

**Ashperton
Neighbourhood
Development Plan 2018-
2031**

**Consultation
Statement**

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<https://ashperton.org.uk/wp-content/uploads/2018/03/Minutes-March-2015.pdf>

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<https://ashperton.org.uk/wp-content/uploads/2018/03/Ashperton-Decision-Document.pdf>

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1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Ashperton Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the Local Planning Authority, and to ensure that the relevant statutory requirements are met. To do this, the Statement:

- Contains details of the persons and bodies who were consulted about the proposed Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

Format of the Consultation Statement

2. The Statement covers the following stages of Plan preparation, arranged in chronological order:
 - The initial stages of work on the Plan, covering the establishment of the Neighbourhood Area and the Steering Group.
 - Initial community engagement to explore and identify issues.
 - The residents' questionnaire surveys.
 - Housing delivery and settlement boundary.
 - The draft Plan consultation under Regulation 14.)
 - The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed.
3. Each section of the Statement provides an overview of the activity undertaken at that stage. Documents referred to are either included within the Appendices or referenced by web address.
4. The following consultation approaches were used:
 - Posting of material on a dedicated NDP page on the Ashperton parish website at <https://ashperton.org.uk/ashperton-parish-council-neighbourhood-development-plan/>

Bi-monthly Parish Council and regular Steering Group meetings open to the public. Parish Council minutes and notes of the Steering Group are all available on the Parish Council website.

- Daytime and evening open meetings and drop-in events at the Parish Hall, Ashperton. The Parish Hall is centrally and accessibly situated within the Neighbourhood Area. These Meetings and events were variously publicised by flyers delivered to every household in the Parish.
- Two residents' questionnaire survey.
- Distribution of printed copies of the draft NDP to all households in the Neighbourhood Area as part of the Regulation 14 consultation, together with consultation by email or post to consultation bodies and other consultees.

2. ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP

2.1 The following steps and actions were undertaken in terms of initiating work on the NDP:

Parish Council consideration of and resolution to produce a Neighbourhood Development Plan at its meeting on 31st March 2015. Work on the NDP was to be taken forward by a Steering Group, with three Parish Council representatives.

An Open Meeting on the evening of 28th April 2015, advertised by flyer throughout the Parish and attended by 34 residents . The meeting was arranged to publicise the decision to go ahead with the NDP and to seek volunteers for the Steering Group. A presentation was made by a Neighbourhood Planning Officer from Herefordshire Council, followed by an open discussion. The opportunity was taken to collect contact details including email addresses, to use as the basis of one means of communication with the community during the NDP process. The Parish Council agreed Terms of Reference for the Steering Group on 26th May 2015.

Consultation by Herefordshire Council on the proposed designation of the Ashperton Neighbourhood Area, 5th May 2015 to 2nd June 2015.

The Parish Council's application for the designation of the Ashperton Neighbourhood Area was approved on 3rd June 2015. The Neighbourhood Area boundary is the same as that of the Ashperton Parish Council.

2.2 Table 1 sets out the detail of the activities undertaken, with supporting documents included in Appendix 1.

Table 1: Establishing the Neighbourhood Area and Steering Group

Date	Who was consulted	How were they consulted	Main Issues and concerns raised	How the issues raised were considered and addressed in the NDP	Reference
31 st March – 28 th April 2015	Ashperton Parish Council	Agenda Item	Decision to proceed with NDP and creation of Steering Group	Decision to produce a Neighbourhood Plan and establish a steering Group	
28 th April 2015	Community	Open Meeting Ashperton Village Hall	Presentation by HC Neighbourhood Planning Officer. Wide range of issues raised in discussion including housing (numbers, type and delivery), environmental protection and process	Steering Group established	
5 th May – 2 nd June 2015	Community	Consultation by Herefordshire Council on Parish Council's Application for Ashperton Neighbourhood Area	None		HC, Ashperton Neighbourhood Area Decision Document 3 rd June 2015

3. EXPLORING THE ISSUES

3.1 Following the public meeting on the 28th April 2015 the Steering Group wanted to establish a base line to draw up its first iteration of the Ashperton NDP. To do this the Steering Group worked on producing a questionnaire for all residents in the parish. These were delivered to all households in the Parish on the 1st August 2015 and collected on the 22nd August 2015. 78 questionnaires were returned of the 106 delivered (74%).

The questionnaire demonstrated some key issues. The responses demonstrated a desire to see small scale housing development, the majority wanting developments between 1 and six properties, which are affordable and are developed gradually over the Core Strategy period. The principal down side of living Ashperton was seen as the traffic and in particular the A417.

- A desire to see smaller homes at more affordable prices, to give a better balance of housing.

- Preference for infill housing and conversions.
- Traffic speeds, volume and type/size, especially on the A417
- Protecting tranquillity, wildlife habitats, woodlands and open spaces.
- Improved access by foot and horse.
- Encouraging small-scale employment and business opportunities for tourism, start-ups,

3.2 Following the collection and analysis of the questionnaire data a public consultation event was held on 11th October 2015 at Ashperton Village Hall over 100 residents of the Parish attended the meeting. Suggestion forms were available for members of the public to register comments. The Steering Group presented the findings of the questionnaire at this meeting.

Table 2: Exploring the issues

Date	Who was consulted	How were they consulted	Main Issues and concerns raised	How the issues raised were considered and addressed in the NDP	Reference
1 st August – 28 th August 2015	Community	Questionnaire	Community wide information obtained to inform the development of a Draft NDP	Steering Group used the information to feed into the development of a Draft NDP	
11 th October 2015	Community	Open Meeting Ashperton Village Hall	Presentation of results of First Questionnaire	Steering Group used the information to feed into the development of a Draft NDP	

4. 2nd RESIDENTS' SURVEY

Following the first survey the Steering Group immediately commenced work on developing a draft NDP but also accepted there were issues arising from the first questionnaire that required clarification or confirmation and the Steering Group also wanted to seek community agreement on a Settlement Boundary.

Settlement Boundary

- The Settlement Boundary proposed by the Steering Group gained support from a considerable majority of respondents.

Housing

- The questionnaire asked more in depth questions about housing compared to the first survey. There was quite a strong element of consistency in

responses on the types of houses that should be developed with clear preferences for:

- Building design that respects the scale and style of existing buildings
- High levels of energy conservation in new buildings
- Use of traditional local building materials
- Minimum standards for living space in dwellings
- Off-street parking

There was also strong support for homes that:

- Were to be sold at market value
- Had Live/Work potential
- Starter Homes (affordable homes)

Jobs and the local economy

- Tourism, leisure, crafts, accommodation, food and drinks production, pubs restaurants and cafes as well as Community Services were all favoured forms of small-scale economic development. Alongside a promotion of Homeworking and Live/Work Units
- There was also a recognition that improved mobile phone coverage and faster broadband was required to encourage businesses

Renewable Energy

- There was an overwhelming response against the development of any commercial scale wind turbine

Dark Night Skies

- Respondents also clearly indicated a desire to see the dark night skies of the Parish maintained

These issues and concerns were considered and addressed in subsequent stages of the process, notably in discussions on housing delivery and the use of settlement boundaries, and then in the formulation of planning policies in the draft NDP.

Community Consultation Day

The Steering Group set up a Community Consultation Day on the 25th June 2016 to present the first iteration of a Working Draft NDP together with the results of the second questionnaire. Around 30 attended and the feedback on this presentation was positive.

Table 3: 2nd Residents' survey

Date	Who was consulted	How were they consulted	Main Issues and concerns raised	How the issues raised were considered and addressed in the NDP	Reference
April 2016	Community	Questionnaire	Community wide information obtained to inform the development of a Draft NDP Confirmation of Settlement Boundary	Steering Group used the information to feed into the development of a Draft NDP	
25 th June 2016	Community	Open Meeting Ashperton Village Hall	Presentation of results of Second Questionnaire Results and initial Working Draft NDP	Steering Group used the information to feed into the further development of a Draft NDP	

5. HOUSING DELIVERY

1. This stage of the plan process dealt with the approach to be taken to housing delivery within the settlement boundary in the Working Draft NDP to establish the remaining minimum housing requirement, appraise settlement character, assess the various locations and site options which had been identified by responses to the residents' survey, and set out a recommended approach. Consultation was held with landowners with potential development sites – asking them to come forward with proposals.
2. These proposals were set against the vision and policies contained in the Working Draft NDP and their potential to be developed taking into account other planning considerations (eg Highway access).
3. Six landowners were approached by the Steering Group together with a small number of other landowners who brought forward schemes that were not in or adjacent to the settlement boundary.

6. CONSULTATION ON THE PRE-SUBMISSION DRAFT PLAN

1. A Pre-submission Draft Plan was prepared for consultation with all residents between the 4th September 2017 and 16th October 2017. A copy of the pre-submission draft was delivered to every household in the parish inviting residents to comment on the Plan. Representation forms were circulated with the Pre-submission Draft NDP inviting residents to comment. No comments were returned.

7. REGULATION 14 CONSULTATION ON DRAFT ASHPERTON NEIGHBOURHOOD DEVELOPMENT PLAN

- 1 Ashperton Parish Council resolved to agree the Draft Neighbourhood Development Plan and proceed to Regulation 14 consultation at their meeting of the 29th November 2017.
- 2 Consultation on the Draft Neighbourhood Development Plan commenced on the 1st May 2018 and finished on the 26th June 2018. There were no representations from residents of the parish. Draft Plans had been submitted earlier in the year asking for comments and responses and no material comments, responses or objections were received. As a consequence residents were advised that the Draft Plan had remained unaltered and were invited to make any new comments through the Parish Clerk. This was advertised in the Hop Churches Parish Magazine which is hand delivered to all households in the parish.
- 3 One representation was made on the Draft NDP from Gladman Developments LTD. A response to this representation is detailed in Appendix 5.
- 3 Statutory Consultees as per the table below were also consulted over the same time period.

National Organisation	
Environment Agency	Network Rail (West)
Natural England	Highways England
Historic England	Wye Valley NHS Trust
Coal Authority	AMEC UK Ltd
Homes and Communities Agency	RWE Npower Renewables Ltd
English Heritage	Dwr Cymru Welsh Water
National Trust	Severn Trent Water
Great Western Trains	National Farmers Union
Woodland Trust	
Local Organisations	
Herefordshire Council	Cllr JG Lester
CPRE Herefordshire	Herefordshire Nature Trust
Ledbury Civic Society	Forest of Dean Council
Hereford Gloucester Canal Trust	Gloucestershire Council
Hereford & Worcester Chamber of Commerce	
Adjoining Parish Councils	
Pixley & District Parish Council	Stretton Grandison Group Parish Council
Bosbury & Coddington Parish Council	Tarrington Parish Council
Yarkhill Parish Council	Ledbury Town Council
Putley Parish Council	

- 4 Of the above only Herefordshire Council replied. Responses to its representations are also included in Appendix 5.

Appendix 1

Establishing the Ashperton NDP Steering Group Ashperton Parish Council minutes

<https://ashperton.org.uk/wp-content/uploads/2018/03/Minutes-March-2015.pdf>

Appendix 2

Establishing the Neighbourhood Area – Neighbourhood Area Document

<https://ashperton.org.uk/wp-content/uploads/2018/03/Ashperton-Decision-Document.pdf>

Appendix 3

ASHPERTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE RESULTS

TOTAL NUMBER OF QUESTIONNAIRES RETURNED 78 OUT OF 106
DELIVERED – **RESPONSE RATE 74%**

*Enquiries, comments or further suggestions to Janet Chester, Clerk to
Ashperton Parish Council.*

Telephone 01531 670036

email:- ashperton.pc@btinternet.com

Parish Council Website:- <http://www.ashperton.org.uk>

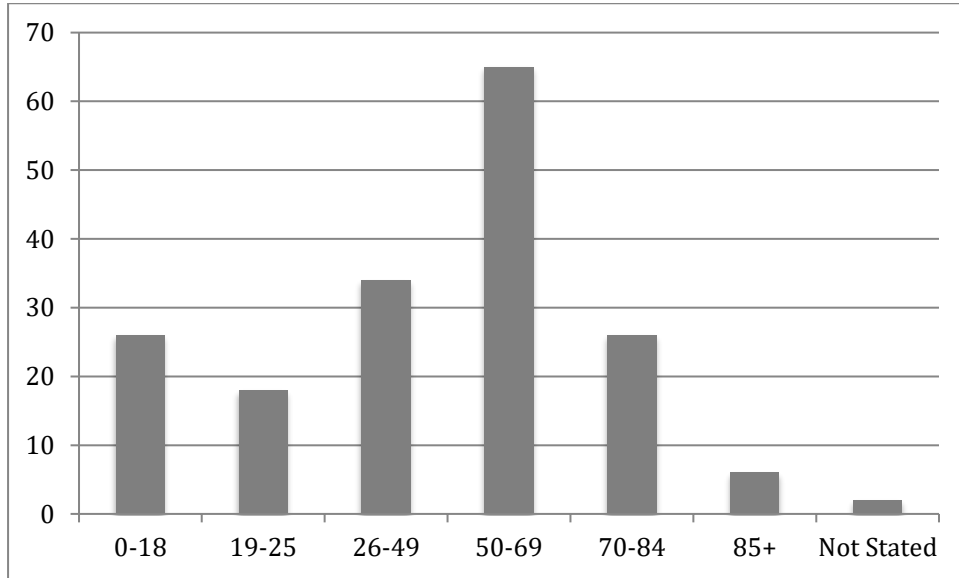
or

Blogspot:- <http://ashperton.blogspot.co.uk/p/neighbourhood-plan.html>

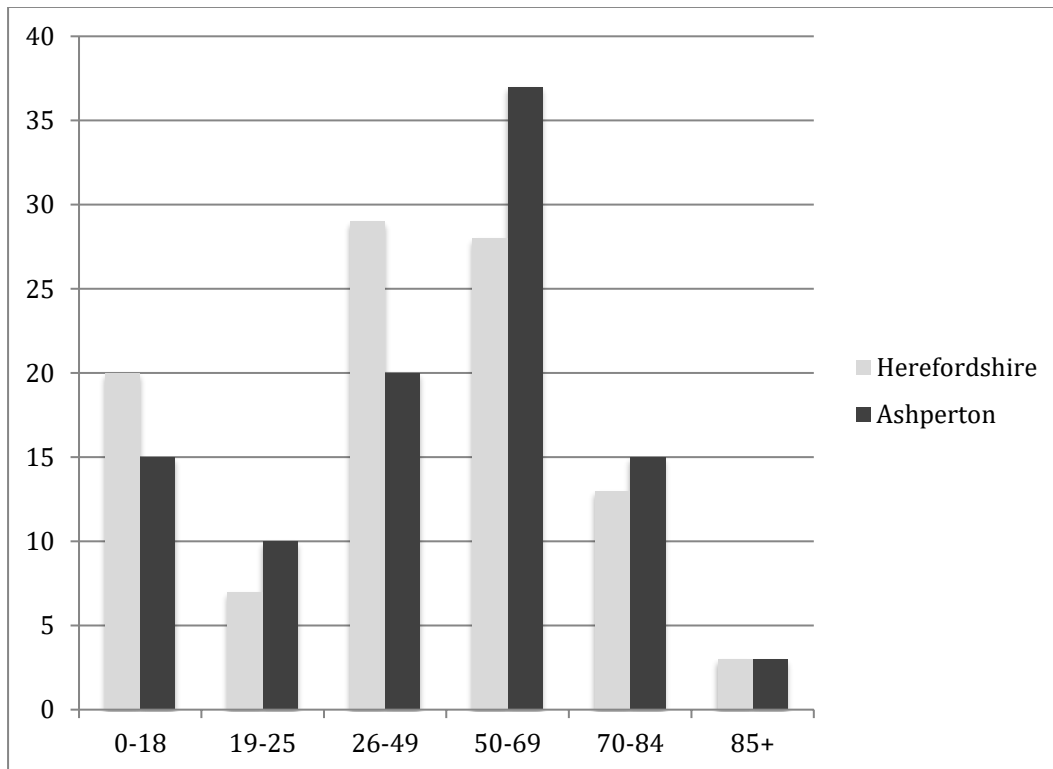
1.1 How many people including children normally live in your household?

177 (total)

1.2 Age Breakdown for Ashperton Village (by numbers of respondents)



1.2a Age Breakdown – Ashperton compared to Herefordshire County by percentage



1.3 What do you like about the Parish?

Peace / Quiet / Tranquility	25
Rural Feel	25
Friendly / Community Feel	22
Location	11
Pretty / Unspoilt	8
Good Walks	7
Views	6
Built Heritage	6
School	4
Small Size of Village	4
Feels Safe / Low Crime Rate	4
Low Density Housing	3
Flora / Fauna	2
Clean / Tidy	2
Village Hall	1
Cricket Club	1
No Large Housing Estates	1
No Social Housing	1
Speed Enforcement	1

1.4 What do you dislike about the Parish?

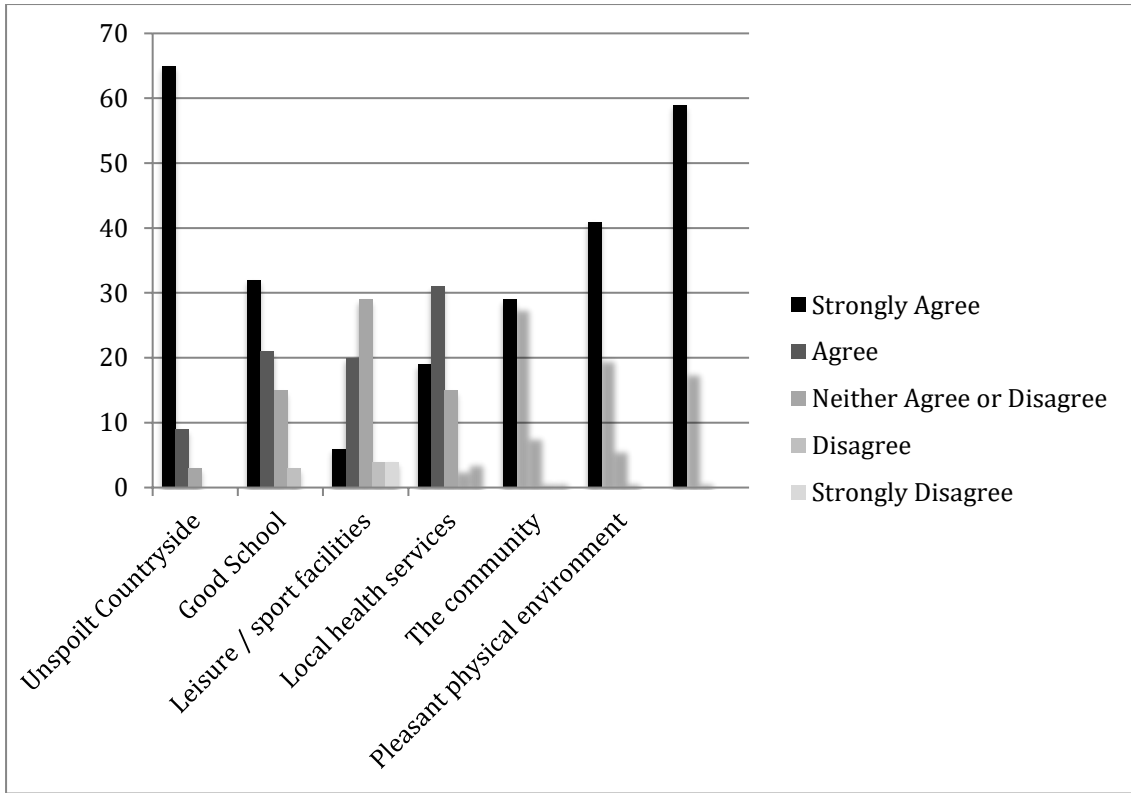
Heavy Traffic / Busy Road / Speeding	32
Lack of Amenities, community facilities & Social Events	13
Nothing to Dislike	10
Narrow / Poorly Maintained Pavements	5
Lack of Community Feel	3
No Children's Play Area	2
Current Planning Application for 27 Houses	2
Village Hall	2
Poorly Maintained / Lack of Footpaths	1
Lack of Safe School Access	1
Social Isolation	1
Parish Not United	1
Motorbikes in Fields	1
Litter	1
Poor Broadband	1

1.5 What Changes/Improvements would you like to see?

Safer Roads	29
Shop / Pub	11
Pavement Improvements	8
No Changes / Improvements	8
Village Hall Improvements	4
Improve Sense of Community / More Events	3
Better / More Public Transport	2
Footpath Improvements	2
Enlarge / Improve Village Green	2
More Communication From The PC	1
Community Health Services	1
More Houses	1
Younger Families	1
Sympathetic Changes	1
Mains Sewerage	1
Cycle Lanes	1
Mains Gas Supply	1
No Parking Outside School	1
Map of Village With House Names On	1
Sports Facilities	1

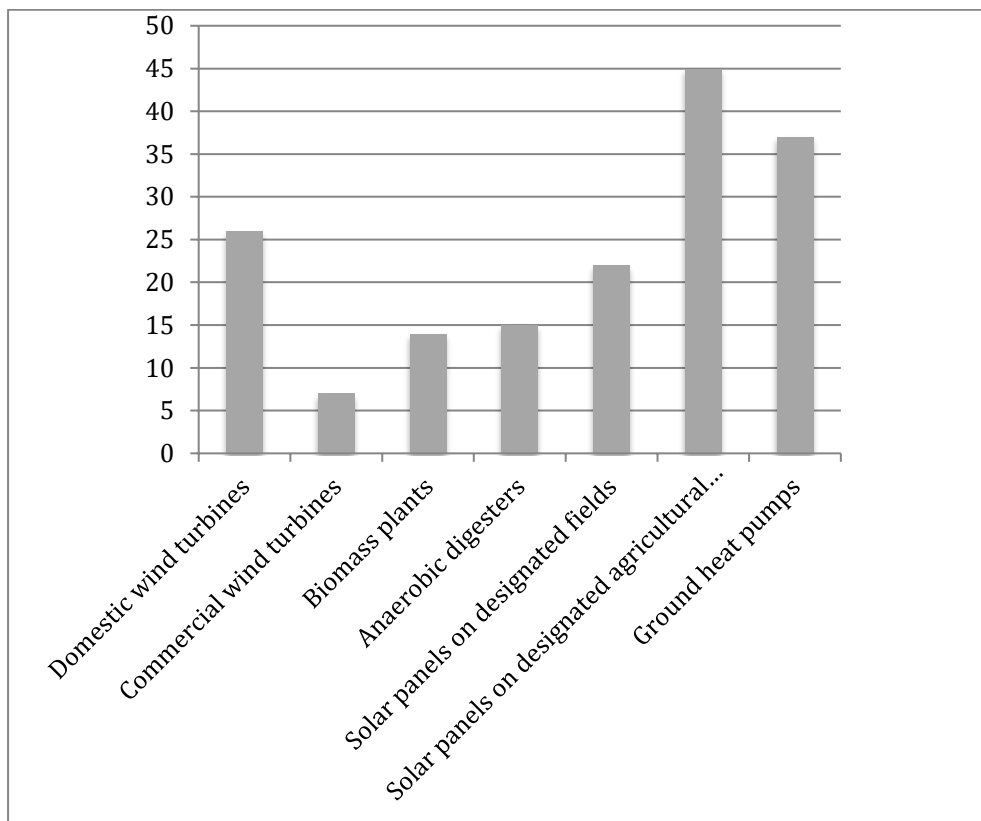
1.6 Are the following Important to you

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Unspoilt Countryside	65	9	3	0	0
Good School	32	21	15	3	0
Leisure / sport facilities	6	20	29	4	4
Local health services	19	31	15	3	4
The community	29	28	8	1	1
Pleasant physical environment	41	20	6	1	0
Peaceful & safe neighbourhood	59	18	1	0	0



1.7 Is there a need for a localised renewable energy source, and if so, would you support:

Domestic wind turbines	26
Commercial wind turbines	7
Biomass plants	14
Anaerobic digesters	15
Solar panels on designated fields	22
Solar panels on designated agricultural buildings	45
Ground heat pumps	37



2.1 Is this your Main Residence?

Yes	77
No	0
Not stated	1

2.2 Type of Dwellings

Detached	52
Semi-detached	13
Terraced	0
Bungalow	12
Flat / Maisonette	0
Mobile Home / Caravan	0
Other	0

2.3 Is this dwelling

Owner occupied	72
Shared ownership	0
Private rented	3
Housing association rented	1
Local authority rented	0
Provided by employer	0
Other	0

2.4 How many vehicles do you own?

Car	138
Van	5
Motorcycle	6
Motor Home	0
Heavy Vehicle	5
Specialist Vehicle	17

3 HOUSING

3.1 Should the Neighbourhood Development Plan allocate sites for affordable housing?

Yes	66
No	44
No opinion	26

3.2 The Herefordshire Core Strategy states that Ashperton Parish must have at least 15 new houses by 2031. How would you like to see these distributed?

single dwellings on single sites	35
0-3 dwellings per site	78
4-6 dwellings per site	33
7 -9 dwellings per site	3
over 10	10

3.4 Should this development take place gradually until 2031 or take place all at once?

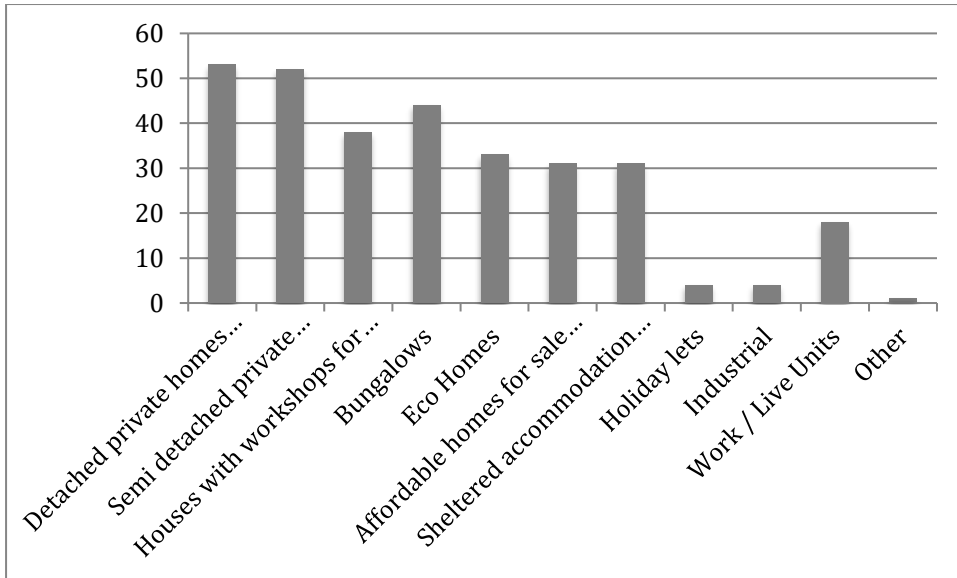
Gradually	119
All at once	13

3.5 When new homes are built, which of the following would you like to see:

Social rented	16
Private rented	23
Shared ownership	26
Owner occupied	74

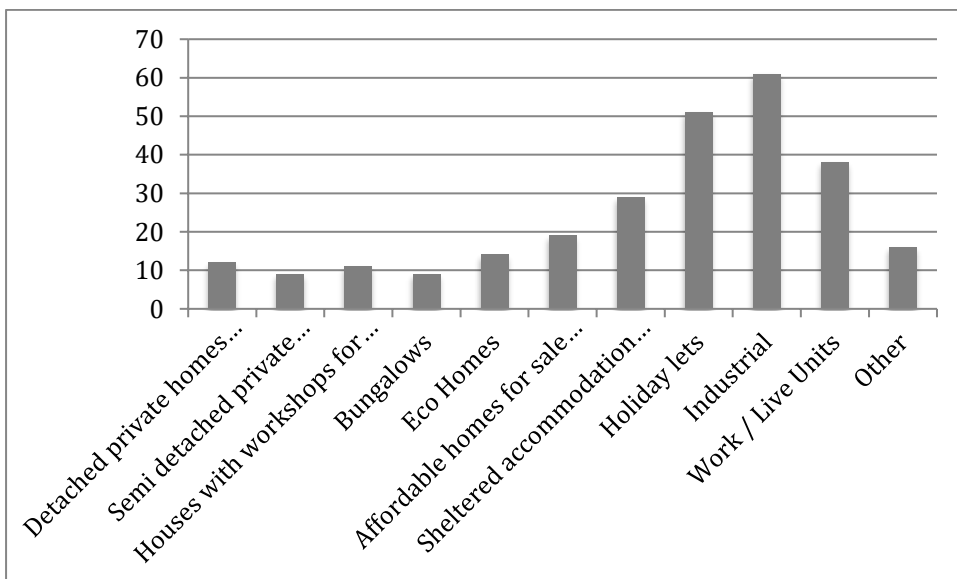
3.6 What types of development would you like to see?

Detached private homes (executive homes - 3 bedrooms or more)	53
Semi detached private homes (2 or 3 bedrooms)	52
Houses with workshops for cottage industries	38
Bungalows	44
Eco Homes	33
Affordable homes for sale or rent	31
Sheltered accommodation for the elderly	31
Holiday lets	4
Industrial	4
Work / Live Units	18
Other	1



3.7 What types of development would you NOT like to see?

Detached private homes (executive homes - 3 bedrooms or more)	12
Semi detached private homes (2 or 3 bedrooms)	9
Houses with workshops for cottage industries	11
Bungalows	9
Eco Homes	14
Affordable homes for sale or rent	19
Sheltered accommodation for the elderly	29
Holiday lets	51
Industrial	61
Work / Live Units	38
Other	16



3.8 What is your preference in relation to the type of development in the Parish, with 1 being your most preferred option and 3 being the least preferred option:

	1	2	3
Barn conversions or re-use of existing redundant buildings	83	13	3
Self build by local people for their own use	42	49	3
Building by developers	9	4	80

3.9 If new Homes are built, which locations would you suggest are best and why?

Infill	19
Behind Primary School	7
Not along A417	6
On A417/village Centre	6
Away from centre of village	3
Field to N of Church	2
Brownfield sites	2
Harvey Davies Land (N of village hall)	2
Land East of Cricket pitch	2
Any which provides access to improved sewerage	2
Barn conversions	2
Blacklands garage	1
Away from other houses	1
Paul Barnes' field	1
Opposite School (N of Heywood lane)	1
In front of the 2 houses on Heywood lane	1

3.12 Are there any locations where houses should not be build? And if so, where

Harvey Davies' land	16
Greenfield sites	9
Around School/charity land	4
On A417	3
Croft field (S of village Hall)	2
Within Village	2
Anywhere within Parish	2
Out of village/off A417	1
In areas that detract from current rural make up of village	1
Church Lane	1
Behind Paul Barnes development	1
Areas at risk of flooding	1
As infill	1

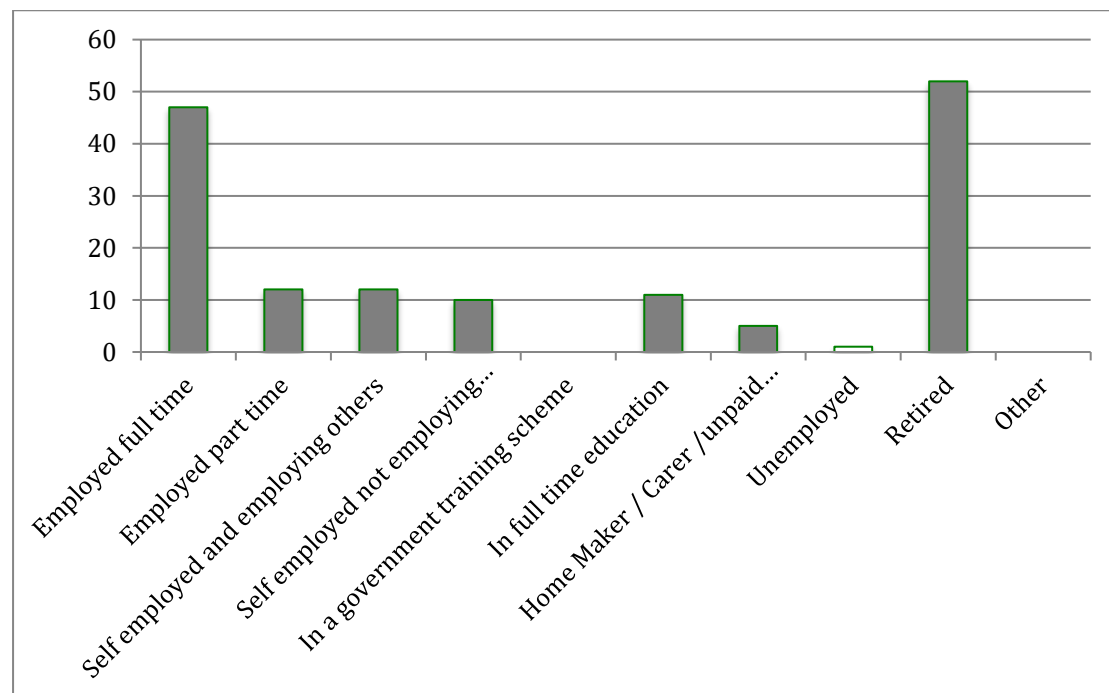
4. EMPLOYMENT

4.1 Where is your main place of work/training/study?

Hereford	17
Market Town - please state which one	11
Village - please state which one	14
Outside Herefordshire (less than 25 miles)	9
Outside Herefordshire (more than 25 miles)	13
Home	29
None of the above	48

4.2 Are you:

Employed full time	47
Employed part time	12
Self employed not employing anyone else	10
In a government training scheme	0
In full time education	11
Home Maker / Carer /unpaid voluntary worker	5
Unemployed	1
Retired	52
Other	0



4.3 What is, or would be your means of transport to work, training or study?

Car / van	97
Bus	4
Train	2
Taxi	0
Bicycle	1
Motorcycle	0
Walking	7
Other	3

4.4 Should the Neighbourhood Development Plan make provision for commercial development?

Yes	35
No	93

4.5 If yes (to 4.4), what type of commercial development would you like to see?

Small business	9
Use of farm buildings	2
Shops	3
Pubs	2
Light industry	2
Agricultural specific	2
Countryside leisure	1
Storage for internet sellers	1
Using local wool/wood	1

4.6 Where should this be?

Farmyards	3
Throughout	3
Edges of village	4
Depends on business	1

5. HERITAGE

5.1 Do you think that any future development in the parish should be in keeping with the exiting landscape and character setting?

Yes	124
No	6

5.2 Should your Neighbourhood Development Plan aim to promote the following?

Increased provision of green space	35
Enhanced protection of historic and natural features	60
Enhanced protection of the landscape	63
Protection of local wildlife	60

5.3 Are there any building, places or views which you believe are important to protect as a community asset

There were no buildings, nor views etc.	3
There were no views	1
The Church	30
The moat area	13
Village Green group	20
Fields either side village green	7
Listed buildings	5
The village school	3
The fish ponds	3
The canal	2
The cricket club	1
Wassington	1
Pump	1
Woods not above	6
Views	19
There should be no change or all surrounding countryside	2

5.4 How important are the heritage features of the village to you?

Very Important	79
Important	44
Neither Agree or Disagree	6
Not Important	1
No Opinion	2

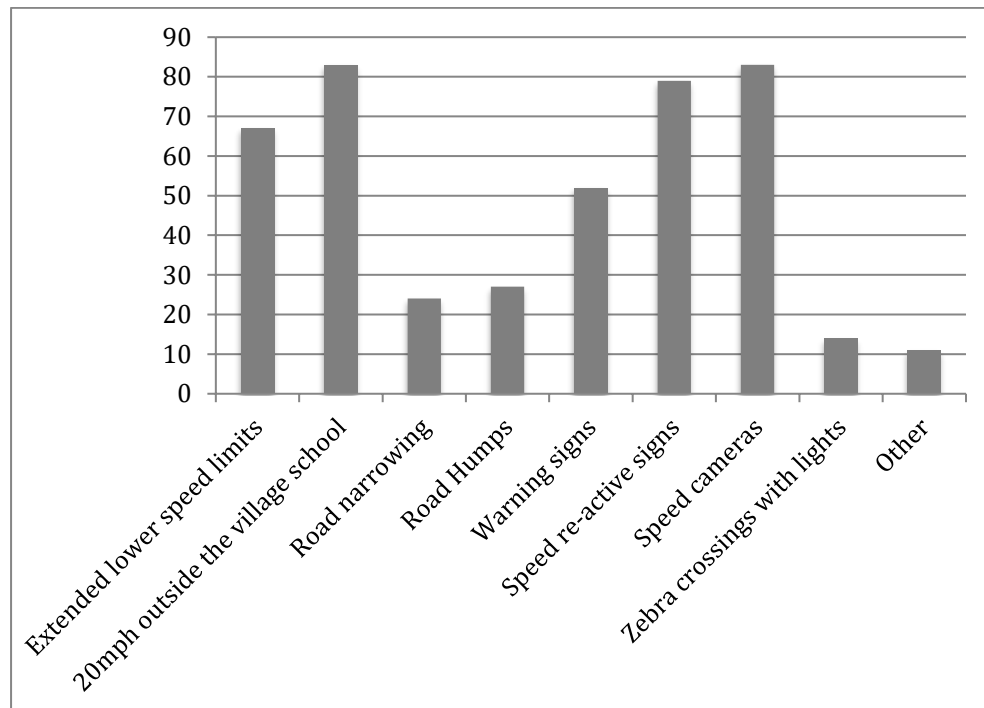
6. ROADS AND FOOTPATHS

6.1 Are the current roads through the village safe?

Yes	24
No	106

6.2 If you consider the traffic in the parish is a problem, would you consider:

Extended lower speed limits	67
20mph outside the village school	83
Road narrowing	24
Road Humps	27
Warning signs	52
Speed re-active signs	79
Speed cameras	83
Zebra crossings with lights	14
Other	11



6.3 Are the local pavements, footpaths and public rights of way sufficiently well maintained?

Yes	48
No	85

Appendix 4

Ashperton Neighbourhood Plan Questionnaire 2



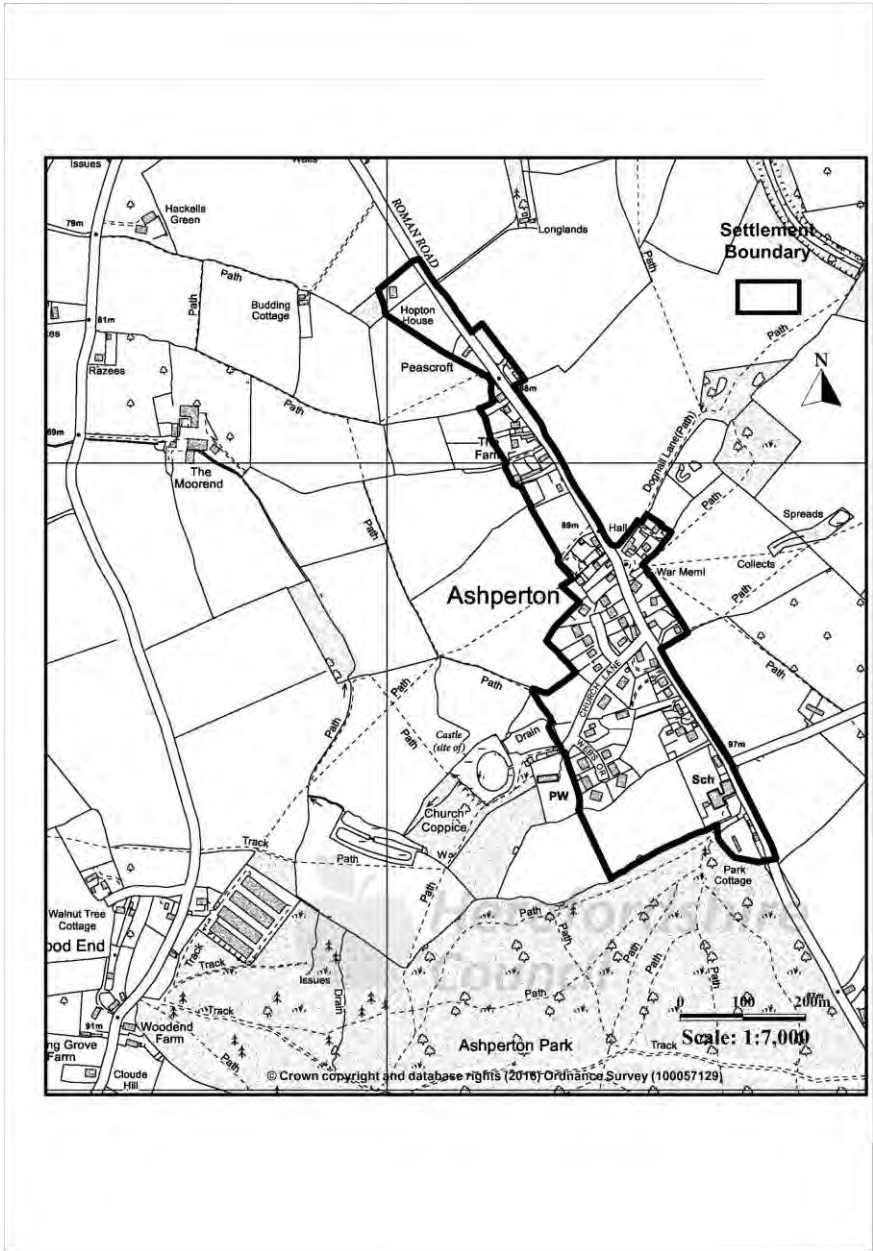
When completing this form please put a tick or number in the box to represent the views of each household member who is 18 years old or over.

Settlement Boundary

The core village of Ashperton is expected to be the main focus for housing development because it is the largest centre of population and provides the majority of the limited community amenities and local services.

Ashperton village does not have an existing settlement boundary and we are now seeking your views as to whether the proposed settlement boundary (marked on the plan below) should be used to define where development should normally take place. It is expected that development could possibly be undertaken on land adjacent to this boundary.

Q1. Do you agree that the proposed settlement boundary is appropriate for housing development in Ashperton? If you do not agree please explain why and mark on the plan where you think the settlement boundary should be.



Yes	50
No	21
No Opinion	

Comments

Housing

Q2. If additional houses were to be built, what features would be most appropriate? Please tick all that apply.

		Yes	No	No opinion
a	Building design that respects the scale and style of existing buildings	74		2
b	High levels of energy conservation in new buildings	53		12
c	Use of traditional local building materials	50		17
d	Minimum standards for living space in dwellings	33	5	20
e	Modern building styles and materials	11	32	14
f	Off-street parking	68	1	3

Q3. If new homes are to be built what sort of homes should they be?

		Yes	No	No opinion
a	Homes for Housing Association let	9	41	7
b	Homes to be sold at market prices	68	3	3
c	Sheltered homes to buy	14	26	14
d	Homes with live and work potential	46	12	9
e	Self build homes	29	16	17
f	Homes with shared ownership (part buy, part rent)	26	26	10
g	Starter Homes (affordable homes)	45	12	6
h	Sheltered homes to rent	11	34	12
i	Other – please specify			

Comments:

Jobs and Local Economy

Q4. What kinds of employment should the NDP encourage in Ashperton? Please tick all that apply.

a	Tourism, leisure & crafts	54
b	Accommodation	37
c	Food & drink production	29
d	Offices	9
e	Pubs, restaurants & cafes	34
f	Retail outlets	7
g	Transport, storage & distribution	3
h	Community Services	23
i	Social enterprises	16
j	Financial & professional services	15

k	Light industrial & manufacturing	14
l	Others – please give details	2
m	None	12

Comments:

Q5. Should existing employment sites be protected for changes of use (i.e. keep the property for business/commercial use rather than change to residential use)?

a	Yes	33
b	No	19
c	Don't know	16

Comments:

Q6. If you are currently in employment or are self-employed, please state which sector you work in i.e. retail, education, service industry.

--

Q7. Should the Neighbourhood Development Plan include policies that promote working from home?

a	Yes	56
b	No	7
c	Don't know	11

Live/Work Units

Generally speaking small-scale business operations involving working from home do not require planning permission provided they do not adversely affect neighbouring occupiers. However this is not always the case and planning permission may also be required for the construction of outbuildings to be used for a business purpose.

Q8. Where planning permission for change of use from residential to a mixed use of residential and some other small scale specific use is required would you support such a change of use subject to there being no adverse effects on neighbouring residential amenity or the environment?

a	Yes	58
b	No	10
c	Don't know	6

Q9. Would you support the construction of outbuildings for small scale business purposes subject to there being no adverse effects on neighbouring residential amenity or the environment?

a	Yes	52
b	No	17
c	Don't know	4

Q10. Would you support proposals for change of use of redundant commercial premises to residential use? (Special provisions currently apply to the change of use of redundant agricultural buildings).

a	Yes	45
b	No	21
c	Don't know	7

Q11. Which factors listed would encourage businesses to locate in Ashperton? Please tick all that apply.

a	Faster broadband	60
b	Better road access	13
c	Better mobile phone coverage	51
d	Parking facilities	35
e	Purpose built workshops or office space for rent or sale	17
f	Homes for rent or sale with separate workshop space on site	26
g	Homes for rent or sale with separate storage space on site	18
h	Homes for rent or sale with integral workshop space	24
i	Hub for small businesses (e.g. providing photocopying etc...)	12
j	Other – please give details	

Comments:

Renewable energy

The National Planning Policy Framework supports the transition to a low carbon future, including the development of renewable energy, as a core planning principle. Paragraph 97 of the Framework adds that to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.

For commercial scale development, the only technically feasible renewable sources in Ashperton would be wind and solar.

Wind Power

Current Government policy, as reflected in Herefordshire Core Strategy Policy SD2 is that proposals for energy development by wind power should only be granted where the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation.

Q12. Is there any area within the Ashperton Plan area that you consider as suitable for the siting of commercial scale wind turbines (30 metres or over hub height)?

a	Yes	5
b	No	57
c	Don't know	9

Comments:

Solar Power

Herefordshire Core Strategy supports proposals to deliver other forms of renewable energy, including solar power, provided that they do not adversely affect residential amenity or result in any significant detrimental impact upon the character of the landscape and the built or historic environment.

Q13. Are there any specific landscape features or areas which you consider should be protected from large scale commercial solar developments?

Comments:

Dark Night Skies

Q14. Do you believe that the Neighbourhood Plan should contain a policy that preserves the dark night skies in the Parish?

a	Yes	67
b	No	5
c	Don't know	3

Comments:

APPENDIX 5 RESPONSES TO THE CONSULTATION

Ashperton Neighbourhood Development Plan 2018 – 2031 Response to Regulation 14 Consultation Comments

Comments from Herefordshire Council (Neighbourhood Planning)

- 1 Front page add in the plan period 2018-2031.
Period added.
- 2 Policy H1 could expand on where the new dwellings will be developed, you could mention the majority of this growth is expected to be developed within Ashperton village. Update the plan period 2018-2031.
Text amended to take account of comment.
- 3 Policy H2, expand this policy further explain what the settlement boundary sets out. Is development in Ashperton village restricted to just inside the settlement boundary or is it within or adjacent to the settlement boundary? This policy at the moment should be locally specific and relate closer to Ashperton, by referencing Ashperton in policy title and policy.
Text amended to take account of comment.
- 4 H3- Remove the last sentence.
Text amended to take account of comment.
- 5 H4-Reword this policy. Maybe supported or encourage instead of approved.
Text amended to take account of comment.
- 6 D2-Quite a restricted policy without a detailed justification on why the restriction would be needed apart from impact on the village character.
Description of village character amended to explain the importance of the piecemeal growth of the village, rather than larger scale developments, defining the fundamental character of the village.
The NDP does not preclude larger scale development but as it would also be disproportionate and out of character, such development should be exceptional.
- 7 NDP Policy E1- Notable views should be identified on a map and image with a justification on why these particular views are special, otherwise it is difficult to implement this part of the policy.
Plan and images added.
- 8 Criterion d is quite restrictive, I would change to planting schemes featuring native species would be encouraged in new developments.
Text amended to take account of comment.

Comments from Herefordshire Council (Environmental Health)

- 9 Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers. We suggest a slight amendment to policy D1 with regard to new housing development by extending the sentence in e) to state ‘and where the amenity of future residential occupants will not be

compromised by existing agricultural or commercial activity This would be to safeguard the amenity of future occupiers.

Text amended to take account of comment.

Comments from Herefordshire Council (Environmental Health – Trading Standards)

10 I refer to the above and would make the following comments with regard to the above proposed development plan. It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval. I have therefore not commented on policies P.1 to -P.3; 'Sites with extant planning permission' & N.1 to N.7 ;'Sites put forward but not included in the NDP'.

Having reviewed records readily available, I would advise the following regarding the sites that have been outlined for residential development (as indicated in purple on the untitled plan).

Policy S.1 to s.4: Sites for inclusion in the NDP:

S.1 Land between Peascroft and Hopton House, a review of Ordnance survey historical plans indicate a site used for clay bricks & tiles manufacture quarry was situated adjacent the allocated site. It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development. Historical maps also indicate that the site was used as orchards. I would advise that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination.

This would be a matter for conditions attached to any planning permission. Permission has, in any event, now been granted following internal consultation.

S.2 Land opposite Peasecroft. Historical maps indicate that the site was used as orchards. I would advise that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination.

This would be a matter for conditions attached to any planning permission.

S.4 Land adjacent to 'The Farm'. i. Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development. Regarding sites with a historic agricultural use, I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this. Historical maps also indicate that the site was used as orchards. I would advise that

orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination.

This would be a matter for conditions attached to any planning permission. Permission has, in any event, now been granted following internal consultation.

- 11 Please note for the future NDPs I would advise that untiled map which indicates the proposed locations for policies; P, S and N is given a title for ease of reference.

Title has been added.

- 12 I would also ask that the location of for policy S.4; Land adjacent to the 'Farm' is given a clear site boundary on the map.

Planning permission has now been granted. The precise location of the dwelling is defined in the permission..

- 13 General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Any development would be subject to the normal planning process and therefore be subject to internal consultation within Herefordshire Council. Conditions requiring a desk study or detailed investigation could be attached to any planning permission if necessary.

Comments from Herefordshire Council (Transport and Highways)

- 14 D3.3- This could be changed "in-line with Herefordshire's highway design guidance.

Text amended to take account of comment.

- 15 Section 7 p39- London Midland no longer operate. They have been replaced by West Midlands Trains.

Text amended to take account of comment.

- 16 PolicyST1- There should be some consideration given to cyclists within this policy. It could be added onto part c).

Text amended to take account of comment.

Comments from Herefordshire Council (Strategic Planning Team)

- 17 NDP Policy D2- Scale and Phasing of Development

Criterion a): Without a clear basis for capping the size of individual developments to be permitted at 3 dwellings, this appears unnecessarily prescriptive. It could serve as a hindrance to similar but appropriately sized schemes from coming forward.

Description of village character amended to explain the importance of the piecemeal growth of the village, rather than larger scale developments, defining the fundamental character of the village.

The NDP does not preclude larger scale development but as it would also be disproportionate and out of character, such development should be exceptional.

18 Criterion b): What is the basis for it being more than two dwellings? Surely incorporating design features could be applied to all new development?

The criterion requires a variety of detail design features to prevent 'suburban' style development of 3 or more basically identical dwellings.

19 It is also not clear what is meant exactly by "detail design features". Care should be taken to ensure that any more detailed criteria for such features do not stifle any new or innovative features that can fit sympathetically with their surroundings.

The policy does not stifle new or innovative features, it merely requires a degree of variety within developments.

20 NDP Policy E1- Landscape - Criterion a): Are the notable views identified/listed anywhere? It would strengthen the policy to clarify where these important views are that should be afforded protection by it.

Wording added to refer to the table and added plan and photos in section 2.1.

21 NDP Policy E2- Tranquillity- Criterion a): This requires some clarification- the importance of tranquillity will be respected insofar as is enforceable by the planning system.

Text modified to clarify and amend in the light of the comment.

22 NDP Policy RE2: Commercial Renewable Energy - "Proposals for commercial scale wind turbines of over 30m hub height or over 50kW output will not be supported due to the adverse..." Impacts?

23 Missing words added.

Comments from Gladman Developments Limited

24 The Parish Council and its sub-committee have prepared the plan in the full knowledge of the legal requirements and in complete conformity with the National Planning Policy Framework (the Framework) (and have taken account of changes in the 2018 revision).

25 Gladman refer to the *recent* Planning Practice Guidance (PPG). The PPG was first published in 2014 and is a 'live document', available only on-line. With regard to neighbourhood planning it refers back to the requirements of the National Planning Policy Framework. There is no conflict with the PPG.

26 Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree

of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

The Ashperton NDP is in complete alignment with the strategic policies and requirements of the Herefordshire Core Strategy and plans positively to support the delivery of proportionate sustainable growth.

27 On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

The most recent update to the Neighbourhood Planning 'Chapter' were made in August 2017 and February 2018. It would appear that Gladman are not up to date.

28 Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.

This is a selective quote. What the PPG states [Paragraph: 001 Reference ID: 50-001-20160519] is "However, all settlements can play a role in delivering sustainable development in rural areas – and so **blanket** (*emphasis added*) policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence." The PPG then cross refers to Paragraphs 47 to 55 in the 2012 version of the Framework: "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances". [Paragraphs 78 and 79 of the revised Framework (2018) are similar]

There is no **blanket** policy restricting development. The NDP supports sustainable and proportionate development in full compliance with national and adopted local policy.

29 Policy H2 states a settlement boundary will be established for the settlement for the ANP plan period 2016-2031. Gladman do not consider the use of settlement boundaries to be an effective response to future development proposals if they would act to preclude the delivery of otherwise sustainable development opportunities. The Framework makes clear that development which is considered sustainable should go ahead without delay. The use of a settlement boundary to restrict suitable development from coming forward does not align with the positive growth

required by the Framework. Gladman suggest that wording is set out in the policy to set out circumstances upon which development within and beyond the boundary would be supported. To ensure flexibility Gladman suggest that demonstrably sustainable development adjacent to the settlement boundary should be supported.

Herefordshire Core Strategy policy requires development to be within or adjacent to the core of the settlement. That requires definition and the designation of a settlement boundary is in full conformity with national and Herefordshire policies to restrict development in the open countryside and fully aligns with the requirements of the Framework. The NDP does not preclude sustainable development adjacent to the settlement boundary but, in order to be sustainable in a village of the scale of Ashperton with limited facilities and access to services any development should be proportionate as set out in the Core Strategy.

- 30 As currently drafted the policies of the ANP would not support a development greater than 10 dwellings. Gladman therefore consider that this policy is unnecessary, best left to policies of the adopted Core Strategy and should be deleted from the neighbourhood plan.

Policies of the Herefordshire Core Strategy require proportionate development in villages such as Ashperton. A development of 10 dwellings would represent a single step development adding 10% to the housing stock of the entire parish. Therefore a single development of more than 10 dwellings would be manifestly disproportionate.

- 31 Policy D1 details six criterion that all development proposals will be measured against. Whilst Gladman recognise the importance of high quality design, planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by overly restrictive criteria. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 60 of the NPPF which states that: "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles".

The Ashperton NDP does not prescribe design criteria but sets out general measures to ensure that development is in conformity with Paragraph 125 of the Framework – ***“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important***

role in identifying the special qualities of each area and explaining how this should be reflected in development.”

32 Policy D2. Gladman are concerned that this policy seeks to limit development proposals to 3 dwellings. The Framework is clear that development which is sustainable should go ahead. As currently drafted the policy is restricting otherwise suitable development coming forward that could help meet the Full Objectively Assessed Needs of the authority. **The Ashperton Neighbourhood Development Plan does not preclude development of greater than 3 dwellings but explains that this should be the exception. Larger individual developments would introduce a suburban quality and fail to recognise the defining characteristics of the village which has historically grown in a piecemeal manner. Paragraph 125 of the Framework (2018) explains “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”**

33 Policy E2: Tranquillity

The wording of this policy has been amended to reflect the comments from Herefordshire Council and to provide more clarity.

34 Policy E3: Cultural Heritage. There is a distinct lack of clarity around the intentions of this policy, as a result Gladman believe this policy needs to be redrafted to ensure it conforms with the guidance and requirements set out through national policy. Paragraph 132 of the Framework makes clear that great weight should be given to a heritage assets conservation and that ‘the more important the asset, the greater the weight should be.’ In its current form the policy does not distinguish between designated and non-designated heritage assets. With regards to designated heritage assets the policy should refer explicitly to paragraphs 133 and 134 of the Framework which sets out that Councils should assess the significance of the designated heritage asset and where there is less than substantial harm, this should be weighed in the planning balance against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm. For non-designated heritage assets, the policy must be reworded to reflect the guidance set out within paragraph 135 of the Framework. This states that the effect of an application on the significance of a non-designated heritage asset should be taken in to account when determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Gladman suggest criterion B of the policy is deleted as paragraph 128 makes clear that development affecting archaeological features will not be ruled out; ‘a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should

require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

The quotations made by Gladman are from the 2012 Framework.

Whilst paragraph 197 of the Framework (2018) states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” Paragraph 184 states “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The word “significant” has been added to criterion b of policy E3 to clarify that only those assets of significance warrant such a high level of protection. The policy leaves open the potential for building on heritage assets in exceptional circumstances.