

**Ashperton
Neighbourhood
Development Plan 2018-
2031**

Consultation Statement

August 2019

CONTENTS

- 1. INTRODUCTION**
- 2. ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP**
- 3. EXPLORING THE ISSUES**
- 4. 2nd RESIDENTS' SURVEY**
- 5. HOUSING DELIVERY**
- 6. CONSULTATION ON THE PRE-SUBMISSION DRAFT PLAN**
- 7. REGULATION 14 CONSULTATION ON DRAFT ASHPERTON NEIGHBOURHOOD DEVELOPMENT PLAN**
- 8. RESPONSES TO THE REGULATION 14 CONSULTATION AND ACTIONS TAKEN (INCLUDING RESPONSES NOT PREVIOUSLY AVAILABLE TO ASHPERTON PARISH COUNCIL FROM HISTORIC ENGLAND; DWR CYMRU WELSH WATER; AND THE ENVIRONMENT AGENCY).**

References

- 1 Establishing the Ashperton NDP Steering Group Ashperton Parish Council minutes
<https://ashperton.org.uk/wp-content/uploads/2018/03/Minutes-March-2015.pdf>
- 2 Establishing the Neighbourhood Area – Neighbourhood Area Document
<https://ashperton.org.uk/wp-content/uploads/2018/03/Ashperton-Decision-Document.pdf>

Appendices

- 1 1st Residents' Survey Results
- 2 2nd Residents Survey Results
- 3 Schedule of changes from Pre-Submission Draft

1. INTRODUCTION

This Consultation Statement has been prepared to accompany the re-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, including comments not previously available to Ashperton Parish Council; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

Format of the Consultation Statement

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.

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. A schedule of changes to the NDP following consultation is attached as Appendix 3.

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 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 surveys.
- 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

The purpose of an NDP is centred on delivering greater local control over development by making use of the new powers available under the Localism Act 2011. They were considered and addressed by:

- The Parish Council decision to undertake a NDP.
 - Arranging and publicising an Open Meeting to hear advice from Herefordshire Council and set up the Steering Group
 - Establishment of a Steering Group reporting to the Parish Council.
 - Application for Neighbourhood Area designation.
-
- Parish Council consideration of and resolution to produce a Neighbourhood Development Plan at its meeting on 31st March 2015.
 - The Parish Council held an inaugural meeting for an Ashperton NDP on 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.

Table 1 sets out the detail of the activities undertaken, with supporting documents listed 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 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 of Ashperton Neighbourhood Area	None		HC, Ashperton Neighbourhood Area Decision Document 3 rd June 2015

3. EXPLORING THE ISSUES

Following the public meeting on the 28th April 2015 the Steering Group sought to establish a base line to draw up the first iteration of the Ashperton NDP. To do this the 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 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. The questionnaire highlighted some key issues:-

- 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.

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 attending. 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
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 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/accommodation; leisure; crafts; food and drinks production; pubs restaurants and cafes as well as community services were all favoured forms of small-scale economic development, alongside promotion of homeworking and live/work units.
- There was also a recognition that improved mobile phone coverage and faster broadband was required to encourage small 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 overwhelmingly 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
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
25th 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

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.

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).

Six landowners were approached by the Steering Group and a small number of other landowners brought forward schemes that were not in or adjacent to the settlement boundary.

6. CONSULTATION ON THE PRE-SUBMISSION DRAFT PLAN

A Pre-submission Draft Plan was prepared for consultation with all residents from the 4th September 2017 to 16th October 2017. A copy of the pre-submission draft was delivered to every household in the parish (102 dwellings at the time) 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 at this stage.

7. REGULATION 14 CONSULTATION ON DRAFT ASHPERTON NEIGHBOURHOOD DEVELOPMENT PLAN

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. Copies of the Draft NDP were distributed to all household and other consultees for comment and no material comments, responses or objections were received. However, it became evident that there were shortcomings in the consultation process and it was necessary to repeat the consultation exercise.

Dear Ashperton Parish Resident / Consultee

Further to our letter of September last year it has been clear that we have had a few technical difficulties and it is therefore necessary for us to repeat the consultation exercise, I apologise for this.

I would like to thank everyone who has contributed to the consultations we have undertaken to date. As part of the formal process we have to undertake one further consultation before Herefordshire Council and a Planning Inspector consider the contents of our plan.

To ensure we comply with the law we will run a final formal consultation commencing on the 1st May 2018 and finishing on the 26th June 2018. In addition to consulting the residents we will also be consulting with a number of statutory and other organisations who may have an interest in the plan.

The final draft plan can be found on the Parish Council website at <https://ashperton.org.uk/ashperton-parish-council-neighbourhood-development-plan/>

The Final Plan is very similar to the one you received last summer. If you are unable to view the Plan on line please contact The Parish Clerk, Janet Chester, at Mapleside, Ashperton, Ledbury HR8 2RZ, by telephone at 01531 670036 or by email at ashperton.pc@btinternet.com

If you have any comments on the final draft please forward them to the Parish Clerk either through the email or address detailed above by 26th June 2018. Comments should be made in writing and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available. This includes the name and address of the person making the comments.

Once again can I offer my thanks for your help and input into the development of this plan.

Andrew Tector
Chairman of the Ashperton Neighbourhood Development Plan Steering Group

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.

Ashperton NDP Consultation Statement August 2019

On the 1st of May 2018 all of the following bodies and organisations were consulted by the Parish Council and/or by Herefordshire Council.

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	

Unfortunately, comments from Historic England, on the potential effects of development close to listed buildings ‘Peascroft’ and ‘The Farm’; from the Environment Agency, on flood risk and waste water infrastructure; and from Dwr Cymru Welsh Water on water supply and foul water drainage, were never received by Ashperton Parish Council and were not given consideration in the initial Consultation Statement or taken into account in amendments to the Draft NDP put forward for Regulation 16 consultation between 13 May to 24 June 2019. The omission came to light during that consultation and, as a result, it was not possible for the NDP to progress to examination. **The Parish Council have still not received the original submissions and the council’s observations and responses detailed below rely on the Regulation 16 comments as forwarded by Herefordshire Council.**

The additional concerns, as forwarded by Herefordshire Council, have been considered and this Revised Consultation Statement together with a Revised Submission Draft NDP have been produced.

8. RESPONSES TO THE REGULATION 14 CONSULTATION AND ACTIONS TAKEN (INCLUDING RESPONSES NOT PREVIOUSLY AVAILABLE TO ASHPERTON PARISH COUNCIL FROM HISTORIC ENGLAND; DWR CYMRU WELSH WATER; AND THE ENVIRONMENT AGENCY).

[Comments on the Regulation 14 draft in black with responses/actions in red.]

A full schedule of changes from the Regulation 14 Draft is available on the Parish Council Website.

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. Reference to the Framework added.
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'. 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.
Wording changed to "Developments of more than two dwellings should incorporate variations in detail design features." to clarify.
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?
Missing words added.

The following relate to submissions not seen by Ashperton Parish Council until the ~~abortive~~ unsuccessful Regulation 16 consultation.

Comments from Historic England

23. Significant concern in relation to the allocation of housing sites S1 to S4 around two listed buildings 'The Farm' and 'Peascroft'. The setting of the building have not been taken in account. Consider that the allocations are contrary to the NPPF. The plan needs to address the heritage assets and a clear assessment needs to take place before the suitability of these sites proceeds.

The presence and settings of the listed buildings was a consideration during the initial site assessments. However this may have not been apparent in the Draft NDP. Paragraph added under 'Ashperton Village' in Section 5 to make clear that careful consideration of the design and layout of proposals affecting heritage assets would be essential. Each allocated site is considered below. Whilst the principle of development within the setting of a listed building is a matter for assessment at site allocation stage, more detailed consideration is a matter more appropriately dealt with at application stage when the actual potential harm could be properly assessed in the light of the application details. Site S.3 (behind Milestone Cottage and Peascroft) is predominantly behind the gardens of these properties and has now been granted planning permission. The proximity of Peascroft was considered during site assessment and allocation but the view was taken that any potential harm to its setting could be mitigated by careful site layout and orientation. In response to the, successful, application for planning permission the Council's Historic Building Officer concluded "*I think the level of harm this development would cause to the setting of Peascroft would be categorised as a low to moderate level of less than substantial harm - not a degree that would cause objection on building conservation grounds in this instance. If a condition was imposed to maintain the screening at a height of at least 1.5 metres this would mitigate some of the harm to the setting of Peascroft.*" The wording of the NDP has been amended to reflect consideration of the effect on the listed building and its setting.

Site S.4 is within a group of miscellaneous agricultural and equestrian buildings within an established farmyard. Planning permissions for the dwelling and a new farmhouse were granted in July 2018 with no objections or comments in relation to impact on the listed building or its setting, which is essentially a cluster of dwellings, including 2 detached post war houses, and farm buildings. The wording of the NDP has been amended to reflect consideration of the effect on the listed building and its setting.

Site S.1. Although to the immediate north of Peascroft, due to the extensive road frontage it is considered that the site could readily accommodate 4 dwellings, possibly in two stages, sufficiently detached from Peascroft in a manner which would maintain the setting causing less than substantial harm. The wording of the NDP has been amended accordingly.

Site S.2. Although previously garden land of Peascroft the site is to the opposite side of the A417 and is set behind a substantial tree belt and hedgerow, the retention of roadside planting would ensure that there would be no undue impact on the setting of the listed building. Wording has been added to the NDP accordingly.

Comments from The Environment Agency

24. As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

All sites proposed are within Flood Zone 1 and are not at risk of fluvial flooding or other sources of flooding as may be identified in the Herefordshire Strategic Flood Risk Plan.

There is no mains drainage within Ashperton and any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. Appropriate wording has been added to the Submission NDP.

Comments from Dwr Cymru Welsh Water

It is understood that these related to foul water drainage.

There is no mains drainage within Ashperton and any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. Appropriate wording has been added to the Submission NDP.

Comments from Gladman Developments Limited

25. 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).
26. 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.
27. 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.
28. 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.

29. 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.
30. 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.
31. 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.

32. 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.”

33. 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."

34. Policy E2: Tranquillity

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

35. 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.

Comments from Green Planning Studio on behalf of landowner

36. Consultants, Green Planning Studio, in response to the first Regulation 16 Consultation have sought to promote land to the rear of the Old Bakehouse as a site for 9 dwellings within the NDP.

The consultants may not be aware of the history of nearby site N.2 and the inability to achieve adequate highway visibility. Visibility at the access to ‘The Old Bakehouse’ is even more restricted. The site has been included within the section of sites put forward but not included in the NDP, as Site N.8.

Ashperton NDP Consultation Statement August 2019

Appendix 1

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>

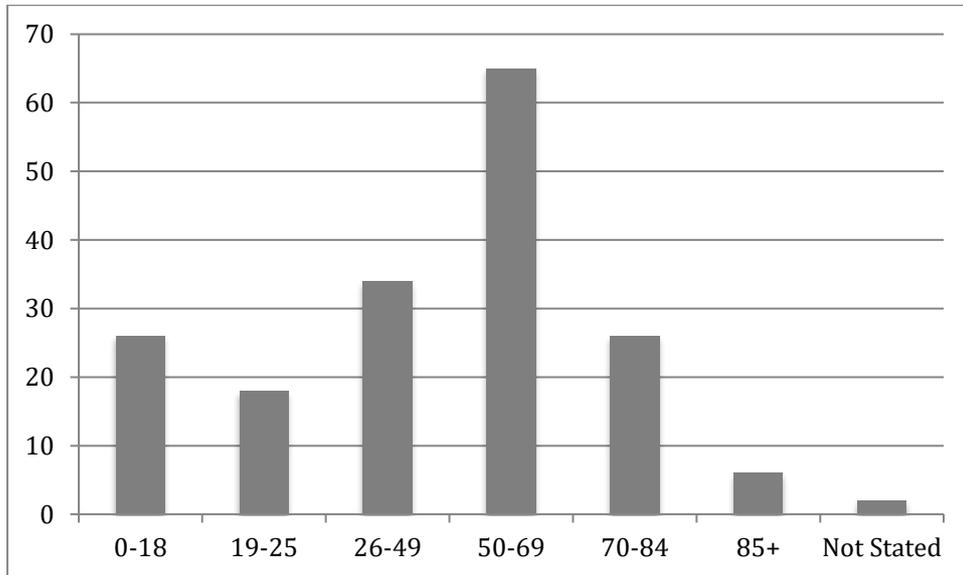
or

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

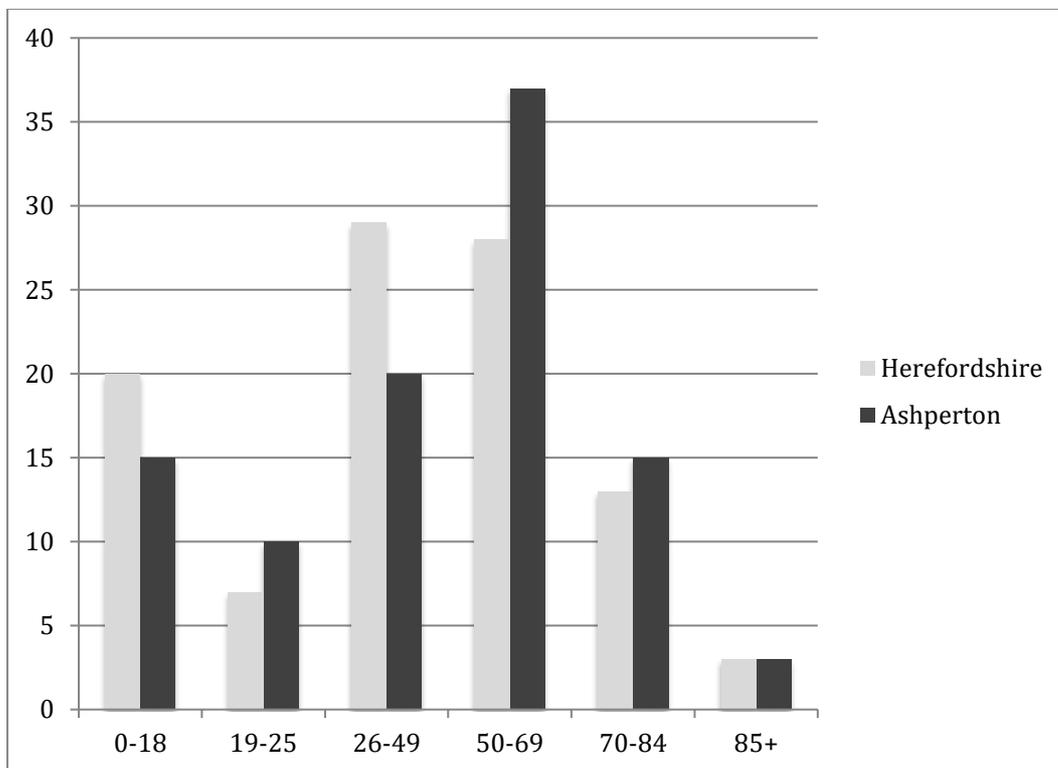
1.1 How many people including children normally live in your household?

177

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

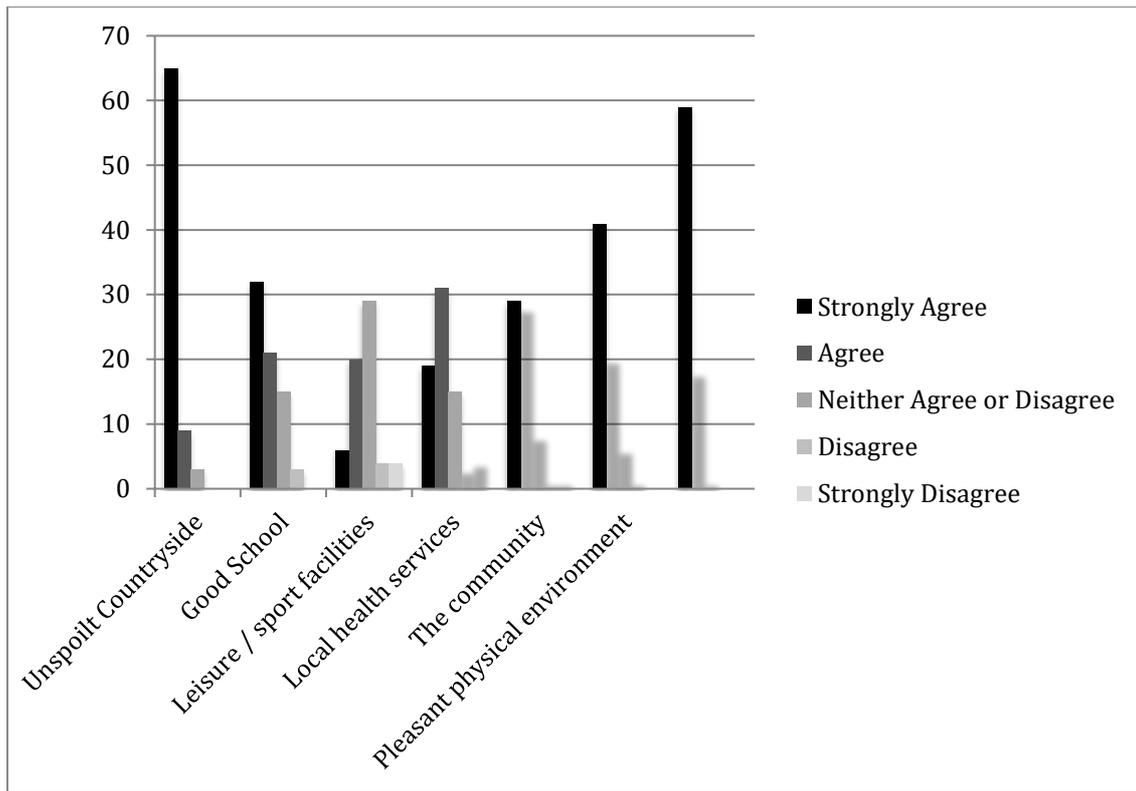
1.5 What Changes/Improvements would you like to see?

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

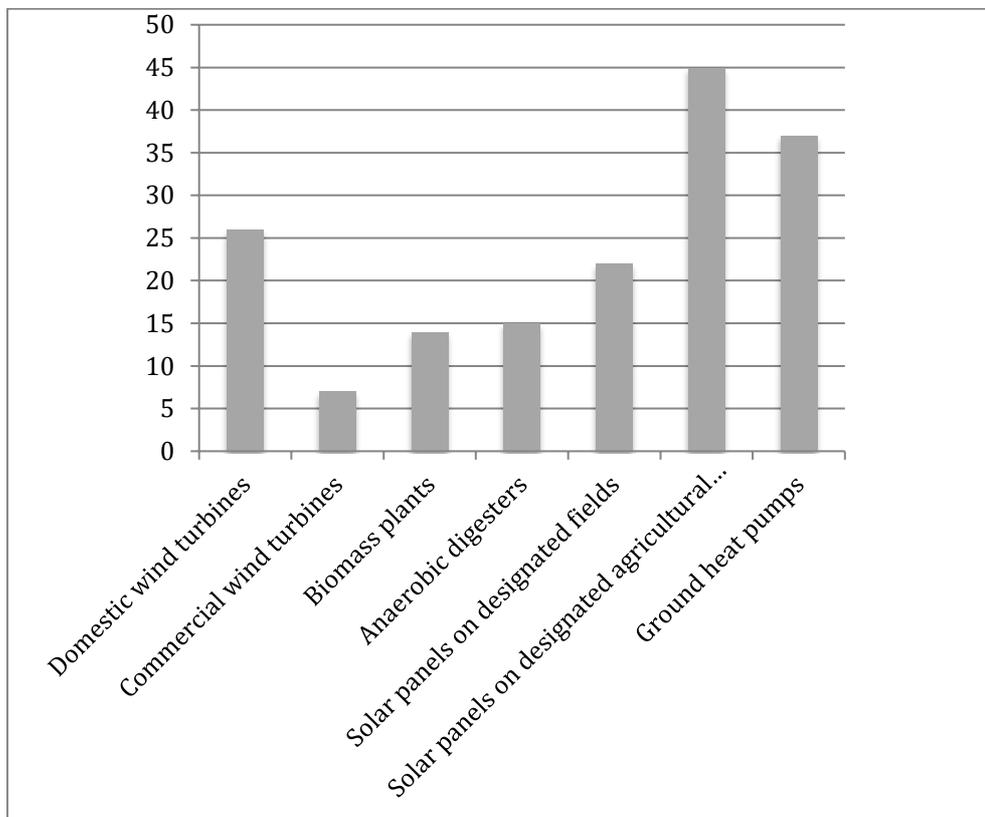
	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Unspoilt Countryside	65	9	3	0	0
Good School	32	21	15	3	0
Leisure / sport facilities	6	20	29	4	4
Local health services	19	31	15	3	4
The community	29	28	8	1	1
Pleasant physical environment	41	20	6	1	0
Peaceful & safe neighbourhood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

Ashperton NDP Consultation Statement August 2019



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 building's	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?

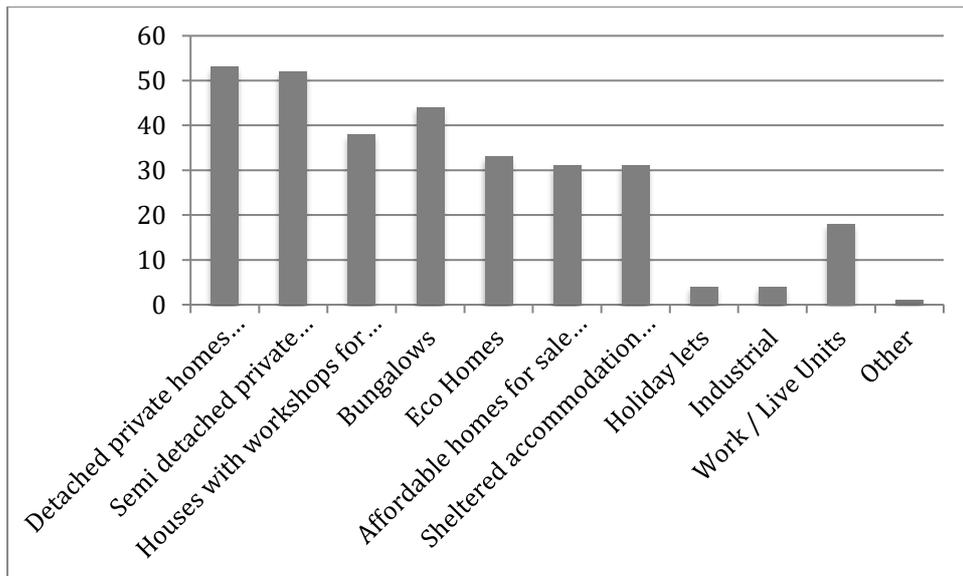
Gradually	119
All at once	13

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

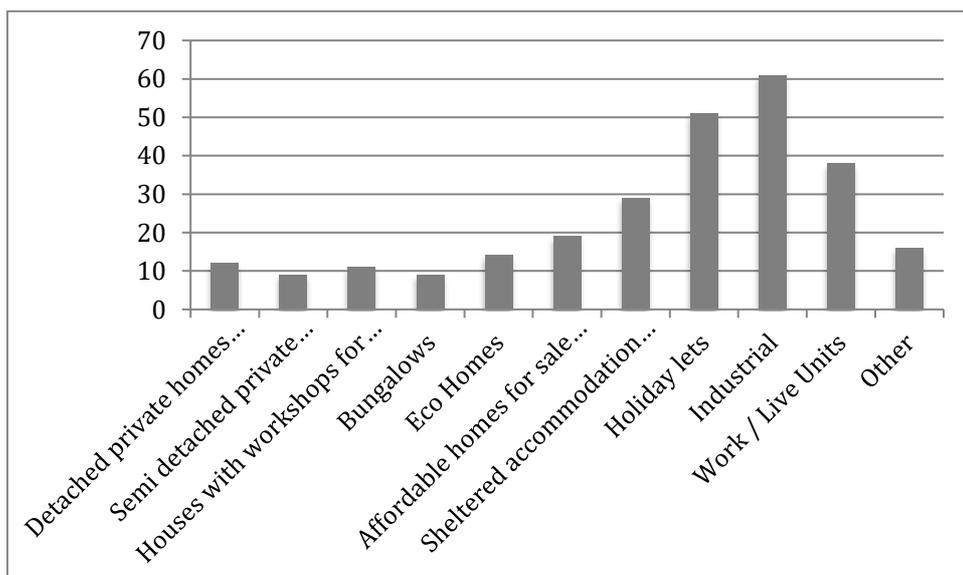
3.6 What types of development would you like to see?

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

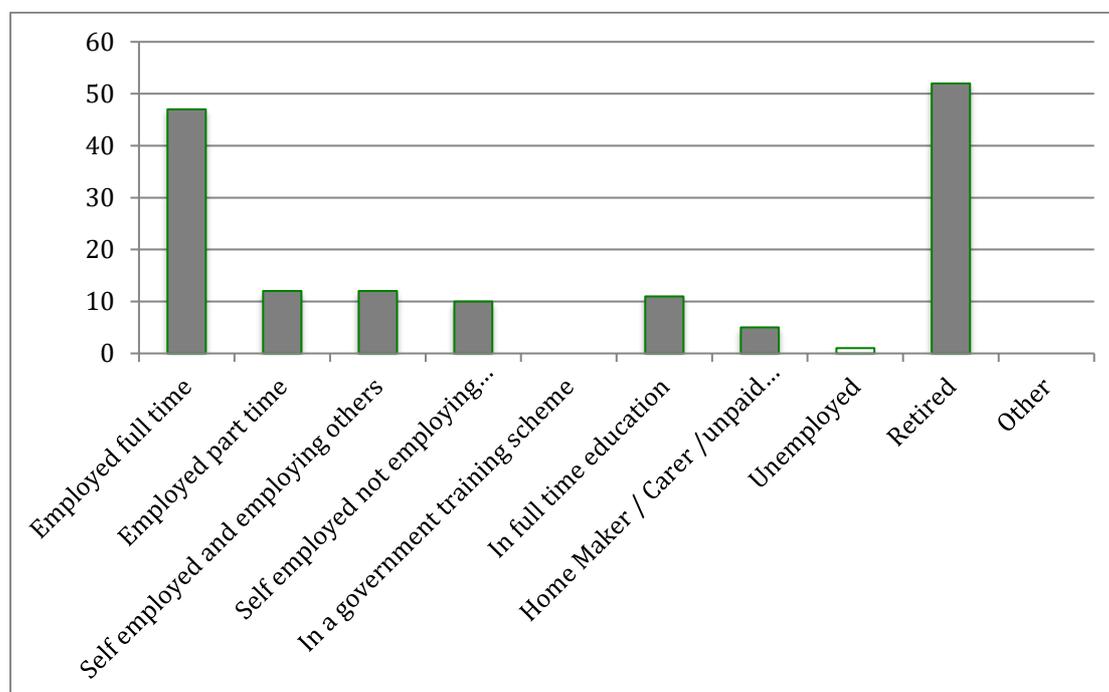
4. EMPLOYMENT

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

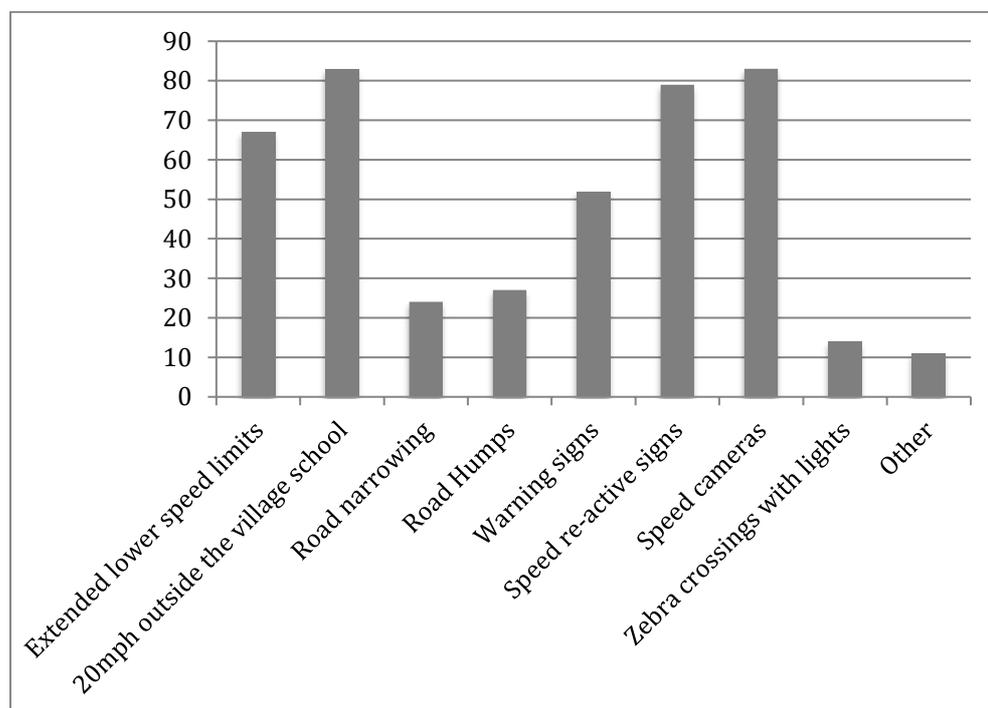
6. ROADS AND FOOTPATHS

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 2

Ashperton Neighbourhood Plan Questionnaire 2



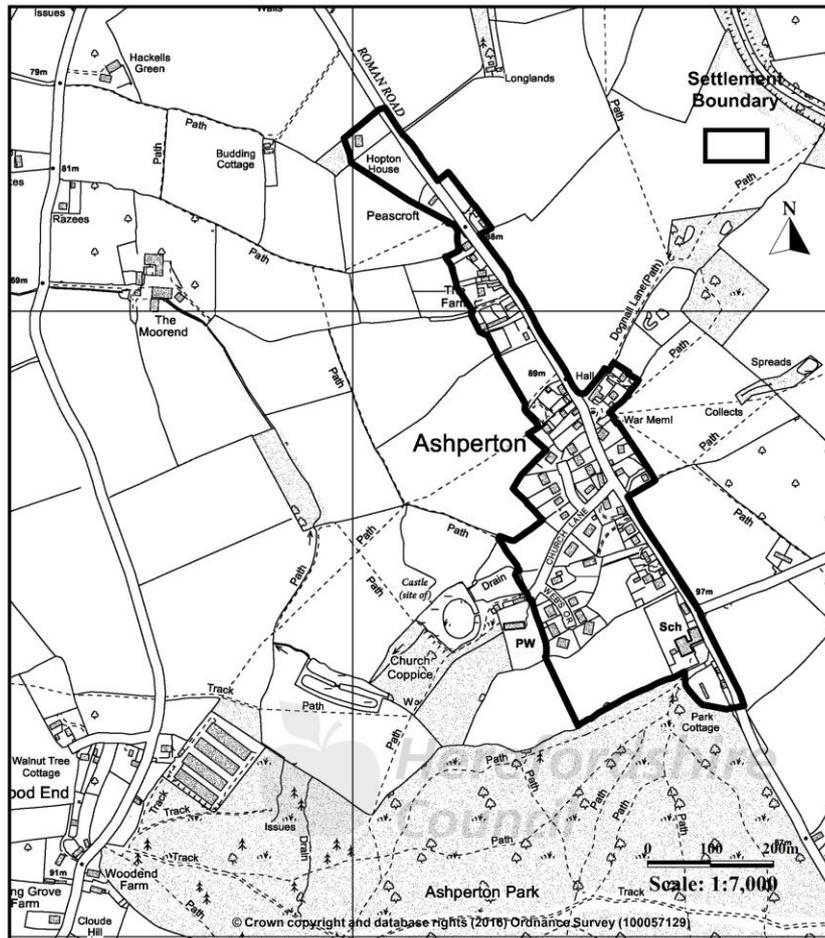
When completing this form please put a tick or number in the box to represent the views of each household member who is 18 years old or over.

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:

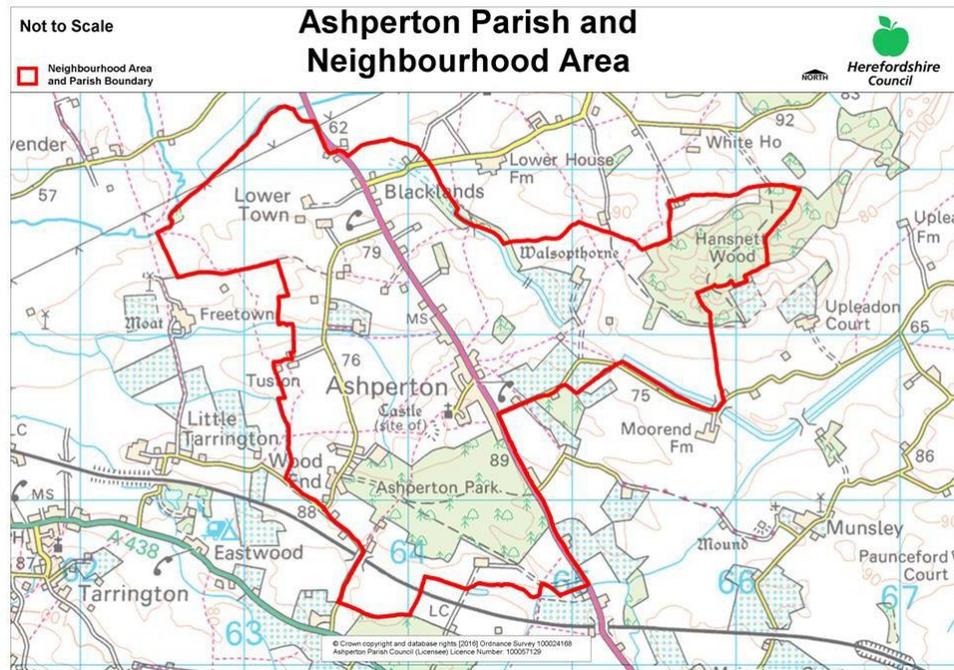
Ashperton NDP Consultation Statement August 2019

Appendix 3

ASHPERTON NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2031

Submission Draft

Schedule of changes from the Pre-Submission Draft



ASHPERTON NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2031

Revised Submission Draft

Schedule of changes from the Pre-Submission Draft

No.	Original	Revised text	Reason
1	<p>PREFACE</p> <p>"This final consultation draft plan is the subject of formal consultation as part of the statutory procedure. That formal consultation must be undertaken before the plan is submitted to Herefordshire Council to be checked for legal compliance and for examination by an independent assessor.</p> <p>"There will be a formal six week consultation on this draft with residents, interest groups, neighbouring parishes and statutory bodies. Any necessary amendments will then be made before</p>	<p>"This revised draft has been prepared taking account of comments received following the wider consultation period including some not previously available to Ashperton Parish Council. Modifications were previously made following the publication of the Government's revised National Planning Policy Framework in July 2018, with which the plan must comply.</p> <p>"The plan will now be re-submitted to Herefordshire Council for a further submission consultation and examination by an independent assessor."</p>	<p>Updated to Submission Draft, to refer to the re-submission and to refer to the revised National Planning Policy Framework.</p>

Ashperton Neighbourhood Development Plan 2018 - 2031 Schedule of changes from Pre-Submission Draft

	<p>the final plan is submitted to Herefordshire Council.”</p> <p>Freda Helme, Chair Ashperton Parish Council</p>	<p>“A schedule of all changes from the pre-submission draft of May 2017 has been produced and is available on the NDP pages of the Ashperton Parish Council website.”</p> <p>Rowland Eustace, Chair Ashperton Parish Council”</p>	
2	<p>1.1 Purpose</p> <p>The Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their communities by preparing an Neighbourhood Development Plan through which general planning policies for the development and use of land in the neighbourhood can be established.</p> <p>The Ashperton Neighbourhood Development Plan (NDP) is a new type of planning document based on the views of our local residents, businesses, services and community groups, and on</p>	<p>1.1 Purpose</p> <p>The Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their communities by preparing an Neighbourhood Development Plan through which general planning policies for the development and use of land in the neighbourhood can be established.</p> <p>The Ashperton Neighbourhood Development Plan (NDP) is a new type of planning document based on the views of our local residents, businesses, services and community groups, and on</p>	<p>Additional paragraph added to take account of additional reference in the revised the National Planning Policy Framework.</p>

	the evidence of survey and statistical information concerning the wider area.	<p>the evidence of survey and statistical information concerning the wider area.</p> <p>The National Planning Policy Framework (2018) (NPPF 2018) explains, at paragraph 29, that Neighbourhood Plans can shape, direct and help deliver sustainable development by influencing local planning decisions as part of the statutory development plan. Furthermore, the Framework explains, at paragraph 21 that that strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.</p>	
3	Following the formal consultation phase the plan will be submitted to Herefordshire Council who will undertake further consultation and then arrange for an independent examination after which it will be the subject of a local referendum which will ask "Do you want Herefordshire Council to use the Neighbourhood Development Plan for Ashperton to help it decide planning applications in the Neighbourhood Area?".	The plan will now be submitted to Herefordshire Council who will check it for compliance and arrange for an independent examination after which it will be the subject of a local referendum which will ask "Do you want Herefordshire Council to use the Neighbourhood Development Plan for Ashperton to help it decide planning applications in the Neighbourhood Area?".	Change to Submission Plan
4	Section 2: Our Parish	Photographs and plan of views added	To take account of comments received

		<p>Section 2.8 renamed 'Access and Infrastructure. Paragraph added to clarify that any new development would require an approved scheme of surface and foul water drainage as there is no mains drainage within Ashperton.</p>	<p>To take account of comments received</p>
<p>5</p>	<p>Building Types Archaeological evidence suggests buildings have been present in the Parish since at least the Iron Age. Extant buildings include a large proportion of post-medieval and 17th century timber framed cottages, farms and barns. The 20th century has brought modern buildings as infill and as new developments such as the bungalows of Church Lane, Web's Orchard and The Ryders.</p>	<p>Building Types The National Planning Policy Framework explains, at paragraph 127(c), that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).</p> <p>Archaeological evidence suggests buildings have been present in the Parish since at least the Iron Age. Extant buildings include a large proportion of post-medieval and 17th century timber framed cottages, farms and barns. The 20th century has brought modern buildings as infill and as new developments such as the bungalows of Church Lane, Web's</p>	<p>First paragraph added to refer back to the NPPF.</p> <p>To more fully describe the character of the village in the light of comments received</p>

		<p>Orchard and The Ryders. However, for the most part, the village has evolved gradually with the construction of single dwellings or very small developments such as Bramley House and The Hawthorns to the south of the Village Green. The defining character of the village is one that displays a wide variety of style of modest dwellings arranged in an irregular pattern or grain, yet which conform to a common vernacular incorporating locally distinctive features, for example local sandstone and/or timber framing and typical red brickwork. The lack of suburban style development means that the village retains its own distinctive character.</p>	
6	<p>Overall the Parish enjoys excellent levels of tranquillity – peace and quiet, natural landscapes and dark night skies. The rural nature of the Parish coupled with a lack of light pollution from street lighting and sensitive domestic lighting is key. The A417 does bring a corridor of noise and light pollution but this varies with traffic numbers through the day. Tranquillity improves local people’s lives contributing to a sense of wellbeing and ‘getting away from it all’.</p>	<p>Overall the Parish enjoys excellent levels of tranquillity – peace and quiet, natural landscapes and dark night skies. The rural nature of the Parish coupled with a lack of light pollution from street lighting together with sensitive domestic lighting is key to the achievement of excellent levels of tranquillity enjoyed by the Parish in the form of peace and quiet, natural landscape and dark skies. The A417 does bring a corridor of noise and light pollution but this varies with</p>	<p>For clarity in the light of comments received.</p>

		<p>traffic numbers through the day. Tranquillity improves local people’s lives contributing to a sense of wellbeing and ‘getting away from it all’.</p>	
7	<p>3.1 Background</p> <p>The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. At the heart of the Framework there is a presumption in favour of sustainable development. “there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: Economic: contributing to building a strong, responsive and competitive</p>	<p>3.1 Background</p> <p>The Framework (2018) sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. At the heart of the Framework there is a presumption in favour of sustainable development. The Framework explains that “Achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</p>	<p>To reflect fundamental changes in the wording of the revised Framework, in particular the words shown emboldened</p>

	<p>economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; Social: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and Environmental: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.” As a consequence the planning system should be supportive of economic growth and policies in local and neighbourhood plans should ensure that that development that is sustainable can be</p>	<p>An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting</p>	
--	---	--	--

	<p>approved without delay. Paragraph 15 of the Framework explains that all plans should be based upon and reflect the presumption in favour of sustainable development with clear policies that will guide how the presumption should be applied locally.</p> <p>The Vision and Objectives were developed from opinions of residents following an initial questionnaire in August 2015 and community consultation in October 2015, and a second questionnaire and community consultation in April 2016.</p>	<p>to climate change, including moving to a low carbon economy.</p> <p>“These objectives should be delivered through the preparation and implementation of plans and the application of policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development to sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.” [emphasis added]</p> <p>At paragraph 16 the Framework (2018) adds that plans should be prepared with the objective of contributing to the achievement of sustainable development and, at paragraph 125, that “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</p>	
--	---	--	--

		<p>they reflect local aspirations, and are grounded in an understanding 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.”</p> <p>The Vision and Objectives were developed from opinions of residents following an initial questionnaire in August 2015 and community consultation in October 2015, and a second questionnaire and community consultation in April 2016.</p>	
8	<p>3.2 The Vision</p> <p>To be a parish where an excellent quality of life is available to all, where people are valued and where there are homes and facilities to meet the needs of a sustainable rural community with a high quality environment.</p> <p>This will mean that by 2031:</p> <ul style="list-style-type: none"> • There is sufficient housing to meet the needs of local people and which is of mixed types, well designed, in keeping 	<p>3.2 The Vision</p> <p>To be a parish where an excellent quality of life is available to all, where people are valued and where there are homes and facilities to meet the needs of a sustainable rural community with a high quality environment.</p> <p>This will mean that by 2031:</p> <ul style="list-style-type: none"> • There is sufficient housing to meet the needs of local people and which is of mixed types, well designed, 	<p>Minor changes to reflect comments received and to include the words ‘unacceptably’ and ‘character’ in the 3rd bullet point.</p>

	<p>with local character and suitably located in small clusters so as to maintain the individual character of the parish;</p> <ul style="list-style-type: none"> Existing local facilities including the village hall and school are supported and enhanced; Future developments don't impact on heritage features of the village, particularly the Church, moat and village green and are sympathetic to the local landscape and views; Roads and footpaths, particularly the A417 are safer, well maintained and in good condition; and New residents are welcomed, people feel safe and community involvement and spirit is actively encouraged. 	<p>in keeping with local character and suitably located individually or in small clusters so as to maintain the individual character of the parish;</p> <ul style="list-style-type: none"> Existing local facilities including the village hall and school are supported and enhanced; Future developments do not unacceptably impact on heritage features of the village, particularly the Church, moat and village green and are sympathetic to the local character, landscape and views; Roads and footpaths, particularly the A417 are safer, well maintained and in good condition; and New residents are welcomed, people feel safe and community involvement and spirit is actively encouraged. 	
9	<p>3.3 Housing</p> <p>Policies incorporated in the Plan will ensure that new housing contributes to a sustainable and balanced community, in particular through:</p> <ul style="list-style-type: none"> providing a mix of properties in terms of size and tenure; designs that are sensitive to and in keeping with our local character; 	<p>Housing</p> <p>Policies incorporated in the Plan will ensure that new housing contributes to a sustainable and balanced community, in particular through:</p> <ul style="list-style-type: none"> providing a mix of properties in terms of size and tenure; designs and layout that are sensitive to and in keeping with our local character; 	<p>Minor additions to reflect minor revisions to description of village character in the light of comments received</p>

	<ul style="list-style-type: none"> • satisfying locally identified needs for all life stages; • controlling the level of new housing such that there are sufficient numbers but without over-provision; and • controlling the rate of development such that small clusters of houses are developed at a gradual rate 	<ul style="list-style-type: none"> • satisfying locally identified needs for all life stages; • controlling the level of new housing such that there are sufficient numbers but without over-provision; and • controlling development such that individual or small clusters of houses are developed at a gradual rate in keeping with the historic evolution and defining character of the Parish, which could be irrevocably harmed by unsympathetic suburban style development. 	
10	<p>Roads and Traffic Within the Plan will be proposals to reduce the effects of traffic on the community so that:</p> <ul style="list-style-type: none"> • residents are safe using local roads and footpaths; • traffic can move freely but without excessive speed; • new development does not make road conditions worse; and • footpaths and cycle lanes are created to provide carbon free transport alternatives. 	<p>Roads and Traffic Within the Plan will be proposals to reduce the effects of traffic on the community so that:</p> <ul style="list-style-type: none"> • residents are safe using local roads and footpaths; • traffic can move freely but without excessive speed; • new development does not make road conditions worse; and • footpaths and cycle lanes are created where practicable to provide carbon free transport alternatives. 	'where practicable' added to reflect reality.

11	<p>4.1 Structure of the Policies Sections The following Sections 4 through 9 contain policies derived from the vision and objectives set out in Section 3. The views of the residents, as expressed in questionnaire surveys and live consultations, were fully taken into account in the development of these policies. It is important that development applicants and decision-makers consider the policies as a whole in order to assess whether a proposal would be acceptable. Every policy has been framed in the context of the National Planning Policy Framework and the Hereford Core Strategy.</p>	<p>4.1 Structure of the Policies Sections The following Sections 4 through 9 contain policies derived from the vision and objectives set out in Section 3. The views of the residents, as expressed in questionnaire surveys and live consultations, were fully taken into account in the development of these policies. It is important that development applicants and decision-makers consider the policies as a whole in order to assess whether a proposal would be acceptable. Every policy has been framed in the context of the Framework (2018) and the Hereford Core Strategy.</p>	<p>To reflect that whilst the Pre-Submission Draft was produce in accordance with the original the National Planning Policy Framework, the Submission Draft has been reviewed and is in full accordance with the revised Framework.</p>
12	<p>5.1 Introduction The Parish of Ashperton lies in rolling countryside approximately five miles to the north west of the market town of Ledbury. The main settlement of the village is to the east of the Parish and is bisected by the A417 which is a major road between Ledbury and Leominster. It provides the amenities of a school, village hall, and church. There is no shop. Ashperton village is where most new housing has been built since 2001.</p>	<p>5.1 Introduction The Parish of Ashperton lies in rolling countryside approximately five miles to the north west of the market town of Ledbury. The main settlement of the village is to the east of the Parish and is bisected by the A417 which is a major road between Ledbury and Leominster. It provides the amenities of a school, village hall, and church. There is no shop. The core of Ashperton village is where most new housing has been built since 2001.</p>	<p>To remove ambiguity and repetition</p>

	<p>Residents living in the Parish and other people working here depend on motorcars for transport. Buses do run along the A417 but the service is limited and at best is only twice daily. In September 2015 102 homes were recorded throughout the Parish, in Ashperton village and in the hamlet of Woodend. 73% of the homes are grouped in the two main settlements; Ashperton Village and Woodend. Away from the A417 all the settlements are connected by a network of minor roads. There is a regular but infrequent bus service to Ledbury and to Hereford with one bus- stop in Ashperton. Private transport is essential for many residents.</p> <p>Most residents would prefer to have limited housing development with the priority given to small sites of up to three houses and infilling within the proposed settlement boundary. In the absence of sufficient suitable land within the present settlement boundary, building may be considered on suitable adjacent land.</p> <p>5.2 Housing Numbers</p>	<p>In September 2015 102 homes were recorded throughout the Parish, 73% of the homes are grouped in the two main settlements; Ashperton Village and Woodend. Away from the A417 all the settlements are connected by a network of minor roads. There is a regular but infrequent bus service to Ledbury and to Hereford with one bus- stop in Ashperton village. Private transport is therefore essential for many residents.</p> <p>Most residents would prefer to have limited housing development with the priority given to small sites of up to three houses and infilling within the proposed settlement boundary, <i>thus maintaining the defining character of the village as described above.</i> In the absence of sufficient suitable land within the present settlement boundary, building may be considered on suitable adjacent land.</p> <p>[Update July 2019: Full planning permission has now been granted for a further 4</p>	<p>Words shown here in italic added to clarify reasoning and justification for housing policies.</p> <p>Update</p>
--	--	---	--

		<p>dwellings, P182827/F for a dwelling adjacent to "The Ditch" (44 Ashperton Road); P173579/F for two dwellings on the site identified in Section 5.4 as S.1; and P173679/F for a dwelling on site identified as S.2.]</p>	
13	<p>Policy H1: Number of New Houses A minimum of 14 dwellings in the Parish should be delivered in the Plan period of June 2016 – 31st March 2031.</p>	<p>Policy H1: Number of New Houses A minimum of 14 dwellings in the Parish should be delivered in the Herefordshire Core Strategy period of June 2016 – 31st March 2031. The majority of development would be expected to be within or adjacent to the Ashperton Settlement Boundary.</p>	<p>i) The 14 dwellings should be delivered in the Core Strategy Period and not the Plan period. ii) Words added on the advice of Herefordshire Council.</p>
14	<p>Ashperton Village Ashperton village is expected to be the main focus for housing development because it is the largest centre of population and provides the community amenities and local services. The Village does not have a current settlement boundary and in April 2016 residents were questioned over the establishment of a settlement boundary around the village core. 70% of residents were supportive of the establishment of the proposed settlement boundary (see over)</p>	<p>Ashperton Village Ashperton village is therefore expected to be the main focus for housing development because it is the largest centre of population and provides the community amenities and local services. In April 2016 residents were questioned over the establishment of a settlement boundary around the village core. 70% of residents were supportive of the establishment of the proposed settlement boundary (see over). Listed buildings and other heritage assets are spread throughout the village such that many potential development</p>	<p>For clarity Paragraph added to make clear that heritage assets and their settings would need to be taken</p>

		sites would lie within the setting of one or more heritage asset. Therefore careful consideration of the design and layout of such developments would be essential to ensure that any harm to the asset or its setting would be less than substantial and outweighed by the benefits of the proposal.	into account in any development proposals,
15	Policy H2: Settlement Boundary A Settlement Boundary should be established as per the plan below for the Plan period of June 2016 – 31st March 2031.	Policy H2: Settlement Boundary A Settlement Boundary should be established as per the plan below for the Plan period to 31st March 2031 in line with Herefordshire Core Strategy paragraph 4.8.16	
16	5.4 Sites for Development Ashperton Village Site P.1 Site P.2 Site P.3	UPDATE: An application for approval of reserved matters and matters reserved by condition was received by Herefordshire Council on 19 March 2019 but has not been determined. [UPDATE: As of July 2019 two of these properties have been completed and occupied and the third is nearing completion.] [UPDATE: Planning permission P184375/F was granted for a revised scheme on 28 February 2019.]	Update added Update added Update added

	<p>S.2 Land opposite Peasecroft</p>	<p>cause less than substantial harm to the setting of Peasecroft, within the more open fringe of the village. Subject to limited cutback of the hedgerow, visibility splays of 2.4m by 300m plus would be achievable in both directions. Although there are indications of a clay pit/brickworks and area of fill may have existed on this land, , a condition on any permission could require a land contamination survey and mitigation of any contamination as may be necessary.</p> <p>The site is within Flood Zone 1 and is not at risk of fluvial flooding. It is also not at risk from other sources of flooding as might be identified in the Herefordshire Strategic Flood Risk Assessment (2019).</p> <p>Any permission for development would require, by condition, approval of details of proposed foul and surface water drainage arrangements and their implementation prior to first occupation, so as to comply with Core Strategy Policies SD3 and SD4</p> <p><i>.....roadside, the retention of which would ensure that a scheme causing less than substantial harm to the setting</i></p>	<p>Wording shown here in italics added to more fully describe assessment of the site in the light of comments received.</p>
--	-------------------------------------	---	---

		<p><i>of Peascroft could be devised. That 'less than substantial harm' would still need to be weighed against the public benefits of the development, namely the provision of additional housing, in accordance with the principles set out in the National Planning Policy Framework..... directions from the existing access.....</i></p> <p><i>It has been suggested that there may be contamination present due to spraying of orchard apple trees, a condition on any permission could require a land contamination survey and mitigation of any contamination as may be necessary.</i></p> <p><i>The site is within Flood Zone 1 and is not at risk of fluvial flooding. It is also not at risk from other sources of flooding as might be identified in the Herefordshire Strategic Flood Risk Assessment (2019).</i></p> <p><i>Any permission for development would require, by condition, approval of details of proposed foul and surface water drainage arrangements and their implementation prior to first occupation, so as to comply with Core Strategy Policies SD3 and SD4.</i></p>	
--	--	--	--

	<p>Site N.2 Land to the rear of Holmlea</p> <p>Site N.8 Land to the rear of The Old Bakehouse</p>	<p>[UPDATE: A further outline application P180147/O for 2 dwellings was withdrawn. Subsequently a revised application P/184628/O was refused, again on highway safety grounds.]</p> <p>At a late stage consultants acting on behalf of the owners put forward land to the rear of The Old Bakehouse as a potential site for 9 dwellings. As with the nearby 'N.2' it is considered that it would not be possible to provide adequate highway visibility splays at any access onto the A417.</p> <p>As of August 2019, not including the 10 dwellings to the north of the village hall there are 3 dwellings completed or under construction, 5 with extant planning permission and sites put forward in this plan with potential for a further 7 dwellings.</p>	<p>Update added</p> <p>Site N.8 added</p> <p>Paragraph added at end of section as an update.</p>
17	<p>5.5 Housing Mix and Tenancy Supporting Statements</p> <p>1. Residents have not expressed any need for affordable homes. The most recent Housing Needs Survey demonstrated a minimal demand. The 2008 Housing Needs Survey for</p>	<p>5.5 Housing Mix and Tenancy Supporting Statements</p> <p>1. In the recent consultation residents have not expressed any need for affordable homes. The most recent Housing Needs Survey demonstrated a minimal demand. The 2008 Housing</p>	<p>Changes for clarity</p>

Ashperton Neighbourhood Development Plan 2018 - 2031 Schedule of changes from Pre-Submission Draft

	Ashperton indicated 5 residents requiring affordable housing before 2013. Actual demand should be taken into account when a planning application is under consideration.	Needs Survey for Ashperton indicated 5 residents requiring affordable housing before 2013. Current actual demand should be taken into account when a planning application is under consideration.	
18	Housing Policy H.3 Proposals for development on sites of more than 10 dwellings should take into account local housing needs and should normally provide a tenure mix of up to 40% of Affordable Homes. No sites have come forward or are being proposed that would deliver affordable housing.	Housing Policy H.3 Notwithstanding Policy D2, any proposals for development on sites of more than 10 dwellings should take into account local housing needs and should normally provide a tenure mix of up to 40% of Affordable Homes.	Advice from Herefordshire Council
19	3 rd para Section 6 modified for completeness	The response to the community questionnaires overwhelmingly demonstrated the value placed on the character of Ashperton resulting from the gradual and piecemeal growth of the village with dwellings sharing a common vernacular of traditional building materials and basic design but with a variety of detailed design features. The grain of the village is characterised by a loose development along the A417 with no consistent building line or plot size.	
20	Section 6 6th Paragraph Policies relating to the design and appearance of new housing development	Section 6 6th Paragraph Policies relating to the design and appearance of new housing	To reflect additional content of the revised Framework

	<p>within the plan area should respond to and respect local character, including the variety of dwellings resulting from the gradual and organic growth of the village, and maintain the long established sense of place. The technical aspects of design should ensure that the designs function well in the long term, protect the living conditions of the occupiers of neighbouring properties and provide safe vehicular and pedestrian access.</p>	<p>development within the plan area should respond to and respect local character, including the variety of dwellings resulting from the gradual and organic growth of the village, and maintain the long established sense of place. The technical aspects of design should ensure that the designs reflect the local vernacular, are sympathetic to local character and history, including the surrounding built environment and landscape setting and that they function well in the long term, protecting the living conditions of the occupiers of neighbouring properties and providing safe vehicular and pedestrian access. Development should add to the overall quality of the environment. Paragraph 130 of the Framework (2018) states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides or supplementary planning document.</p>	
21	<p>Policy D1 (e): Design Appearance Does not detract from the living conditions of occupiers of neighbouring</p>	<p>Policy D1 (e): Design Appearance Does not detract from the living conditions of occupiers of neighbouring</p>	<p>Words added on advice of Herefordshire Council</p>

	properties with regard to privacy and overlooking, overshadowing, outlook or noise and disturbance	properties with regard to privacy and overlooking, overshadowing, outlook or noise and disturbance and where the amenity of future residential occupiers will not be compromised by existing agricultural or commercial activity; and	
22	<p>Policy D2: Scale and Phasing of Development</p> <p>In order to preserve the character of the village and prevent unsympathetic suburban or over dominant development:</p> <p>a) Individual developments of more than three dwellings will not be supported unless justified by exceptional circumstances;</p> <p>b) Developments of more than two dwellings should incorporate a variety of detail design features.</p>	<p>In order to preserve the character of the village in line with the requirements of the Framework and to prevent unsympathetic suburban, uniform or over dominant development:</p> <p>a) Individual developments of more than three dwellings will not be supported unless justified by exceptional circumstances;</p> <p>b) Developments of more than two dwellings should incorporate variations in detail design features.</p>	<p>Words added to reflect strengthening of the revised Framework with regard to local character.</p> <p>To clarify intent of policy to avoid groups of identical properties out of keeping with local character.</p>
23	<p>Policy D3 (b): Technical Design</p> <p>Provide adequate off-street parking, taking into account local car ownership levels, the paucity of public transport and the lack of on-street parking</p>	<p>Policy D3 (b): Technical Design</p> <p>Provide adequate off-street parking, taking into account local car ownership levels, the paucity of public transport and the lack of on-street parking together with any site specific</p>	<p>Advice of Herefordshire Council.</p>

	together with any site specific circumstances	circumstances in line with Hereford's highway design guidelines;	
24	A short section of the Hereford/Ledbury railway line passes through the south of the Parish. The nearest station is Ledbury, over 5 miles away, where London Midland and First Great Western trains can be caught.	A short section of the Hereford/Ledbury railway line passes through the south of the Parish. The nearest station is Ledbury, over 5 miles away, where services by West Midland Trains and First Great Western trains can be caught.	Change of franchise.
25	<p>8.4 Change of Use Background</p> <p>Ashperton Parish has very little in existing employment sites and so the potential for change of use is minimal. However, 49% of residents support the protection of existing employment sites where possible from change of use.</p>	<p>8.4 Change of Use Background</p> <p>Ashperton Parish has very few existing employment sites and so the potential for change of use of redundant, non-agricultural buildings to residential is minimal. Furthermore, 49% of residents support the protection of existing employment sites where possible from change of use.</p>	For clarity.
26	<p>Policy E1: Landscape</p> <p>Housing development will be supported in locations set out in the NDP where:</p> <p>a) Sites must exhibit the capacity to absorb building without serious harm to landscape character or notable views.</p> <p>b) All new developments should seek to enhance the local landscape character and visual amenity.</p> <p>c) All proposers of new development will be required to consult with the</p>	<p>Policy E1: Landscape</p> <p>Housing development will be supported in locations set out in the NDP where:</p> <p>a) Sites must exhibit the capacity to absorb building without serious harm to landscape character or notable views as described elsewhere in the plan.</p> <p>b) All new developments should seek to enhance the local landscape character and visual amenity.</p>	To reflect advice of Herefordshire Council.

	<p>Parish Council as well as HC to demonstrate, with reference to the County Landscape Character Assessment, how their proposals respect and accord local character. Planting schemes should only include species that are site native.</p>	<p>c) All proposers of new development will be required to consult with the Parish Council as well as Herefordshire Council to demonstrate, with reference to the County Landscape Character Assessment, how their proposals respect and accord local character. In order to support landscape character and local wildlife, landscape planting schemes in new developments would be expected to predominantly feature locally native species.</p>	<p>To distinguish between landscape and garden planting and to clarify justification.</p>
27	<p>Policy E2: Tranquillity a) The importance of tranquillity will be respected throughout the Parish as a priority. b) Street lighting is not supported. c) Proposed new private outside lighting will be subject to rigorous scrutiny to ensure it is sensitive, neighbourly and protects our dark night skies.</p>	<p>Policy E2: Tranquillity a) The importance of tranquillity will be respected throughout the Parish as a priority so far as possible within the planning regime. b) Street lighting is not supported. c) Proposed new private outside lighting will be subject to rigorous scrutiny to ensure it is sensitive, neighbourly and protects our dark night skies.</p>	<p>Wording amended on advice of Herefordshire Council</p>
28	<p>9.3 Cultural Heritage The Parish has many cultural heritage assets including archaeology, historic buildings and traditional land uses. Both assets add to the rich landscape and provide a record of Ashperton's history.</p>	<p>9.3 Cultural Heritage The Parish has many cultural heritage assets including archaeology, historic buildings and traditional land uses. These assets add to the rich landscape and provide a record of Ashperton's history. Many assets are of national</p>	<p>Section 16 of the revised Framework sets out in more detail measures to protect cultural heritage</p>

	Many assets are of national importance and have legal protection.	importance and have legal protection. Section 16 of the Framework 2018 sets out general measures to conserve and enhance the historic environment.	
29	<p>Section 10: Renewable Energy Generation</p> <p>Renewable energy makes a fundamental contribution to sustainability. The National Planning Policy Framework stresses, at paragraph 97, that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. Policies should be designed to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual aspects.</p>	<p>Section 10: Renewable Energy Generation</p> <p>Renewable energy makes a fundamental contribution to sustainability. The NPPF (2018) explains that the planning system should support the transition to a low carbon future and help shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the re-use of existing resources and support renewable and low carbon energy and associated infrastructure.</p>	To reflect revised wording of the Framework