

Yarpole Neighbourhood Development Plan

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

November 2016

Orleton and Richards Castle Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

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

		b) Infrastructure will be sought to enable ease of access to services, encourage active travel, ensure risks are minimised, and the potential adverse effects of development on amenity are avoided;	Herefordshire Council
8	Policy YG1 Final paragraph	In first sentence replace ' must ' with ' should '.	To respond to advice by Herefordshire Council
9	Paragraph 3.12	Add at end of paragraph: 'The need for affordable housing is currently unquantified. The most appropriate way to provide this would be through Herefordshire Local Plan Core Strategy policy H2 which enables exceptions to be made where there is a proven need for such housing. Such schemes have proved successful in nearby villages. A group within the Parish is investigating the establishment of a Community Land Trust to meet any future needs that might be identified.'	To respond to advice by Herefordshire Council
10	Table 1	Amend Bircher Small Site/Conversion opportunities to read <u>8</u> instead of 6; total through NDP raise from 40 to <u>42</u> ; total provision raise from 48 to <u>50</u> .	To take into account extension to settlement boundary.
11	New paragraph and table	Insert new paragraph and table after paragraph 3.13 3.14 In terms of housing requirements Table 2 sets out the assessed need by size within the rural parts of the Leominster Housing Market Area. Herefordshire Core Strategy Policy H3 indicates the table provides evidence of this need. This is predominantly for family 2 and 3 bed properties. Yarpole is the largest village within the Group Parish and therefore it is the location best able to contribute towards meeting the needs of the rural part of the housing market area. The table should therefore be utilised by developers to inform the levels of house types within their developments. If Herefordshire Council undertakes any revision to this assessment, then figures from that should be used. Developments should not contain an excessive number of 4 bedrooled properties above the proportion indicated and the need for such property is considered to again be for family occupation and within the means of local people. This may include small housing for elderly people in order to increase flexibility of movement.	In response to representations about housing needs and to meet the provisions of NPPF paras 47 and 50

Table 2: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	5.8%	24.1%
2. Bedrooms	25.8%	31.5%
3 Bedrooms	59.1%	42.6%
4+ Bedrooms	9.2%	1.8%

(Source - Herefordshire Local Housing Market Assessment 2012 Update)

12	Policy YG3	<p>In relation to criterion b) delete ‘and not adversely affect the amenity of adjacent properties’ Add new criterion c) and h) renumber subsequent criteria:</p> <p>‘c) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p> <p>h) Should it be necessary to improve the junction of Leys Lane with the B4362 because of development along Leys Lane then arrangements should be made for such developments to contribute towards such measures.</p>	<p>To respond to advice by Herefordshire Council.</p> <p>To provide for the co-ordination of any necessary improvement works to the junction of Leys</p>
----	------------	--	--

			Lane with the B4362
13	Paragraph 4.3	<p>Revise development opportunities from 6 to <u>8</u></p> <p>Add at end of paragraph:</p> <p>'A number of development opportunities are provided along Leys Lane although its junction with the B4362 is not ideal. Improvements may be necessary to enable development along it to be accommodated satisfactorily.'</p>	<p>To take into account the extension to settlement boundary.</p> <p>To enable improvement works to the junction should this be necessary.</p>
14	Policy YG4	<p>Add a further criterion as point n) as below and renumber subsequent criterion:</p> <p>n) The site should be brought forward through a co-ordinated approach that would include contributions to measures to improve the junction of Leys Lane with the B4362 as may be required, and this could include making land available in an appropriate location to enable these to be undertaken.</p>	<p>To enable measures to be brought forward to improve the junction should they be required.</p>
15	Paragraph 4.4	<p>Replace penultimate sentence with:</p> <p>'The level of further development along Leys Lane, albeit fairly small, may require measures to improve the junction. Should this be the case then some of the proposed housing allocation may be required to effect these. A coordinated approach to the development of this site will be required to enable suitable improvements.'</p>	<p>To enable measures to be brought forward to improve the junction should they be required.</p>
16	Paragraph 4.5	<p>Add new sentence with footnote after first sentence in this paragraph:</p> <p>'The need to retain the character and appearance of the village by resisting development of this important area of open space was identified in an earlier plan.*'</p> <p>*Footnote – See former Leominster District Local Plan, paragraph 15.15</p>	<p>To respond to advice by Herefordshire Council</p>

17	Map 2	<p>1. In Notation panel change reference for Development Boundary policy YG6 to <u>YG3</u></p> <p>2. <u>Extend settlement boundary further north along the east side of Leys Lane and identify additional development opportunity adjacent to Beechcroft.</u></p>	<p>1. To correct an error.</p> <p>2. To provide additional development opportunities within Bircher</p>
18	Policy YG6	<p>In relation to criterion b) delete ‘and not adversely affect the amenity of adjacent properties’</p> <p>Add new criterion c) and renumber subsequent criteria:</p> <p>‘c) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p>	To respond to advice by Herefordshire Council
19	Policy YG7	Replace ‘Bircher’ with ‘Lucton’	To correct an error
20	Paragraph 5.4	<p>Add footnote to ‘This continues the previous approach’ to indicate’</p> <p>‘See former Leominster District Local Plan supporting statement to Policy BIR9’</p>	To respond to advice by Herefordshire Council
21	Policy YG8	<p>In relation to criterion c) delete ‘and not adversely affect the amenity of adjacent properties’</p> <p>Add new criterion d) and renumber subsequent criteria:</p> <p>‘d) Development should not adversely affect the residential amenity of adjacent dwellings or be affected by incompatible uses that would have a significant effect on their residential amenity.’</p>	To respond to advice by Herefordshire Council
22	Policy YG9	<p>Redraft Policy title to read</p> <p>‘Land off Croft Crescent’</p>	To delete ‘of’ which is unnecessary
23	Policy YG9	<p>Delete Policy and redraft to read:</p> <p>Land amounting to 0.35 hectares adjacent to Croft Crescent with Outline Planning Permission and shown on Yarpole Village Map will be retained for housing and should met the following site specific requirements:</p>	The site now has outline planning permission for 5 dwellings and the matter is now one of approving

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

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

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

		and there is no suggestion what this might be at the current time. The area should remain undeveloped at this time should it form part of any wider proposal.'	
30	Diagram 3	Delete Diagram 3	The diagram was extremely useful in supporting negotiations about the housing allocation and its provisions have been included within a revised policy.
31	Paragraph 6.14	An agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) restrict then use of an area to the south of the village cemetery to its current use or for it to be conveyed to the Parish Council for community use. It would be for the Parish to decide what this use might be and there is no this might be at the current time. The area should remain undeveloped at this time should it form part of any wider proposal.	To add clarity
32	Policy YG11	Amend first paragraph in the policy to read: 'Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity and the safety of residents, and promote greater accessibility, including through public transport. In particular, traffic calming measures will be sought along Green Lane between the western end of the C20 development and its junction with the B4362 in order benefit the integration of the village.	To respond to residents' concerns about the effect of traffic on safety. To respond to concerns about the full extent of what measures may be involved for 'Quiet Lanes'.
33	Paragraph 6.17	Replace paragraph with: 'Green Lane is a narrow rural lane connecting the main village with its part at Cock Gate which contains the village hall, and traffic calming measures would serve to improve the connection between the two parts of Yarpole village. Development is proposed in both parts of the village that would also contribute to such integration. Assistance from developers would be welcome to	To address the concerns of Herefordshire Council To correct error.

		<p>enable measures to proceed quickly in order to support community cohesion. Traffic calming measures would also contribute to the public rights of way network and accessibility to the countryside with its consequent health benefits. Green Lane forms part of the Berrington Hall to Croft Castle Leisure Cycle Route and also part of the National Byway / National Cycle Network route 44 between Leominster and Ludlow which passes through Bicton, Croft Castle, Yarpole on its way to Orleton. The plan specifically proposes to investigate traffic calming along the narrower parts of Green Lane and any measures will be agreed with the community. Such measures may include:</p> <ul style="list-style-type: none"> • The extension of the village speed limit; • Introduction of a 20 mph speed limit; • The creation of gateway and other similar calming measures. <p>These measures might also be used elsewhere within the village. In addition, discussion might be held with the National Trust about improving the link between Croft Castle and businesses within Yarpole in order to benefit the local economy. Improved car parking at Yarpole Parish Hall that can be utilised when the hall is not in use might also benefit such a link.'</p>	<p>To respond to residents' concerns about the effect of traffic on safety. To respond to concerns about the full extent of what measures may be involved for 'Quiet Lanes'.</p>
34	Policy YG12	<p>Delete:</p> <p>iii) The area of meadow land between Brook House Farm and Lower House Farm comprising the open 'green view' into the village core area from the east</p> <p>Delete:</p> <p>However, with regard to feature iii) limited development may take place in that portion covered by the agreement referred to in Policy YG10 where this serves a community purpose and does not adversely affect the integrity of the view through to the village core area.</p> <p>In addition, the area brought forward through Policy YG9 at the end of Croft Crescent should be provided as Open Space as part of the development within this site.</p>	<p>To take into, account changes elsewhere</p>

35	Paragraph 6.18	Delete and replace with: 'The land in front of Vicarage Farm and that opposite comprising the graveyard contribute to an open green space within the village centre in the foreground of St. Leonard's Church and its separate square tower just to its south. This policy therefore seeks to protect the setting of these Listed Buildings as well as the retention of green infrastructure. It continues the protection given to these areas in the former Herefordshire Unitary Development Plan. '	To take into, account changes elsewhere
36	Map 4	Redraft Map to: 1. In relation to land to the north of Croft Crescent, remove the open space and important view annotations and replace the housing allocation with that covered by the recently granted outline planning permission. 2. In relation to land to the south of Lower House Farm redraft area shown as a housing allocation.	i) To reflect the recent granting of planning permission ii) To revise the area following discussions.
37	Policy YG14	In the first paragraph of the policy replace 'conserve' with 'preserve' and 'where appropriate' with 'where possible'	To be consistent with Herefordshire Core strategy policy LD4
38	Policy YG15	Add new criterion j) to read: j) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, developers should ensure an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk; and	To respond to advice by Herefordshire Council
39	New paragraph 7.9	Add new paragraph 7.9 '7.9 The criteria in policy YG15, including the reference to Appendix 1 which sets out design guidance, together with other criteria set out in policies YG3, YG6 and YG8 will, where appropriate, be considerations in relation to residential extensions and other development within the curtilage of a dwelling.'	To respond to advice by Herefordshire Council
40	Para 8.5	Add at end of paragraph:	To respond to advice by

		'Herefordshire Council will, in particular, be seeking developer contributions towards measures to increase active travel. This may include contributing towards assessing and implementing the traffic calming measures set out in Policy YG11, which will contribute towards this transport objective.'	Herefordshire Council
41	Appendix 2	Add Plots adjacent to Beechcroft, Bircher to the Schedule of development opportunities – 2 dwellings	To reflect the increase in development opportunities within Bircher