## APPENDICES TO ACCOMPANY CONSULTATION STATEMENT

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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

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 (56%) 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 liked "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:

- Codicote crossroad on the B4362
- Bircher Turn on the B4362
- Welshman's Lane/Red Oak crossroad on the B4362
- Bilton 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.
Neighbourhood Plan Steering Group


- 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 or go to http://mycommunityrights.org.uk/neighbourhood-planning.
How can I make my views known to the Steering Group?

From today:
- Send an e-mail to one or both of these email contacts:
  Brian Barnett at bbarnett16@gmail.com
  Jo King at yarpolegroup@gmail.com
- Talk to any member of the Steering Group. In alphabetical order these are: Brian Barnett, Audrey Bott, Robert Chitham, Liz Connolly, David Connar, Kate Darby, Peter Furneaux, Barrie Morgan, Mark Richards, Tom Rogers and Andrew Thompson.

In the near future:
- Watch notice boards and the Parishioner for announcements of meetings to discuss the Neighbourhood Plan.

In the future (not before September 2015):
- After you receive the first draft of the Neighbourhood Plan you will have 6 weeks in which to send written comments.
- Following consideration of any comments a final plan will be published. There will then be further consultation handled by Herefordshire Council, followed by an independent examination, and finally a local referendum. We believe these later stages could take up to 41 weeks to complete.

Yarpole Group Parish Neighbourhood Plan
March 2015

Yarpole Group Parish Neighbourhood Plan
(Bittern,Bittern,Bircher Common,Cockgate,Craft,Lucton and Yarpole)
Progress Report Number 1

Enclosed with your last copy of the Parishioner was a leaflet explaining what a Neighbourhood Plan is, and how a Steering Group has been formed to get the plan under way. In this second document, we (the Steering Group) hope to answer some of the questions you may already be asking yourselves.

Why bother with a Neighbourhood Plan?

Until now, as a community, we have had limited scope to influence the size, design and location of any housing developments in the area. For future developments, things could work differently if there is a Neighbourhood Plan in place.

One of the most important benefits of a Neighbourhood Plan is that it gives the Parish Council, working on your behalf, a legal say over how much housing development there should be as well as its location and style. Our Plan will have to conform not only with National Planning Policy but also with the “Core Strategy” currently being finalised by Herefordshire Council. Whereas our recent Parish Plan (view it on yarpole.com) covers the period until 2023, our Neighbourhood Plan can look ahead to 2031.

How many houses will be planned for?

Currently, Herefordshire Council is expecting there to be 50 new homes in the Group Parish by 2031. This figure allows for growth in line with the growth rate envisaged in our own Parish Plan and amounts to an average of 3 new homes each year until 2031.

Where will these new houses go?

We are beginning to look at possible sites on which individual or small numbers of new homes can be built. We are also considering whether some existing buildings can be converted to residential use. Herefordshire Council envisages that our 50 homes will be spread between the three villages of Bittern, Lucton and Yarpole, but our Neighbourhood Plan can be very specific about locations. Some possible sites have already been identified in the Parish Plan.

It is open to anyone who wishes to propose their site to put it forward for consideration. To enable this, the Parish Council will soon publish a “Call for Sites” notice which you will find on notice boards throughout the Parish, and on the parish website, asking for people to contact them. All sites will be judged against criteria which will be given to applicants and any developments will need to conform with agreed Herefordshire Council policies.

What sort of houses are envisaged?

(a) Herefordshire Council considers that the predominant need is for homes with two or three bedrooms. We hope to include in our Neighbourhood Plan some comments on the style of housing, to ensure that as far as possible all new development suits existing surroundings. Some of these new homes could be provided through the conversion of existing barns.

(b) Herefordshire Council and our own Parish Plan both identify a continuing need for low cost/affordable housing. These homes would be included in the total of 50 mentioned above.

As soon as Herefordshire Council provides more detailed guidelines on this, we will pass that information on to you.

Will the Neighbourhood Plan cover any other initiatives for our Parish?

It is clear that our Neighbourhood Plan can provide a positive steer to many of the agencies involved in our development during the next 16 years. We hope it will include comments on such issues as sustainability, youth needs and road safety. More information on these aspects will follow later.
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 7th 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 8th 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 or 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.
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**

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<th>YOUR DETAILS:</th>
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<tr>
<td>Title:</td>
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<tr>
<td>Organisation/company: (If applicable):</td>
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<td>Address:</td>
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<td>Postcode:</td>
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<td>Email:</td>
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<th>AGENT’S DETAILS: (if applicable)</th>
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<td>Agent’s Name:</td>
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<tr>
<td>Address:</td>
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<td>Postcode:</td>
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<td>Email:</td>
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### 1. Site Information

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<tr>
<th>Site address:</th>
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<tr>
<td>OS Grid reference:</td>
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<tr>
<td>Site area (in hectares):</td>
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<tr>
<td>What is your interest in the land? (e.g. landowner, potential developer):</td>
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### 2. Site Description

<table>
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<tr>
<th>Previous use:</th>
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<tbody>
<tr>
<td>Existing use:</td>
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<tr>
<td>Proposed use:</td>
</tr>
<tr>
<td>Site description:</td>
</tr>
</tbody>
</table>
### 3. Timescales

Awaiting relocation of existing use:

When will the site be available for development?

Likely timeframe for development:  

| 0-5 years | ☐ | 6-10 years | ☐ | 11-15 years | ☐ | 16-20 years | ☐ |

(Please tick the appropriate box)

### 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?

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**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 8th May 2015 to:**

Jo King, Shanty, Bircher, HR6 0BU

Or email 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 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 8th May 2015.

Antony Paterson

Chair of Yarpole Group Parish Council

7th 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 21st 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 21st 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
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 11TH JULY

- **BIRCHER:** 10.30 -12.00 ON SATURDAY MORNING 18TH JULY AT GATE HOUSE FARM (Barrie Morgan`s)

- **LUCTON:** 10.30-12.00 ON SATURDAY MORNING 25TH 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.
APPENDIX THIRTEEN:

POWER POINT PRESENTATION AT THE PUBLIC MEETING IN ST LEONARD’S CHURCH ON SUNDAY 1st NOVEMBER 2015.
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 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 1st 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 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
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.
APPENDIX SIXTEEN:  FULL PAGE AD IN PARISHIONER MAGAZINE (ALSO IN WEBSITE ETC) JUNE 2016.

YARPOLE GROUP PARISH COUNCIL

YOUR NEIGHBOURHOOD DEVELOPMENT PLAN
IS OUT FOR CONSULTATION.

The complete draft plan will be available to view from Monday 6th June 2016 via 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, or you can arrange to borrow a copy from Jo King, either via yarpolegroup@gmail.com or by calling 01568 780786.

The consultation period will run for six weeks, until Sunday 17th 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.

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.

You can view the draft plan online at www.yarpole.com, and you may also request an electronic copy via request to yarpolegroup@gmail.com.

The consultation period runs from 8am on Monday 6th June until 5pm on Sunday 17th 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
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 6th June.

The consultation period lasts until 17th 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, or request a copy electronically via the above email address.