

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	<p>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.</p> <p>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.</p>	See Changes Nos 12, 13 and 17
C.2 L Ralph	Yarpole Housing Sites	Comment	<p>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.</p> <p>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</p>	No change as a consequence of this comment.

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	Whole plan	Comment	<p>development required and the options available are such that it is difficult to meet the housing target without at least one notable housing area.</p> <p>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 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</p>	See Changes No 26, 29 and 34.

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			future of his area is still to be determined. What community use(s) might be accommodated if will be brought forward by the parish council.	
	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 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.</p>	See proposed changes 32 and 33.
C.3 P Bayliss	Whole Plan	Comment	<p>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.</p> <p>Noted</p>	No change as a consequence of this comment.
	Paragraph 6.4		<p>Particularly welcome the concept of the circular path mentioned at para 6.4 and elsewhere</p> <p>Noted</p>	No change as a consequence of this comment.
	Policy YG11		<p>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</p>	See changes 32 and 33.

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			<p>such vulnerable road users on these narrow lanes</p> <p>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.</p>	
	Mix of Housing	Object - omission	<p>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 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>	See changes Nos 9, 11 and 23
	Policy YG9	Comment	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	See changes 23, 24 and 25.

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			<p>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> <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>	

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	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 his 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> <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</p>	See changes 32 and 33.

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			<p>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><u>Brownfield land</u> - 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><u>Narrow roads</u> - 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</p>	See changes 32 and 33.

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			<p>the church and its associated activities and uses which are of considerable benefit to the local community.</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>	
	Paragraph 6.11	Comment	<p>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.</p> <p>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.</p>	See changes 23, 24 and 25.
	Paragraphs 6.9 and 6.20	Comment	<p>Sewage - I hope this will be taken into account.</p> <p>Policy YG13 is the relevant one that if adopted would ensure the matter receives appropriate consideration. It is supported by Welsh water/Dwr Cymru.</p>	No change as a consequence of this comment
	Paragraph 7.1	Comment	<p>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.</p> <p>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.</p>	No change as a consequence of this comment
	Policy YG14	Comment	<p>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</p>	No change as a consequence of this comment

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			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 Mr and Mrs J Woodfield	Policy YG10	Comment	<ol style="list-style-type: none"> 1. Title suggests that the land is owned by Brook House Farm. 2. In point a) what is meant by "An integrated Development 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. <ol style="list-style-type: none"> 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. 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. 3. The terms of the Section 106 agreement have been clarified and revisions made to the policy and supporting text as a consequence. 	<ol style="list-style-type: none"> 1. See Changes Nos 26 and 27 2. See change No 27 3. See changes 26 and 29
	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	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.	See change No 29

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			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.	
	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> <p>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.</p>	See change No 30
	Paragraph 6.14	Comment	<p>Assumes that the 106 ground is already in PC ownership.</p> <p>Agree that this should be clarified</p>	See change No 31
	Policy YG11	Comment	<p>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.</p> <p>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.</p>	No change as a consequence of this comment
	Policy YG12		<p>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.</p> <p>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</p>	See Changes Nos 26 and 34

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			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. A change is proposed following discussions about how the policy requirements for development in this location might be achieved.	See Changes No 26 and 35
	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? 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 retention would be weighed against the benefits of the use to which the land might be put should the Parish Council take ownership.	See Changes Nos 26 and 27.
C.7 D F Cheshire	Policy YG8 and Map \$, more specifically in relation to the settlement boundary adjacent to the Bell Inn	Objection	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 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	No change as a consequence of this comment

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			<p>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> <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</p>	

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			<p>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>	See changes 32 and 33.
			<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>	
	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 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

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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

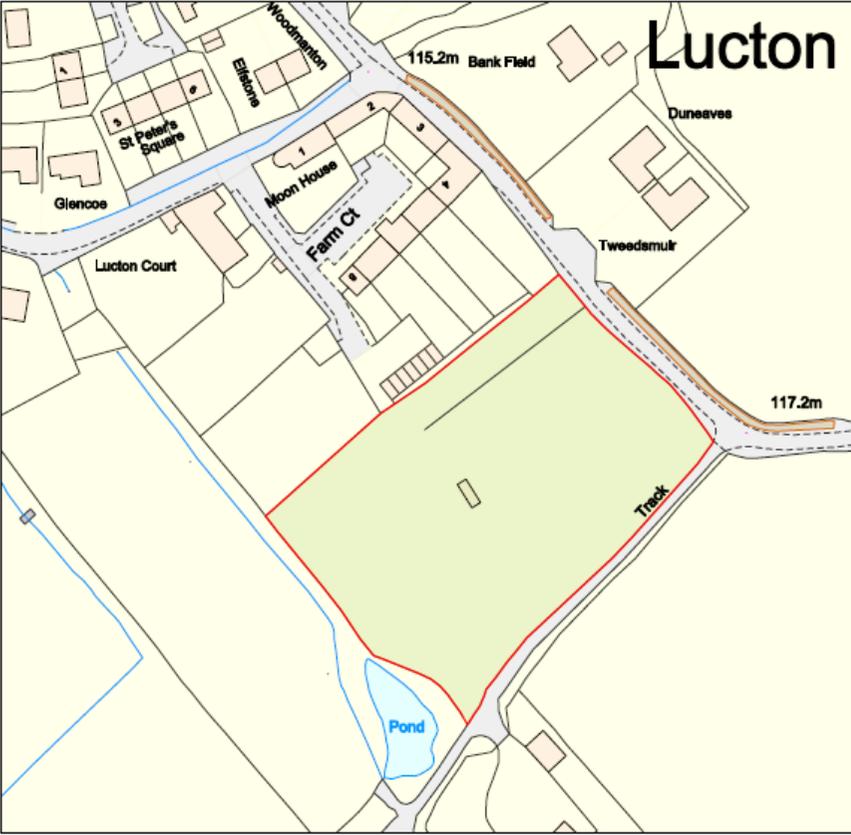
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			 <p>area.</p> <p>The recent granting of outline planning permission for land in this area is recognised and a</p>	

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			change is proposed to indicate this. However, as the permission is in outline, there are still matters of detail that might usefully be covered.	
C.9 CR Planning Solutions on behalf of A and M Garden Machinery Ltd	Elements within whole plan elements	Supports	<p>Welcomes the following aspects:</p> <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 '<i>sufficient housing will be provided to meet the needs of both the local and wider community</i>' • 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. <p>Noted</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
	Policy YG6	Comment and recommend change	<p>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.</p> <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 	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
			<p>Strategy.</p> <ul style="list-style-type: none"> • 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 of 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. Although many identified are generally small in nature, they provide for growth that is consistent in scale with those settlements where they are located.</p>	
	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</p>	No change as a consequence of this comment

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			<p>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 YGNDP 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 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 	

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			<p>much valued Conservation Area.</p> <ul style="list-style-type: none"> 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> <p>Lucton is not a sustainable location for development. The site would have a significant</p>	

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (in blue)	Proposed Change Number
			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	Over development leads to village spoilt; be warned 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.	No change as a consequence of this comment
C.11 Unnamed	Whole Plan	Comment	Proposals re Lucton are very realistic and practical Noted with thanks	No change as a consequence of this comment
C.12 RC and LM Middleton	Policy YG11	Objection	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. 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. 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.	See change No 32 and 33
C.13 J Chitham	Housing	Comment	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	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
			<p>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>	
	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'.</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>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 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	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</i></p>	No change as a consequence of this comment

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and R Chitham			<p><i>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 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.</p> <p>Herefordshire Council, which is the highway authority, was consulted upon the draft plan and has not objected to the suggested level of development proposed.</p>	
C.16 R Chitham	Section 6.2 (and elsewhere including the diagram)	Recommend change	<p>The term 'nucleated' before historic core should be deleted throughout as it adds nothing</p> <p>There are other parts of the village that are historic and the term 'nucleated' was considered appropriate in referring to the central core.</p>	No change proposed as a consequence of this comment
	Section 6.3	Recommend change	<p>Don't think we know when the Conservation Area was defined and it is not relevant However we know it was designated in 1984.</p> <p>Drafting error noted</p>	Error corrected
	Policy YG9	Recommend change	<p>In title delete 'of' to read 'Land off Croft Crescent'</p> <p>Grammatical error noted</p>	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		<p>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</p> <p>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.</p>	See change No 17 (NB HC can change the conservation area notation colour when it produces the village map)
	Map 3		<p>Similar comments regarding annotation of conservation area</p> <p>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.</p>	No change as a consequence of this comment. (HC can change the conservation area notation when it produces the village map)
	Policy YG11		<p>Does Green Lane meet the criteria to be considered as a quiet lane and how will this be implemented</p> <p>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</p>	See changes 32,33 and 40

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			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.	
	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. 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.	See changes Nos 34 and 35
	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. 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.	No change as a consequence of this comment.
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 Lucton?) 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. 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	See change No 8

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			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 Noted	No change as a consequence of this comment.
	Policy YG3	Comment	Again, very well worded and give clear and positive direction for the assessment of development proposals Noted	No change as a consequence of this comment.
	Policy YG4	Recommend change	Paragraph (j) should simply read 'Development shall preserve and enhance...' Only slight concern is that if the hedgerow on Leys Lane is considered to be important, how would access then be achieved? 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. 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'. 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. 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	No change as a consequence of this comment.
	YG5	Comment	Does this designation meet all of the tests in paragraph 77 of the NPPF? Is there a requirement for public access with such designations? It is considered that the designation meets the NPPF requirements and in fact the area was	See change No 16

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			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.	
	MAP 2	Recommend change	The policy references are incorrect. This has been noted	See change No 17
	Policy YG7	Comment	Ok, provided that it meets the tests of paragraph 77 of the NPPF. 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.	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. 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. 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.	See changes 23, 24 and 36

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	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> <p>(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 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</p>	<p>See changes Nos 26 and 27 in relation to (a).</p> <p>No change as a consequence of the other comments</p>

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			<p>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	<p>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 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.</p> <p>The issue should be whether all relevant matters are covered not whether they are presented</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
			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. This policy refers to the local contributions that may be received and not to affordable housing which Core Strategy policy H1 refers to.	No change as a consequence of this comment
	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. 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.	See change No 39
		Comment	The plan does not contain a policy to deal with tourism. 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.	No change as a consequence of this comment
	Affordable Housing	Comment	The plan does not contain a policy to deal with affordable housing 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	See change No 9
	Employment	Comment	Whilst Policy YG2 does make a general reference to employment in terms of an overall	No change as a

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	general		strategy, there is no specific employment policy. 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.	consequence of this comment
S.4 Herefordshire Council Environmental Protection	Policy YG3		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 Noted and change proposed	See change No 12
	Policy YG4		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. Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15	See change No 38
	Policy YG6	Recommend change	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 Noted and change proposed	See change No 18
	Policy YG8	Recommend change	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 Noted and change proposed	See change No 2i
	Policy YG9	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	See change No 38

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number	
			practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.		
			Noted – reference might usefully be made to this as a potential constraint to be addressed through sustainable design in Policy YG15		
	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		

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/R ecommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Policy YG11	Comment and advice	<p>of this addition.</p> <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 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></p> <p>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’.</p>	No change as a consequence of this comment
S.6 Herefordshire Council	Housing policies and policy YG16.	Comment	It’s encouraging to see that potential development sites have been identified for housing. The group has indicated where it would like to see CIL monies targeted should any be generated via the developments.	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
Economic Development			Noted	
	Employment general	Comment	<p>No provision for future employment has been considered over and above the objective in para 3.3 iv)</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
	Employment general	Comment	<p>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 scope for employment via farm diversification or can home working be promoted via improved broadband infrastructure?</p> <p>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.</p>	No change as a consequence of this comment
	Employment general	Comment	<p>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.)</p> <p>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</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
			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. Noted	No change as a consequence of this comment
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. Noted	No change as a consequence of this comment
	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. 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.	No change as a consequence of this comment
	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. The HRA was produced by Herefordshire Council and this issue will be directed to that organisation	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.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
			<p>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.</p>	
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 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	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
			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. This advice is helpful and noted	
S.11 The Coal Authority	Whole Plan	No comment	Having reviewed your document, confirm that we have no specific comments to make on it. Noted	No change as a consequence of this comment
S.15 Luston Group Parish Council	Policy YG13	Comment	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. This matter is considered to be covered satisfactorily through Policy YG13	No change as a consequence of this comment
S.17 Highways Agency Statutory Consultee	Whole plan	Comment	Confirm no comments to make Noted	No change as a consequence of this comment
S.17 West Mercia Police	Whole plan	Comment	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. Noted	No change as a consequence of this comment