU3, LU9, LU15, LU4, LU8 & LU12
Resident F	<p>By letter dated 11th November 2014 – complaining that the Plan was defective as to Settlement Boundary proposals; conservation area; flooding; lack of SMART targets; conversion of agricultural buildings; a non-existent review mechanism.</p> <p>The Chair of the Working Party replied addressing all these points in the letter.</p>	LU1, LU3, LU9, LU12 & Part Three
Resident B	<p>By letter (undated) – complaining about flooding; conservation area; The Croft site; site adjacent to Bannercroft.</p> <p>On 18th November 2014 the Chair of the Working Party replied addressing all these points in the letter.</p> <p>On 19th November the resident wrote again repeating the complaints.</p>	LU9, LU3 & Appendix A

Appendix 12 – Regulation 14 Consultation Notices

a) February / March 2015 Consultation

Whitbourne Neighbourhood Development Plan – Regulation 14 Consultation

To those who live, work and carry on business in Whitbourne Parish, the Parish Council is pleased to present for pre-submission consultation and publicity the *Whitbourne Neighbourhood Development Plan 2011 – 2031*.

In complying with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 the following information is being given:

The proposals of the Plan - to encourage the natural growth of the community and protect the countryside and its resources. As such it deals with land use and a number of other issues having an impact on the community (refer to the Plan for details).

Where and when the Plan can be inspected – a copy of the Plan will be available for inspection in the Village Shop, the Parish Church, the *Live and Let Live* public house and *The Wheatsheaf* public house from Tuesday February 10th 2015. It will also be on the parish council website (www.whitbourneparishcouncil.org.uk) from the same date. The website will also contain the related Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA).

Details of how to make representations – these should be sent to the Parish Council Chair (Mrs Maureen Williams) by post to Howberry, Whitbourne, Worcester WR6 5RZ.

Date by which representations should be received – this is 17.00 hrs on Tuesday 24th March 2015.

Inform the local Planning Authority - a copy of the Plan has been sent to the Forward Planning Officer at Herefordshire Council.

Maureen Williams
Chair, Whitbourne Parish Council

b) December 2015 / January 2016 Consultation

**Whitbourne Neighbourhood Development Plan –
Regulation 14 Consultation**

To those who live, work and carry on business in Whitbourne Parish, the Parish Council is pleased to present for pre-submission consultation and publicity the *Whitbourne Neighbourhood Development Plan 2011 – 2031*.

In complying with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 the following information is being given:

The proposals of the Plan - to encourage the natural growth of the community and protect the countryside and its resources. As such it deals with land use and a number of other issues having an impact on the community (refer to the Plan for details).

Where and when the Plan can be inspected – a copy of the Plan will be available for inspection in the Village Shop, the Parish Church, the Village Hall and the *Live and Let Live* public house from Tuesday December 1st 2015. It will also be on the parish council website (www.whitbourneparishcouncil.org.uk) from the same date. The website will also contain the related Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA).

Details of how to make representations – these should be sent to the Parish Clerk (Mary Seldon) by post to 84 Old Road, Bromyard, Herefordshire, HR7 4BQ, or by email to whitbournepcclerk@googlemail.com.

Date by which representations should be received – this is 17.00 hrs on Tuesday 12th January 2016.

Inform the local Planning Authority - a copy of the Plan has been sent to the Forward Planning Officer at Herefordshire Council.

Maureen Williams
Chair, Whitbourne Parish Council

Appendix 13 – February / March 2015 Regulation 14 Consultation Responses

Respondent	Comment(s) Received	Plan Section Reference(s)
Resident B (as in Appendix 7)	<p>By letter dated 5th March 2015 – stating that the proposals as to housing did not justify the need for a NDP; the Croft development was undesirable; and there was no justification for changing the Settlement Boundary.</p> <p>On 10th March 2015 the Chair of the Working Party replied that this letter would receive due consideration at the end of the consultation period.</p>	Introduction D [Housing Calculations], LU4, Appendix A & LU1
Resident E	<p>By letter dated 17th March 2015 – approving the Plan, which in his opinion reflected the majority view of residents as to future development of the parish, but did express continuing concern for the state of the roads within the parish.</p> <p>An acknowledgment reply by telephone was given.</p>	LU15
Resident G	<p>By letter dated 23rd March 2015 – suggesting that in the Plan it should be stated that the ownership of the school was uncertain and was being investigated.</p> <p>A reply by telephone was given, stating this his suggestion would be adopted. The Plan document was subsequently reworded.</p>	Part Two Item 1
Resident C	<p>By letter dated 25th March 2015 – approving the Plan.</p> <p>An acknowledgment reply by telephone was given.</p>	
Resident J	<p>By letter dated 26th March 2015 – approving the Plan.</p> <p>An acknowledgment reply by telephone was given.</p>	
Residents M (Mr & Mrs)	<p>By letter dated 24th March 2015 – stating that the NDP does not meet the housing needs of Herefordshire Council’s proposed Local Plan; that it was incorrect to prepare the NDP before the Herefordshire Local Plan had been finalised and adopted; the redundant agricultural buildings policy was faulty; the infill policy was faulty; The Croft site was irrelevant; the need for timber buildings should be assessed; and why was there no mention of the school and public houses.</p> <p>On 10th April 2015 the Chair of the Working Party replied in detail.</p> <p>On 15th April 2015 the resident wrote again, referring to the heavy volume of planning case decisions and offered to give expert assistance; asked if the Working Party accepted the relevance of the Planning and Compulsory Purchase Act 2004; and stated that the extension of the Settlement Boundary near the Acreage would open the door to massive further development on the site.</p> <p>On 1st May 2015 the Chair of the Working Party replied stating, offer of expert assistance was being declined because this was already being provided by a member of Herefordshire Council’s Forward Planning Team; the P&CP 2004 Act did apply; in respect of the comment on the Settlement Boundary extension (whilst the opinion was not accepted) an additional statement in Section LU 1 of the Plan had already been added addressing the approved housing development which had necessitated the extension. This statement is “for the avoidance of doubt, the Parish Council opposes any scheme which would increase the density of housing on this site. Such a scheme cannot be justified by our support of ‘infill’ in Section LU 4”.</p>	<p>Introduction D [Housing Calculations], LU2, Appendix A, LU10 & Part Two Item 1</p> <p>LU1</p> <p>LU1</p>

Respondent	Comment(s) Received	Plan Section Reference(s)
Natural England	<p>By letter dated 17th April 2015 – suggesting additional wording to several sections of the Plan to take into account that the River Teme is a SSSI; measures are in place to ensure that any development has no adverse impact on bats and other legally protected species or on the natural environment; the parish is within 1km of the Malvern Hills AONB; that the priority habitats within the Plan area should be protected and enhanced; The Croft site identified in the Plan is marked on their mapping system as a traditional orchard.</p> <p>On 1st May 2015 the Chair of the Working Party replied stating that as a result of this response the Plan had been amended to take into account the suggestions made. Additionally that enquiries at The Croft had shown that there was no longer an orchard on this site and had not been in living memory.</p>	Introduction Item A, LU2, LU13, LU11 & Appendix A

**Whitbourne Neighbourhood Development Plan –
Regulation 14 Consultation**

Where and when the Plan can be inspected – a copy of the Plan will be available for inspection in the Village Shop, the Parish Church, the Village Hall and the *Live and Let Live* public house from Tuesday December 1st 2015. It will also be on the parish council website (www.whitbourneparishcouncil.org.uk) from the same date.

The website will also contain the related Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA).

Details of how to make representations – these should be sent to the Parish Clerk (Mary Seldon) by post to 84 Old Road, Bromyard, Herefordshire, HR7 4BQ, or by email to whitbournepcclerk@goolemail.com.

Date by which representations should be received – this is 17.00 hrs on Tuesday 12th January 2016.

Inform the local Planning Authority – a copy of the Plan has been sent to the Forward Planning Officer at Herefordshire Council.

Appendix 15 – December 2015 / January 2016 Regulation 14 Consultees

Key Stakeholders

Campaign to Protect Rural England (CPRE)

Dwr Cymru - Welsh Water

Environment Agency (EA)

Herefordshire Wildlife Trust

Highways England

Historic England

Homes and Communities Agency (HCA)

National Trust (NT)

Natural England

Severn Trent Water

Woodland Trust

Neighbouring Parish Councils

Brockhampton Group Parish Council (Parishes of Brockhampton, Linton & Norton)

North Bromyard Parish Council (covering Tedstone Delamere Parish)

Clifton-upon-Teme Parish Council

Martley Parish Council

Knightwick and Doddenham Parish Council (Parishes of Doddenham and Knightwick)

Suckley Parish Council

District Councils

Malvern Hills District Council

Other Organisations with a Connection to Whitbourne

WM Housing

Appendix 16 – December 2015 / January 2016 Regulation 14 Consultation Responses

Respondent	Comment(s) Received	Plan Section Reference(s)
Herefordshire Council : Planning Policy	<p>Stating that:</p> <p>a) LU2 makes no mention of converting Redundant Rural Buildings (RRB) for business purposes or live-work units.</p> <p>Working Party (WP) response: Additional policy statement to be added to LU2 stating “Where possible, facilitate home working (reference Part Two, Item 6)”</p> <p>b) are there any particular qualities (e.g. local materials) to be respected in the conservation area?</p> <p>WP response: no single criterion applies over whole conservation area. Each proposal needs assessment in its own context.</p> <p>c) development proposals be located in accordance with paragraphs 100-104 of NPPF.</p> <p>WP response: Additional policy statement in these terms to be added to LU9.</p> <p>d) many policies could be viewed as vague, superfluous or repetitive of Core Strategy.</p> <p>WP response: such policies may still have value because they help to define community as wedded to sustainable development. A policy that enshrines a necessary principle has merit even if no specific localised application is called for at present.</p> <p>Plan document layout also to be revised to make clear the difference between the policies and the supporting statements</p> <p>The Parish Clerk gave an acknowledgment reply by letter.</p>	<p>LU2 & Part Two Item 6</p> <p>LU3</p> <p>LU9</p> <p>All Policies LU1 to LU15</p>
Herefordshire Council : Environmental Health	<p>Stating that developments may be liable to contamination from agricultural activity.</p> <p>WP response: LU4 to be amended.</p> <p>The Parish Clerk gave an acknowledgment reply by letter.</p>	<p>LU2 & LU4</p>
Severn Trent Water	<p>By letter dated 17th December 2015 – stating that had no specific comments now but wanted to be kept informed as plans develop.</p> <p>The Parish Clerk gave an acknowledgment reply.</p>	
Historic England	<p>By letter dated 22nd December 2015 – generally supportive of the Plan and considered that it takes a suitably proportionate approach to historic environment and also is responsive to the concerns of those living in the parish.</p> <p>The Parish Clerk gave an acknowledgment reply.</p>	
Dwr Cymru – Welsh Water	<p>By letter dated 6th January 2016 – supporting the aims, objectives and policies set out. Further comment as to water supply will be given if later required.</p> <p>The Parish Clerk gave an acknowledgment reply.</p>	
Environment Agency	<p>By letter dated 12th January 2016 – stated that all windfall development should be located at areas of lowest flood risk. Otherwise had no bespoke comments.</p> <p>WP response: Additional policy statement to be added to LU9.</p> <p>The Parish Clerk gave an acknowledgment reply.</p>	<p>LU9</p>

Respondent	Comment(s) Received	Plan Section Reference(s)
Resident D (as in Appendix 7)	<p>By letter dated 11th January 2016 – stating that:</p> <p>a) public consultation during the preparation of the NDP has been grossly inadequate.</p> <p>b) the original motive for the NDP was to oppose development near Acreage. Since development is now proceeding there, the only hope for the village is co-operation with the relevant land owner.</p> <p>c) to describe the conversion at the Old Rectory as “affordable” is wrong.</p> <p>WP responses:</p> <p>i) public consultation, as advised by the advising Planning Officers, has been thorough, as the consultation statement demonstrates.</p> <p>ii) the original motive for the NDP was to avail the parish of the opportunity to plan sustainable development. The proposed development near Acreage was only one factor considered. Co-operation with the relevant land owner has not proved easy. The Working Party asked on 28th January 2013 about his business plan for development in Whitbourne. He replied saying that there wasn’t one.</p> <p>iii) Old Rectory conversions are not “affordable” as defined in the NPPF and therefore, the Plan has been amended accordingly.</p> <p>Acknowledged by the Parish Clerk.</p>	LU5
Resident F	<p>By letter dated 11th January 2016 – stating that:</p> <p>a) NDP must fail because the housing target cannot be met.</p> <p>b) The Croft site is inadequate and windfall sites will not be available.</p> <p>c) level of sustainability standard required should be specified.</p> <p>d) Old Rectory conversions are not “affordable”.</p> <p>WP responses:</p> <p>i) The Croft and windfall figures are sound.</p> <p>ii) sustainability standard is not universal and judged on a case-by-case basis.</p> <p>iii) Old Rectory point is agreed and the Plan has been amended.</p> <p>Acknowledged by the Parish Clerk.</p>	LU5
Resident B	<p>By letter December 2015 (no date on letter) – stating that:</p> <p>a) there is no need for the NDP.</p> <p>b) the plan must fail because the housing target cannot be met.</p> <p>c) development at The Croft is undesirable and would destroy the character of the village.</p> <p>WP response: Did not agree with the statements.</p> <p>Acknowledged by the Parish Clerk.</p>	
Resident E	<p>By letter 1st December 2015 – supporting the Plan by stating that it admirably expresses the views of most residents for the future development planning for the village. It effectively identifies all the main issues that concern our community and its emphasis protects Whitbourne’s unique character and rural landscape.</p> <p>The Chair of the Working Party thanked this resident for his positive comments.</p>	

Respondent	Comment(s) Received	Plan Section Reference(s)
Residents M (Mr & Mrs)	<p>By letter dated 18th January 2016 – stating that:</p> <p>a) the Plan is confused about power to “allocate” sites. WP response: Agreed that there is power to “allocate” as this word is that used by Herefordshire Council. Plan has been amended.</p> <p>b) Herefordshire Council’s Guidance Note 21 is not complied with. WP response: see Appendix 15 of this document.</p> <p>c) Re future planning applications :- 1. loss of school building would be tragic. 2. loss of the <i>Live and Let Live</i> public house would be huge loss to the village. 3. a poultry farm could be supported by the Plan</p> <p>WP responses: 1. Part Two – Parish Matters Item 1 has been amended 2. the future of the <i>Live and Let Live</i> is uncertain, but Part Two – Item 7 has been amended to reflect public concern and to state that any scheme likely to cause loss of employment would be discouraged. 3. a new Item in Part Two has been added to make clear that use of land for this purpose would be discouraged if likely to cause noxious smells, offensive waste or excessive noise (caused by traffic or otherwise).</p> <p>d) Re general observations :- 1. Page 3, should read “two” public houses. 2. Page 7, allocation of land adjacent to Virginia Cottage for one house contradicts Plan requirement. 3. Pages 9 and 12 are unclear. 4. Page 13, Plan places pressure on school and public house site for housing. 5. Page 14, Old Rectory conversions are not affordable. 6. Page 16, designated areas should include public house gardens and allotments near to shop. 7. Page 18, should substitute “commercial” for “industrial”. 8. Page 21, development should only be permitted when there is a functional need in that location justified by forestry 9. Page 24, statement “best practice in construction and sustainability is unclear.</p> <p>WP responses: 1. agreed. Plan (Introduction Section A) has been changed. 2. Plan Policy LU1, Third Supporting Statement has been amended to add “or sites already specifically identified in this Plan”. 3. these are clear. 4. public concern for both sites is noted. 5. agreed that Old Rectory conversions are not “affordable”. Plan has been amended. 6. agreed to add allotments to Open Spaces and Amenity Areas. Plan has been amended. 7. agreed. Plan has been amended. 8. agreed. Plan has been amended. 9. disagree.</p>	<p>Appendix A (page33)</p> <p>Part Two Item 1</p> <p>Part Two Item 7</p> <p>Part Two Item 8</p> <p>Introduction Item A</p> <p>LU1</p> <p>LU2 & LU3</p> <p>LU4</p> <p>LU5</p> <p>LU7</p> <p>LU8</p> <p>LU10</p> <p>LU12</p>

Respondent	Comment(s) Received	Plan Section Reference(s)
Resident H	<p>By letter dated 29th December 2015 – stating that supports what the NDP is aiming to achieve. May be necessary to include the <i>Wheatsheaf</i> public house and school sites as windfall.</p> <p>WP response: These two sites are now regarded as possible windfall.</p> <p>The Chair of the Working Party responded by telephone.</p>	Appendix A
Resident N (in adjoining parish)	<p>By letter dated 31st December 2015 – stating that the NDP misses the opportunity for housing and/or live/work units on the site of the currently empty <i>Wheatsheaf</i> public house.</p> <p>WP response: the <i>Wheatsheaf</i> public house is now regarded as possible windfall.</p>	Appendix A
Resident O	<p>By letter dated 18th January 2016 – stating that:</p> <p>a) developments at Poplands and Wishmore appear to be seen as the future of residential development locally.</p> <p>b) Is difficult to argue against in-fill in triangle of land between Stocking Lane and the main road past the shop over the next century.</p> <p>WP responses:</p> <p>i) not so – these are not the pattern for the future. On the contrary, when the NDP is adopted, conversion of viable farm plant will be carefully examined.</p> <p>ii) this is beyond the scope of the NDP, which ends in 2031</p> <p>The Chair of the Working Party thanked the respondent by telephone. In this telephone conversation he (the respondent) contended that development of viable farm buildings and farm houses could remove the prospect of employment for a small farmer.</p> <p>Further WP response: Policy LU14 of the Plan has been amended to refer to this danger.</p>	LU14
Resident P	<p>By letter dated 16th January 2016 – stating support for the NDP because he approves of in-fill development and opposes estates that eat into agricultural land.</p> <p>The Chair of the Working Party thanked this resident for his comments.</p>	
Resident Q	<p>By letter dated 16th January 2016 – suggesting:</p> <p>a) an amendment to clarify stated plans in Policy LU1.</p> <p>b) an addition to strengthen evidence of concern for school building.</p> <p>c) an additional paragraph in Policy LU3 to stress the beauty and tranquillity of the conservation area and its environs.</p> <p>c) an additional paragraph in Policy LU6 to stress the value of landscape.</p> <p>WP response: all suggestions were accepted. The Plan has been amended accordingly.</p> <p>The Chair of the Working Party thanked this resident for his positive comments.</p>	LU1, Part Two Item 1, LU3 & LU6

Appendix 17 – Comments regarding Herefordshire Council’s Neighbourhood Planning Guidance Note No 21

Two residents (H1 and H2 in Appendix 11) have complained that the procedure set out in Guidance Note 21 [Guide to Site Assessment and Choosing Allocation Sites] has not been followed.

The Working Party responds thus:-

The reasons for not following the procedure set out in Herefordshire Council’s Guidance Note are:

- 1) the procedure is advisory, not compulsory.
- 2) the preparation of the NDP from a very early stage has taken place following the continuous advice of two successive dedicated members of Herefordshire Council’s Planning Team. At no point has either such mentor indicated that Guidance Note 21 procedure should be followed.
- 3) the ‘Major Criteria’ and ‘Other Criteria’ set out in the Guidance Note have all been satisfied.
- 4) public consultation in respect of all sites identified for possible development has been sought throughout the preparation of the NDP. Full details of this can be ascertained from the **Record of Events** page in this statement.
- 5) whilst the procedure in the Guidance Note may be appropriate in some parishes, Whitbourne is a small and tight-knit community. Given the comprehensiveness of local consultation stated in (4) above, the Guidance Note 21 procedure is neither necessary nor appropriate.