

Image: Community suggestions during Parish Plan consultation.

Yarpole Group Neighbourhood Development Plan

Consultation Statement

February 2017

Contents

Section 1	The Consultation Statement	Page 3
	1.1 Introduction	Page 3
	1.2 Designation	Page 3
	1.3 Resident's Survey	Page 3
	1.4 Neighbourhood Development Plan Steering Group	Page 4
	1.5 Public Consultations	Page 4
Section 2	Consultation Timetable	Page 6
Section 3	Consultation and Feedback Documentation.	Page 13
	3.1 Call for Sites Results:	Page 13
	3.2 Website Documentation:	Page 13
	3.3 Comments Further to 2 x public meetings (21 st June 2015 and 1 st Nov 2015)	Page 13
	3.4 Feedback at 3 x Drop-In events:	Page 13
	3.5 List of Reg 14 Draft Consultation formal consultees:	Page 14
	3.6 Feedback further to Reg 14 Draft NDP Consultation:	Page 14
Section 4	Schedule 1: Representations in response to Regulation 14 Draft Plan	Page 15
Section 5	Schedule 2: Changes made in response to Reg.14 representations	Page 49
Section 6	Further Consultation Statement Reference Material	Page 60

Section 1: Consultation Statement

1.1 Introduction:

The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP. Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:

- details of the persons and bodies who were consulted about the proposed NDP.
- a description of how they were consulted
- a summary of the main issues and concerns raised by the persons consulted
- a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.

Guidance from Department for Communities and Local Government (10 Sept 2013) states that: *‘the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.’*

This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.

The aim of the consultations in the Yarpole Group of parishes has been to ensure the widest possible understanding of the purpose and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.

This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.

1.2 Designation:

During the process of researching the parish’s second Parish Plan, Yarpole Group Parish Council applied for the designation of Yarpole Neighbourhood Area, and this was approved on 8th February 2013.

1.3 Resident’s Survey:

Following two years of consultation with the parish, in May 2014 The Parish Council adopted its second ten year community led Parish Plan. Research for the Parish Plan included two comprehensive questionnaires, one for adults and one for young people, which were distributed during February and March 2013. The data from these forms were then analysed in detail by a research team at Herefordshire Council. A total of 428 completed adult questionnaires were returned, giving a response rate of 72% based on population of the parish aged 18 years and over using the 2011 census figures. A total of 70 young person questionnaires were returned, giving a response rate of 40% based on population of the parish aged 5 to 17 years using the 2011 census figures. Our return rate was the second highest in the county as at June 2013. Such a positive response gave us a strong working mandate, and The Parish Council took the view that all the issues within this community led Parish Plan

that came under 'Built Environment' would therefore form a strong basis around which a Neighbourhood Plan could be developed. See Appendix 1: Parish Plan Built Environment Results.

1.4 Neighbourhood Development Plan Steering Group:

On 14 April 2014 a steering group of nine residents from across the group parish was appointed by the Parish Council (minute ref 39/14) to develop a Neighbourhood Development Plan. These were the members of the group who had worked on the Built Environment section of the Parish Plan. The steering group has held regular minuted meetings since then, with either the parish clerk or a representative from the steering group reporting back to every parish council meeting, where progress was also minuted. On 15 December 2014 two further members were added to the steering group, one being a parish councillor and one being a parishioner from the village of Lucton, which up until this date did not have a representative on the group. All steering group and parish council minutes are routinely available to the public on request to the clerk. The steering group continued to meet until December 2016, when the amendments to the Regulation 14 consultation doc (further to representations from consultees) were adopted by the Parish Council and the updated approved for forwarding to Herefordshire Council.

1.5 Public Consultations:

Magazine, website, events email & notice boards:

Throughout 2015 and 2016 the parish magazine, 'The Parishioner', published leaflets updating the community on progress and announcing public meeting dates. Documents in development, including design criteria, copies of the parish magazine leaflets, public meeting visuals, and draft regulation docs have been published on www.yarpole.com, which has a dedicated Neighbourhood Development Plan section. Before each public event posters were displayed on notice boards throughout the parish, as well as via the website, The Parishioner and via the parish events newsletter email (yarpoleevents@btinternet.com)

Parishioner leaflets:

6 main reports: 1st Feb 2015, 1st March 2015, 1st April 2015, 1st June 2015, 1st Dec 2015, 1st Feb 2016.

Public Meetings:

Sun 21st June 2015. Public Meeting hosted by the Parish Council. 73 members of the public attended at St Leonard's Church, Yarpole.

Sat 27th June 2015. Parish fete held in field outside Yarpole. The NDPSG hosted a stall which contained all the information and maps on display in the church.

3 x drop in events: Sat 11 July 2015, Yarpole Church, hosted by steering group.

Sat 18th July 2015, outside Gatehouse Farm, Bircher, hosted by steering group.

Sat 25th July 2015, outside The Old Farmhouse, Lucton, hosted by Parish Council.

Sunday 1st November 2015: Public Meeting hosted by the Parish Council. 140 members of the public attended at St Leonard's Church, Yarpole.

Information displays:

From Monday 22nd June 2015 until 17 July 2016 there was a permanent display of maps and information on the wall of St Leonard's Church, Yarpole. The church is the site of our community shop, post office and cafe, as well as a place of worship, and it is the single most occupied and attended building in the parish. A Neighbourhood Development Plan 'comments drop box' was installed in the church from Monday 22nd June 2015 until close of consultation on the draft reg 14 document, 17th July 2016. From July until November 2016 there remained a small display of the parish map, marked with suggested settlement boundaries and suggested sites for development.

Consultation document dates:

The 'Call for Sites' was publicised via all above routes, and distributed from 4th April 2015. Officially this was until 8th May 2015, but in reality people continued to submit sites for assessment until the end of the year.

The regulation 14 draft NDP went out to consultation from 6th June to 17th July 2016.

Further to receipt of representations regarding this public consultation, on 15 December 2016 the Neighbourhood Development Plan Steering Group commended the updated document to the Parish Council for adoption and for forwarding to HC, toward Regulation 16.

Section 2 follows

Section 2: Consultation Timetable (including Parish Council Meetings, excluding routine Steering Group Meetings).

Date	Who involved	Purpose	Communication	Documentation	Response (where relevant)
8 February 2013	Andrew Ashcroft (HC) & Parish Council.	Designation as a Neighbourhood Area.	Designation Notice.	Appendix 2: Neighbourhood Area Decision Notice	-
14 April 2014	Parish Council.	Announces intention to create a Steering Group out of the Parish Plan Built Environment Group and other parishioners, to guide parish through process of researching and writing its own NDP.	Minute Ref 39/14.	Minutes to Parish Council meeting.	9 members of the Built Environment Group agree to form Steering Group.
17 Sept 2014	Clerk, Steering Group, Ted Bannister (HC)	To start the process.	Minute Ref 93/14.	Minutes to Parish Council meeting.	-
22 Oct 2014	Clerk & Ted Bannister(HC)	Meeting arranged for 18 November.	Minute Ref 105/14.	Minutes to Parish Council Meeting.	
18 Nov 2014	SG, Ted Banister (HC) & Clerk.	Meeting for initial guidance from H Council regarding NDP.	Minutes to SG meeting.	Minutes to SG meeting.	
26 Nov 2014	Clerk & PC.	To note above meeting. Also Clerk requested a Lucton resident join the Steering Group, and a parish councillor.	Minute Ref 127/14.	Minutes to PC meeting.	
15 Dec 2014	Cllr Bott, Peter Furneaux.	Join Steering Group.	Minute Ref 141/14.	Minutes to PC meeting.	Now 11 members of steering group.
1 Feb 2015	Everyone.	An introduction to the NDP Steering Group and how to keep in touch with developments	1 st insert in Parishioner Magazine.	Appendix 3: Feb 2015 insert in Parishioner Magazine.	
11 Feb 2015	SG	Identified possible locations in parish for development, amounts based on Core Strategy units.	Minute Ref 10/15	Minutes of PC meeting.	
1 March 2014	Everyone.	1 st NDP progress report with further explanation of NDP: Why, how, where, what, how..	2 nd insert in Parishioner Magazine.	Appendix 4: March 2015 Insert in Parishioner Magazine.	
1 April 2015	Everyone	2 nd Progress Report, explaining Call for Sites, Public Meeting, consultants appointed & how to comment.	3 rd insert in Parishioner Magazine.	Appendix 5: April 2015 Insert in Parishioner Magazine.	

7 April 2015	Everyone, via request to clerk	Official Call for Sites (7 th april to 8 th may)	Document emailed/posted/delivered to anyone who requests a copy	Appendix 6: Call for Sites.	
13 April 2015	Clerk & Cllr Bott	To report on SG progress. Consultants (Data Orchard) appointed and SG working on developing criteria, and call for sites has been published. Our allocation from HC is 48 dwellings (compared to Parish Plan suggestion of 30). Data Orchard commenting on our behalf to the modifications to the Core Strategy, which has significantly increased our allocation. Clerk to arrange a public meeting at which the identified sites and draft criteria will be published.	Minute Ref 37/15	Minutes to PC meeting.	
1 May 2015	Everyone	Call for sites notice published in the May Parishioner Magazine.	Full page notice in Parishioner.	Appendix 7: Notice of Call for Sites Published in Parishioner Magazine, May 2015.	
18 May 2015	Parish Council	Public meeting to be held on 21 June in church, all councillors to attend.	Minute Ref 61/15	Minutes to PC meeting.	
1 June 2015	Everyone	3 rd Progress Report, announcing 21 st June public meeting in church, your opportunity to share your views on vision and objectives, criteria and settlement boundaries.	4 th insert in Parishioner Magazine.	Appendix 8: June 2015 Insert in Parishioner Magazine.	
21 June 2015	Everyone	Public Meeting 'Your Neighbourhood Plan'.	Colour poster on all noticeboards, in church entrance, on parish website, advert in The Parishioner, emailed via Yarpole Events database.	Appendix 9: Colour Poster on All Noticeboards, June 2015. Also in Magazine etc.	73 members of the public attended the meeting.
27 June 2015	Everyone	Yarpole Parish Fete	A stall at the fete with display, maps and info moved from the		Fete goers dropped in to look at maps and chat to steering group.

			permanent display in the church, just for the day. The stall was run throughout the day by clerk and members of the steering group, so people could ask questions and find out more.		
22 June 2015 – 20 July 2016 (ie from 1 st public meeting until end of Reg 14 consultation period).	Everyone	Permanent, constantly updated display of maps and NDP information, with a comments drop box. During the reg 14 consultation period this included a full copy of the Reg 14 document, as well as info on how to view online and invitation to make comment via drop box or by ppost or email.	In St Leonard's Church, which is the central community building of the group parish	Appendix 10: Some of the Posters in The Church from 2015 to 2016.	Constantly visited.
29 June 2015	Parish Council	Minuted that 73 members of public attended Public meeting, that councillors need to make sure they are fully up to speed with NDP developments, and that 3 drop-in events being organised by SG.	Minute Ref 74/15	Minutes to PC meeting.	
11 July 2015	Yarpole Residents, everyone.	Drop-In event to communicate in person, one-to-one, with residents regarding the NDP.	Colour poster on all noticeboards, on website, email to everyone on Yarpole Events mailing list, advert in Parishioner Magazine, notice in church entrance.	Appendix 11: Poster Advertising Drop In Events, Placed All Over Parish Forums, July 2015.	Four people left comments.
18 July 2015	Bircher Residents, everyone.	Drop-In event to communicated in person, one-to-one, with residents regarding the NDP.	Poster on all notice boards, on website, email to everyone on Yarpole Events mailing list, advert in	Same as above.	Four people left comments.

			Parishioner Magazine, notice in church.		
25 July 2015	Lucton Residents, everyone.	Drop-In event to communicated in person, one-to-one, with residents regarding the NDP.	Poster on all noticeboards, on website, email to everyone on Yarpole Events mailing list, advert in Parishioner Magazine, notice in church entrance.	Same as above.	Two people dropped in but both had general parish concerns, not NDP.
5 August 2015	Parish Council	Minuted that the 3 drop in events have been held in 3 villages. Comment box still in church. SG now looking at settlement boundaries, and SG feel enough viable sites have been submitted to meet quota. Material for draft reg 14 doc being collated.	Minute Ref 88/15	Minutes to PC meeting.	
9 Sept 2015	Clerk & PC	Minuted that clerk met with HC NDP officer. SG meeting to finalise draft suggestions for Reg 14 doc, based on all sites identified so far. SG will present findings to PC who must then convene a public meeting to present ideas. Resolved clerk write to all landowners involved to explain this.	Minute Ref 101/15	Minutes to PC meeting.	
14 October 2015		SG presenting work to date to PC and ward councillor on 21 st October, at an extraordinary meeting of PC, all councillors to attend. PC will then host a public meeting on 1 st November in church to present the work. Clerk to publicise.	Minute Ref 114/15	Minutes to PC meeting.	
21 October 2015	PC, Steering Group.	Extraordinary Meeting of PC to receive presentation from SG to PC regarding their work to date, ready for a public meeting.			

1 Nov 2015	Public Meeting	To communicate the PCs suggestions to date regarding future housing provision in the group parish. A presentation and q&a session.	Poster on all noticeboards, on parish website, in church entrance, advertised in Parishioner Magazine, via Yarpole Events email. All site submitters also directly emailed.	Appendix 12: Public Meeting Poster Put up Everywhere, Oct 2015. Appendix 13: Power Point Presentation at The Public Meeting in St Leonards Church, Sunday 1 st Nov 2015.	Over 100 members of the public in attendance.
18 Nov 2015	PC, SG	The Councillors thanked the SG for their public presentation of 1 st November and Cllr Bott explained that the SG are now working on the public's responses. Clerk has placed some info in December's Parishioner Magazine, encouraging parish to stay abreast of the NDP (via church display & website), as there will be no further public presentations.	Minute Ref 129/15	Minutes to PC meeting.	
1 Dec 2015	Everyone	Plan Update article placed by clerk in The Parishioner. Reason was to let parish know what information is out there, and where to find it, and to encourage everyone to keep abreast of the updates via the church display and website.	Article in The Parishioner Magazine, Dec 2015. This was the 4 th progress report, titled 'Neighbourhood Plan Update'.	Appendix 14: Dec 2015 Article in Parishioner Magazine.	
14 Dec 2015	Clerk	Clerk let councillors know that Data Orchard are now drafting the Reg 14 doc, in consultation with the SG.	Minute Ref 144/15	Minutes to PC meeting.	
20 January 2016	Clerk	Reported that she had done a walk around the parish with Data Orchard consultant, during which a few further possible sites were identified and a few changes to suggested settlement boundaries made. The SG are therefore going to update the map in the church. Design criteria is also being updated by SG.	Minute Ref 11/16	Minutes to PC meeting.	

1 February 2016	Everyone	Progress Report Number 5, updating on the main changes made to draft NDP since the public meeting of 1 st November and outlining 'next steps'.	Further insert in The Parishioner Magazine.	Appendix 15: Feb 2016nInsert in Parishioner Magazine.	
11 April 2016	Clerk & Cllr Bott	The SG has asked the PC to hold off approval of Reg 14 draft for publication until there has been further discussion with the most significant land owners regarding design and layout etc. The SG are working hard to support landowners in complying with NDP criteria, following consultation with the parish.	Minute Ref 41/16	Minutes to PC meeting.	
23 May 2016	PC	Approval of NDP Reg 14 doc for publication. Councillors thanked the SG and the doc was adopted by the PC.	Minute Ref 51/16	Minutes to PC meeting.	
1 June 2016	Everyone	PC information published in Parishioner Magazine to update community on consultation period for the draft NDP, where to view info and how to make comment.	Full page ad in Parishioner Magazine.	Appendix 16: Full Page Ad in Parishioner Magazine (also in website etc) June 2016.	
6 June 2016	Everyone	Parish Council published notice advertising the Reg 14 consultation, where to view the plan and how to make comment.	For all parish noticeboards.	Appendix 17: Notice on All Noticeboards Advertising Consultation, June 2016.	
27 June 2016	Clerk	Reg 14 doc is out for consultation, closing 17 th July. Leave comments in church/email clerk.	Minute Ref 68/16	Minutes to PC meeting.	
1 July 2016	Everyone	Yarpole Group Parish Council Information Corner, reminder re consultation.	A page advert in Parishioner Magazine, July 2016	Appendix 18: Information Corner in Parishioner Magazine, July 2016.	
7 Sept 2016	Clerk	Consultation responses are with Data Orchard.	Minute Ref 85/16	Minutes to PC meeting.	
12 October 2016	Cllr Bott	Let meeting know that SG would be meeting with Data Orchard on 18	Minute Ref 100/16	Minutes to PC meeting.	

		October to assess the consultation representations.			
23 Nov 2016	Cllr Bott	At the SG meeting of 18 th Oct the SG and consultant spent two hours going through all the representation and have made alterations to the NDP. Clerk is forwarding to the PC and these will be discussed and decided upon at the next PC meeting.	Minute Ref 116/16	Minutes to PC meeting.	
15 Dec 2016	Clerk & SG	SG commended the updated NDP to the PC, including the schedule of alterations made in response to public consultation, and requested the PC make any comments/alterations prior to adopting toward Reg 16. Comments made were passed to consultant. PC resolved full support for and commended to HC.	Minute Ref 129/16	Minutes to PC meeting.	

Section 3 follows

Section 3: Consultation and Feedback Documentation.

3.1 Call for Sites Results:

The Parish Clerk received twenty seven applications for sites to be included in the Yarpole NDP, from May 2015, and these applications were considered by the consultant and steering group right up until the draft Reg 14 NDP doc was written. Each application was assessed against published criteria and aims/objectives, and against suggested changes to village settlement boundaries. Each change was recorded on maps displayed on the parish website and in St Leonard's Church Yarpole, and people were able to comment on the changes via the comments box in the church, or via email to the parish clerk.

All the call for site forms are available to view on application to the parish clerk.

3.2 Website Documentation:

Attached are examples of the information published on the parish website (www.yarpole.com):

[Criteria](#) [Map](#) [Draft reg 14](#)

All the above, as well as info on public meetings and drop-ins.

3.3 Comments Further to 2 x public meetings (21st June 2015 and 1st Nov 2015) with follow on drop-box comments and emails to PC from June 2015 through to July 2016:

The Parish Council has two folders of comments and letters, and all correspondence requesting a direct response received something back from the parish clerk. All responses were forwarded to the Steering Group and Data Orchard, and were looked at and used to inform the development of NDP aims and objectives and design criteria etc.

Folders available to view on request to Parish Clerk (yarpolegroup@gmail.com)

3.4 Feedback at 3 x Drop-In events:

Drop In Meetings Held 11th, 18th, 25th July 2015:

The following is a summary of all the points raised. The Yarpole and Bircher meetings filled the time allotted (1.5 hrs each). Some matters for the PC to be aware of as well as some for consideration by the NP group.

Yarpole: A woman complained bitterly about the speed on the B4362 particularly through Lucton where she lives. She said it was very dangerous when pulling out.
Said the speed limit should be 40mph.
A man talked about communal development for the elderly. Ie building affordable housing as a self build for the community.

Two other more general comments about the proposed development on Price's site concerning footpaths and flooding.

Bircher: A couple mentioned highway safety – Cockgate Crossroads – affect on road safety caused by development.
A man raised concerns regarding inappropriate or extensive development. Concern was also expressed regarding site near them (most westward cattle grid on to Bircher Common).
A man was interested in the aims and objectives. He also discussed settlement boundary issues and mentioned he might have a potential site for development (up Leys Lane).
Someone expressed general interest and wanted to clarify scope on the process and time frame involved.

Lucton: 2 drop-ins, neither with a question about the NDP. One concerned the clearance of ditch debris, the other a Lucton School planning application.

3.5 List of Reg 14 Draft Consultation formal consultees:

As well as being emailed directly to all parishioners who requested a copy, the reg 14 draft consultation document was published on the parish website and it was advertised on all noticeboards. The clerk emailed the consultation document to the following formal consultees:

Herefordshire Council	English Heritage	West Mercia Police	The Coal Authority	Highways England
The National Trust	Wye Valley NHS Trust	National Grid	Natural England	The Woodland Trust
RWE NPower Renewables	Heref & Worcs Fire & Rescue	CPRE Herefordshire	Historic England	Herefordshire Housing
Welsh Water/Dwr Cymru	Herefordshire Wildlife Trust	The Environment Agency	Western Power	Luston, Kingsland, Orleton, Richard's Castle PC

3.6 Feedback further to Reg 14 Draft NDP Consultation:

After 17th July all the feedback from the above consultees was collated by the parish clerk and passed to Data Orchard and the Steering Group. The clerk also received further letters and emails from parishioners, and there were representations from parishioners at two Parish Council meetings. All these comments were recorded by clerk and included for consideration with the direct feedback from the formal consultation. Data Orchard and the steering group met on 18th October 2016 to assess all the responses, and Data Orchard compiled a schedule of alterations and representations. The Steering Group then made changes to the draft NDP which were presented to the Parish Council on 15th December 2016. The Parish council adopted the draft and agreed to forward to Herefordshire Council along with new SEA & HRA.

Yarpole Neighbourhood Development Plan

**Schedule1: Representations in response to Regulation 14 Draft Plan,
November 2016**

Schedule 1: Community Representations and Response

(Most representations are presented in full. However, some of the longer ones have been summarised)

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.1 J Turrell	Policy YG3	Objection	The current proposal for development in Bircher limits the options for extra housing by concentrating proposed sites into a small area with too many eggs in too few baskets. If any of the proposed sites is not brought forward to offer then there will be a shortfall in available sites to meet the target for additional housing. Widening the area made available for development would allow for a larger number of small sites which would individually have less visual and environmental impact on the Bircher settlement.	See Changes Nos 12, 13 and 17
			As one of the three settlements Bircher it is an appropriate location for development provided. The ability to achieve some further development within this settlement would add to the certainty of achieving the required housing target provided it can be accommodated sensitively to protect or enhance its Conservation Area and the settlement's character, together with their respective settings. Consequently, care must be given to the scale of development. Further analysis, including consideration of the GPC's previous comments in relation to planning applications in the village suggest that the most appropriate direction of any limited further growth could take place along Leys Lane. A revised boundary has therefore been proposed. Nevertheless, attention must be given to ensuring the junction of Leys lane with the B4362 and a criterion to ensure a co-ordinated approach to providing measures that may be necessary is also suggested.	
C.2 L Ralph	Yarpole Housing Sites	Comment	Has a misgiving about 2 of the developments in Yarpole being clustered together making it feel like one larger development. Hopes pressure for further development in that area will be resisted.	No change as a consequence of this comment.
			It is assumed that the representation relates to policy YG10. In effect the two parcels will result in one cluster but this development form is not one that should be rejected in principle provided it is undertaken sympathetically. It is proposed to amend the policy but it will still seek an integrated approach in order to address a range of issues. The level of development required and the options available are such that it is difficult to meet the housing target without at least one notable housing area.	
	Whole plan	Comment	Likes the emphasis on reduced Co2, sustainability and valuing the environment and hope the plan will carry enough weight to ensure developers take note and adhere to our	

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p>requirements. Would like more, such as developers making contributions to a village/parish wind turbine/s.</p> <p>Noted. The issue of a village/parish turbine has not been raised previously within the plan preparation process and has not been explored. If such a measure were brought forward it might usefully be considered under Herefordshire Local Plan Core Strategy policy SD2 which includes having the backing of the local community. It is understood there is currently no mechanism to obtain developer contributions towards such a measure although when Herefordshire Council introduces its Community Infrastructure Levy, the Parish Council might be able to use the contribution it receives from this towards such a project provided it is for one of the following:</p> <ul style="list-style-type: none"> i) The provision, improvement/replacement, operation or maintenance of infrastructure; or ii) Anything else that is concerned with addressing the demands that development places on an area. <p>However, there may be other measures that the Parish Council would wish to use any money received upon.</p>	No change as a consequence of this comment.
	Policy YG10	Comment	<p>Queries the 'recreational' area which will be given to the village in that plan does not make it clear what the land would be used for or how a decision would be made regarding its use. This needs to be decided by the village soon to avoid it being used as a negotiating or bargaining tool by developers.</p> <p>There is already an agreement relating to this land. However, its terms have been misinterpreted within the Plan and this has now been corrected. It is understood that the future of this area is still to be determined. What community use(s) might be accommodated if will be brought forward by the parish council.</p>	
	Policy YG11	Comment	<p>Has concern about the increases traffic on our lanes that further development will bring and feel the 'Quiet Lane' initiative should extend through Yarpole and along all entrances into the village.</p> <p>The approach to spreading development across and within the villages upon relatively small sites has sought to address highway and transport objectives. As an ambition, the extension of the quiet lane initiative to other parts of Yarpole is supported although currently is not known whether this is practicable (see representation S5). A change is</p>	

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			proposed as a consequence of representations that would refer to traffic calming measures rather than the quiet lanes initiative and reference to these being considered for other parts of the village. Hopefully the measures proposed for Green Lane will reveal whether it might be possible to use measures elsewhere but for the moment it is felt that it should be restricted to the area suggested. Policy YG11 does not restrict discussions with Herefordshire Council to simply that relating to part of Green Lane although it might usefully refer to addressing safety issues.	
C.3 P Bayliss	Whole Plan	Comment	The steering group and participants are to be congratulated on the document which recognises the need for the Parish to contribute to additional housing requirement whilst at the same time appreciates the particular characteristics etc. of the area. Noted	No change as a consequence of this comment.
	Paragraph 6.4		Particularly welcome the concept of the circular path mentioned at para 6.4 and elsewhere Noted	
	Policy YG11		The policy YG11, and in particular the advocacy of the "quiet lane" concept is not sufficiently ambitious. The extent of the quiet lane, as well as the upper element of Green Lane (possibly extending to Croft) should also be extended to the entirety of Yarpole Lane and Green Lane within the settlement boundary also. This to be accompanied by speed restriction at 20mph and possibly physical measures. These lanes, even within the settlement boundary, are commonly misused by speeding motorists and with the number of pedestrians, cyclists, children and horse traffic (both riders and traps) there is a high risk to such vulnerable road users on these narrow lanes As an ambition, the extension of the quiet lane initiative to other parts of Yarpole is supported although currently is not known whether this is practicable (see representation S5). However, a change is proposed to refer to traffic calming measures rather than the quiet lanes initiative. There are certain requirements to be met to designate a 'quiet lane' and it may not be possible for other parts of Yarpole to meet these. Hopefully the calming measure proposed for Green Lane will reveal whether these might be used elsewhere but for the moment it is felt that it should be restricted to where it is most likely to meet relevant criteria. Policy YG11 does not restrict discussions with Herefordshire Council to simply that relating to part of Green Lane although it might usefully refer to addressing safety issues.	See changes 32 and 33.
	Mix of Housing	Object - omission	There is a need for additional dwellings in the village. The Vision at para 3.3.i recognises this and further the need for a mix of size, tenure and price. This is restated at para YG1. However, the subsequent policies do not indicate how this is to be achieved or what the necessary mix is required to be. This is a serious omission and runs the very real risk of only	

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p>large 3-4+ bed dwellings being provided via market housing. There should at least be a specified requirement for all developments in the plan where 5 or more dwellings are allocated to provide an element of affordable dwellings. This could be, for example, 2 bed market dwellings intended for local people or via a S106 agreement for affordable rented accommodation.</p> <p>National policy restricts the ability to require affordable housing within sites of 10 or less dwellings. An amendment has been put forward indicating that such housing is most likely to come forward through Core Strategy policy H2 and this provides for the use of planning agreements, a range of affordable housing types and some market housing. The need to require a mix of housing is accepted</p>	
	Policy YG9	Comment	<p>As a resident of Croft Crescent I am broadly supportive of this allocation however the policy as currently written has some serious shortcomings. Firstly, the number of dwellings is inconsistent through the document. table 1 states 5 dwellings. Para 6.11 states around 5 dwellings.the same para then states "up to 8" units. Previous drafts were less ambiguous and stated 5 dwellings. This ambiguity is very unfortunate especially in a parcel of land such as this where there is not a natural definition of the precise area to be developed. This therefore potentially implies that the full 0.6 ha could be developed which, at a modest 30 dpf, could imply 18 dwellings. At this level no allowance for green infrastructure would be necessarily stated/normally required. The policy should clearly state the number of dwellings to be allocated e.g. 5 dwellings, or alternatively "no more than 9" dwellings. However if the latter then this should be clearly attached to very clear planning conditions particularly relating to a) The enhancement of the green infrastructure/footpath network, b) Utilisation of SuDs with particular emergence to reed bed approach to foul water drainage that affects this part of Yarpole c) the possibility of the incorporation of a community orchard as a community benefit, d) ensuring that access to the site is safe and does not cause problems for current residents (both at build and subsequent stages) .</p> <p>The figure of 5 dwellings was used to indicate what the contribution the site should at least be capable of making towards the required housing target. The figure of 8 was an indication of what might be possible based upon a housing density to reflect a rural village. Herefordshire Core Strategy recognises that there will be variations in density from its overall target of 30-50 dwellings per hectare across the County indicating that residential density will be determined by local character and good quality design. NP examiners have indicated that any housing figures quoted in a policy should be a minimum and there can be no reference that suggests a maximum. Hence it is considered better not to refer to such within any policy. An amendment is now brought forward as a consequence of planning permission having been granted for 5 dwellings in this area.</p>	See changes 23, 24 and 25.

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			<p>Other policies will cover the requirement for SuDS (policy YG15) and safe access (Herefordshire Core Strategy and HC highway standards). It is not possible to make the provision of a community orchard a requirement for developing this site. The enhancement of local green space provision and the footpath network so far as it is possible, is included within the policy.</p> <p>Herefordshire Council has now granted planning permission for development in this location and therefore changes are proposed to take this into account.</p>	
	Policy YG12	Comment	<p>Policy is a unique opportunity to safeguard a plot of land specifically for a village green. This should be more explicitly addressed; as it currently stands it will in reality carry no real weight.</p> <p>There is already an agreement relating to this land. However, its terms have been misinterpreted within the Plan and this has now been corrected. It is understood that the future of this area is still to be determined. What community use(s) might be accommodated if will be brought forward by the parish council.</p>	See Changes Nos 26 and 29.
C.4 R Ralph	Paragraph 6.17	Comment/Question	<p>Please could you explain what this means exactly a "quiet lane" including the reference to "development proposed to contribute to integration" and the benefits of extending it to Croft Castle? It is not clear what changes, if any, are proposed since Green Lane is already a quiet lane as defined by being narrow and used by pedestrians, cyclists and horse riders as well as vehicles so not suitable for other than light traffic.</p> <p>A 'Quiet Lane' is a nationally recognised designation, often hosted by a local, rural community, such as a parish or village group, who recognise that Quiet Lane designation can bring benefit to their local quality of life. They are designated minor rural roads intended to pay special attention to the needs of walkers, cyclists, horse riders and the mobility impaired. They are designed to enable users to enjoy country lanes in greater safety and encourage car drivers to respect more vulnerable road users. They encourage local journeys to be made on foot or bicycle, and for recreation. While cars are not banned and use of these roads is shared, lower speed limits and discrete road signs can encourage drivers to slow down and help people to appreciate the beauty and tranquillity of country lanes. By helping to protect the character and tranquillity of the countryside from traffic, reducing the intimidating effects of traffic on rural roads, building community links and encouraging healthy, recreational activities, Quiet Lanes play a valuable role in improving people's quality of life. (NB description taken from CPRE's guide to Quiet Lanes – September 2006)</p>	See changes 32 and 33.

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			<p>Quiet Lanes work best when they are part of a network of designated lanes which can link local residents to, for example, the local shop or school, and connect lanes around a village centre or to a nearby village. Hence to extend the lane to Croft Castle would enhance the network. Green lane is already defined as a cycle route by Herefordshire Council</p> <p>A change is proposed as a consequence of representations that would refer to traffic calming measures rather than the quiet lanes initiative and reference to these being considered for other parts of the village.</p>	
C.5 S Child	Policy YG2	Comment	<p>Brownfield land - This policy (.....through utilising brownfield land) and paragraph 3.9 (Particular regard should be had however to brownfield land) sounds contradictory with paragraphs 2.18 (The extent of brownfield land is understood to be negligible).</p> <p>Although such land may be negligible, it is recognised that there has been no survey. There may be some that could be utilised for employment uses</p>	No change as a consequence of this comment
	Policy YG11 and traffic matters in Yarpole	Comment	<p>Narrow roads - The lanes into Yarpole are equally narrow and arguably more dangerous to those at Lucton (5.2...narrow approach road). I should like to see more attention being paid to this fact apart from generalisations. As I have said before, in my view, the extra cars (possibly two per household) is an accident waiting to happen. Paragraph 8.1 is a vague statement about highway and transport objectives. What are these proposed measures to reduce speed referred to in paragraph 6.16? We all know that there is little chance of an improved bus service. What is a quiet lane? Where will additional benefits will be sought in terms of parking (para 6.14)?</p> <p>There is no disagreement about the narrow nature of the roads leading to Lucton and Yarpole. Policy YG11 highlights this is a particular issue for Yarpole, the Group Parish's largest village and is more than a generalisation. However, there are limitations in terms of what the Neighbourhood Plan can do as there are no firm proposals for works set out in either Herefordshire local Plan Core Strategy or Herefordshire Local Transport Plan. The plan makes one specific proposal which aims to tackle the very narrow part of Green Lane. Other measures are indicated in Yarpole Group Parish Plan and policy YG11 seeks to strengthen the Group Parish Council's ability to pursue these with the County Council. See representation C4 for a description of what a Quiet lane is. The additional benefits referred to in paragraph 6.14 for the land to be made available through the S106 agreement does not include car parking although this might be a use that would benefit the church and its associated activities and uses which are of considerable benefit to the local community.</p>	
				See changes 32 and 33.

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			A change is proposed as a consequence of representations that would refer to traffic calming measures rather than the quiet lanes initiative and reference to these being considered for other parts of the village.	
	Paragraph 6.11	Comment	Proposed units at the end of Croft Crescent - This is a narrow road and when built was not designed to take any more cars. It is already necessary for visitors, tradesmen etc. to park on the pavements. I would suggest that 8 units is far too many. The capacity of the road is a matter that would be advised by Herefordshire Council as Highway Authority. It is understood there is capacity to accommodate the suggested growth and Herefordshire Council's Transportation section has not objected to the proposal for Croft Crescent. Planning permission was recently granted for 5 dwellings on an area extending Croft Crescent. Changes are therefore proposed to take this into account.	See changes 23, 24 and 25.
	Paragraphs 6.9 and 6.20	Comment	Sewage - I hope this will be taken into account. Policy YG13 is the relevant one that if adopted would ensure the matter receives appropriate consideration. It is supported by Welsh water/Dwr Cymru.	
	Paragraph 7.1	Comment	Agree. However, this and YG14 only mention the conservation areas. I should like to think this approach will be applied to the other places where development is planned, and especially the largest site at the end of Croft Crescent. Policy YG14 is specific to conservation areas within the Group parish. The policies referred to in paragraph 7.1 are those within Herefordshire Local Plan Core Strategy. The intention of paragraph 7.1 is to explain that the neighbourhood plan does not intend to duplicate Core Strategy policies.	No change as a consequence of this comment
	Policy YG14	Comment	I bring to the attention of the committee a toolkit produced by the Prince's Foundation giving guidance as to how to have a say in the design of new buildings in a community. This is called BIMBY – Beauty In My Back Yard. We have all seen the disastrous development of suburban houses in Green Lane, completely out of keeping with the area, and contrary to the findings of the appeal decision and I very much hope this will not be repeated. I should like to hope the statement in YG14 will really be adhered to The availability of this toolkit is noted with thanks. Once the neighbourhood plan is adopted its policies will become part of the Development Plan and Herefordshire Council must determine planning applications in accordance with it unless there are other significant material considerations.	
C.6	Policy YG10	Comment	1. Title suggests that the land is owned by Brook House Farm. 2. In point a) what is meant by "An integrated Development	1. See Changes Nos 26 and 27

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Mr and Mrs J Woodfield			<p>3. In point b) The 106 section of ground has never in the 16 years of our ownership been used by the community and has been maintained and grazed by ourselves. The wording "shall continue to be made available for appropriate community use" is misleading.</p> <p>1. The policy title describes the location of the housing allocation and it is not usual to do this for site specific policies. It is not an indication of ownership nor would normally be read as such but seen in relation to the village map which the first paragraph in the policy refers to. Paragraph 6.12 clearly indicates that the area is in two ownerships. However, given the concern a change is suggested which it hopes will allay such fears to some extent.</p> <p>2. The land comprises sites within two ownerships which are adjacent to each other and there will be a need to ensure some development aspects are dealt with in an integrated way. Some of these are referred to in the policy. It would be remiss not to highlight this need in order to achieve the successful development of the two sites and is one of the purposes of preparing a plan.</p> <p>3. The terms of the Section 106 agreement have been clarified and revisions made to the policy and supporting text as a consequence.</p>	<p>2. See change No 27</p> <p>3. See changes 26 and 29</p>
	Paragraph 6.12	Comment	<p>The land to the north of Brook House Farm is owned by Lower House Farm. The plan suggests that the two sections of ground are to be joined. They are two separate development areas. The narrow lane providing access to Brook House Farm also provides access to ground at Lower House Farm.</p> <p>Notes and agree this might be clarified.</p>	See change No 27
	Paragraph 6.13	Comment	<p>Wording suggests that the whole of the ground north of Brook House Farm is for community use. Only a section of that ground will become community land once gifted to the PC.</p> <p>Again it is advised that the terms of the Section 106 agreement have now been clarified and revisions made to the policy and supporting text as a consequence. It is recognised that not all of the land indicated is covered by that agreement.</p>	See change No 29
	Diagram 3	Requests change	<p>The diagram does not show correctly the green view. From the graveyard you cannot see views to the east, you can only see the view east from the 106 ground, the footpath and the access gate to Lower House Farm which for some reason is not shown on Diagram 3 at all. (Why?). Also shown on Diagram 3 is access adjacent to Lower House Farm (BARN), can you please remove this from the diagram. Another access shown is from the east on land owned by Lower House Farm, this field as no access onto the road, so should also be removed.</p>	See change No 30

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			The diagram sets out principles which have been useful in determining the form of development within this area. Its principal elements have been included within the appropriate policy and a change is proposed in order that there is no confusion.	
	Paragraph 6.14	Comment	Assumes that the 106 ground is already in PC ownership.	See change No 31
			Agree that this should be clarified	
	Policy YG11	Comment	We feel that the main problem with traffic within Yarpole is the parking outside the church which causes a bottleneck. Parking on the community land would resolve this.	No change as a consequence of this comment
			This possibility is noted and one that might be considered by the Parish Council should it take control of the land. However, there may be concerns about the additional traffic that might then use Brook House Lane and the creation of a gap in what is considered an important hedgerow feature.	
	Policy YG12		Lower House Farm is already gifting the 106 ground, so feel it unfair to give more. The view from the community ground, once outbuildings to the south of Lower House Farm are demolished would give an open "green view", as suggested by the neighbourhood planning committee.	See Changes Nos 26 and 34
			The policy does not change the existing use of the land concerned or require it to become public open space. Its purpose was to maintain the character and appearance of this particular part of the conservation area). However, a change is proposed following discussions about how the policy requirements for development in this location might be achieved.	
	Paragraph 6.18	Comment	To allow some development on this ground now, and in particular the building of the 2 proposed properties to the north of the field would secure an open space for years ahead and would be controlled by people who care about the future of the village. Building on the meadow would not obstruct the view to the east.	See Changes No 26 and 35
			A change is proposed following discussions about how the policy requirements for development in this location might be achieved.	
	General		If the PC gains possession of the 106 ground how do they intend to access the ground for maintenance if no hedgerows are to be disturbed? Also if the Neighbourhood Planning Committee want to make a green space within land owned by Lower House Farm, who would maintain that ground?	See Changes Nos 26 and 27.
			Policy YG15 does not restrict the removal of all hedgerows but seeks their retention where possible. Should a hedgerow need to be removed it seeks replacement or 'off-setting' to ensure not net loss of biodiversity. The importance of the hedgerow and its	

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			retention would be weighed against the benefits of the use to which the land might be put should the Parish Council take ownership.	
C.7 D F Cheshire	Policy YG8 and Map \$, more specifically in relation to the settlement boundary adjacent to the Bell Inn	Objection	<p>There is a need to retain green spaces within the parish and, in particular in Yarpole. The plan contains a proposed development site that does not ensure green spaces are retained. The Plan supports protecting green space at para 3.3.iii), Policy YG1, Diagram 1 (clearly shows the concept of a Green Wedge separating the Nucleated Historic Core from the C20 development further up Green Lane, Policy YG8 (Housing Development in Yarpole), Policy YG12 9Local Green Space), and paras 6.6, 6.18 and 7.5. Clearly, the intention of the plan is to preserve existing green spaces within the parish. More particularly in relation to the site adjacent to the Bell Inn, para 6.8</p> <p>The suggestion of permitting development on this site (Site 10 at Appendix 2 of the draft) is directly in opposition to the policies and statements regarding green spaces that precede it. The change to the development boundary in Map 4 to include the site offered adjacent to The Bell should therefore be excluded from the NDP and the Policy YG12 should be modified to include the area “in front of Vicarage Farm and up to the boundary with The Bell.”</p> <p>Site 10, Plot adjacent to Maund House, has been included in the draft plan as being suitable for two dwellings. This site is currently the subject of a planning application (P160075/F) for one five bedroomed detached dwelling. Herefordshire Council have received my objection to this application which is principally on the basis of the inappropriateness of developing on a green space which would have received protection under the old UDP, such protection also being maintained by “saved” policies in the Core Strategy adopted on October 2015. A copy of my objection is attached for reference.</p> <p>The Yarpole Group Parish Council also objected to this application in their letter of 10 February 2016, citing similar reasons to those put forward in my objection – although they indicated a willingness for the NDP Steering Group “.... to look in to how a development on this site could occur, without building right across the open green space aspect, as here.”</p> <p>The target for the number of dwellings to be provided by the end of the plan period is 48, of which 6 have already been built or are underway, leaving a further 42 to be provided. 8 are assumed to arise out of windfalls based on previous trends, leaving 34 to be delivered by the NDP. The total number of new dwellings in Table 1 (excluding the 8 windfall) anticipated by the plan is 40, including the 16 “small sites” at Appendix 2. Thus the plan proposes to exceed the target supply by 6.</p>	No change as a consequence of this comment

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			<p>For the reasons given above the “oversupply” could easily be reduced by two by eliminating Site 10 from the plan and retaining existing green space as required by both County and NDP policies.</p> <p>It has been made clear that in preparing neighbourhood development plans, this must be done in a positive way and not simply to restrict development to the minimum housing target. As a consequence, an approach based upon accommodating development in a sensitive way rather than limiting numbers arbitrarily has been taken. The importance of the green wedge is recognised as an important feature within the village but it is considered that some development could take place at this point on the north side of Green Lane that would not significantly affect this feature. It was also considered that two small dwellings rather than one large one would be more in keeping with the scale of village development at this point. The Steering Group had to weigh and balance potentially competing needs and considered this site to have some potential if brought forward in a sensitive way, by complying with the criteria set out in policy YG8.</p>	
	Policy YG11	Comment	<p>I support the designation of Green Lane as a Quiet Lane but suggest that the Steering Group examine the possibility of extending the status Eastwards to include all of Green Lane and that section of the road within the village of Yarpole between Bircher Turn and the road to Bicton and Kingsland. Heavy vehicles using these roads often appear to be travelling too fast for the conditions and their passage can be felt through vibration in the many houses that are so old as to have no proper foundations.</p> <p>As an ambition, the extension of the quiet lane initiative to other parts of Yarpole is supported although currently it is not known whether this is practicable (see representation S5). There are certain requirements to be met to designate a ‘quiet lane’ and it may not be possible for other parts of Yarpole to meet these. A change is proposed as a consequence of representations that would refer to traffic calming measures rather than the quiet lanes initiative and reference to these being considered for other parts of the village. Hopefully the measures advocated for Green Lane will reveal whether it might be possible to use these elsewhere but for the moment it is felt that it should be restricted to where it is most likely to meet the relevant criteria. Policy YG11 does not restrict discussions with Herefordshire Council to simply that relating to part of Green Lane although it might usefully refer to addressing safety issues.</p>	See changes 32 and 33.
	Omission Broadband	Comment	<p>I am not aware of any proposal in the NDP to encourage the improvement of mobile ‘phone signals within the area. Is this deliberate or an oversight? Yarpole now has fibre broadband</p>	

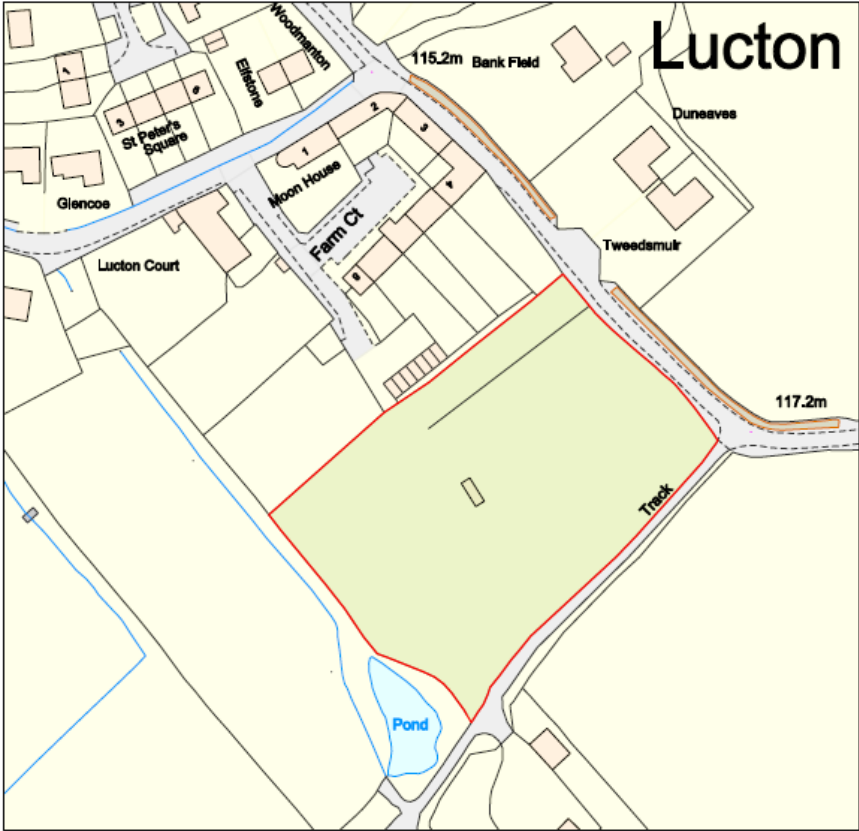
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			<p>available which benefits residents, visitors and local businesses alike. However, the absence of a mobile signal is a distinct disadvantage and inconvenience.</p> <p>Policies in Herefordshire Core Strategy would cover this and there is no need for duplication.</p>	No change as a consequence of this comment
C.8 Sunderlands and Thompsons on behalf of S N Humphries	Policies YG9/YG12 and Map 4	Object	<p>Outline planning permission has been granted ref 160073 on 23rd June 2016 for 5 dwellings</p> <p>The inclusion of criteria attempts to set a precedent for any future application to add more housing, is refuted and should be removed. The area identified on Map 4 is larger than the 'small playinmg fird/parkland and compromises the ability to add more housing by expanding the site. The reference in the olicy to a protected view across to Church Farm is clearly a nonsense in that it is not s significant view and for a view to be classed as important it needs to be demonstratively so . The view does noit exuist as you cannot see Church Farm because trees abd hedges are in he way. The trees block any view, are established mature trees and there removal would be resisted by the owner and hey are more than 100 years old. Removal of the hedge would be objected to. . Therefore the removal of a clear view should be removed. The proposed open space (YG12) overlaps the planning permission and should therefore be removed. The landowner also requires an agricultural access to his remaining land to the north and east. We acknowledge there are open counry but the existing trees and hedges which are to remaoin do not provide any open views in this area. The proposed open space is some distance from the core village.</p>	See changes 23, 24,25 and 36

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			 <p>area.</p> <p>The recent granting of outline planning permission for land in this area is recognised and a change is proposed to indicate this. However, as the permission is in outline, there are still matters of detail that might usefully be covered.</p>	
C.9		Supports	Welcomes the following aspects:	

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CR Planning Solutions on behalf of A and M Garden Machinery Ltd	Elements within whole plan elements		<ul style="list-style-type: none"> the need for the Plan to be prepared in conformity with the Herefordshire Core Strategy; the need to plan positively for development and meet the strategic development needs of the area; recognition that the housing figure provided is a minimum requirement; recognition within the NDP's Vision that the planning system will deliver '<i>sufficient housing to meet the needs of local people</i>'; Objective 1 and the need for the Plan to ensure that '<i>new housing contributes to a sustainable and balanced community through providing a mix of properties in terms of size, tenure and price</i>'; Objective 3 and '<i>protecting and enhancing the natural and historic environment</i>' Policy YG1 which states that 'sufficient housing will be provided to meet the needs of both the local and wider community' Policy YG2 which states that Bircher, Lucton and Yarpole will be the focus for development within the Group Parish. Paragraph 3.12 which states that housing provision associated with the three villages can be met through a combination of individual or small plots within a settlement boundary together with three allocations, one in Bircher and two in Yarpole. 	No change as a consequence of this comment
			Noted	
	Policy YG6	Comment and recommend change	Criteria listed in the policy are considered important in terms of meeting environmental and other relevant objectives set for the Plan and that any new dwellings that might come forward within Lucton's settlement boundary will count towards the windfall allowance. The Policy therefore does not appear to be excluding development as long as it meets the requirements of Policy YG6. However, it is difficult to see where any future growth could occur within the draft settlement boundary given no conversion opportunities have been identified and the plan states that there are few if any apparent infill opportunities. Therefore, there are significant concerns over the restricted approach being taken to future housing growth in Lucton and the impact of this on the settlement's future. Places need to evolve and grow to remain prosperous and vital and, in turn, meet the YGNP's vision for the achievement of a vibrant rural community as well as Policy YG1 which promotes sustainable development to meet the needs of the community.	No change as a consequence of this comment

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			<p>Also significant concern regarding the Plan's over reliance on the delivery of windfalls. The identification of three allocations is of particular concern in that over 50% of the NDP's overall minimum housing requirement relies on the delivery of windfall development which is uncertain in nature and a high number is relied upon. The Plan lacks the clarity and certainty required to robustly demonstrate that it is able to deliver its overall minimum housing requirement. As a result, it is not considered to be compliant with paragraph 17 of the NPPF.</p> <p>To address this position a further allocation is identified for Lucton given it is a RA2 settlement which currently has not been identified to accommodate any further growth up until 2031.</p> <p>The provision of a housing allocation in Lucton within a redefined settlement boundary which meets the requirements of Policy YG6 will allow the village to prosper and grow proportionally having the following advantages:</p> <ul style="list-style-type: none"> • Allow Lucton to sensitively evolve, meet its own needs and fulfil its role as a settlement identified to take some growth within Policy RA2 of the Core Strategy. • Help to provide certainty and clarity on the development approach for Lucton and reduce the NDP's reliance on windfall development. • Help to prevent the erosion of the village's valued Conservation Area by the delivery of dwellings on one appropriately located site which will meet local development needs over the plan period. <p>Herefordshire Council has advised that it for local communities (i.e. Parish Councils) to determine where it wishes to see development proposed through the neighbourhood planning process and that where a parish or group parish contains a number of named settlements, it can determine whether and how much each might accommodate to meet at least the minimum housing requirement. In relation to this Neighbourhood Development Plan the approach is to accommodate the majority of growth within Yarpole, which is the most sustainable location containing a range, albeit limited, of facilities. There are no facilities within Lucton. Herefordshire Council has advised that the draft plan conforms with Herefordshire Local Plan Core Strategy and consequently meets the provisions of NPPF paragraph 17.</p> <p>It is considered that the Plan provides clarity. The sites indicated have come through the call for sites and are therefore available. They are considered suitable and achievable.</p>	

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			Although many identified are generally small in nature, they provide for growth that is consistent in scale with those settlements where they are located.	
	New site	Recommend change	<p>We seek an amendment to the draft settlement boundary to include land to the South of Farm Close. This is a highly sustainable and deliverable development opportunity located adjacent to the built form of Lucton and is a suitable site to meet the development needs of Lucton over the plan period. The 0.72 ha site is currently used for rough pasture and is surplus to requirements.</p> <p>This site is of a proportional size and a logical rounding off of the settlement on what is arguably the least sensitive area of the village. The site is located outside the defined Conservation Area, on the opposite side of the village to the protected earthworks and away from other heritage assets including Lucton School, St Peters Church and the grouping of listed buildings at and around New House Farm. The site lies adjacent to the village road which provides a safe access into the site. A residential use is located on the north west boundary of the site, with a landscape boundary located on its south western edge and an access road and adjoining agricultural field on its south eastern edge.</p> <p>The following demonstrates that the site is in conformity with the criteria of YGNP Policy YG6 in that the site:</p> <ul style="list-style-type: none"> • Will help to preserve the character of the Conservation Area reducing the NDPs reliance on development within the protected area and concentrate development outside the Conservation Area. • It will address the design guidelines (Appendix 1 of the Plan) respecting the general density and massing of existing properties in the vicinity and does not adversely affect the amenity of adjoining residents; • Will not result in the loss of important features such as trees and hedgerows that contribute to the unique character of the village; • Will ensure that heritage assets within the village are protected and enhanced in particular St Peter's Church, the earthworks to the south-west of Lucton School and the listed buildings including their settings given the site's location away from these assets on the south eastern edge of the settlement. <p>Support is sought to include the land to South of Farm Close within the settlement boundary of Lucton as suitable for a sensitively designed residential development. It will reduce the</p>	No change as a consequence of this comment

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			<p>YGNDP's over reliance on windfall and ensure that it meets the requirements of Paragraph 17 of the NPPF. Including this site would ensure that the Plan will allow Lucton to:</p> <ul style="list-style-type: none"> • meet its own growth requirements without relying on other settlements, • grow sustainably whilst also providing both certainty and clarity on the development approach being taken in the village. • reduce the pressure of any potential future development on the more sensitive and much valued Conservation Area. • provide for the housing needs of Lucton and allow the settlement to fulfil its role as an identified Policy RA2 settlement ensuring that the NDP is in accordance with the adopted Core Strategy.  <p>BLOCK PLAN - 1:500</p>	

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			Lucton is not a sustainable location for development. The site would have a significant impact upon the settlement's setting. It that it is rising land beyond the southern entrance to the settlement which is marked by an Historic Farmstead. This farmstead forms an attractive edge to the village and is inward looking reflecting its character. The extent of development would be out of scale with the settlement and potentially represent a 25% increase. There are no facilities within the settlement and no public footpaths. The allocation of a site of this size and in this location is unnecessary.	
C.10 Unnamed	Whole Plan	Comment	<p>Over development leads to village spoilt; be warned</p> <p>The level of development to be accommodated has been set by Herefordshire Council and the plan aims to distribute this in the most sustainable way. If the NDP does not provide proposals to meet the development needs required by Herefordshire Local Plan Core Strategy, then developers will be able to advance proposals that may not be so sympathetic in design and location terms.</p>	No change as a consequence of this comment
C.11 Unnamed	Whole Plan	Comment	<p>Proposals re Lucton are very realistic and practical</p> <p>Noted with thanks</p>	No change as a consequence of this comment
C.12 RC and LM Middleton	Policy YG11	Objection	<p>Object to proposal to make Green Lane a 'Quiet Lane'. There has never been a problem with vehicles or pedestrians on this stretch of road. Don't understand why the Plan wants to restrict access to the village in what amounts to a precinct.</p> <p>The provisions relating to 'Quiet Lanes' do not encompass making a road 'access only'. That part of the relevant regulations relates to 'Home zones' which are predominantly residential areas. Quiet Lanes are rural roads. The intention is to make the village centre more accessible, particularly for those who are walking and cycling.</p> <p>Given the concerns expressed it might be more appropriate to refer to traffic calming measures rather than the Quiet Lane initiative within the Policy. The intention is to support greater connectivity between the two parts of the village.</p>	See change No 32 and 33
C.13 J Chitham	Housing	Comment	<p>There is an increasing number of older people living in the Parish and by those seeking to retire. Although do not want to minimise the essential part older people play in the villages but hope more young people can live in them. New development tends to be for 3 and 4 bedroom executive homes attractive to a particular sector of the community. Villages need to have homes for all ages and income groups to benefit the community. New low cost and rented housing is needed as a matter of priority. People born and bred in the villages are unable to afford to live there. It should be made very clear what should be accepted. Young people are needed in the villages to support those growing older.</p> <p>Changes are proposed to policies YG9 and YG10 to seek a range of house types and sizes</p>	See changes 23 and 26

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Employment	Comment	<p>There has been a loss of work in the countryside through changes in agriculture forcing younger people to migrate to the towns. The balance must be addressed with new ways of working. Need to find out what would make the area one where small business could thrive and take the steps to achieve this.</p> <p>Reference is made to Herefordshire Local Plan Core Strategy Policies which cover how proposals for business/economic development would be determined. The issue of scale is most relevant. There is no need to duplicate these. No specific needs have been raised that would require the NDP to consider making any land allocations.</p>	No change as a consequence of this comment
C14 M George, R George, B George and T George	Policy YG11	Object	<p>Object to making Green Lane into a quiet, access only road. Representation made as one of only a few properties that this plan affects. The road already has a 30mph speed restriction, with the exception of that part proposed for the Quiet Lane, with a very low traffic volume. The proposal would be detrimental to business in the village and make them less accessible. The benefits to the village would be minimal. It is not a dangerous or high speed road. The village needs accessibility to services and for deliveries/collections/emergency services. It is used by the school bus. There is no need to expand the village hall car park as it is rarely used. It should not be an overflow for Croft Castle as this will not benefit the village and people would not use it for this. People already park at the bottom of the village and walk up already so it would be better for an overflow car park to be located near the Church, including for visitors to the Church café, shop and pub. The village should be easily accessible to the rest of the parish. The proposal has been produced by people without an interest in the top part of the village and without consultation. There are more efficient ways to calm traffic if this is needed - a speed limit should encompass the whole village; pedestrian safety measures at the junction at Cock Gate on the main road; traffic calming measures.</p> <p>The provisions relating to 'Quiet Lanes' do not encompass making a road 'access only'. That part of the relevant regulations relates to 'Home zones' which are predominantly residential areas. Quiet Lanes are rural roads.</p> <p>Government Advice upon quiet lanes includes:</p> <p><i>'Quiet Lanes are minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles. The aim of Quiet Lanes is to maintain the character of minor rural roads by seeking to contain rising traffic growth that is widespread in rural areas. There are three key elements to a Quiet Lanes scheme: community involvement to encourage a change in user behaviour; area-wide direction signing to discourage through traffic; and Quiet Lane entry and exit signs to remind</i></p>	See change No 32 and 33

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p><i>drivers that they are entering or leaving a Quiet Lane, a place where they may expect people to be using the whole of the road space for a range of activities’.</i></p> <p>The proposal in the NDP is to investigate this, which would include community consultation, including upon what measures might be used. It would not be the intention to reduce access in any way to those properties currently along the route.</p> <p>The intention was to bring forward measures to link Cock Gate and the main Village and the link with Croft Castle did not form any part of the reason for this. However, it was subsequently acknowledged as a potential benefit to both the Castle and village facilities.</p> <p>The traffic calming measures suggested are helpful and could be implemented as the major part of the Quiet Lane scheme if pursued. Given the concerns expressed it might be more appropriate to refer to such measures rather than the Quiet Lane initiative within the Policy.</p>	
C.15 G and P Humphrey; F and P Reynolds; J and R Chitham	Paragraph 6.12	Recommend change	<p>With regard to Policy YG10, concerned about effect on the existing lane leading to Brook Lane. Recommend deleting para 6.12 lines 14 to 17 Lane and the following substituted: <i>‘The narrow lane giving access to Brook House farm, which together with its ancient hedge has been identified as contributing to the character of the Conservation Area, has no footpath and is demonstrably incapable of carrying a fourfold increase in traffic likely to result from the two developments, without alteration which will destroy its interest. Any development of these two sites must be contingent on provision of alternative vehicular access, to safeguard the lane and the safety of its pedestrian users.’</i></p> <p>Such provision is essential to minimise traffic in the village centre and would facilitate the desired designation of the western part of Green lane as a ‘quiet lane’.</p> <p>Estimates of likely traffic increase given which suggests current vehicular use - 23 vehicles plus farm traffic and deliveries; estimated additional traffic with barn conversions and new housing – 56 vehicles plus increased deliveries. It is understood that one of the site developers estimates 4 cars per household. The result would therefore be a quadrupling of traffic along the lane without taking into account any increase from the use of the proposed open space. In addition there is significant pedestrian use of the lane by local people and visitors. One developer explicitly acknowledges the need for passing places in his scheme and indicates its location in the new access road. If this is needed then further will be</p>	No change as a consequence of this comment

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			required along the lane itself. Adequate sightlines at the junction will need to be provided. All of this will involve the removal of much of the hedge and bank. Herefordshire Council, which is the highway authority, was consulted upon the draft plan and has not objected to the suggested level of development proposed.	
C.16 R Chitham	Section 6.2 (and elsewhere including the diagram)	Recommend change	The term 'nucleated' before historic core should be deleted throughout as it adds nothing There are other parts of the village that are historic and the term 'nucleated' was considered appropriate in referring to the central core.	No change proposed as a consequence of this comment
	Section 6.3	Recommend change	Don't think we know when the Conservation Area was defined and it is not relevant However we know it was designated in 1984. Drafting error noted	Error corrected
	Policy YG9	Recommend change	In title delete 'of' to read 'Land off Croft Crescent' Grammatical error noted	See change 22

Schedule 2: Stakeholder Representations and Response

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.1 Herefordshire Council Neighbourhood Planning	Map 2		The use of blue dots has traditional been used for flood zone areas on plans therefore the use here for a conservation area could cause confusion. Development boundary reference should read YG3	See change No 17 (NB HC can change the conservation area notation colour when it produces the village map)
			The map base was provided by your agent Hoople and this also defined the conservation area in the blue colour. HC can amend this when it produces the village map at Regulation 16. The identification of the drafting error in relation to the settlement boundary reference is appreciated.	
	Map 3		Similar comments regarding annotation of conservation area	No change as a consequence of this comment. (HC can change the conservation area notation when it produces the village map)
			The map base was provided by your agent Hoople and this also defined the conservation area in the blue colour. HC can amend this when it produces the village map at Regulation 16.	
	Policy YG11		Does Green Lane meet the criteria to be considered as a quiet lane and how will this be implemented	See changes 32,33 and 40
			Local concerns have been expressed about what a 'Quiet Lane' would be and consequently reference to traffic calming measures is now preferred. Such measures would address the concerns of its Transportation section to promote cycling and walking. There would appear to be no objection in principle to this policy. Herefordshire Council has required the Group Parish to accommodate additional housing growth and should therefore be prepared to fund the infrastructure that the community considers necessary to address its concerns. Policy YG16 will assist with this using developer contributions through CIL when it is introduced. Any development that proceeds in advance of CIL's introduction should utilise S106 monies to address this and other infrastructure requirements. The issue of implementation might usefully be clarified in the plan, however.	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Policy YG12		Ensure that the justification for these Local Green Spaces meets the requirements of the NPPF definition. Examiners have removed LGSs which do not demonstrate they meet the criteria.	See changes Nos 34 and 35
			The first two areas continue the protection afforded to important green space identified previously by Herefordshire Council in the UDP. A change is proposed that removes the third area (south of Lower House Farm) from this policy.	
	Policy YG13		This works has been highlighted within the Water Cycle Study (2015) as falling within category 1. However, DWCC indicate that the Core Strategy growth can be accommodated.	No change as a consequence of this comment.
			HC should refer to DCWW comments which indicate that it supports the policy because the WwTWs is currently overloaded. Hence HC may wish to revisit its Water Cycle Study.	
S.2 Herefordshire Council Strategic Planning	Whole Plan	Comment	The plan is in general conformity with the Core Strategy, and supplements its equivalent policies in detail. It demonstrates that it is able to positively deliver minimum housing targets with clear proposals. Noted	No change as a consequence of this comment.
	Policy YG7	Comment	Is there a minor error here? <i>The land between the settlement boundary and Orchard Bungalow identified on Bircher (should it be <u>Lucton</u>?) Village Map...</i>	
			The identification of the drafting error in relation to the settlement reference is appreciated.	See change No 19
S.3 Herefordshire Council Development Management	Policy YG1	Comment	A well worded policy, with the exception of the last paragraph. Too limiting to say that proposals 'must' comply with NDP policies. Also ill-advised to suggest that there may be proposals that might not be covered by the proposal.	See change No 8
			It is understood that development proposals should comply with the adopted plan unless material considerations determine otherwise. The provision of the legislation for the latter is explained in the subsequent supporting statement. The NDP does not cover all eventualities in terms of development and hence the policy needs to cover this eventuality. Herefordshire Core Strategy Policy SS1 does the same so if HC should refer to this so should the NDP.	
	Policy YG2	Comment	A well worded policy. Clear, concise and provides a positive framework for developers. Also acknowledges that there will be exceptional circumstances where development may be allowed beyond settlement boundaries	No change as a consequence of this comment.
			Noted	
	Policy YG3	Comment	Again, very well worded and give clear and positive direction for the assessment of development proposals	No change as a consequence of this comment.
			Noted	
	Policy YG4		Paragraph (j) should simply read 'Development shall preserve and enhance...'	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
		Recommend change	<p>Only slight concern is that if the hedgerow on Leys Lane is considered to be important, how would access then be achieved?</p> <p>The supporting text suggests that the site is capable of accommodating 5 dwellings, but this is not reflected in the actual policy. Should the policy specify a number, or has this been left to allow some flexibility? I would suggest an additional paragraph suggesting 5 but allowing the possibility of variance to this if a scheme is submitted that is acceptable in all other respects.</p> <p>HC Core Strategy LD4 uses the term 'where possible' which is similar to 'preferably' in relation to heritage protection. In addition, the legislation refers to 'or' rather than 'and'.</p> <p>The hedgerow is a feature and as much of it as is possible should be protected. This is a design issue and replacement hedging and the protection of hedging along other boundary edges is also covered by this policy.</p> <p>The figure of 5 dwellings is used to indicate the contribution it is expected to make to the housing target. It has been left open for flexibility. There are design criteria in the policy that also refer to Policy YG3 which is considered appropriate</p>	No change as a consequence of this comment.
	YG5	Comment	<p>Does this designation meet all of the tests in paragraph 77 of the NPPF? Is there a requirement for public access with such designations?</p> <p>It is considered that the designation meets the NPPF requirements and in fact the area was identified in the former Leominster District Local Plan as an important feature prior to its designation as a conservation area (para 15.15). The need to protect such features was an aim of the subsequent designation. There is no requirement for public access to Local Green Space.</p>	See change No 16
	MAP 2	Recommend change	<p>The policy references are incorrect.</p> <p>This has been noted</p>	See change No 17
	Policy YG7	Comment	<p>Ok, provided that it meets the tests of paragraph 77 of the NPPF.</p> <p>It is considered that the designation meets the NPPF requirements and in fact the area was identified in a previous local plan (Leominster District Local Plan – supporting statement to its Policy BIR9) an important feature. There is no requirement for public access to Local Green Space.</p>	See change No 20
	Policy YG8	Recommend change	(b) Re-word to simply say that development proposals should preserve and enhance the character and appearance of the conservation area. Otherwise ok.	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Although legislation requires development should preserve 'or' enhance, this policy specifically indicates firstly what is required within Yarpole, which is that it should not adversely affect its character, i.e. the 'preserve' part. In relation to enhancement there is no inconsistency in terms of approach with HC Core Strategy Policy LD4 which includes 'where possible'. The reference to policy YG14 covers the legislative provision.	No change as a consequence of this comment.
	Policy YG9	Comment	Use of the term 'parkland area' rather overstates the significance of the area to be left between Croft Crescent and new development. An alternative term such as a 'green corridor' might be better. There is again an absence of reference to specific housing numbers, but the supporting text does suggest flexibility about this. I would suggest that this is incorporated into the policy.	See changes 23, 24 and 36
			Herefordshire Council has now granted outline planning permission for land off Croft Crescent. However, it is still considered that the landscape in this vicinity has a rural parkland' feel which is important to the settings of both the Conservation Area and Church farm. It is noted that Herefordshire Council has not produced any conservation area appraisal for Yarpole and hence it is uncertain whether it has considered the character and appearance of the Conservation Area in a detailed and integrated manner.	
	Policy YG10	Comment	<p>(a) Not sure what is meant by the term 'inter-relationship between developable compartments'</p> <p>(b) I think that it simply needs to say that 0.4 hectares of land shall continue to be made available for appropriate community use in association with the development of this site. The reference to an existing S106 Agreement seem unnecessary and the suggestion about its revision lacks clarity.</p> <p>(e) The reference to protected views is very helpful. It identifies a particular characteristic of settlement pattern and historic significance that is to be protected and gives a clear indication to prospective developers.</p> <p>(f) This is an unduly onerous requirement. The site isn't in Flood Zone 2 & 3 and is not of a size where the completion of a flood risk assessment would be a pre-requisite.</p>	See changes Nos 26 and 27 in relation to (a).
			(a) The developable compartments are the two parcels of land. There are concerns about the inter-relationship between the two parcels which needs to be considered carefully given the configuration of the existing buildings that can be converted. In	No change as a consequence of the other comments

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			<p>addition, there are also concerns about the amount of traffic that might be generated along Brook House Lane. For both areas to be developed successfully there needs to be a degree of co-operation to protect the various key environmental and amenity constraints.</p> <p>(b) The S106 is considered relevant although a change is proposed that would remove it from the policy. It will be referred to in the supporting statement now that its terms have been clarified.</p> <p>(e) Noted.</p> <p>(f) Land immediately to the east is shown to fall within Flood Risk Zone 2. It is understood that account should be taken of climate change and therefore an assessment of whether this might affect the currently defined flood risk 2 zone such that it might extend into the site is considered relevant. In addition, local knowledge suggests there are drainage issues that might need to be addressed in this location.</p>	
	Policy YG12	Comment	<p>iii) Given that part of this area forms part of a site identified as being suitable for development, is it appropriate to include it as a local green space?</p> <p>The agreement relating to part of this site has been clarified and discussions have shown how this area might be developed to protect important views which are now covered by criteria within Policy YG10. A change is proposed to reflect this.</p>	See Change No 34
	Policy YG13	Comment	<p>Whilst it is understood that the capacity of the sewage treatment works is a major issue in Yarpole, this has not been reflected in the advice given by Welsh Water in respect of recent planning applications.</p> <p>DCWW has supported this policy and consequently there appears to be an inconsistency in its advice given the supporting comment it has made to this plan. Given the importance of ensuring that the Nutrient Management Plan can be delivered, HC should question whether the advice it receives from DCWW is consistent from not just from the perspective of individual applications but in supporting its strategy.</p>	No change as a consequence of this comment
	Policy YG14	Recommend change	<p>‘All development should conserve and enhance....’ – no need for the words ‘where appropriate’. The word ‘the’ to be added before ‘particular’</p> <p>Development should preserve ‘or’ enhance. There is no inconsistency in terms of approach with HC Core Strategy Policy LD4 which includes ‘where possible’ although this term might be utilised in order to overcome HC’s concerns.</p>	See change No 37
	Policy YG15	Comment	The whole policy is too wordy. Whilst it is acknowledged that sustainability covers a wide range of issues, the policy tries to cover too much. Policy YG1 seeks to promote sustainable	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			development and is an over-arching policy in this regard. It would be much clearer to have a series of much shorter policies to deal separately with matters including energy efficiency, drainage, flooding, highway and pedestrian connectivity and biodiversity.	No change as a consequence of this comment
			The issue should be whether all relevant matters are covered not whether they are presented in one or more policies. The aim of bringing together sustainability issues into one policy is to promote an integrated approach which is necessary and important. Such an approach has been used in many Core Strategy Policies. The approach has been used elsewhere with no objection.	
	Policy YG16	Comment	There needs to be a reference to Policy H1 of the Core Strategy here. The majority of new development is unlikely to be of a scale that will attract S106 contributions and the policy should acknowledge this if there is not to be a conflict.	No change as a consequence of this comment
			This policy refers to the local contributions that may be received and not to affordable housing which Core Strategy policy H1 refers to.	
	Property Extensions	Comment	The lack of a policy to assess residential extensions and development within residential curtilages is an oversight and needs to be addressed.	See change No 39
			The criteria listed in NDP policies YG3, YG6, YG8 and YG15 (including reference to design guidance set out in Appendix 1) would cover this issue although it is agreed that there might be benefit in indicating these are also relevant to extensions etc.	
		Comment	The plan does not contain a policy to deal with tourism.	No change as a consequence of this comment
			Tourism is a form of economic development. NDP para 8.2 indicates support for Herefordshire Local Plan Core Strategy policies relating to economic development. The Core Strategy policies are considered sufficiently flexible to support the tourism economy in appropriate ways and there is no need to duplicate these.	
	Affordable Housing	Comment	The plan does not contain a policy to deal with affordable housing	See change No 9
			The NDP does not seek to duplicate Herefordshire Local Plan Core Strategy policies H1 and H2. The latter is considered most likely to result in meeting local needs given the scale of the villages and anticipated housing land allocations. However, it is agreed that this might be made clearer. The local community is exploring the option of establishing a Community Land Trust that would bring forward affordable housing opportunities through Core Strategy Policy H2	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Employment general	Comment	<p>Whilst Policy YG2 does make a general reference to employment in terms of an overall strategy, there is no specific employment policy.</p> <p>NDP para 8.2 indicates support for Herefordshire Local Plan Core Strategy policies relating to economic development. Given the rural nature of the group parish no additional approach that might be pursued could be identified other than YG15 a) which supports the installation of broadband infrastructure within developments that would support home working. The Core Strategy policies are considered sufficiently flexible to support the local rural economy in appropriate ways and there is no need to duplicate these.</p>	No change as a consequence of this comment
S.4 Herefordshire Council Environmental Protection	Policy YG3		<p>Should specify that existing residential amenity should not be adversely impacted by any new development and also that new residential development should not be adversely impacted by existing agricultural and other activities</p> <p>Noted and change proposed</p>	See change No 12
	Policy YG4		<p>The housing development site appears from a review of Ordnance survey historical plans to have been historically used as an orchard. Orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p> <p>Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15</p>	See change No 38
	Policy YG6	Recommend change	<p>Should specify that existing residential amenity should not be adversely impacted by any new development and also that new residential development should not be adversely impacted by existing agricultural and other activities</p> <p>Noted and change proposed</p>	See change No 18
	Policy YG8	Recommend change	<p>Should specify that existing residential amenity should not be adversely impacted by any new development and also that new residential development should not be adversely impacted by existing agricultural and other activities</p> <p>Noted and change proposed</p>	See change No 2i
	Policy YG9	Comment	<p>The housing development site appears from a review of Ordnance survey historical plans to have been historically used as an orchard. Orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p> <p>Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15</p>	See change No 38

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Policy YG10	Comment	The housing development site appears from a review of Ordnance survey historical plans to have been historically used as an orchard. Orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.	See change No 38
			Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15	
	Whole plan	Comment	Contamination is a material planning consideration and is referred to within the NPPF. I would recommend those involved in the parish plan be familiar with the requirements and meanings given when considering risk from contamination during development. The NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.	See change No 38
			Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15	
S.5 Herefordshire Council Transportation	Transport matters		There could be some acknowledgement of the National Byway / National Cycle Network route 44 between Leominster and Ludlow which passes through Bicton, Croft Castle, Yarpole on its way to Orleton.	See change No 33
			Noted	
	Transport matters	Comment	We would like to see some support for asking developers to contribute to measures encouraging active travel modes too.	See change No 40
			Noted and agreed, in particular with reference to comments in relation to policies YG1 and YG11. However, the matter is one of detail and might be addressed in relation to policy YG16, more particularly its supporting statement.	
	Policy YG1	Recommend change	Add 'measures will be sought that encourage active travel' to criteria b	See change No 7
			Noted and accepted. NB policy YG11 should be recognised as a measure to assist the delivery of this addition.	
	Policy YG11	Comment and advice	<p>Whilst we would support the designation of 'quiet lane' we would not be in a position to fund the feasibility studies and subsequent engineering works in order for the Green Lane to become a 'quiet lane'. Please see extract below from the DfT guidance, these factors must be adhered to before a 'quiet lane' could be considered.</p> <p><i>"It is recommended that designated Quiet Lanes should have no more than about 1000 motor vehicles per day. Vehicle speeds should be kept to levels appropriate to the mix of uses and activities expected to take place, usually with the 85th percentile speed below 35 mph. Traffic</i></p>	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.6 Herefordshire Council Economic Development	Housing policies and policy YG16.	Comment	<i>calming and traffic management measures may be required to achieve these conditions; these should be designed to be in keeping with the local environment but must still be effective. Pedestrians, cyclists and equestrians should feel able to use Quiet Lanes safely from the time of designation. Uses might include recreation, social interaction and education, and could include uses that do not involve passing along the lane."</i>	
			There would appear to be no objection in principle to this policy. Herefordshire Council has required the Group Parish to accommodate additional housing growth and should therefore be prepared to fund the infrastructure that the community considers necessary to address its concerns. Policy YG16 will assist with this through developer contributions through CIL. Any development that proceeds in advance of CIL's introduction should utilise S106 monies to address this and other infrastructure requirements. The issue of implementation might usefully be clarified in the plan, however. It has also been noted that Herefordshire Council has introduced 'shared space' measures within Hereford City along a street that would have previously exceeded the amount of traffic along Green Lane by a significant degree. However, following other representations reference to a 'quiet lane' has been replaced with 'traffic calming measures'.	
	Employment general	Comment	No provision for future employment has been considered over and above the objective in para 3.3 iv) NDP para 8.2 indicates support for Herefordshire Local Plan Core Strategy policies relating to economic development. Given the rural nature of the group parish no additional approach that might be pursued could be identified other than YG15 a) which supports the installation of broadband infrastructure within developments that would support home working. The Core Strategy policies are considered sufficiently flexible to support the local rural economy in appropriate ways and there is no need to duplicate these.	No change as a consequence of this comment
	Employment general	Comment	Given the rural location and tourism potential – employment opportunities within this sector could be explored as could the re-use of redundant farm buildings for economic use. Is there	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			scope for employment via farm diversification or can home working be promoted via improved broadband infrastructure?	No change as a consequence of this comment
			Tourism is a form of economic development. NDP para 8.2 indicates support for Herefordshire Local Plan Core Strategy policies relating to economic development. The Core Strategy policies are considered sufficiently flexible to support the tourism economy in appropriate ways and there is no need to duplicate these.	
	Employment general	Comment	Just some examples of employment opportunities that could be explored as well as gaining a better understanding of the existing business community and their needs for the future. (i.e. adding some more detail about where the employment opportunities maybe and what the current business make-up/ opportunities are and if their future needs have been addressed in the policies.)	No change as a consequence of this comment
			It is uncertain whether the current composition of and opportunities for local employment would be inter-related given the scale of this small rural group parish. Consultation has not revealed any specific needs. NDP para 8.2 indicates support for Herefordshire Local Plan Core Strategy policies relating to economic development. Given the rural nature of the group parish no additional approach that might be pursued could be identified other than YG15 a) which supports the installation of broadband infrastructure within developments that would support home working. The Core Strategy policies are considered sufficiently flexible to support the local rural economy in appropriate ways and there is no need to duplicate these.	
S.7 Herefordshire Council Archaeology	Whole Plan	Comment	The plan has a particularly good quantification and analysis of the local historic environment and its related issues. The policy provision in this respect is likewise strong. Accordingly, I support the plan.	No change as a consequence of this comment
			Noted	
S.6 Natural England	Whole Plan	Comment	No specific comments on this draft neighbourhood plan. Refer to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. Opportunities which can be suggested include utilising enhancement opportunities for specific development allocations set out in development specifications and for green infrastructure provision.	No change as a consequence of this comment
			Noted	
	Land allocations	Comment	Have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.	No change as a consequence of this comment

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			The ALC map shows land around the three settlements as grades 2 and 3 which fall within the definition of best and most versatile. It is not possible to meet the housing land requirement without utilising such land. This was a factor in determining the approach based upon not exceeding the housing target figure by any significant degree by having an emphasis upon the development of infill plots and minimising the amount of greenfield land taken for development.	
	Habitats Regulations Assessment (HRA) Report	Comment	Point 4.1 - .4 of the accompanying HRA screening report makes reference to the River Wye SAC being to the north west of the parish of Leintwardine. It is in fact the River Clun SAC that is to the north west of the parish group in question.	No change as a consequence of this comment
			The HRA was produced by Herefordshire Council and this issue will be directed to that organisation	
S.8 National Grid	Whole Plan	Comment	National Grid has identified that it has no record of high voltage electricity assets and high pressure gas pipelines apparatus or National Grid Gas Distribution's Intermediate and High Pressure apparatus. within the Neighbourhood Plan area. Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. Please consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.	No change as a consequence of this comment
			The consultation was in relation to a Neighbourhood Plan that included site specific proposals. The purpose of consulting National Grid upon the plan was to ascertain whether any infrastructure problems exist and hence it is assumed that organisation has no objection to the sites put forward. Detailed proposals will be advanced through the planning application process.	
S.10 Welsh Water Dwr Cymru	Whole Plan	Support	Support the aims, objectives and policies set out. Noted	No change as a consequence of this comment
	Whole Plan	Comment	Pleased to note the reference towards the provision of sustainable drainage systems in new development under Policy YG15: Sustainable Design, and also welcome the inclusion of Policy YG13: Treatment of foul water in Yarpole. Confirm that the Luston and Yarpole Wastewater Treatment Works (WwTW) is currently overloaded, and that until such a time that the improvement scheme is undertaken (it is programmed for completion by the end of our current Asset Management Plan 6 – 2015-2020) it cannot accommodate any new development. On completion of the improvements, there will be no issue in accommodating all of the growth	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			<p>proposed in Yarpole over the NDP period. With regard to providing a supply of clean water or connecting to the public sewerage network for the specific housing allocations YG9 (Croft Crescent) and YG10 (Brook House and adjacent land), as well as the dwellings to be delivered under Policy YG8 (small sites), there are no issues though some level of off-site water mains/public sewers may be required in order to connect to the existing networks. As you will be aware, DCWW do not provide public sewerage to the settlement of Bircher. With regard to Policy YG3 and Policy YG4, there are no issues in providing a supply of clean water though some level of off-site water mains may be required.</p> <p>This advice is helpful and noted</p>	
S.11 The Coal Authority	Whole Plan	No comment	<p>Having reviewed your document, confirm that we have no specific comments to make on it.</p> <p>Noted</p>	No change as a consequence of this comment
S.15 Luston Group Parish Council	Policy YG13	Comment	<p>Luston Group Parish Council asks that development highlighted in the draft Yarpole Neighbourhood Development Plan takes due account of the capacity of the sewerage system or wastewater treatment works (WwTW) as sewerage and wastewater from Yarpole is piped downstream to the pumping station at Luston. Development that may result in the capacity of the public sewerage network and / or the Luston and Yarpole wastewater treatment works becoming overloaded should not be permitted. Development should be phased or delayed until such time as capacity becomes available.</p> <p>This matter is considered to be covered satisfactorily through Policy YG13</p>	No change as a consequence of this comment
S.17 Highways Agency Statutory Consultee	Whole plan	Comment	<p>Confirm no comments to make</p> <p>Noted</p>	No change as a consequence of this comment
S.17 West Mercia Police	Whole plan	Comment	<p>Note from the plans that there are no plans to develop any large number of properties and that the largest is likely to be no more than 14 houses. Therefore have no significant comments to make regarding your plans.</p> <p>Noted</p>	No change as a consequence of this comment

End of Schedule 1

Yarpole Neighbourhood Development Plan

**Schedule 2: Changes made in response to comments received upon the Regulation
14 Draft Plan and matters arising since the commencement of the consultation
period,
November 2016**

Yarpole Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' Yarpole_Neighbourhood Development Plan 2011 - 2031 Submission Draft - October 2016'	To indicate the period covered by the plan
2	Footer	Amend to read: 'Yarpole Neighbourhood Development Plan 2011 - 2031 Submission Draft – September 2016'	To reflect the updated version
3	Reg 14 notice	Delete Reg 14 Notice	That stage has passed
4	Paragraph 1.3	Revise paragraph to read: This NDP has been prepared based on evidence gathered from surveys undertaken in relation to the preparation of the Parish Plan and a consultation undertaken upon initial ideas during 2015. In addition, other evidence was used to prepare the plan, in particular that produced by Herefordshire Council for its Local Plan Core Strategy. The Neighbourhood Plan must also comply with the broad criteria for sustainable development within Government's National Planning Policy Framework (NPPF) and with Herefordshire Local Plan Core Strategy.	To take into account the Plan has moved to a further stage
5	Paragraph 1.5	Add to end of paragraph – 'Yarpole Group Parish Council has approved this Plan.'	To indicate approval by the parish council.
6	Paragraph 1.7	Replace the second sentence with 'The draft Neighbourhood Plan was made available to the local community and stakeholders for comment between 6 th June and 17 th July 2016 and those received were taken into account by both the Steering Group and the Group Parish Council in redrafting the Plan.'	To update the summary of consultations undertaken.
7	Policy YG1 point b)	Amend point b) to read b) Infrastructure will be sought to enable ease of access to services, <u>encourage active travel</u>, ensure risks are minimised, and the potential adverse effects of development on amenity are avoided;	To respond to advice by Herefordshire Council
8	Policy YG1 Final paragraph	In first sentence replace ' must ' with ' should '.	To respond to advice by Herefordshire Council

9	Paragraph 3.12	<p>Add at end of paragraph:</p> <p>‘The need for affordable housing is currently unquantified. The most appropriate way to provide this would be through Herefordshire Local Plan Core Strategy policy H2 which enables exceptions to be made where there is a proven need for such housing. Such schemes have proved successful in nearby villages. A group within the Parish is investigating the establishment of a Community Land Trust to meet any future needs that might be identified.’</p>	To respond to advice by Herefordshire Council									
10	Table 1	Amend Bircher Small Site/Conversion opportunities to read <u>8</u> instead of 6; total through NDP raise from 40 to <u>42</u> ; total provision raise from 48 to <u>50</u> .	To take into account extension to settlement boundary.									
11	New paragraph and table	<p>Insert new paragraph and table after paragraph 3.13</p> <p>3.14 In terms of housing requirements Table 2 sets out the assessed need by size within the rural parts of the Leominster Housing Market Area. Herefordshire Core Strategy Policy H3 indicates the table provides evidence of this need. This is predominantly for family 2 and 3 bed properties. Yarpole is the largest village within the Group Parish and therefore it is the location best able to contribute towards meeting the needs of the rural part of the housing market area. The table should therefore be utilised by developers to inform the levels of house types within their developments. If Herefordshire Council undertakes any revision to this assessment, then figures from that should be used. Developments should not contain an excessive number of 4 bedrooomed properties above the proportion indicated and the need for such property is considered to again be for family occupation and within the means of local people. This may include small housing for elderly people in order to increase flexibility of movement.</p> <p>Table 2: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area</p> <table><tr><th>House Type by Size</th><th>Market Housing Proportion Required</th><th>Affordable Housing Proportion Required</th></tr><tr><td>1 Bedroom</td><td>5.8%</td><td>24.1%</td></tr><tr><td>2. Bedrooms</td><td>25.8%</td><td>31.5%</td></tr></table>	House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required	1 Bedroom	5.8%	24.1%	2. Bedrooms	25.8%	31.5%	In response to representations about housing needs and to meet the provisions of NPPF paras 47 and 50
House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required										
1 Bedroom	5.8%	24.1%										
2. Bedrooms	25.8%	31.5%										

		<table><tr><td>3 Bedrooms</td><td>59.1%</td><td>42.6%</td></tr><tr><td>4+ Bedrooms</td><td>9.2%</td><td>1.8%</td></tr></table> <p>(Source - Herefordshire Local Housing Market Assessment 2012 Update)</p>	3 Bedrooms	59.1%	42.6%	4+ Bedrooms	9.2%	1.8%	
3 Bedrooms	59.1%	42.6%							
4+ Bedrooms	9.2%	1.8%							
12	Policy YG3	<p>In relation to criterion b) delete ‘and not adversely affect the amenity of adjacent properties’ Add new criterion c) and h) renumber subsequent criteria:</p> <p>‘c) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p> <p>h) Contributions may be required from new development along Leys Lane to improve its junction with the B4362.</p>	<p>To respond to advice by Herefordshire Council.</p> <p>To provide for the co-ordination of any necessary improvement works to the junction of Leys Lane with the B4362</p>						
13	Paragraph 4.3	<p>Revise development opportunities from 6 to <u>8</u></p> <p>Add at end of paragraph:</p> <p>‘A number of development opportunities are provided along Leys Lane although its junction with the B4362 is not ideal. Improvements may be necessary to enable development along it to be accommodated satisfactorily.’</p>	<p>To take into account the extension to settlement boundary.</p> <p>To enable improvement works to the junction should this be necessary.</p>						
14	Policy YG4	<p>Add a further criterion as point n) as below and renumber subsequent criterion:</p> <p>e) Land should be made available as part of the development of this site if it is necessary to improve the junction of Leys Lane with the B4362 to accommodate this and other development along that lane.</p>	<p>To enable measures to be brought forward to improve the junction should they be required.</p>						

15	Paragraph 4.4	<p>Replace penultimate sentence with:</p> <p>‘The level of further development along Leys Lane, albeit fairly small, may require measures to improve the junction. Should this be the case then some of the proposed housing allocation may be required to effect these. A coordinated approach to the development of this site will be required to enable suitable improvements.’</p>	To enable measures to be brought forward to improve the junction should they be required.
16	Paragraph 4.5	<p>Add new sentence with footnote after first sentence in this paragraph:</p> <p>‘The need to retain the character and appearance of the village by resisting development of this important area of open space was identified in an earlier plan.*’</p> <p>*Footnote – See former Leominster District Local Plan, paragraph 15.15</p>	To respond to advice by Herefordshire Council
17	Map 2	<p>1. In Notation panel change reference for Development Boundary policy YG6 to <u>YG3</u></p> <p>2. <u>Extend settlement boundary further north along the east side of Leys Lane and identify additional development opportunity adjacent to Beechcroft.</u></p>	<p>1. To correct an error.</p> <p>2. To provide additional development opportunities within Bircher</p>
18	Policy YG6	<p>In relation to criterion b) delete ‘and not adversely affect the amenity of adjacent properties’</p> <p>Add new criterion c) and renumber subsequent criteria:</p> <p>‘c) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p>	To respond to advice by Herefordshire Council
19	Policy YG7	Replace ‘Bircher’ with ‘Lucton’	To correct an error
20	Paragraph 5.4	<p>Add footnote to ‘This continues the previous approach’ to indicate’</p> <p>‘See former Leominster District Local Plan supporting statement to Policy BIR9’</p>	To respond to advice by Herefordshire Council
21	Policy YG8	<p>In relation to criterion c) delete ‘and not adversely affect the amenity of adjacent properties’</p> <p>Add new criterion d) and renumber subsequent criteria:</p> <p>‘d) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p>	To respond to advice by Herefordshire Council

22	Policy YG9	Redraft Policy title to read 'Land off Croft Crescent'	To delete 'of' which is unnecessary
23	Policy YG9	Delete Policy and redraft to read: Land amounting to 0.35 hectares adjacent to Croft Crescent with Outline Planning Permission and shown on Yarpole Village Map will be retained for housing and should met the following site specific requirements: a) Regard should be had to design guidance set out in Appendix 1. b) New housing upon this site should meet the needs of the community in terms of size, type and tenure by including a mix of properties including predominantly small and medium sized family homes in order to address needs identified within the Local Housing Market Assessment (see Table 2). The developer should indicate how it is proposed to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for particular local community needs such as housing for the elderly or starter homes.	The site now has outline planning permission for 5 dwellings and the matter is now one of approving reserved matters. In addition the additional criterion is in response to representations about housing needs and to meet the provisions of NPPF paras 47 and 50
24	Paragraph 6.11	Revise paragraph to read: This site falls within the area of 20 th century expansion of the village. Outline planning permission for 5 dwellings was granted upon this site on 23 rd June 2016 and the development forms an extension to the short cul-de-sac at Croft Crescent. When determining any application for approval of reserved matters regard should be had to the design guidance set out in Appendix 1. In addition regard should be had to a detailed site analysis which should be presented in any Design and Access Statement. The site sits to the west of Yarpole Conservation Area but potentially overlooks the nucleated core and more particularly the setting of the historic Church Farm complex. The area and views have a parkland character and there is a strong line of oak trees to the south east. The layout should also ensure that it has the potential to contribute to health and wellbeing of the community through providing a potential footpath link to the existing network running along its eastern edge.	To take into account the change in circumstances with planning permission having been granted form development on this land.
25	Diagram 2	Delete Diagram 2	To take into account the change in circumstances with

			planning permission having been granted form development on this land.
26	Policy YC10	<p>Amend title to read: 'Land Comprising Brook House Farm and to the South-West of Lower House Farm'</p> <p>Redraft Policy to read:</p> <p>Land at Brook House Farm and extending <u>eastwards to include land to the south-west of Lower House Farm</u> defined on Yarpole Village Map is proposed for housing development subject to the following site specific requirements:</p> <ul style="list-style-type: none"> a) An integrated development approach <u>encompassing the whole allocation</u> is required covering the issues of access (vehicle and pedestrian), parking, protection of amenity, inter-relationship between developable <u>parcels</u>, design characteristics, open space provision, and the protection and enhancement of the village setting and views. b) <u>The design and layout of the site shall preserve or enhance the character and appearance of Yarpole Conservation Area.</u> c) <u>Regard should be had to design guidance set out in Appendix 1.</u> d) <u>The following features shall be retained:</u> <ul style="list-style-type: none"> i) <u>An open view to the village centre running south-east to north-west across the current field to the south of Lower House Farm;</u> ii) <u>The area of grassland covered by the S106 Agreement subject to the terms of that agreement;</u> iii) <u>The public right of way that crosses the site from east to west</u> e) Appropriate archaeological investigations shall be carried out and in the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the National Planning Policy Framework. f) A flood risk assessment should be undertaken to determine the exact extent of developable land and the site's development should not increase the likelihood of flooding elsewhere. g) <u>New housing upon this site should meet the needs of the community in terms of size, type and tenure by including a mix of properties including predominantly small and medium sized family homes in order to address needs identified within the Local Housing Market Assessment (see Table 2). The developer should indicate how it is proposed to contribute towards the needs identified, particularly in terms of house size. Departure from</u> 	<p>To respond to representations for clarity. To respond to representations by Herefordshire Council. To correct errors. To respond to representations about housing needs and to meet the provisions of NPPF paras 47 and 50</p>

		<u>proportional needs may be accepted where development provides especially for particular local community needs such as housing for the elderly or starter homes.</u>	
27	Paragraph 6.12	<p>Redraft:</p> <p>‘Both the owner of Brook House Farm and also that at Lower House Farm to the north-east have submitted their parcels of land through the call for sites indicating they wish to develop areas for housing. These two sites could in combination accommodate around 14 new dwellings, 7 dwellings through development at Brook House Farm and 7 new dwellings on the land to its east in another’s ownership. The extent of development will be limited by the capacity of Brook House Lane which is a narrow road with no public footpath. Development beyond the suggested level of additional housing may require an alternative driveway to serve some or most of the combined site, or an alternative arrangement to protect amenity and pedestrian safety. The integrity of the hedgerow along the east side of Brook House Lane is important to the character and appearance of the Conservation Area and should be retained with any loss, which should be minor, fully mitigated for. The inter-relationship between the two parcels needs to be carefully determined for a range of reasons and an approach based upon a joint development brief would be welcome. The barn complex at Brook House Farm already contains a number of properties used for holiday lets. Any scheme to convert these and other barns to dwellings would need to ensure appropriate levels of residential amenity given the surrounding uses, including that resulting from other agricultural buildings, in particular the Dutch barn. The development of this area should incorporate appropriate measures to protect the public right of way through the combined site.’</p>	To add clarity.
28	Paragraph 6.13	<p>Redraft final sentence to read:</p> <p>‘ The combined site falls within Yarpole Conservation Area and the development will need to preserve and preferably enhance its character and appearance. Key features include the setting of the village from the east and views out of the site to the east. The retention of a view through the site in some form is required.’</p>	To add clarity and correct errors.
29	Paragraph 6.14	<p>Redraft to read:</p> <p>‘An agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) restricts the use of an area to the south of the village cemetery to its current use or for it to be conveyed to the Parish Council for community use. It would be for the Parish council to decide what this use might be and there is no suggestion what this might be at the current time. The area should remain undeveloped at this time should it form part of any wider proposal.’</p>	To add clarity and correct errors.
30	Diagram 3	Delete Diagram 3	The diagram was extremely useful in supporting

			negotiations about the housing allocation and its provisions have been included within a revised policy.
31	Paragraph 6.14	An agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) restrict then use of an area to the south of the village cemetery to its current use or for it to be conveyed to the Parish Council for community use. It would be for the Parish to decide what this use might be and there is no this might be at the current time. The area should remain undeveloped at this time should it form part of any wider proposal.	To add clarity
32	Policy YG11	<p>Amend first paragraph in the policy to read:</p> <p><u>'Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity and the safety of residents, and promote greater accessibility, including through public transport.</u></p> <p><u>In particular, traffic calming measures will be sought along Green Lane between the western end of the C20 development and its junction with the B4362 in order benefit the integration of the village.</u></p>	<p>To respond to residents' concerns about the effect of traffic on safety.</p> <p>To respond to concerns about the full extent of what measures may be involved for 'Quiet Lanes'.</p>
33	Paragraph 6.17	<p>Replace paragraph with:</p> <p>'Green Lane is a narrow rural lane connecting the main village with its part at Cock Gate which contains the Parish Hall, and traffic calming measures would serve to improve the connection between the two parts of Yarpole village. Development is proposed in both parts of the village that would also contribute to such integration. Assistance from developers would be welcome to enable measures to proceed quickly in order to support community cohesion. Traffic calming measures would also contribute to the public rights of way network and accessibility to the countryside with its consequent health benefits. Green Lane forms part of the Berrington Hall to Croft Castle Leisure Cycle Route and also part of the National Byway / National Cycle Network route 44 between Leominster and Ludlow which passes through Bickton, Croft Castle, Yarpole on its way to Orleton. The plan specifically proposes to investigate traffic calming along the narrower parts of Green Lane and any measures will be agreed with the community. Such measures may include:</p> <ul style="list-style-type: none"> • The extension of the village speed limit; • Introduction of a 20 mph speed limit; 	<p>To address the concerns of Herefordshire Council</p> <p>To correct error.</p> <p>To respond to residents' concerns about the effect of traffic on safety.</p> <p>To respond to concerns about the full extent of what measures may be</p>

		<ul style="list-style-type: none"> The creation of gateway and other similar calming measures. <p>These measures might also be used elsewhere within the village. In addition, discussion might be held with the National Trust about improving the link between Croft Castle and businesses within Yarpole in order to benefit the local economy. Improved car parking at Yarpole Parish Hall that can be utilised when the hall is not in use might also benefit such a link.'</p>	involved for 'Quiet Lanes'.
34	Policy YG12	<p>Delete:</p> <p>iii) The area of meadow land between Brook House Farm and Lower House Farm comprising the open 'green view' into the village core area from the east</p> <p>Delete:</p> <p>However, with regard to feature iii) limited development may take place in that portion covered by the agreement referred to in Policy YG10 where this serves a community purpose and does not adversely affect the integrity of the view through to the village core area.</p> <p>In addition, the area brought forward through Policy YG9 at the end of Croft Crescent should be provided as Open Space as part of the development within this site.</p>	To take into, account changes elsewhere
35	Paragraph 6.18	<p>Delete and replace with:</p> <p>'The land in front of Vicarage Farm and that opposite comprising the graveyard contribute to an open green space within the village centre in the foreground of St. Leonard's Church and its separate square tower just to its south. This policy therefore seeks to protect the setting of these Listed Buildings as well as the retention of green infrastructure. It continues the protection given to these areas in the former Herefordshire Unitary Development Plan.'</p>	To take into, account changes elsewhere
36	Map 4	<p>Redraft Map to:</p> <ol style="list-style-type: none"> In relation to land to the north of Croft Crescent, remove the open space and important view annotations and replace the housing allocation with that covered by the recently granted outline planning permission. In relation to land to the south of Lower House Farm redraft area shown as a housing allocation. 	<p>i) To reflect the recent granting of planning permission</p> <p>ii) To revise the area following discussions.</p>
37	Policy YG14	In the first paragraph of the policy replace 'conserve' with 'preserve' and 'where appropriate' with 'where possible'	To be consistent with Herefordshire

			Core strategy policy LD4
38	Policy YG15	Add new criterion j) to read: j) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, developers should ensure an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk; and	To respond to advice by Herefordshire Council
39	New paragraph 7.9	Add new paragraph 7.9 '7.9 The criteria in policy YG15, including the reference to Appendix 1 which sets out design guidance, together with other criteria set out in policies YG3, YG6 and YG8 will, where appropriate, be considerations in relation to residential extensions and other development within the curtilage of a dwelling.'	To respond to advice by Herefordshire Council
40	Para 8.5	Add at end of paragraph: 'Herefordshire Council will, in particular, be seeking developer contributions towards measures to increase active travel. This may include contributing towards assessing and implementing the traffic calming measures set out in Policy YG11, which will contribute towards this transport objective.'	To respond to advice by Herefordshire Council
41	Appendix 2	Add Plots adjacent to Beechcroft, Bircher to the Schedule of development opportunities – 2 dwellings	To reflect the increase in development opportunities within Bircher

End of Schedule 2

Section 6: Further Consultation Statement Reference Material

YARPOLE GROUP PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

APPENDICES TO ACCOMPANY CONSULTATION STATEMENT

APRIL 2017

The appendices listed below are available in the separate document **“Yarpole Group NDP Consultation Statement – Further Reference Material”**

1. Parish Plan Built Environment Results.
2. Neighbourhood Area Decision Notice.
3. Feb 2015 Insert in Parishioner Magazine.
4. March 2015 Insert in Parishioner Magazine.
5. April 2015 Insert in Parishioner Magazine.
6. Call For Sites.
7. Notice of Call For Sites Published in Parishioner Magazine, May 2015.
8. June 2015 Insert in Parishioner Magazine.
9. Colour Poster On All Noticeboards, June 2015. Also in magazine etc.
10. Some Of The Posters In The Church From 2015 to 2016
11. Poster Advertising Drop In Events, Placed All Over Parish Forums, July 2015.
12. Public Meeting Poster Put Up Everywhere, Oct 2015.
13. Power Point Presentation At The Public Meeting in St Leonard’s Church, Sunday 1st Nov 2015.
14. Dec 2015 Article in Parishioner Magazine.
15. Feb 2016 Insert in Parishioner Magazine.
16. Full Page Ad in Parishioner Magazine (also in website etc) June 2016.
17. Notice on All Noticeboards Advertising Consultation, June 2016.
18. Information Corner in Parishioner Magazine, July 2016.