

## YARPOLE GROUP PARISH COUNCIL.

We have 28 sites submitted for consideration. Since walk around with BB on 22<sup>nd</sup> Dec, the SG got together and made the following changes (5<sup>th</sup> Jan 2016).

### A. Outside proposed new settlement boundaries:

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|-----|---|--|
| 1.  | Agricultural buildings at Stocken Farm, Lucton.                     | One dwelling?                              |
| 2.  | Garden plot at Hillside cottage, Bircher.                           | SG feels this would not get permission.    |
| 5.  | Grazing land off Croft Crescent, Green Lane, Yarpole.               | SG thought 3 dwellings, but could be more. |
| 6.  | Paddock at rear of Maund's House, Yarpole.                          | SG happy with two dwellings.               |
| 7.  | Agricultural land behind James' Close, Yarpole.                     | SG not keen, access too limited.           |
| 10. | Orchard and agricultural land at Lower House Farm, Yarpole.         | See below.                                 |
| 11. | Agricultural land at Pound Fields, Yarpole.                         | SG feels this would not get permission.    |
| 12. | Garden and meadow at Rowen Cottage, Bircher Common.                 | SG feels this would not get permission.    |
| 13. | Meadow at Meadowend, Bircher.                                       | SG feels this would not get permission.    |
| 14. | Poultry shed at Fourwinds, Leys Lane, Bircher.                      | May get permission for one dwelling?       |
| 16. | Woodfield Cottage, Land at Brick House, Bircher Common.             | SG thinks good for one dwelling.           |
| 18. | Redundant agricultural farm buildings at Brook House Farm, Yarpole. | See below.                                 |
| 21. | Garden orchard at Beechcroft, Leys lane, Bircher.                   | SG not keen, but may get permission?       |
| 24. | Garden at Old School House, Green Lane, Yarpole.                    | SG feels this would not get permission.    |
| 25. | Agricultural buildings at Bicton House, Bicton.                     | May get permission for one dwelling.       |

### B. Lucton:

SG have created a new suggested settlement boundary (5<sup>th</sup> Jan 2016). See map. No sites have been brought forward for consideration, but there are a few potential plots within the new sb. SG have cut out the entire field/orchard on the west side of Lucton, adjacent to the earthworks.

### C. Bircher:

SG have created a new suggested settlement boundary (5<sup>th</sup> Jan 2016). This removes The Knoll from the sb, and also most of Home Farm, opposite. It also shrinks the sb up Leys Lane, but extends it west along the B4362.

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|-----|--|---|
| 15. | Agricultural building at Gatehouse Farm, Bircher.                      | SG think 5 dwellings on this and #23 below. |
| 19. | Field at bottom of Leys Lane, Bircher, and workshop adjacent to field. | SG agrees to two dwellings.                 |
| 20. | Garden plot at Knoll Cottage, Bircher                                  | All agreed, one dwelling.                   |
| 22. | Orchard at Homelea, Bircher.   | No, this will be green field, see below.    |
| 23. | Agricultural pole barn at Gatehouse Farm, Bircher.                     | See above, #15.                             |
| 27. | Land between Leys Lane and B4362, along B4362, Bircher.                | SG thinks possibly two dwellings.           |

### D. Yarpole:

I think the suggested settlement boundary is the same as before.

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|-----|---|---------------------------|
| 8.  | Garden plot adjacent to Brook House Farm, Yarpole.        | SG fine for one dwelling. |
| 9.  | Garden plot at Brookside Cottage, Yarpole.                | SG fine for one dwelling. |
| 26. | Garden plot on corner of Green Lane/James Close, Yarpole. | SG fine for one dwelling. |

## **E. Cockgate:**

SG have created a new suggested settlement boundary (5<sup>th</sup> Jan 2016) to incorporate site 4, which has been moved north to meet the Cockgate development.

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|-----|--|--------------------------------------|
| 3.  | Paddock at The Coach House, Cockgate.      | Two dwellings?                       |
| 4.  | Land below Parish Hall, Cockgate.          | See below.                           |
| 17. | Land at Mortimer House, Cockgate.          | SG fine for one dwelling.            |
| 28. | Garden plot at Cockgate Cottage, Cockgate. | SG fine for one conversion dwelling. |

## **F. The Key:**

### **'Proposed protected green area':**

These would be:

The orchard in centre of Bircher village.

The 106 area at Lower House Farm, Yarpole.

Anywhere else?

### **'Site submitted in call for sites that falls within proposed new settlement boundaries':**

Self explanatory, coloured in red.

### **'Area for special consideration....precise boundaries of protected green areas within these zones are yet to be determined.':**

This applies to sites 5, 10 and 18 (Yarpole) and 4 (Cockgate).

### **'Proposed new settlement boundaries..Footpaths..Conservation Areas..Previous SB':**

self explanatory.

### **'Sites submitted in call for sites that falls outside the proposed new SBs & therefore not considered suitable for development':**

In pink.

### **'Brownfield sites considered to be eligible as windfall sites in which existing buildings are converted into dwellings':**

In yellow.

### **'New dwellings in this zone subject to improving access at Leys Lane junction':**

This refers to tricky corner at Bircher village. Not sure what the consensus is on this; access to the proposed four new properties by this junction will be from Leys Lane, so more traffic will therefore be going up there. You cannot turn on to LL from the west, and it is quite tricky pulling out on to the main road from LL. We do however need these new dwellings, and not sure how complex it is to get road layout changed.

### **'NDP supports change of use of existing stables to new dwellings':**

This refers to Bircher village, The Knoll, where there are stables behind the main house which are outside the suggested SB. They have not been brought forward for development, but the SG would like these to be developable if possible.

### **'Land given to parish hall plus access to new dwellings on site no4':**

see map, this is at Cockgate.

### **G. Some further explanations:**

Four sites offered up include an exchange of land for community use, be it potential orchard, rec ground, parking. Sites are 4, 5, 7, 10.

Sites 10 and 18 need looking at together, and discussions between SG and landowners are necessary. Also discussions necessary regarding site 4, and sites 5 &6.