

**YARPOLE GROUP PARISH COUNCIL**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

**APPENDICES TO ACCOMPANY CONSULTATION STATEMENT**

**April 2017**

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## APPENDIX ONE: PARISH PLAN BUILT ENVIRONMENT SURVEY RESULTS.

### Appendix 4

LINK TO YOUNG PEOPLE QUESTIONNAIRE. Please go to [www.yarpole.com](http://www.yarpole.com)

### Appendix 5

#### RESULTS OF ADULT QUESTIONNAIRE

##### BUILT ENVIRONMENT.

When asked for their opinion on levels of future building development in the parishes, the overwhelming majority thought there should either be no development (16%) or some development only within strict limits (77%). Over half of the total respondents (54%) perceived a need for start up / low cost homes and 43% saw a need for 2-3 bedroomed homes. Nearly a third (32%) thought there was a need for sheltered housing.

A small majority of respondents was in favour of building commercial premises – 53% of the total respondents to the survey. Looking at the figures from a different aspect, 40% specifically ticked "no commercial development" whilst 7% did not answer the question.

The need for a community open space is still high on the agenda for any proposed development. To this end the Built Environment Working Group together with the Parish Council will continue to pursue all options.

It should also be noted that the Parish Council has started the process of developing a Neighbourhood Plan, this document will be legally binding and give the Parish Council far greater powers over any proposed future developments.

##### TRAFFIC, TRANSPORT & ROAD SAFETY

The major traffic and road safety priorities to come out of the Parish Consultations were: Speed Limits around the Parish, with greatest concerns being on the B4362, and better visibility at certain junctions, such as:

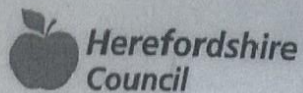
- Cock Gate crossroad on the B4362
- Bircher Turn on the B4362
- Welshman's Lane/Red Oak crossroad on the B4362
- Bicton crossroad

246 people (60%) were in favour of a 40mph speed limit from Mortimers Cross to Bircher.

The need for restriction of HGV passing through Yarpole whilst travelling to and from the B4362, Bircher Turn, except for access, and of their speed was also of concern.

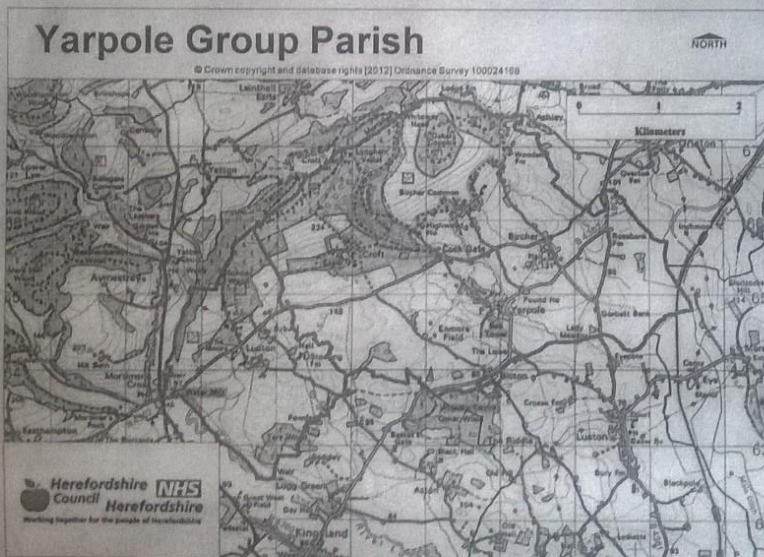
## APPENDIX TWO: NEIGHBOURHOOD AREA DECISION NOTICE.

### Neighbourhood Area Decision Document



### Neighbourhood Planning (General) Regulations 2012

|                            |                         |
|----------------------------|-------------------------|
| Name of neighbourhood area | Yarpole                 |
| Parish Council             | Yarpole Parish Council  |
| Consultation period        | 03/01/2012 – 07/02/2013 |

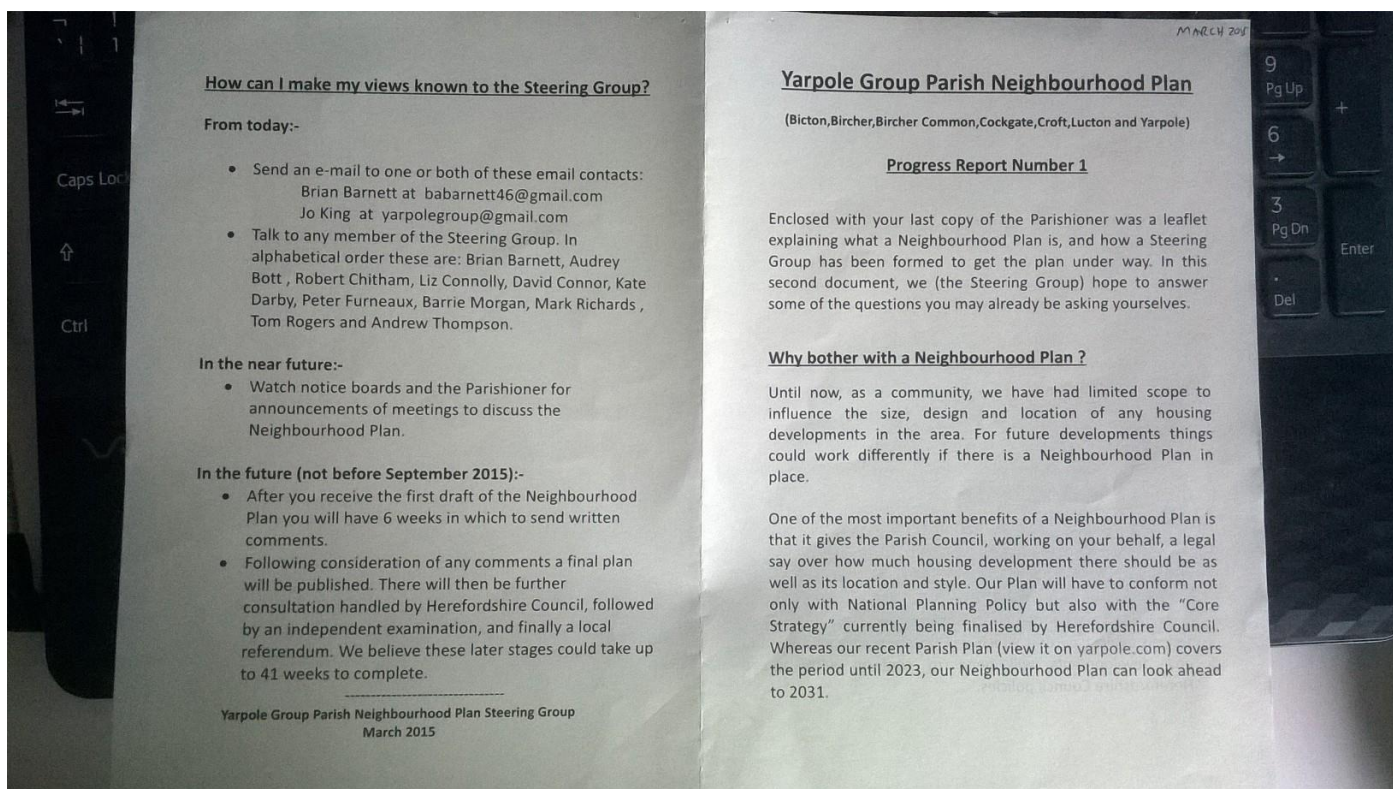
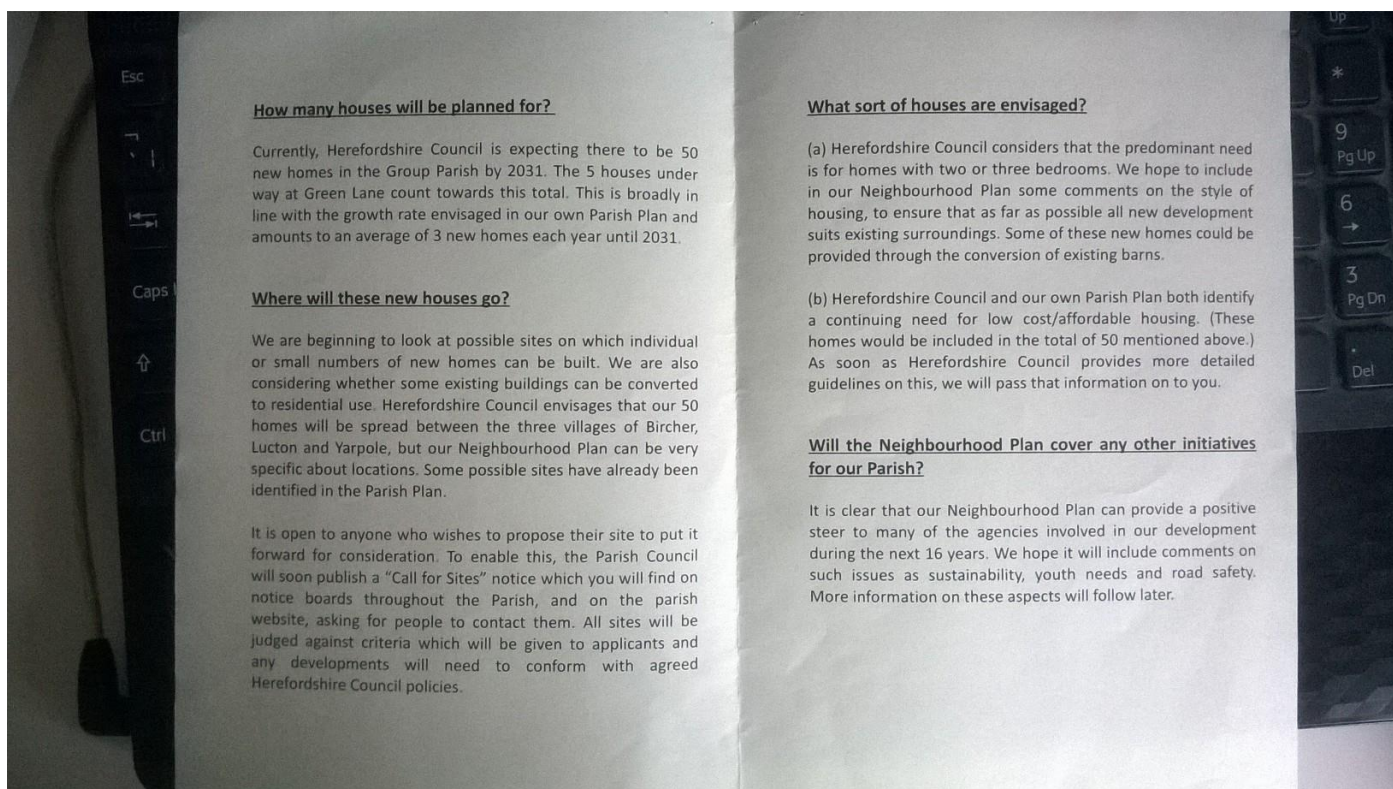


FEB 2015

## Neighbourhood Plan Steering Group

- The Localism Act 2011 introduces statutory Neighbourhood Planning in England. Neighbourhood Plans give communities greater control over development in their area.
- Our Parish Council has applied to develop a Neighbourhood Plan for Yarpole, Bircher, Bircher Common and Lucton based on information many of us contributed to the 2013 Parish Plan.
- The Parish Council has authorised the formation of a steering group to advance the plan; the following people have offered to assist:  
Brian Barnett, Audrey Bott, Robert Chitham, Liz Connolly, David Connor, Kate Darby, Peter Furneaux, Barrie Morgan, Mark Richards, Tom Rogers and Andrew Thompson.
- Consultations and public meetings are being planned, so everybody in the parish can have a say. Keep an eye out for times and dates in The Parishioner and on the parish website, as well as on noticeboards around the parish.
- If you would like more information, please email Brian at [barbarnett46@gmail.com](mailto:barbarnett46@gmail.com) or go to <http://mycommunityrights.org.uk/neighbourhood-planning>.

## APPENDIX FOUR: MARCH 2015 INSERT IN PARISHIONER MAGAZINE (4 pages).



## **Yarpole Group Parish Neighbourhood Plan**

(Bicton, Bircher, Bircher Common, Cockgate, Croft, Lucton and Yarpole)

### **Progress Report Number 2**

#### **Call for Sites**

The Parish Council published a "Call for Sites" on 7<sup>th</sup> April so that we can consider how best to meet the objectives identified in the Parish Plan and Herefordshire's emerging Core Strategy. At the time of writing several replies have already been received. The closing date is 8<sup>th</sup> May.

#### **Public meeting**

We are hoping to have a public meeting in early June, at which we can present our preliminary thoughts on these sites and seek further input from the community. After the meeting we probably will send a questionnaire to everyone in the Group Parish to enable us to have further clear evidence about local wishes. This is an important step in the preparation of the plan. Watch out for notices about the date and time of the meeting.

#### **Assistance**

We have asked Data Orchard, a Herefordshire organisation, to do some work for us. This company is assisting many local Parish Councils with aspects of their Neighbourhood Plans.

#### **Opinions**

If you want the steering group to consider planning matters not already dealt with within the Parish Plan, or to comment on anything in this report please contact us at [babarnett46@gmail.com](mailto:babarnett46@gmail.com) or [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com).

**Suggested criteria for determining land that could be developed within Yarpole Group Parish.**

*These refer to aspects of land suitable for development, rather than to design.*

**Development should:-**

1. Be situated preferably within existing settlement boundaries.
2. Form an extension to the existing core of settlements, with infill preferable to linear development.
3. Be situated preferably within walking distance of public transport i.e. bus stops.
4. Have safe, secure access, with appropriate traffic management on and off-site.
5. Be on a scale appropriate to the character of its context and mainly distributed throughout the Parish settlements (Yarpole, Bircher Village, Lucton).
6. Involve appropriate change of use of existing structures where possible.
7. Take into account sensitive habitats, and/or rare species of plants or animals.
8. Sites should be able to accommodate a foul-water treatment system to avoid further stress to already inadequate main drains.
9. Comply with existing national regulations and policy.
10. Be deliverable within the time scale allotted to our development commitments.
11. Meet design criteria (to be confirmed)

**Development should not**

1. Be situated in areas liable to flooding, avoiding environmental agency flooding zones 2 and 3.
2. Adversely affect the settings of listed buildings.
3. Be situated in areas of demonstrable archaeological earthworks.
4. Require demolition of existing dwellings to provide access.
5. Exceed a total of 43 additional units within the whole group parish before 2031.

## HOUSING ( OR OTHER USE) LAND AVAILABILITY ASSESSMENT SITE ASSESSMENT FORM

*2015*

Yarpole Group Parish Council is looking at the potential availability of land for a range of uses across the Parish up to 2031. This exercise is being undertaken as part of the evidence base to support the preparation of the Yarpole Group Parish Neighbourhood Development Plan. This form should identify sites which will be considered by the Parish Council and the Neighbourhood Plan Steering Group for their suitability for the use proposed over the lifetime of the plan. Please use a separate form for each site and complete the form to the best of your knowledge. Sites submitted to the Parish Council will be in the public domain and the information submitted will not be treated as confidential.

**A map showing exact site location and boundary in red must be submitted. Otherwise the form will be returned to sender.**

### PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

#### YOUR DETAILS:

Title:.....Name:.....

Organisation/company: (If applicable).....

Address.....

.....Postcode:.....Tel

No.....Email:.....

#### AGENT'S DETAILS: (if applicable)

Agent's Name:.....

Address.....

.....Postcode:.....Tel

No.....Email:.....

### 1. Site Information

Site address:

OS Grid reference:

Site area (in hectares):

What is your interest in the land? (e.g. landowner, potential developer)

### 2. Site Description

Previous use:

Existing use:

Proposed use:

Site description:

The content of this document will be in the public domain and therefore cannot be treated as confidential.

### 3. Timescales

Awaiting relocation of existing use:

When will the site be available for development?

Likely timeframe for development:

(Please tick the appropriate box)

0-5 years

☐

6-10 years

☐

11-15 years

☐

16-20 years

☐

### 4. Site Details

Access to an adopted highway (please describe):

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

Are you aware if there are any site contamination issues?

Yes

No

(Please Delete)

If yes, please give details:

### 5. Site Accessibility

Within which settlement is the site located?

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport?

Yes

No

(Please Delete)

If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Distance from the settlement centre:

Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)

Are you aware of any restrictive covenants within or adjacent to the site?

Applicants may also find the enclosed information together with criteria developed by the Neighbourhood Plan Steering Group helpful.

Please return this form along with a site plan by Friday 8<sup>th</sup> May 2015 to:

Jo King, Shanty, Bircher,  
HR6 0BU

Or email [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com)

### **Additional information for applicants**

- Any development in the Yarpole Group Parish area will need to conform with the appropriate policies agreed by Herefordshire Council and the National Planning Framework.
- The exercise will not in itself decide whether a site should be allocated for development, nor will it commit the proposer(s) to applying for planning consent.
- The total number of new homes expected to be made available within the Group Parish by 2031 is currently 50 of which 5 are already under construction. These homes are likely to be spread between the main settlements within the Parish.
- It is also possible that some very small scale commercial sites could be proposed for the neighbourhood plan and it is clear that the Parish would welcome land for either recreation, green space or similar.
- The following criteria have so far been identified by the Neighbourhood Plan Steering Group as it attempts to interpret the Parish wishes as expressed in the recent Parish Plan ( to 2023).

Yarpole Group Parish Council

Call for Sites

Yarpole Group Parish Council, through the Neighbourhood Development Plan Steering Group, is considering where the most appropriate housing development sites may be to meet the objectives of our Parish Plan and Herefordshire Council's emerging Core Strategy.

We would welcome suggestions for any developable sites which can be included in the Neighbourhood Plan (NP) to meet local housing needs (and other needs such as recreational or commercial). If you have a site which might be suitable which you would like to offer for consideration in the NP over the next 16 years then please let us know. Sites of any size and nature will be assessed against clear criteria, consistent with the overall NP objectives, for possible inclusion within it.

This 'Call for Sites' will not in itself decide whether a site would be allocated for development by the NP, nor will it commit the proposer(s) to applying for planning consent. The site suggestions received by us will be used to guide and inform the relevant sections of the NP.

The sites need not be in your ownership if you have a responsibility for managing them and proposals can be put forward for both housing and small scale commercial developments.

In the first instance please contact Jo King, Clerk to Yarpole Group Parish Council, by email to [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com) or by phone to 01568 780786. She will ask you for a few basic pieces of information and forward a more detailed form to you for completion. A list of the criteria currently drawn up by the steering group and signposting to relevant parts of the emerging Core Strategy will also be made available to you so that you will be able to form a view about the suitability of your site.

All completed applications should reach Jo King by no later than 5.30pm on Friday 8<sup>th</sup> May 2015.

Antony Paterson

Chair of Yarpole Group Parish Council

7<sup>th</sup> April 2015

## Yarpole Group Parish Neighbourhood Plan

(Bicton, Bircher, Bircher Common, Cockgate, Croft, Lucton and Yarpole)

### Progress Report Number 3

'Oh no! Not another public meeting!' we hear you cry ...but please bear with us because this is REALLY IMPORTANT for our community.

The Parish Council is organising a public meeting

on Sunday 21<sup>st</sup> June

at 4.00 p.m.

in St. Leonard's

to which you are all warmly invited.

This is your opportunity to share your views with us on 4 essential aspects that will shape the plan and therefore the sort of development that can take place in our parish.

The main items for discussion are listed overleaf.

Do come and contribute to these matters which will help to shape the Group Parish over the next 15 years...and indeed to enjoy some tea and cakes!

1. We need your views on "Our Vision" for the Group Parish and the "Objectives" we are setting to achieve this.

2. We will seek any further comments on the suggested criteria which were listed in our Progress Report Number 2. These criteria will be used to assist us in choosing appropriate sites for development.

3. We will provide a map showing which sites for housing development have come forward in response to the Call for Sites.

4. We will seek your views about what changes we need to make to the "settlement boundaries" for those areas of the parish where this may be necessary. These boundaries will define the areas within which development will be supported.

# **YARPOLE GROUP PARISH COUNCIL**

## **PUBLIC MEETING**

# **YOUR NEIGHBOURHOOD PLAN**

**@**

**St Leonard's Church, Yarpole**

**Sunday 21<sup>st</sup> June 2015**

**From 4pm**

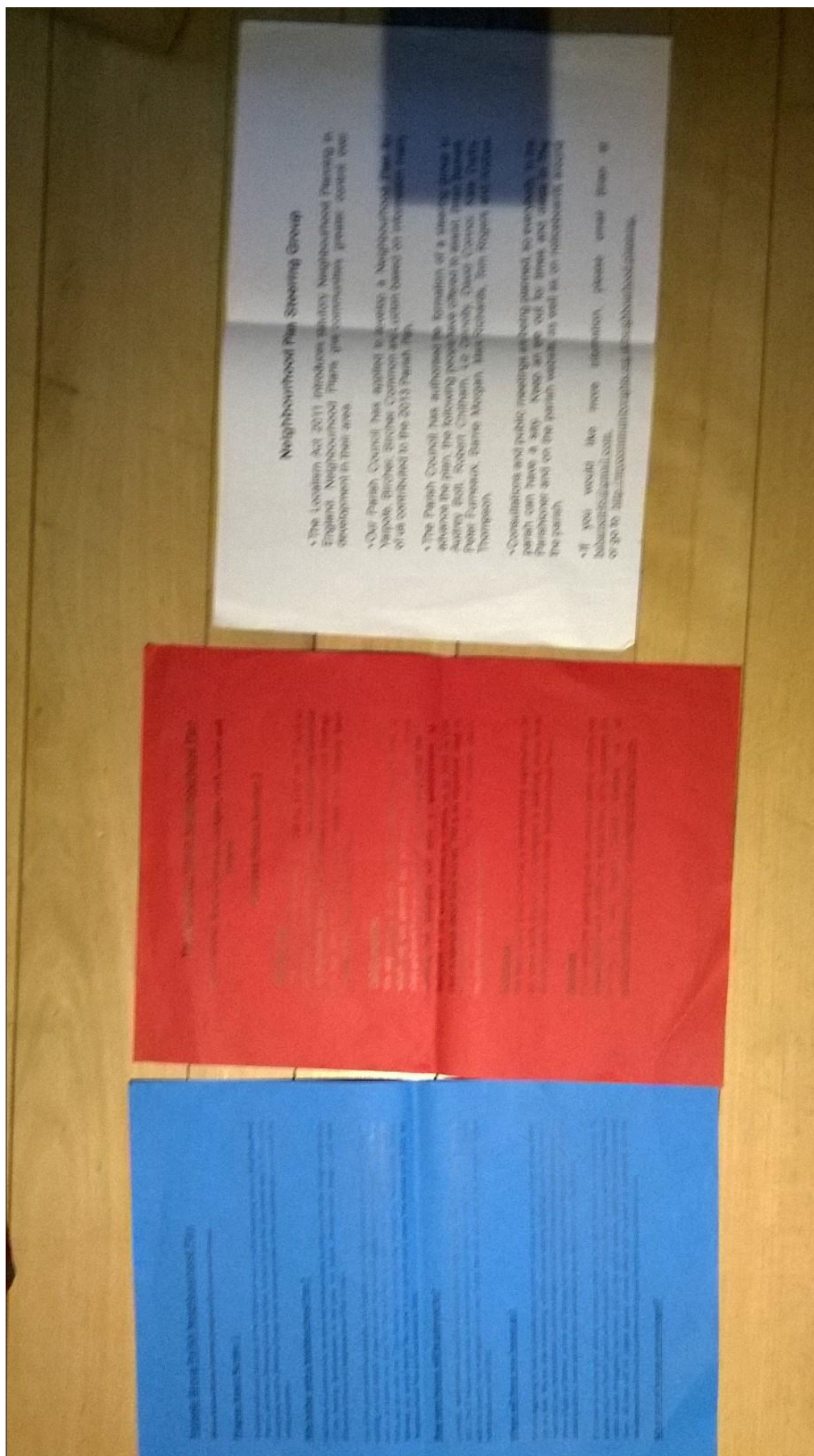
**Come along to meet the Neighbourhood Plan Steering Group and find out more about:**

- **Neighbourhood Planning, what it is and where we are**
  - **Our parish vision and objectives**
- **Our criteria for identifying development sites**
  - **Current sites put forward**

**\*\*\*\*\* refreshments will be served \*\*\*\*\***

**For further information contact Jo King [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com)**

APPENDIX TEN: SOME OF THE POSTERS IN THE CHURCH FROM 2015-2016.



## DO YOU HAVE ANY COMMENTS TO MAKE ON THE NEIGHBOURHOOD PLAN?

### IN PARTICULAR DO YOU WISH TO SAY ANYTHING ABOUT:-

SITES FOR DEVELOPMENT

THE NUMBER OF HOUSES ON EACH SITE

VISION AND OBJECTIVES

THEMES FOR THE PLAN

CRITERIA FOR SITE SELECTION

SHOULD BIRCHER, LUCTON AND YARPOLE ALL HAVE SOME DEVELOPMENT?

-----

3 DROP IN MEETINGS HAVE BEEN ARRANGED TO ASSIST YOU BUT YOU CAN ALSO USE THE “DROP BOX” IN THE CHURCH UNTIL THE END OF JULY.

YOU CAN GO TO ANY OR ALL OF THE DROP IN MEETINGS .

-----

- ✓ YARPOLE CHURCH: 10.30 -12.00 ON SATURDAY MORNING 11<sup>TH</sup> JULY
- ✓ BIRCHER: 10.30 -12.00 ON SATURDAY MORNING 18<sup>TH</sup> JULY AT GATE HOUSE FARM ( Barrie Morgan`s)
- ✓ LUCTON: 10.30-12.00 ON SATURDAY MORNING 25<sup>TH</sup> JULY ON THE CORNER IN THE GAZEBO!

**Yarpole Group Parish Council**

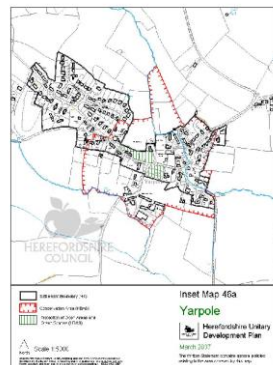
# **PUBLIC MEETING**

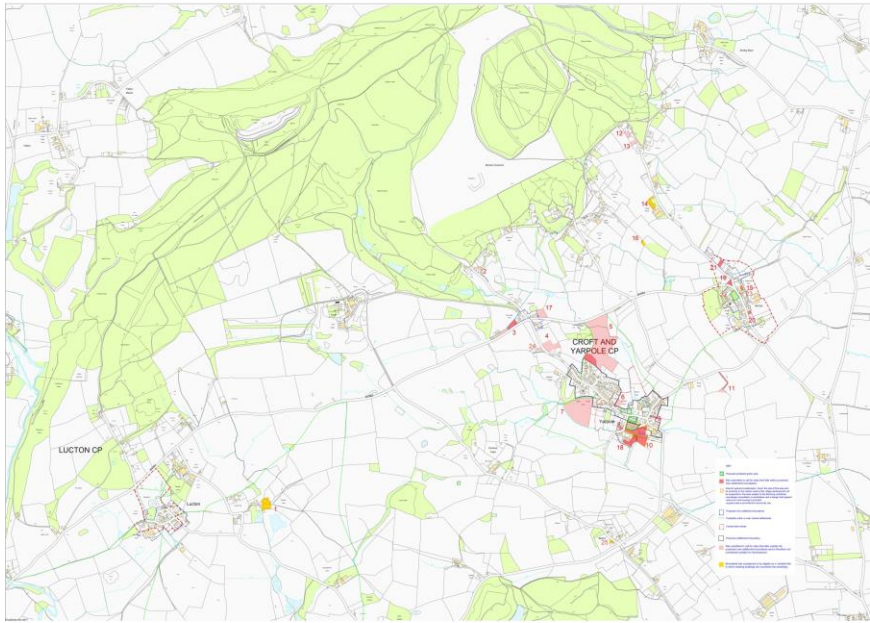
Yarpole Group PC is hosting  
a second public meeting about our current  
Neighbourhood Development Plan.

**Please come along to St Leonard's Church  
at 3:30pm on Sunday 1st November 2015  
to hear about current ideas as to where  
future housing should go.**

There will be a presentation from the  
Neighbourhood Development Plan Steering Group  
and you will have the opportunity to  
ask further questions and make comment  
before the draft development plan is written.

Afternoon tea will be served in the gallery café.



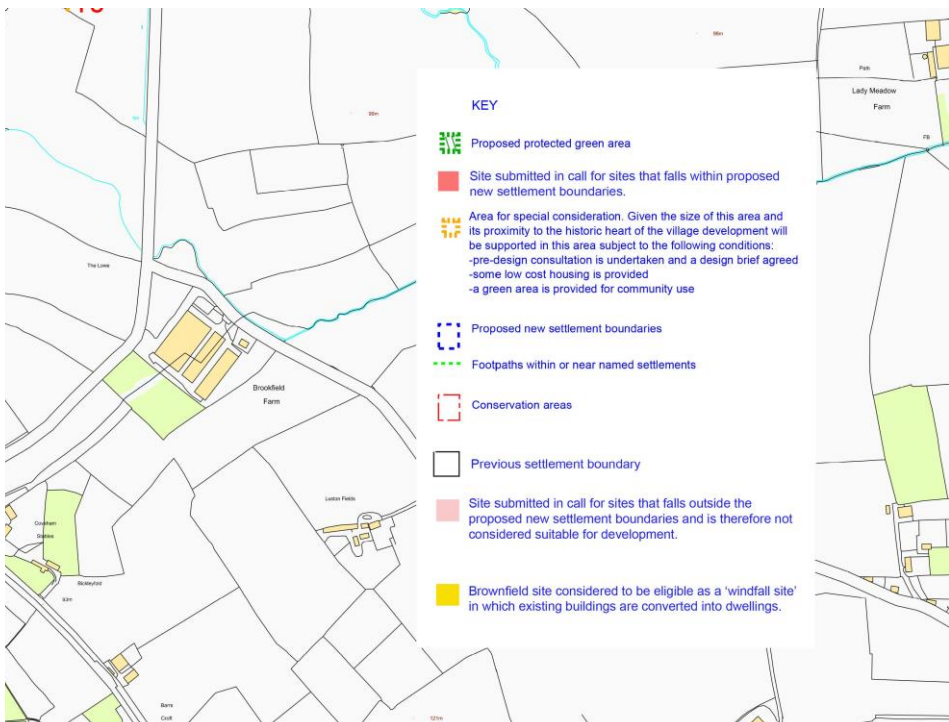


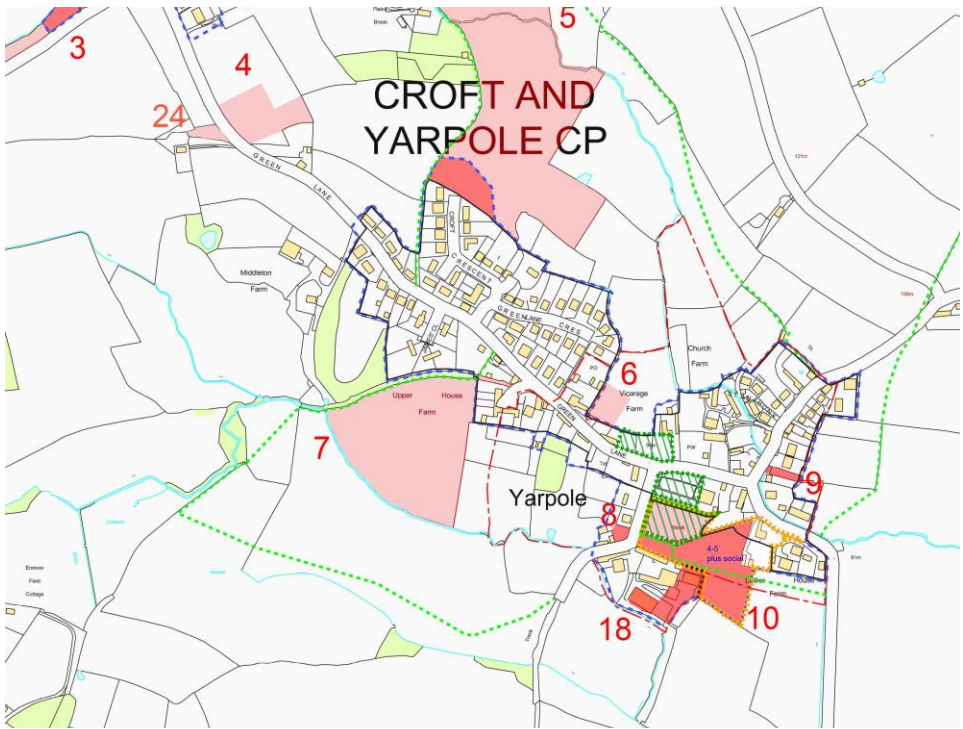
## NHP Development Criteria

Revised 18.10.15

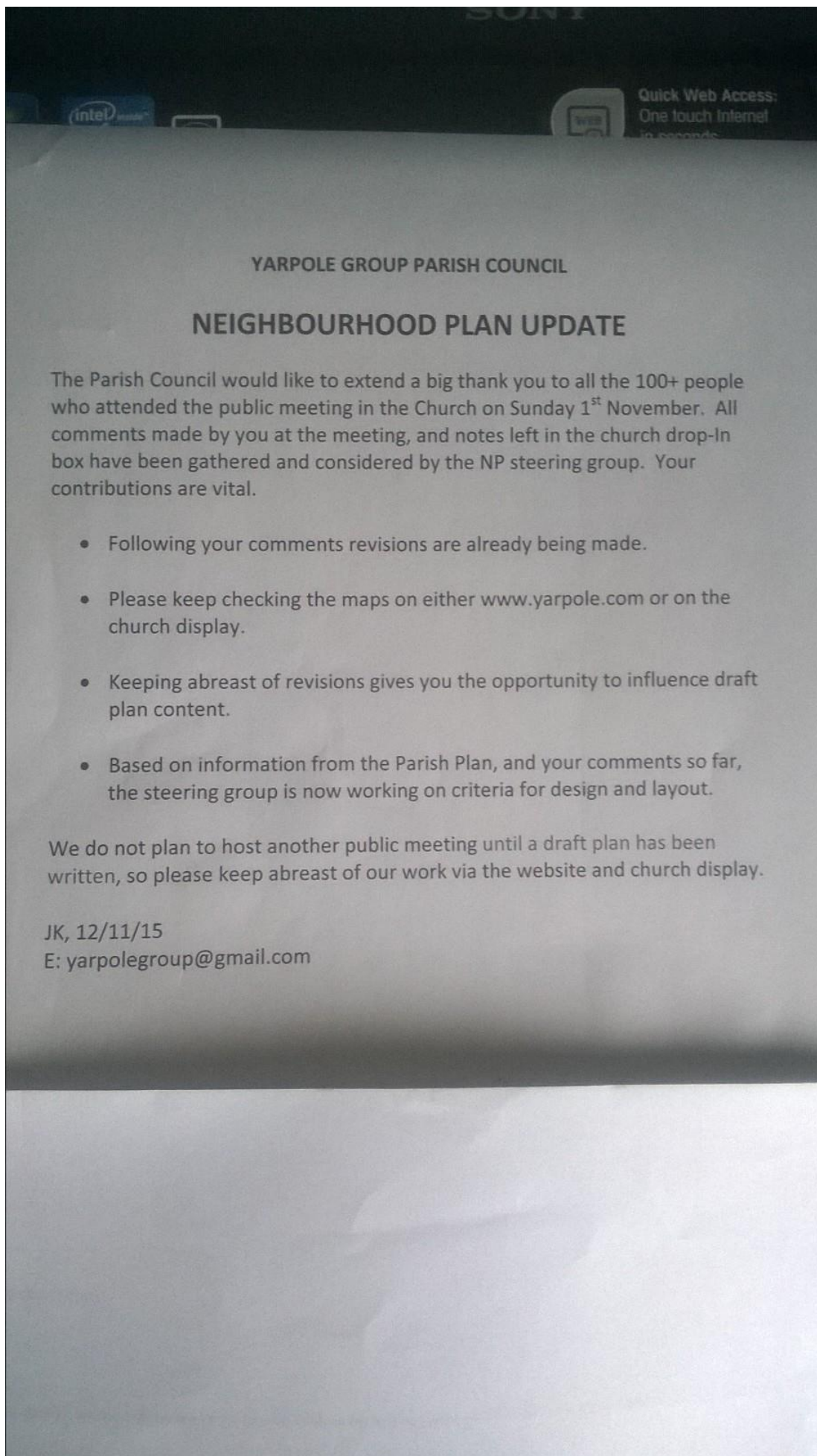
### Development should:-

1. Be situated preferably within existing settlement boundaries, or form an extension to the existing core of settlements, with infill preferable to linear development.
2. Be situated preferably within walking distance of public transport i.e. bus stops.
3. Have safe, secure access, with appropriate traffic management on and off-site.
4. Be on a scale appropriate to the character of its context and mainly distributed throughout the Parish settlements (Yarpole, Bircher Village, Lucton).
5. Involve appropriate change of use of existing structures where possible.
6. Take into account sensitive habitats, and/or rare species of plants or animals.
7. Have foul-water treatment capability.
8. Comply with existing national regulations and policy.
9. Be deliverable within the time scale allotted to our development commitments
10. When four houses or more are proposed, require a pre – design consultation to establish a 'design brief' specifically tailored to the specific site.
11. Acknowledge existing settlement pattern
12. Preferably retain existing field boundaries.
13. All new development will be subject to a design criteria that will form part of the Neighbourhood Plan.
14. Retain green fingers connecting the heart of the village to the surrounding countryside.
15. Retain some historic green areas within the hearts of the settlements.









## YARPOLE GROUP PARISH COUNCIL

### NEIGHBOURHOOD PLAN UPDATE

The Parish Council would like to extend a big thank you to all the 100+ people who attended the public meeting in the Church on Sunday 1<sup>st</sup> November. All comments made by you at the meeting, and notes left in the church drop-In box have been gathered and considered by the NP steering group. Your contributions are vital.

- Following your comments revisions are already being made.
- Please keep checking the maps on either [www.yarpole.com](http://www.yarpole.com) or on the church display.
- Keeping abreast of revisions gives you the opportunity to influence draft plan content.
- Based on information from the Parish Plan, and your comments so far, the steering group is now working on criteria for design and layout.

We do not plan to host another public meeting until a draft plan has been written, so please keep abreast of our work via the website and church display.

JK, 12/11/15

E: [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com)

## Yarpole Group Parish Neighbourhood Plan

(Bicton, Bircher, Bircher Common, Cockgate, Croft, Lucton and Yarpole)

### Progress Report Number 5

Following the extremely well attended public meeting in November we have been busy considering the responses you made at the meeting and those that came via the drop box. We have also held meetings with some of the landowners who submitted sites for consideration, our link officer at Hereford and our own consultant from Data Orchard. Draft design criteria and other comments have been written for inclusion in the draft plan which should be published soon for consultation (The so called Regulation 14 draft).

As a consequence of all the above, several changes have been made to the material we presented in November. You can see these via the display in St Leonards or on the web site.

You may be aware that some planning applications have been lodged by landowners ahead of any publication of our plan. Some of these do not accord with our current proposals. We are talking with the proposers where possible to see what common ground there may be.

The main changes we are proposing are as follows;-

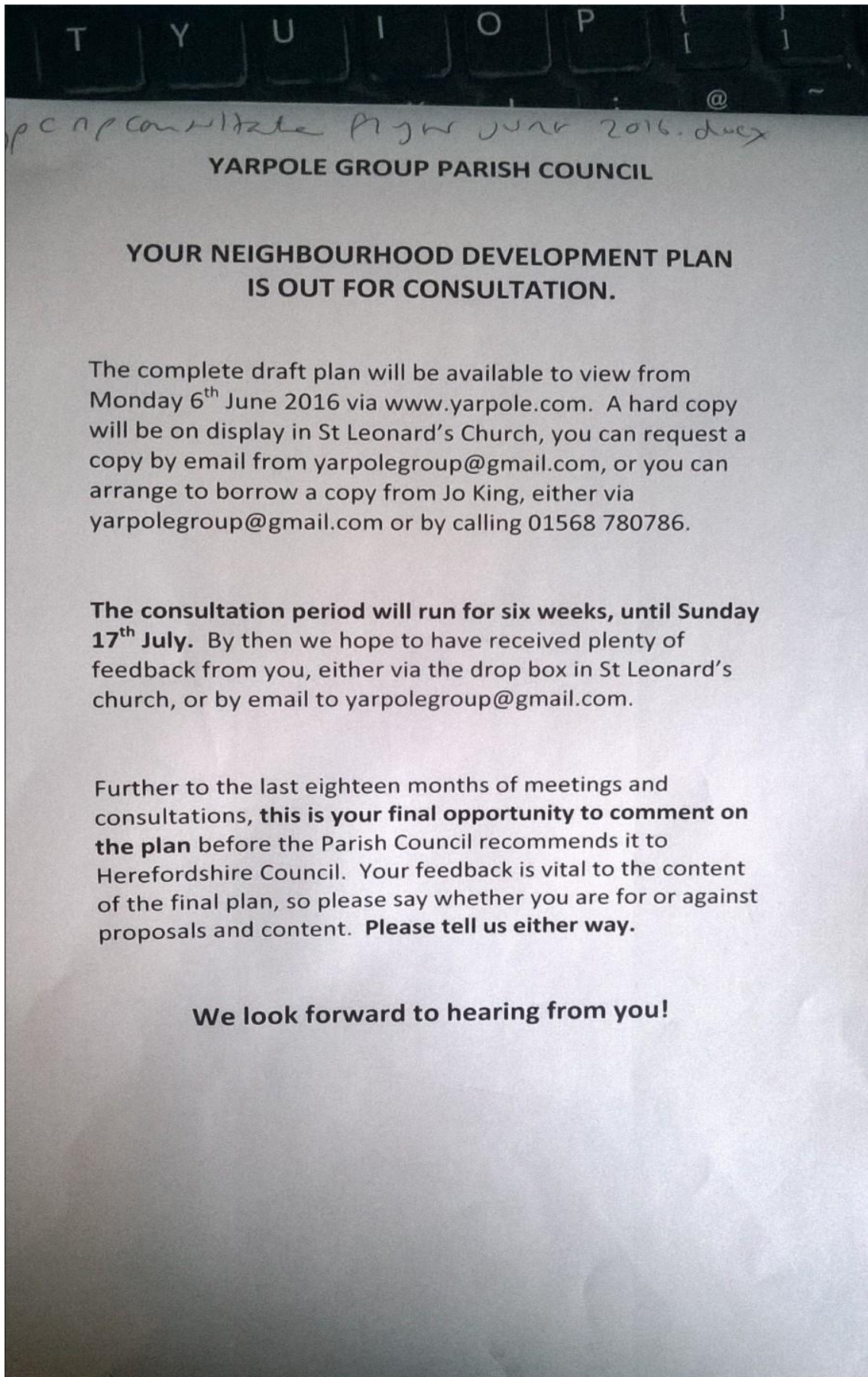
- Some changes to the lines of the proposed settlement boundaries in Lucton and Bircher designed to ensure greater security about any future development.
- Some changes in Cockgate which should permit improved parking at the Parish Hall and concentrate the proposed housing around the core of the settlement.
- The addition of a site for one house at the junction of St James Close and Green Lane.
- A proposal for an extension to the footpath network

Our current proposals provide sites for up to 43 houses against a target of 42. This excludes completions since 2011.

### **NEXT STEPS**

As we indicated at the public meeting we do not intend to hold any more consultation meetings before the Regulation 14 Draft plan is published. Everyone can comment on the draft Plan when it is published by the Parish Council and we have six weeks from the date of publication to do so.

The Parish council will be holding a public meeting to launch the draft plan so please look out for the notices. Our current expectation is that we will be able to publish in April though this will depend on whether Herefordshire Council officers can complete their checks in time.



**YARPOLE GROUP PARISH COUNCIL**

**YOUR NEIGHBOURHOOD DEVELOPMENT PLAN  
IS OUT FOR CONSULTATION.**

The complete draft plan will be available to view from Monday 6<sup>th</sup> June 2016 via [www.yarpole.com](http://www.yarpole.com). A hard copy will be on display in St Leonard's Church, you can request a copy by email from [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com), or you can arrange to borrow a copy from Jo King, either via [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com) or by calling 01568 780786.

**The consultation period will run for six weeks, until Sunday 17<sup>th</sup> July.** By then we hope to have received plenty of feedback from you, either via the drop box in St Leonard's church, or by email to [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com).

Further to the last eighteen months of meetings and consultations, **this is your final opportunity to comment on the plan** before the Parish Council recommends it to Herefordshire Council. Your feedback is vital to the content of the final plan, so please say whether you are for or against proposals and content. **Please tell us either way.**

**We look forward to hearing from you!**

## **YARPOLE GROUP PARISH COUNCIL**

**The draft Neighbourhood Plan for Yarpole, Croft, Bircher and Lucton is now out for consultation.**

**You can view the plan at St Leonard's Church, Yarpole, and place your written feedback in the drop box provided, or email [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com).**

**You can view the draft plan online at [www.yarpole.com](http://www.yarpole.com), and you may also request an electronic copy via request to [yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com).**

**The consultation period runs from 8am on Monday 6<sup>th</sup> June until 5pm on Sunday 17<sup>th</sup> July.**

**Please do not miss your opportunity to influence the content of the final plan.**

**Yarpole Group Parish Council  
6/6/16  
Jo King, Clerk  
780786  
[yarpolegroup@gmail.com](mailto:yarpolegroup@gmail.com)**

**YARPOLE GROUP PARISH COUNCIL INFORMATION CORNER**

We hope by now that you have had the opportunity to look at the draft **Neighbourhood Development Plan**, which was published on 6<sup>th</sup> June.

**The consultation period lasts until 17<sup>th</sup> July** and you are strongly encouraged to write your comments in the drop-box in St Leonard's Church, or by email to your parish clerk (yarpolegroup@gmail.com).

**This is your last opportunity to influence the built environment plan for our parish between now and 2031**, and it also includes comments on other aspects of parish life, including open spaces and our wider environment.

There is a hard copy of the plan in the church, or you can view at [www.yarpole.com](http://www.yarpole.com), or request a copy electronically via the above email address.