

Latham, James

From: Turner, Andrew
Sent: 14 February 2018 16:47
To: Neighbourhood Planning Team
Subject: RE: Yarkhill Regulation 16 neighbourhood development plan consultation

RE: Yarkhill Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

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.

Having reviewed records readily available, I would advise the following:

Policy Y1 :Site Allocations for New Housing

- The site identified as 'Site 1' allocated for new housing outlined in blue on Maps 6a appears from a review of Ordnance survey historical plans to have historically been used as orchards.

By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Policy Y4 Conversion of Former Agricultural Buildings for Residential Use

- Regarding former agricultural building conversions I would add the following;

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.

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.

Kind regards

Andrew

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy, Communities & Corporate Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 05 January 2018 10:31
Subject: Yarkhill Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Yarkhill Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3125/yarkhill_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 5 January 2018 to 16 February 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:
neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Herefordshire.gov.uk

James Latham



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning and Strategic Planning
Herefordshire Council

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

24 January 2018

Dear Neighbourhood Planning and Strategic Planning teams

Yarkhill Neighbourhood Development Plan - Submission

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Rachael A. Bust

B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI

**Chief Planner / Principal Manager
Planning and Local Authority Liaison**

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 01 February 2018 20:30
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Mr & Mrs C
Last name	Treutts
Which plan are you commenting on?	Yarkhill
Comment type	Comment
Your comments	<p>The neighbourhood plan is the result of the views of the residents of Yarkhill parish. Many people have spent a lot of time producing this NDP and after a steering group meeting about changes to the boundaries with residents late last year, there was a unanimous decision to keep the settlement boundaries as drawn out by the steering group. One area where the settlement boundary was proposed to be changed, was at Newtown crossroads. This land which had a planning application refused in May 2017, the reasons being because of significant highway safety issues that cannot be resolved. There were also drainage issues that cannot be solved either. We agree with the NDP which maintains the village feel in this rural area.. We would like to think that Herefordshire council planning will take notice of the local views or else the whole NDP planning process is a complete sham and a waste of peoples time and effort and there is no point in them being produced.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 January 2018 15:51
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Debbie
Last name	Brookes
Which plan are you commenting on?	Yarkhill Neighbourhood Development Plan
Comment type	Objection
Your comments	<p>I wish to comment and ask for clarification with regards to the Yarkhill Neighbourhood Development Plan concerning the settlement of Monkhide I note that the NDP objective is: Objective 1 – To support suitable residential development which provides family homes or affordable housing for local people. (Through NDP Policy Y1) Objective 2 – To ensure new homes are sited adjacent to the settlements of Newtown and Monkhide as defined in the Herefordshire Core Strategy. (Through NDP Policies Y1 and Y2) Objective 3 – To encourage small scale housing schemes which are appropriate to the scattered layout of existing settlements with developments of no more than 67 houses on any one site. (Through NDP Policies Y1 and Y3) Monkhide is identified in Fig 4.15 of the NDP as a settlement where proportionate housing is appropriate. The NDP further states that apart from Newtown and Monkhide there are no other settlements in the neighbourhood area identified as suitable for growth in the Herefordshire Core Strategy, and therefore everywhere outside these two settlements (including Yarkhill village) will be considered to be the wider rural area. I also note stated within the NDP that “The identification of the Settlement Boundaries takes into consideration Herefordshire Council’s Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, April 2013 - Revised June 2015. Criteria should include</p>

consideration of the following: • Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village”. Map 8 identifying the settlement boundary for Monkhide shows lines drawn around properties and gardens only. No allowance has been made for land that can accommodate windfall site or future growth. Is it possible that the housing need for Monkhide can be provided solely in residents back gardens?? I have read a number of other Parish Neighbourhood Development Plans and I note with these that housing delivery is part of the vision to be achieved and land has been provided within boundaries to achieve this housing growth. Boundary lines in other NDP’s appear to extend beyond the curtilage of resident’s properties allowing for the development proposed within the pan to be delivered I cannot see within the boundary identified for Monkhide that new housing can be delivered over the length of the plan and note that no capacity has been left within the boundary drawn to deliver windfall sites.

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 15 February 2018 15:55
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Yarkhill Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you may be aware, the Parish Council consulted us at the Regulation 14 consultation and as such we have no further comments to make.

Should you require any further information, then please let me know.

Kind regards,



Ryan Norman
Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 05 January 2018 10:31
Subject: Yarkhill Regulation 16 neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Yarkhill Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

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The consultation runs from 5 January 2018 to 16 February 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR4 0LE

Our ref: SV/2010/103979/AP-
97/PO1-L01

Your ref:

Date: 13 February 2018

F.A.O: Mr. James Latham

Dear Sir

YARKHILL REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 05 January 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

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. However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Mr. Graeme Irwin
Senior Planning Advisor
Direct dial: 02030 251624
Direct e-mail: graeme.irwin@environment-agency.gov.uk

Latham, James

From: Abakasanga, Ngozi <Ngozi.Abakasanga@highwaysengland.co.uk>
Sent: 10 January 2018 09:26
To: Neighbourhood Planning Team
Cc: Thomas, Patrick
Subject: RE: Yarkhill Regulation 16 neighbourhood development plan consultation

Dear Sirs,

Thank you for consulting Highways England on the above named Neighbourhood Development plan.

Highways England are responsible for the operation and maintenance of the Strategic Road Network which includes all major motorways and trunk roads in England.

Given the significant distance of Yarkhill from our network, we have no comments to make.

Regards

Ngozi

Ngozi Abakasanga, Asset Development Team (West Midlands)

Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Tel: +44 (0) 300 470 3667

Web: <http://www.highways.gov.uk>

GTN: 3667

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]

Sent: 05 January 2018 10:31

Subject: Yarkhill Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Yarkhill Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

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If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards



Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00052642

6 February 2018

Dear Mr Latham

YARKHILL NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan.

Our previous comments remain entirely relevant, that is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of built and rural character is commendable. We also commend the approaches taken in the Plan to ensuring that the design of new development takes cues from the local vernacular and thus contributes to the conservation and enhancement of the historic environment”.

Overall the plan reads as a well-considered fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 January 2018 13:58
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	julie
Last name	taylor
Which plan are you commenting on?	yarkhill
Comment type	Objection
Your comments	<p>The neighbourhood plan reflects the desire of the Yarkhill community to support sustainable and sympathetic development which exceeds the requirements of the County Council to 2031. The settlement boundaries have been subject to discussion with members of the community especially residents of the Newton cross area. Many residents recently attended a steering group meeting where there was a unanimous decision not to incorporate the proposed changes to the boundaries, especially with regards to the land opposite the petrol garage following a recent refusal of planning citing unsuitable drainage and failure to address the road safety issues, the lack of public transport and connectivity problems, especially for vulnerable or disabled persons.. The steering group clearly indicated that the residents around Newtown had no desire to see development on this site, Any development of this land would be challenged legally as some residents have existing soak- aways, drainage and covenants in place to protect their rights to maintain their drainage systems. With regards to the density of any developments I agree with the limits proposed. The facilities within Newton are limited to a petrol garage and shop with now no longer a public house or post office available to the residents.</p>



YARKHILL NEIGHBOURHOOD DEVELOPMENT PLAN

2017 - 2031

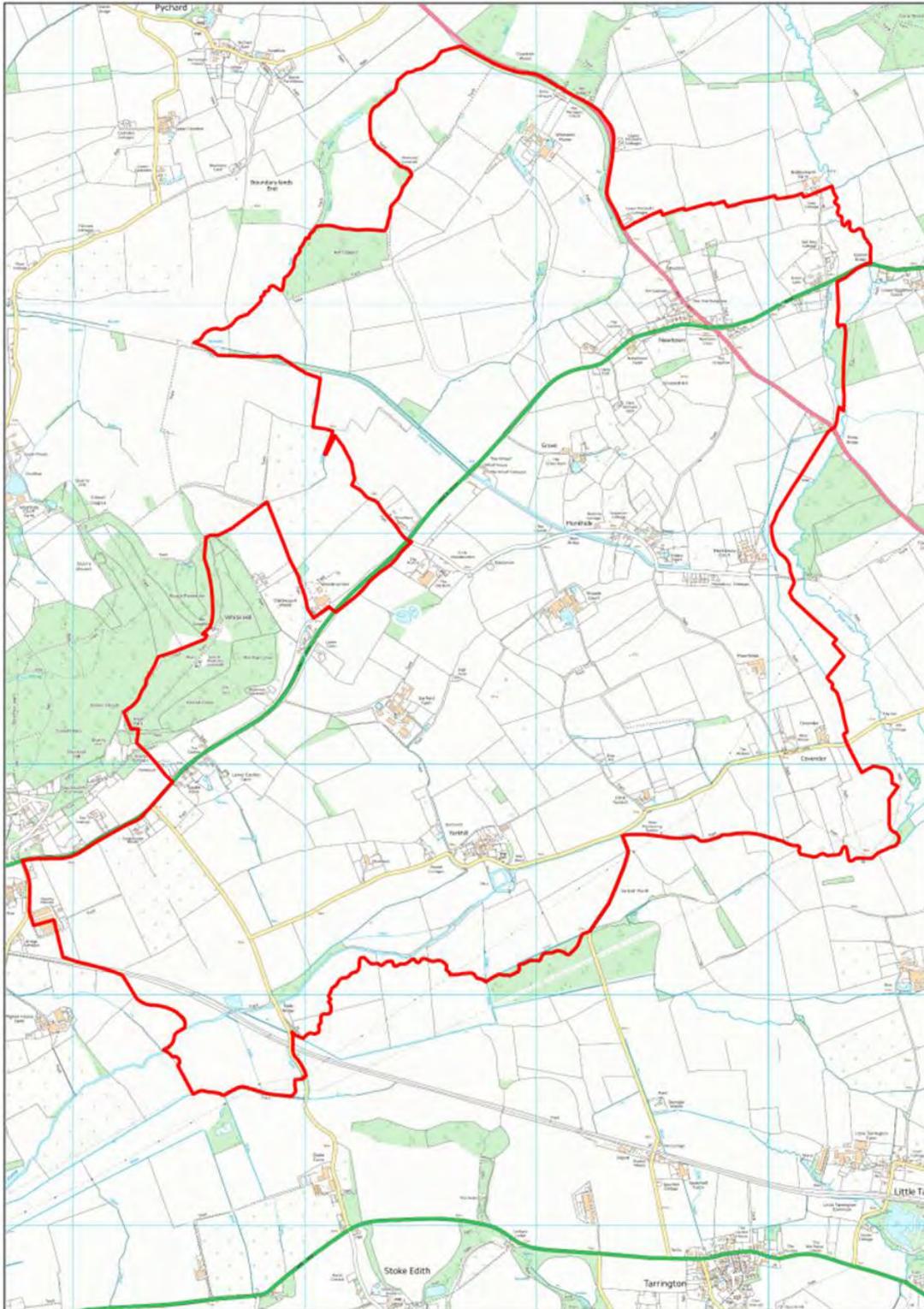
Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council
with assistance from



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Map 1 Yarkhill Neighbourhood Plan Area and Parish Boundary



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Executive Summary

This is the Submission Neighbourhood Development Plan (NDP) for Yarkhill Neighbourhood Area. The Plan has been prepared by a Steering Group of local residents and Parish Councillors taking into consideration the results of residents and business questionnaires, a technical site assessment of proposed housing sites put forward following a Call for Sites process, and a public consultation on the emerging Preferred Options Plan in Spring 2017. The Submission Plan also takes account of representations submitted on the Draft Plan which was published for Regulation 14 public consultation from July - September 2017.

The Plan has a vision and objectives and sets out proposed site allocations for new housing. The Plan also includes planning policies for guiding new development in the Parish up to 2031. The planning policies have been prepared under the themes of Housing, Employment, Transport and Infrastructure, Local Community Facilities and Agriculture and the Rural Area.

Following a further 6 weeks consultation, the Plan will be subjected to an examination by an independent examiner. If the examiner recommends that the Plan meets the basic conditions (probably subject to various modifications), there will be a local referendum on the final version of the Plan. A simple majority “Yes” vote (50% of turnout +1) will mean that the NDP will be used to help determine planning applications alongside the Herefordshire Local Plan Core Strategy and national planning policies.

1.0 Introduction and Background



Village Hall

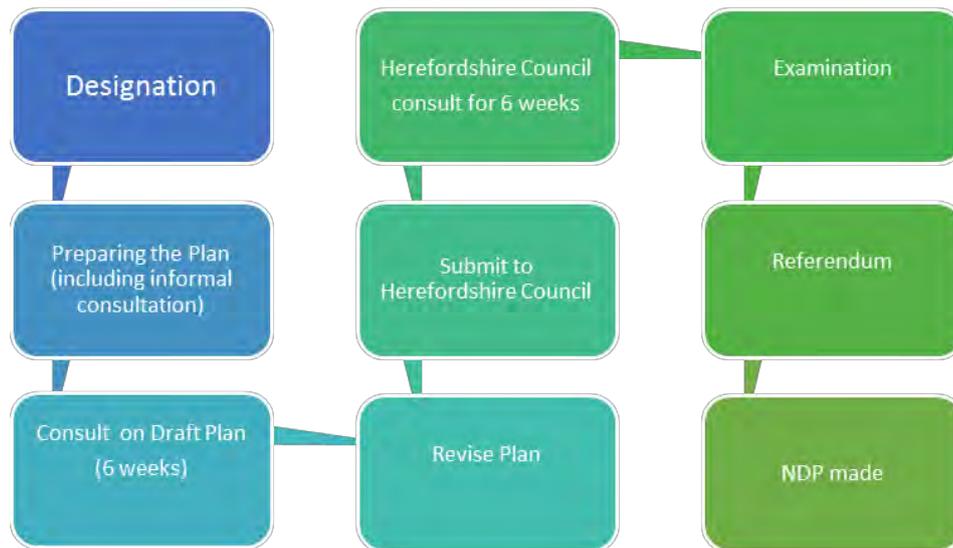
About this Document

- 1.1 This is the Neighbourhood Development Plan (NDP) for Yarkhill Parish and neighbourhood area (as shown on Map 1). The document sets out the proposed site allocations for new housing and planning policies to guide new development in the Parish up to 2031.

What is a Neighbourhood Development Plan?

- 1.2 Neighbourhood Development Plans (NDPs) are a new type of planning policy document which are prepared by Parish Councils (and other relevant bodies) to guide new development within a defined area such as a parish, alongside local authority (here, Herefordshire Council) and national planning policy documents. Yarkhill Parish Council has decided to prepare a NDP for this area, and this document has been prepared for public consultation as part of the process.
- 1.3 NDPs have to be in general conformity with the local strategic planning framework (in this area provided by Herefordshire Council) and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). They have to plan positively and promote sustainable development.
- 1.4 The preparation of a NDP is a complex and lengthy process, and usually takes around 1 ½ to 2 years. The main steps are set out in Figure 1.

Figure 1 Neighbourhood Plan Process



- 1.5 The Parish Council applied to Herefordshire Council for designation as a neighbourhood area for the proposed NDP on 20th May 2016. The neighbourhood area was designated by Herefordshire Council on 5th July 2016 and is shown on Map 1. The designated neighbourhood area is the same as the Parish Boundary.
- 1.6 The NDP was published for formal public consultation from 21st July 2017 to 22nd September 2017. This submission version of the Plan has been amended following consideration of all the representations submitted during the public consultation.
- 1.7 The various steps taken to engage and consult with local residents, stakeholders, businesses and landowners throughout the NDP's preparation are set out in the accompanying Consultation Statement.

2.0 A Portrait of Yarkhill Parish



- 2.1 Yarkhill Parish is located about 9 miles (14km) east of the City of Hereford and 9 miles (14 km) north west of Ledbury. The Parish area covers 914 hectares. The River Loddon flows along much of the eastern boundary of the Parish, and the River Frome flows past the village of Yarkhill to the south and south west. The Parish extends to White Hill to the west and Whitwick Manor in the north. The Hereford to Birmingham rail line clips the Parish to the south and the A4103 road bisects the Parish south west to north east.

Historical Development of Yarkhill Parish¹

- 2.2 The Herefordshire Historical Environment Record Database² lists 66 historical finds for Yarkhill. The earliest of these dates back to the Iron Age and there are also recorded finds from the Roman period. Clearly, Yarkhill, located within the fertile Frome valley, has attracted settlements throughout history.
- 2.3 The general area of this part of Herefordshire was important to the Romans as a frontier outpost. Their presence also had the effect of changing the landscape as greater land clearance was required for cultivation to pay the Roman Tribute Tax. The Romans left by AD 409 and the area was progressively taken over by the Saxons. It was during the Saxon period that the village of Yarkhill was established. There are a couple of theories on the origin of the name. One theory is that it was named after a Saxon Knight called Arkell. Another is that it got its name from “yarcle”, the Saxon word for a slope. Hereford’s defences became more robust to fend off attacks from Welsh and Viking invaders during the Saxon period. Despite this, settled communities began to become established with Yarkhill being one of them.
- 2.4 There are a number of medieval moats recorded in Yarkhill. Yarkhill Church was built in its original form during the early part of the 13th century. Later on, Yarkhill Church also became notable, particularly to campanologists, for Fabian Stedman who invented change ringing in 17th century (the art of ringing a set of tuned bells in a series of mathematical patterns called

¹ See Yarkhill Parish Plan, 2014

² <http://htt.herefordshire.gov.uk/her-search/>

"changes"). There is also evidence of both watermills and a windmill in different parts of the village. In terms of building material, as oak was in abundance, many houses were framed using this material. However, in the surrounding countryside, castles and monasteries were being replaced by large country houses, many estates of which still exist today. Local sandstone had become the favoured building material with imported bricks being used for detailing chimneys etc. There is evidence of a former brickworks at Newtown just to the north of the cross roads. This closed in 1886.

- 2.5 The industrial revolution largely passed Herefordshire by due to its poor communications and transport capability. The River Wye was never a reliable means of transport. During the latter part of the 18th century part of the ill-fated Hereford - Gloucester Canal was routed through Yarkhill. Broadly, rising construction costs and the advent of the railways led to its premature closure. The railway finally arrived in 1853, Hereford being the last cathedral city to gain a service.
- 2.6 The landscape of Yarkhill is classified as Herefordshire Lowland. The Old Red Sandstone bedrock comprises beds of red and greenish-grey silts and locally calcareous mudstone, and this gives rise to the area's rich red soils. In past times the fertile undulating open character of the valley was broken only by orchards and hop fields. The valley bottom meadows are now under pressure from agricultural intensification.
- 2.7 Cider orchards have been a significant part of the local economy since 14th century. Although much of the county is now dominated by modern bush orchards, in Yarkhill a number of old variety standard orchards remain. Hops have also played a major role in Yarkhill's farming history. The market for hops was initially generated by immigrant workers from Flanders who came during the 15th century to work in the woollen industry. The Frome Valley was well suited to hop growing and this is evidenced by the hop kilns on local farms that are now largely converted to accommodation. For many farmers and their workforce hop growing was a way of life which culminated in September with the picking season when large numbers of seasonal workers; typically, families from the Midlands and South Wales, gypsies and travellers arrived to work with the local population. Until the 1950s hops were hand-picked and the start of the school term was often delayed for the completion of picking. During picking the local population increased by up to a third with communities springing up in makeshift accommodation on the farms. Mechanised picking developed during the 1950s, thus reducing the labour requirement. Production reached its height in the second half of 19th century. By 1883, 81 parishes in the county, including Yarkhill, were producing hops on an area of over 12,000 acres. Production declined during the late 20th century due in a large part to cheaper imports. More recently the consumer's taste for lager has also affected the industry. By 1985 the area of production had reduced to 650 acres. The advent of the specialist micro-brewery is maintaining a level of production on a reduced scale.
- 2.8 The distinctive white-faced, red coated breed of Hereford cattle is one of the oldest British native bred cattle, originating in Herefordshire in the mid-1700s, and famous throughout the world for producing high quality meat from grass, these have long been a familiar sight grazing the fertile pastures of the Frome Valley and Yarkhill.

- 2.9 Census information for Herefordshire indicates a significant migration of population during the 19th century as people left the land to seek employment in factories and coal mines. It is likely that Yarkhill would have followed this trend. This decline in population continued until the last part of the 20th century with an influx of people as a more mobile population sought space and a better quality of life in the countryside.

Yarkhill Parish Today

- 2.10 Today, the three main settlements are Yarkhill, Monkhide and Newtown and there are several smaller farmsteads and settlements scattered across the Parish such as Green Lane and Covender. A network of footpaths and bridleways link the settlements and provide access to the attractive rolling countryside.
- 2.11 The trend of a declining population has continued into the 21st century and since 2005 has been more acute in Yarkhill than in Herefordshire generally. The change in the number of people of pensionable age has risen slightly over this period, much in line with the remainder of the County but by less than the national average. The population density (persons per hectare) for Yarkhill is about half that of the County as a whole and a tenth of the national average.
- 2.12 The population of the Parish was recorded as 326 in the 2011 Census³. In 2011 there were 127 households living in 130 dwellings in the Parish. The resident population was on average slightly younger than that for Herefordshire as a whole; the mean age of residents was 41.9 years in Yarkhill compared to 43.0 years in the County, although this is higher than the mean age for England (39.3 years). 20.2% of residents in Yarkhill were aged 65 years or older compared to 21.3% in Herefordshire, both significantly higher than the figure for England (16.4%).
- 2.13 In 2011 32.4% of residents aged 16-74 years were economically active in full time employment - a lower figure than that for Herefordshire (36.0%) and England (38.6%). A higher proportion of economically active residents were self-employed in Yarkhill Parish – 19.7% compared to 14.4% in Herefordshire and 9.8% in England. The most common types of industry providing employment were Agriculture, Forestry and Fishing with 10.5% of residents aged 16-74 years in employment in Yarkhill, compared to 5.4% in Herefordshire and 0.8% in England, Manufacturing (11.1%) and Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles (21.6%).

Housing

- 2.14 Housing in the Parish is predominantly owner occupied, with 40.2% of households owning their houses outright (no mortgage), 32.3% owning their property with a mortgage or loan and 6.3% of households in social rented accommodation (other than council housing) in 2011. 15.7% of households were in houses which were Private Rented; Private Landlord or Letting Agency.

Built Heritage

³ Neighbourhood Statistics – see <http://www.neighbourhood.statistics.gov.uk/dissemination/>



Skew Bridge, Monkhide

- 2.15 The historic Hereford and Gloucester Canal bisects the Parish north west / south east. The Yarkhill section of the canal is being restored by the Herefordshire and Gloucestershire Canal Trust and runs from a point 314 metres west of the A4103, westwards for around 900 metres to the site of the former Barr's Lock and Cottage. The cottage was demolished many years ago, and no traces now remain. Similarly, no signs of the lock can be seen, although preliminary excavations to try to locate any remains have been started.
- 2.16 There are 13 Listed Buildings in the Parish (all Grade II) and a Scheduled Monument - a Moated Site at Yarkhill. St John the Baptist Church at Yarkhill is the oldest intact building in the village. Close to the river but high enough to be safe from flooding, it dates from circa 1200 with many extensions, alterations and repairs. The church is typical in design with a nave, chancel, vestry, and western tower and seats about 120 people at full capacity. In the churchyard there is an ancient and very large yew tree and a war memorial.

Natural Heritage

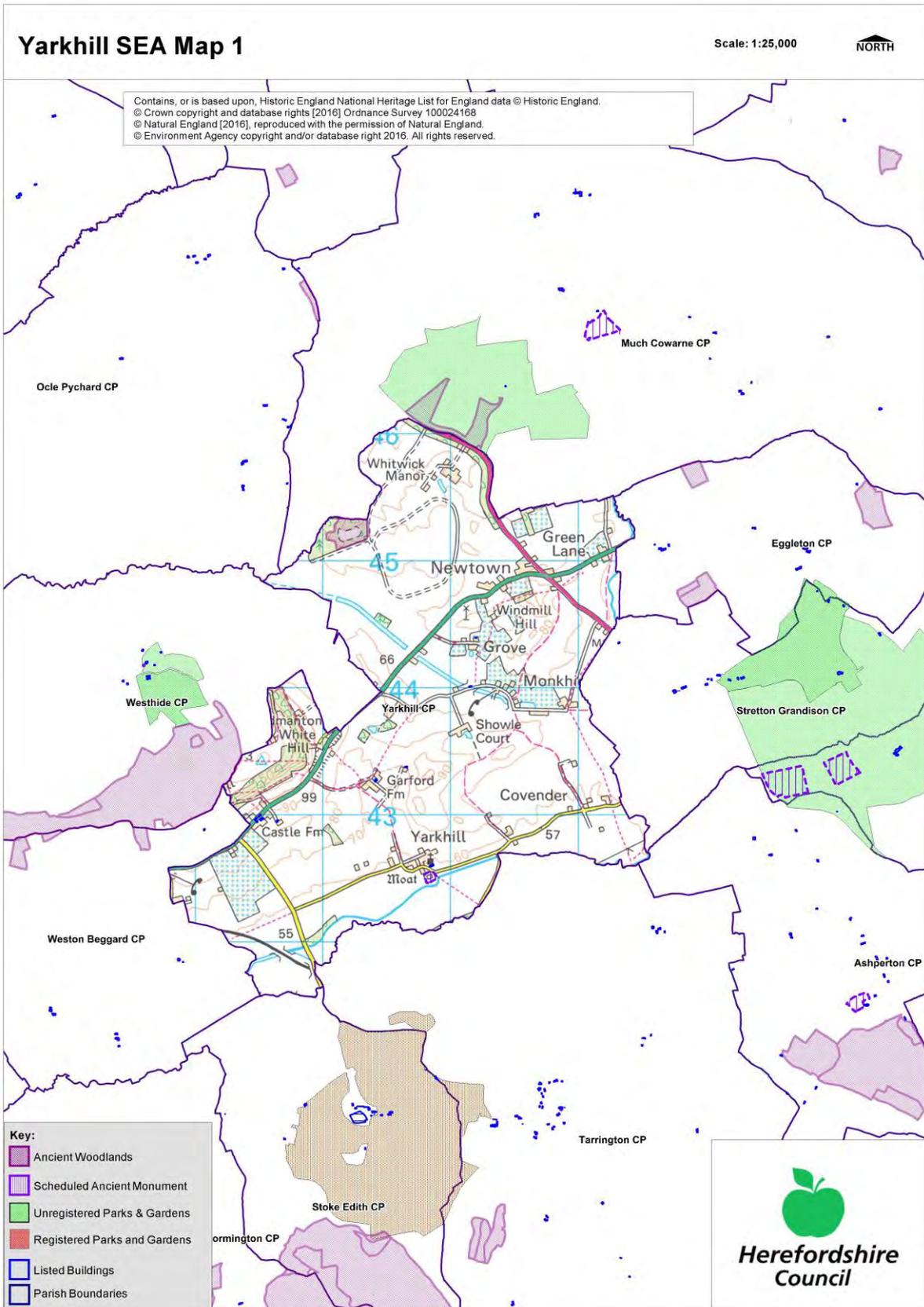
- 2.17 There are 4 Local Wildlife Sites (LWS) in the Parish:
- River Frome
 - Woodland on Shucknall
 - Old Canal at Monkhide
 - Ash Coppice.
- 2.18 There is one area of ancient woodland in Yarkhill at Ash Coppice.
- 2.19 Table 1 sets out a summary of the key environmental issues identified by the steering group which the NDP should aim to address.

Table 1 Summary of Environmental Issues

Issue	Objective	Policy
Loss of habitat	Minimise or mitigate	Retain or replace habitat i.e. retain hedgerows and established managed banks of nest boxes/ bug hotels. Create linked wildlife pathways/corridors. Patches of wildflowers.
Additional pollution to river	Healthy fish and wildlife population	Robust technical solutions to manage waste. Only treated run-off permitted. WW to regularly monitor.
Increased risk of flooding	Attenuate surface water run-off	SUD design/ permeable surfacing/on site retention for controlled rate of flow
Listed buildings and monuments	Protect access and views of these	Consider view corridors, preserve and enhance bridleways and footpaths
Increased traffic volumes	Minimise or mitigate	Encourage cycling/ car sharing etc. via a travel plan. Upgrade bridle paths to accommodate cyclists as well. Speed restrictions to create safe environments.
Illegal dumping of waste	Minimise	CCTV monitoring and signage. Secure gates to unobserved entrances.

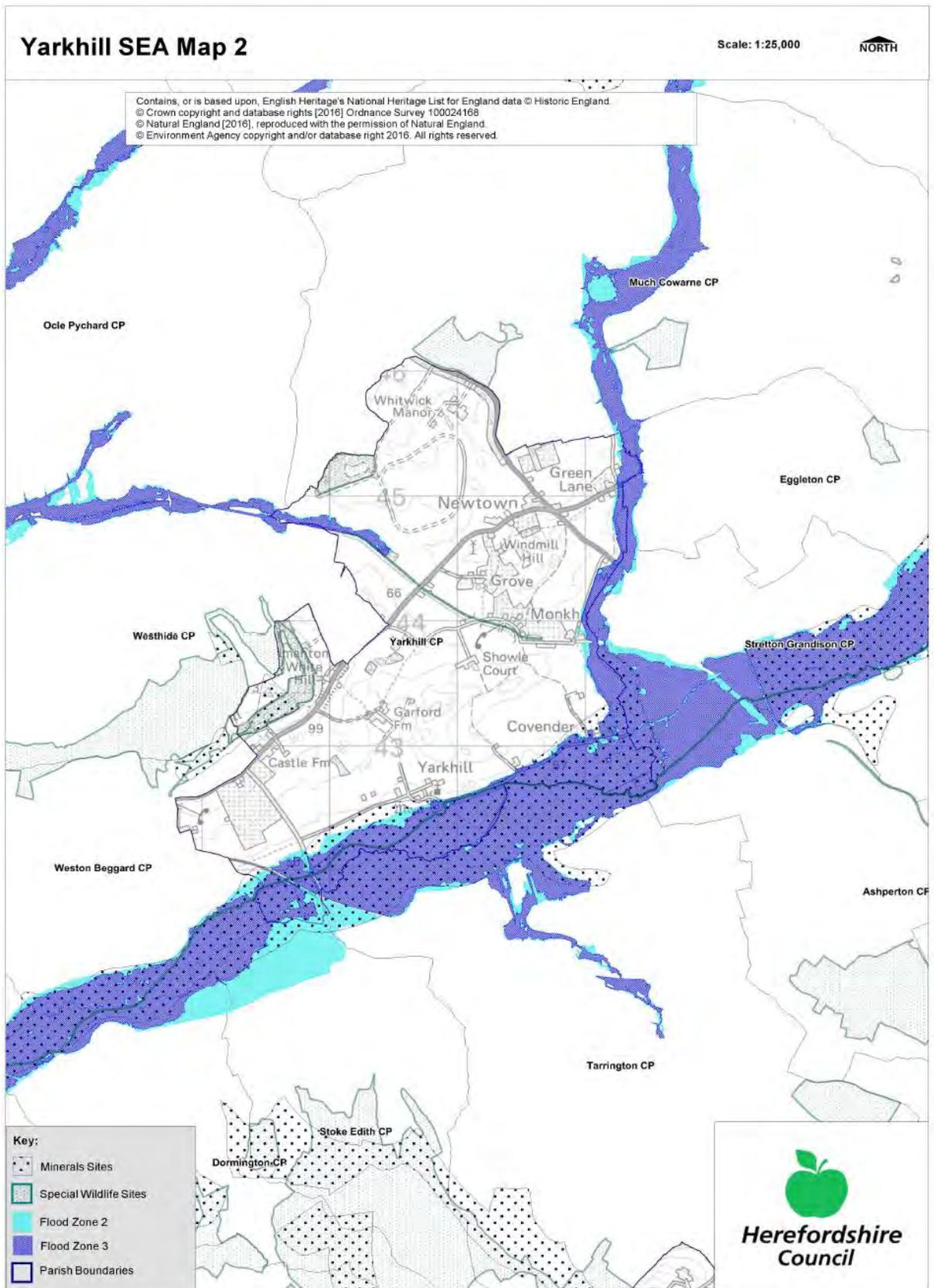
2.20 Environmental constraints and designations are shown on Maps 2 and 3, which are taken from the Yarkhill Strategic Environmental Assessment (SEA) work undertaken by Herefordshire Council.

Map 2 SEA Map 1



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Map 3 SEA Map 2



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3.0 Planning Policy Context

3.1 The NDP for Yarkhill must have regard to national policies and be in general conformity with strategic policies in the Local Plan. The key policy documents which are relevant to the area are: National Planning Policy Framework (NPPF)⁴, Planning Practice Guidance (PPG)⁵ and Herefordshire Adopted Local Plan Core Strategy 2011-2031⁶.

3.2 National planning policies are set out in the National Planning Policy Framework (NPPF) published in 2012. This advises in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

3.3 Paragraph 6 sets out that *the purpose of the planning system is to contribute to the achievement of sustainable development*. Paragraph 7 advises that *there are three dimensions to sustainable development: economic, social and environmental*.

3.4 Paragraphs 183 – 185 provide more detailed advice about Neighbourhood Plans.

183. *Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

184. *Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

185. *Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that*

⁴ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁶ <https://www.herefordshire.gov.uk/ldf>

neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

- 3.5 Planning Practice Guidance is a web based resource that provides additional guidance on the application and implementation of the Framework's approach. There is a section on neighbourhood planning which includes key stages and decisions such as deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum.
- 3.6 The adopted Herefordshire Local Plan Core Strategy 2011 – 2031 provides the strategic planning framework for the county's future development needs up to 2031. A range of policies sets out how these needs can be met while at the same time achieving social and environmental objectives. Planning policies support housing and economic growth, protect and enhance wildlife and special landscapes, and protect community facilities. Overall the Core Strategy aims to promote sustainable development across the county.
- 3.7 Yarkhill neighbourhood area falls within the Ledbury Rural Housing Market Area which is required to grow by 14% over the Plan period up to 2031 (see Local Plan Core Strategy Policy RA1 Rural housing distribution). In April 2011, there were 130 houses in the Parish, meaning that a proportionate growth rate of 14% would require at least 18 new houses in total up to 2031. However as at October 2017 there have been 5 completions and 4 commitments since 2011, giving **a net requirement of at least 9 new houses in the Parish up to 2031.**
- 3.8 Lower Eggleton/ Newtown is identified in the Core Strategy as a settlement which will be the main focus of proportionate housing development (Fig 4.14). (Lower Eggleton is in the neighbouring Group Parish of Stretton Grandison and so is outside the neighbourhood area for Yarkhill - planning policies and site allocations for Lower Eggleton are therefore outside the Yarkhill NDP.) Monkhide is identified in Fig 4.15 as one of the other settlements where proportionate housing is appropriate.
- 3.9 Apart from Newtown and Monkhide there are no other settlements in the neighbourhood area identified as suitable for growth in the Herefordshire Core Strategy, and therefore everywhere outside these two settlements (including Yarkhill village) will be considered to be the wider rural area and Policies RA3 Herefordshire's Countryside, RA4 Agricultural, forestry and rural enterprise dwellings, RA5 Re-use of rural buildings, and RA6 Rural Economy will apply.
- 3.10 The NDP for Yarkhill has a role in providing the local detail for these higher level policies; providing more information about the Parish context to inform planning policies such as the location of development, house types, sizes and design, employment, transport and infrastructure, community facilities and identifying those special features in the wider rural area which should be protected and enhanced. These themes have emerged from the results of the residents Questionnaire, and generally confirmed through the informal consultation carried out on the Preferred Options Draft Plan.

4.0 Vision and Objectives



- 4.1 The Vision and Objectives have been prepared by the Steering Group based on the responses to the Questionnaire.

Vision for the Yarkhill NDP

By 2031 Yarkhill Parish will have grown by at least 14% to meet the requirements of the Herefordshire Local Plan Core Strategy.

New development respects and enhances the historical and rural character of Yarkhill Parish and is designed to integrate successfully with the existing built form and the wider landscape.

Residents in Yarkhill Parish enjoy a high quality of life. Increases in local population growth are supported by a commensurate level of development of employment opportunities, improved access to community facilities, and investment in infrastructure to ensure the future sustainability of our community.

The Parish should continue to retain its own identity as a very rural community of small scattered settlements set within attractive Herefordshire countryside.

- 4.2 This Vision will be delivered through the following Objectives for Planning Policies. The Objectives have been prepared under the key planning themes identified in the Questionnaire.

Housing Objectives

Objective 1 – To support suitable residential development which provides family homes or affordable housing for local people.

(Through NDP Policy Y1)

Objective 2 – To ensure new homes are sited adjacent to the settlements of Newtown and Monkhide as defined in the Herefordshire Core Strategy.

(Through NDP Policies Y1 and Y2)

Objective 3 – To encourage small scale housing schemes which are appropriate to the scattered layout of existing settlements with developments of no more than 6⁷ houses on any one site.

(Through NDP Policies Y1 and Y3)

Objective 4 – To encourage the design of new houses to reflect local materials and traditions, as well as environmentally friendly “Eco designs” which maximise energy and resource efficiency.

(Through NDP Policies Y3 and Y4)

Employment Objectives

Objective 1 – To protect existing employment areas such as those at Acorn Park, Newtown Cross, Baddy Marsh Farm and Whitwick Manor and to encourage investment in new business premises in these areas to provide new employment opportunities for local residents.

(Through NDP Policy Y5)

Objective 2 – To support appropriate rural diversification schemes which use redundant former agricultural buildings for new business development.

(Through NDP Policy Y6)

⁷ Note – in the emerging Preferred Options Draft Plan a maximum figure of 4 houses on any one site was proposed in the housing objectives. This figure has been revised to a figure of 6 following consideration of the results of the call for sites process and further discussions with local landowners – see Section 6 below.

Objective 3 – To support the development of tourism for ventures that would not have a major visual impact on the landscape, i.e. B&B and food premises rather than camping or holiday chalets.

(Through NDP Policy Y7)

Transport and Infrastructure Objectives

Objective 1 – To make local roads safer through managing additional traffic volumes from new developments and supporting improvements in bus services and safe cycle routes to encourage alternative modes of transport.

(Through NDP Policy Y8)

Objective 2 - To support improvements in fast broadband and mobile phone reception to attract people to the area and allow existing and proposed businesses to operate effectively.

(Through NDP Policy Y5)

Objective 3 – To work towards improving mains water supplies to all properties whether existing or proposed.

(Through NDP Policies Y9 and Y10)

Community Facilities

Objective 1 - To create public open space and maintain and protect the existing village hall facility to support a growing and potentially younger population.

(Through NDP Policy Y11)

Rural Area Objectives

Objective 1 – To recognise that whilst farms are an essential part of the rural character of Yarkhill, any intensification of farming practices should not be detrimental to the visual amenity of the area.

Through NDP Policies Y12 and Y13)

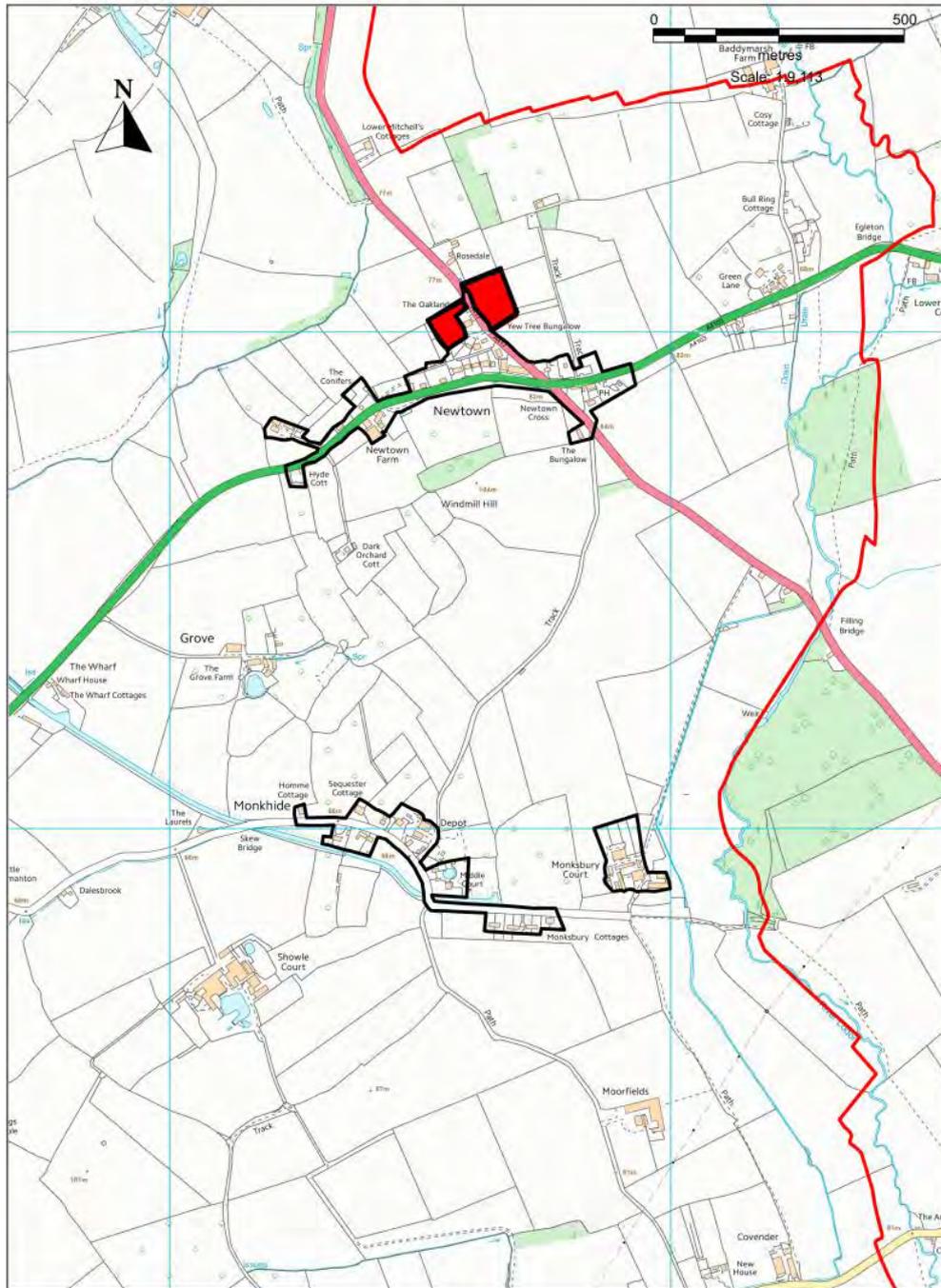
Objective 2 – To support renewable energy schemes that minimise any adverse impacts on the landscape and ecosystems. In particular, small scale hydro-power will be supported if a viable scheme can be established.

(Through NDP Policy Y14)

5.0 Yarkhill NDP Planning Policies

- 5.1 The policies in this section will be applied in the consideration of any planning applications submitted within the designated NDP area of Yarkhill Parish. These policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within the Parish.
- 5.2 A NDP has the same legal status as the Local Plan once it has been approved at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3 The NDP Policies Map showing the Parish boundary and designated neighbourhood area, proposed site allocations and proposed settlement boundaries is provided as Map 4.

Map 4 Policies Map



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Key

- Yarkhill Parish and Neighbourhood Area Boundary
- Site Allocation
- Settlement Boundary

6.0 Housing



A house in Yarkhill Village

- 6.1 A key area for consideration in the NDP is providing a positive planning framework to support appropriate housing growth in the neighbourhood area. The minimum housing growth required in the Parish is set out in the Herefordshire Local Plan Core Strategy Policies RA1 and RA2. Policy RA1 sets the housing growth figure for Ledbury rural Housing Market Area (within which Yarkhill lies) as 14% of the number of dwellings in the Parish. This equates to at least 18 new dwellings over the Plan period from 2011 – 2031. As at October 2017, 5 houses have been completed and there are 4 existing commitments, leaving a residual figure of **9 units** as a net requirement for the NDP.
- 6.2 Policy RA2 identifies the settlements in Herefordshire where growth should be focused (in Figures 4.14 and 4.15). Newtown is identified in Figure 4.14 as one of the Settlements which will be the main focus of proportionate housing development. Monkhide is identified in Fig 4.15 as one of the other settlements where proportionate housing is appropriate.
- 6.3 Policy RA2 sets out that *“Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.*

Housing proposals will be permitted where the following criteria are met:

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in Fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;*
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;*
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*

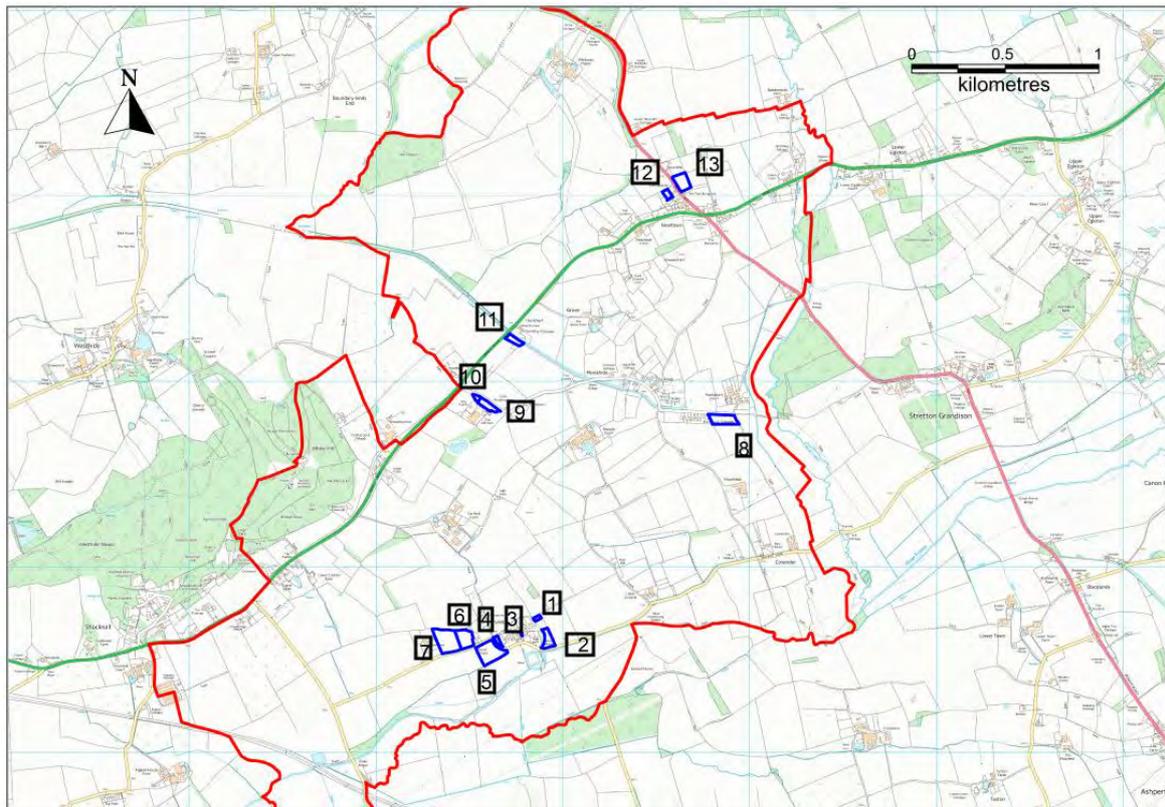
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.”

Options for Site Allocations for New Housing

- 6.4 The Questionnaire consultation undertaken in Autumn 2016 showed that the most favoured option for the focus of new development was for housing to be located adjacent to existing settlements or within settlements. Isolated homes in the countryside were not supported.
- 6.5 13 sites were submitted for consideration during the Call for Sites process undertaken in Winter 2016/2017. The submitted sites are shown on Map 5 and were:
- Site 1 Yarkhill Court, Watery Lane, Yarkhill
 - Site 2 Yarkhill Court 2, Watery Lane, Yarkhill
 - Site 3 Yarkhill Court 3, Watery Lane, Yarkhill
 - Site 4 Old Orchard Cottage, Yarkhill
 - Site 5 Land at Yarkhill
 - Site 6 One Pound Cottage, Yarkhill
 - Site 7 2 Pound Cottage, Yarkhill
 - Site 8 1 Monksbury Cottages, Monkhide
 - Site 9 Little Woodmanton, Yarkhill
 - Site 10 The Acorns, Yarkhill
 - Site 11 The Wharf, Yarkhill
 - Site 12 Squirrels Nest, Newtown
 - Site 13 Rosedale, Newtown.

Map 5 Submitted Sites



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- 6.6 The Site Assessment Report (April 2017) sets out the methodology for assessing the sites and provides a ranking of sites in order of suitability in planning terms. Based on the sites as they were submitted, of the 13 put forward, 4 achieved scores of 58 or above in the site assessment process, and therefore came out as the most suitable sites.
- 6.7 The dwelling capacity for each of these sites was based on that indicated on the site submission forms or, otherwise indicated by the landowner. These are generally considered appropriate for the rural character of the area but, if the density was increased, the potential capacity would clearly be increased.
- 6.8 Based on the site assessments, the Site Assessment Report recommended that the following sites could be brought forward:

Site 9 – Little Woodmanton, Yarkhill

Site Area – 0.37 hectares
 Potential Capacity - 1 dwelling

Site 10 – The Acorns, Yarkhill

Site Area – 0.1 hectares
 Potential Capacity - 2 dwellings

Site 12 – Squirrels Nest, Newtown

Site Area – 0.16 hectares

Potential Capacity - 4/6 dwellings

Site 13 – Rosedale, Newtown

Site Area – 0.59 hectares

Potential Capacity - 8 dwellings

Total Potential Dwelling Capacity: 17

These sites were all accepted as Preferred Options and consulted upon during the Preferred Options Draft Plan consultation in Spring 2017.

Regulation 14 Public Consultation

- 6.9 The Draft Plan which was published for Regulation 14 public consultation carried forward the four Preferred Option housing sites: Site 12 Squirrels Nest Newtown, Site 13 Rosedale Newtown, Site 9 Little Woodmanton and Site 10 The Acorns.
- 6.10 Sites 9 and 10 were both a short distance away from the main settlement of Monkhide but were close to a main road and local infrastructure. However Herefordshire Council objected to the inclusion of these two sites on the grounds that they were too far away from the main settlement of Monkhide, and that they are in open countryside.
- 6.11 The residual housing target figure of 9 units can be met from the development of the two remaining sites at Newtown. Therefore the Parish Council has accepted the concerns of Herefordshire Council and the two sites and relevant part of the settlement boundary at Monkhide have been deleted from the NDP.

Proposed Site Allocations

- 6.12 **Site 13** - The Neighbourhood Plan Steering Group had some concerns about the potential figure of 8 dwellings at Site 13; this figure is considerably higher than the threshold of up to 3 houses most widely supported by local residents in their responses to the questionnaire. Objective H3 proposed in earlier versions of the Plan to limit development of individual sites to 4 houses in response to the questionnaire results. However, the results of the questionnaire also indicated a 50/50 split for support / objections to sites with 3 to 10 houses. Therefore, following further consideration, this Objective was revised in the Draft Plan and now proposes that individual sites should be limited to no more than 6 houses. It is considered that such sites are still fairly modest in scale, whilst allowing for increased economic viability. Overall the development of several sites across the Parish with 1 to 6 units on each site should help to maintain the local character of scattered individual and small groups of properties across the Parish and within the settlements. Therefore, it is proposed that only part of Site 13 should be developed, and that housing on the site should be for a maximum of 6 units. The landowner for Site 13 has agreed by email correspondence with the Steering Group (see Appendix IV) that the site should be developed for no more than 6 houses.

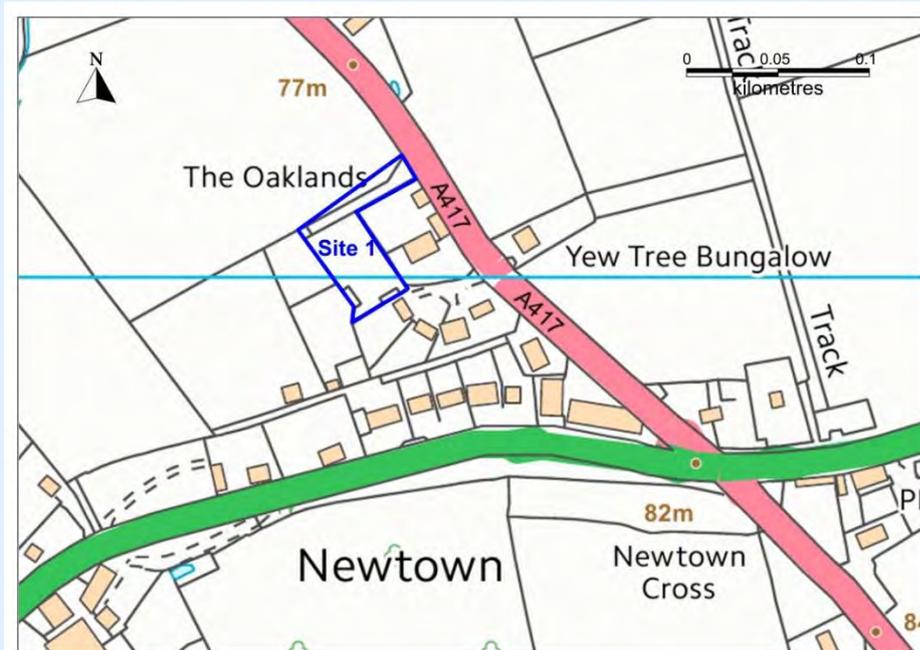
- 6.13 **Site 12** – Also during the informal consultation on the Preferred Option plan further discussions were held with the landowner of Site 12. The boundary of this site has been amended in response to a proposed change to the access across land to the north of the site. The landowner of Site 12 originally advised that 6 houses would need to be delivered on the site in order for the site to be viable, however during the Regulation 14 consultation process a representation was submitted from the landowner suggesting 4 units. The Parish Council would prefer the lower limit of 4 units, however 6 units would be considered acceptable subject to suitable design, layout etc.
- 6.14 **The total number of houses to be delivered through site allocations is therefore proposed to be 10 - 12 (up to 6 houses on each site).**
- 6.15 In addition, 8 houses to date since 2011 have been provided through windfalls and it is likely that over the Plan period windfall development will continue, both within the settlement boundaries of Newtown and Monkhide and possibly from conversions of former agricultural buildings in the wider countryside. As at October 2017, current planning applications in the Parish could deliver up to 4 further dwellings if granted consent. Therefore, the NDP can demonstrate that the Core Strategy housing growth target of at least 18 new houses over the Plan period should be achievable.

Policy Y1 Site Allocations for New Housing

The following sites are identified as Site Allocations for new housing up to 2031:

Site 1 Squirrels Nest, Lower Eggleton (Newtown) 4 to 6 houses

Map 6a



Site 2 Rosedale, Lower Eggleton (Newtown) 6 houses

Map 6b



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Settlement Boundaries

- 6.16 Settlement boundaries are identified for Newtown and Monkhide settlements in order to identify the extent of the built-up area, and where other infill development may be appropriate. Outside the identified settlement boundaries for these two settlements, the Parish area is regarded as open countryside for the purposes of planning and residential development opportunities will be very limited – see Core Strategy Policy RA3 Herefordshire’s countryside.
- 6.17 The identification of the Settlement Boundaries takes into consideration Herefordshire Council’s Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, April 2013 - Revised June 2015. Criteria should include consideration of the following:
- *Lines of communication - The boundaries trace the edge of the built up area, therefore excluding roads, paths, railways and other lines of communications.*
 - *Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.*
 - *Planning History - Consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector’s comments concerning areas on the edge of the village.*
 - *Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.*
 - *Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.*
 - *Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.*
 - *If you choose to allocate land within your Neighbourhood Development Plan for housing, employment or other uses, this should be included within the boundary.*
 - *Your settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.*
- 6.18 Newtown and Monkhide have grown incrementally over many years.

Newtown

- 6.19 Newton has a clustered form centered around and radiating from the crossroads where the Leominster to Gloucester Road (A417) and the Hereford to Worcester road (A4103) bisect. This is a busy intersection for both small and large commercial vehicles as well as being the main route for local residents. Until traffic lights were erected in 2004, it was a notorious Herefordshire accident black spot. The crossroads is dominated by the Spar shop and Texaco petrol station that sit on the North Western corner. This is widely used by local and long distance callers being the only facility of its type for many miles.
- 6.20 Housing in Newtown is a combination of older and more modern properties of varying sizes including one small cul de sac development just to the North of the Spar shop immediately off the A417. Travelling away from the crossroads, housing quickly becomes more sporadic. Aside from the shop, there are no facilities to support the local population with the village pub closing down a few years ago.

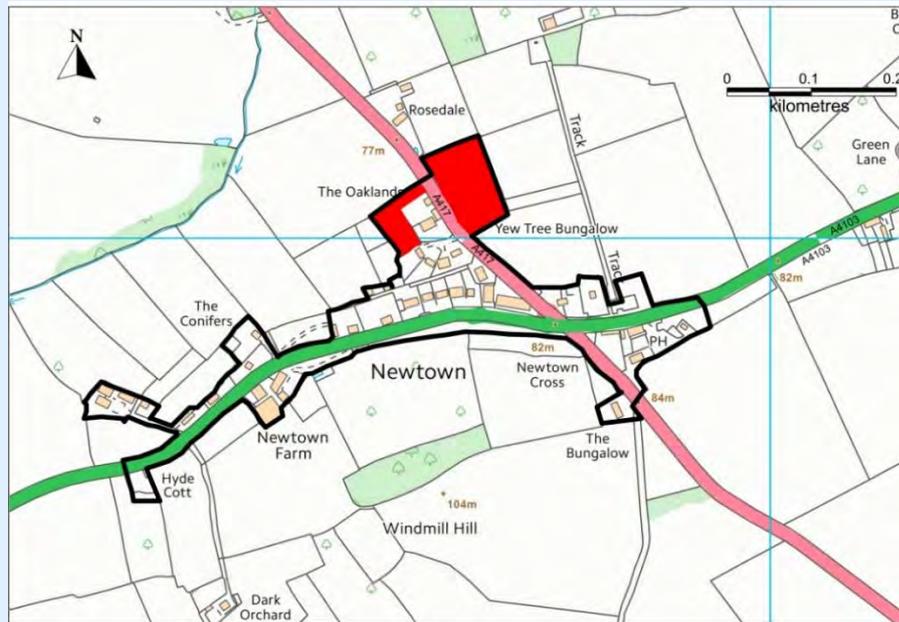
Monkhide

- 6.21 Monkhide sits $\frac{3}{4}$ mile off the A4103 on the Monkhide Village road. It is a single twisting lane with poor sighting in places and ends in a private drive at Monksbury Court. From this point, there is footpath access through to the A417 at Newtown, but this is not open to vehicles. Monkhide is characterised by linear development of low density, detached properties set within large plots. Houses are individual in nature and older in style with many being improved and extended over the years. The exception to this profile is the group of similar semi-detached ex-council houses sited on the outskirts of the village approaching Monksbury Court. Most have, over time, transferred into private ownership.
- 6.22 Aside from conversion work, there has been no new house building in the village since the last century with the only notable development being the part conversion of redundant agricultural buildings adjacent to Monksbury Court. Planning permission was granted in 2005 for a number of residential units, but to date, only one has been completed. The remaining properties are partly converted or barely started and the state of the site is untidy with some evidence of deterioration.
- 6.23 The Herefordshire & Gloucester canal bisects the village from the A4103 through to the outskirts of Monksbury Court and is traversed in two locations by road bridges one of which, the Skew Bridge, has listed status. The one mile section of waterway through Monkhide was renovated by the Canal Trust in 1995, but it has since become silted and overgrown and is no longer navigable. The adjacent towpath is inaccessible being largely privately owned by residential properties along its route. The canal is, however, an important feature of the community as a diverse wildlife habitat and must be protected from the impact of any new development to preserve its integrity.
- 6.24 The proposed settlement boundaries were first identified by the Steering Group. Following comments submitted during the Preferred Options public consultation, the Newtown Settlement Boundary was amended taking into account a proposed boundary change to a housing site (former Site 12) and Monkhide Settlement Boundary was amended so that Monkhide Court is within a separate, discrete boundary area. Monkhide Settlement Boundary

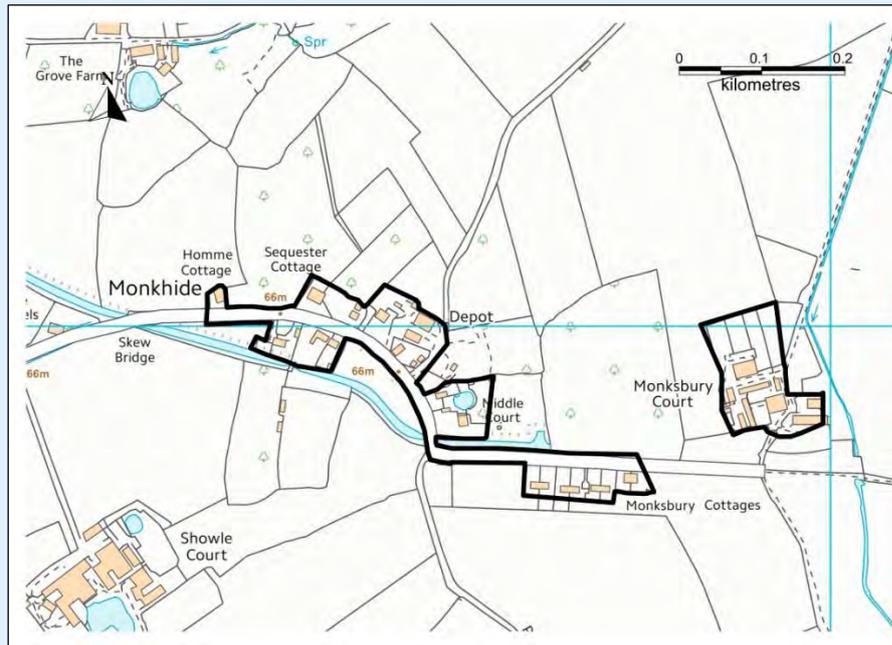
was amended further after the Regulation 14 consultation when two proposed housing sites identified in the Draft Plan were deleted on the advice of Herefordshire Council. The proposed settlement boundaries are shown in Policy Y2.

Policy Y2 Settlement Boundaries

Map 7 Newtown Settlement Boundary



Map 8 Monkhide Settlement Boundary



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Key

— Settlement Boundary ■ Site Allocation

Development within the Settlement Boundaries

- 6.25 In addition to the proposed site allocations it is likely that other development proposals will come forward over the next 14 years or so (ie the Plan period up to 2031).
- 6.26 The preparation of locally relevant policies provides an opportunity to set out local planning concerns and ensure development is sensitive to its rural village context. The results of the Questionnaire showed that overall there was a clear preference for several smaller schemes (up to 3 houses) or for single dwellings rather than for development to be concentrated in large schemes. There were significant objections to schemes of 10 or more houses. The most popular choice for housing was for family sized accommodation and affordable homes. However, affordable homes can only be required in schemes of more than 10 units (in line with Core Strategy Policy H1 Affordable housing – thresholds and targets), and therefore it is unlikely that affordable houses can be brought forward, unless they are on exception sites in the wider countryside (under Core Strategy Policies RA3 Herefordshire’s countryside and H2 Rural exception sites).
- 6.27 The Questionnaire results also showed that there was support for traditional designs in new housing and Eco-housing. There were also concerns about traffic and the need to ensure new development should be supported by improvements in local infrastructure such as water supply and sewerage
- 6.28 The Herefordshire Local Housing Market Assessment (LHMA) 2013⁸ identified that, in rural parts of Ledbury LHMA, between 2011-2031 there is a need for 339 market houses and 226 affordable houses. The study highlights that within the Ledbury HMA the overall estimated housing need by size 2012-2017 is as follows:
- 1 Bed - 46.8%,
 - 2 bed -22.3%,
 - 3 bed – 22.7%,
 - 4 bed - 8.2%.
- 6.29 The Herefordshire Local Housing Requirements Study 2012 (updated in 2014)⁹ advised that forecasts predict that growth in the population of the rural areas is likely to be primarily through an increase in those aged over 75. Moderate growth is expected in the 30-44 and 60-74 age brackets. The Local Housing Requirements Study¹⁰ anticipates continuing improvements in life expectancy; significant growth is expected of those in their 80s, with the existing population in their 40s and 50s moving into retirement. As a consequence, the rural areas will face an increasing urgency to provide more 3 bedroom homes, with more 1 and 2 bed homes required in the affordable sector.
- 6.30 The Questionnaire survey results indicated that there was very little support for constructing new homes for the elderly. Yarkhill already has a fairly large community of elderly people who appear to be settled in their current homes and have in some cases adapted them to suit their

⁸ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base>

⁹ Ibid.

¹⁰ Ibid.

personal circumstances. Others would not plan to stay in Yarkhill if access to facilities became an issue for them but would seek to move to a larger less rural area where services were readily available locally. It would arguably be irresponsible to plan for homes specifically designed for the elderly with the knowledge that the necessary changes to infrastructure are unlikely to be viable in a community the size of Yarkhill.

- 6.31 There was more support in the survey for affordable housing. Whilst the survey responses would not favour larger developments, some of those who have proposed smaller numbers of houses via the “call for sites” exercise have also stated an intention to include an affordable element which would be welcomed.
- 6.32 However it should be recognised that the general trend is that the children who live in the community leave to follow education and careers elsewhere. It is unlikely that Yarkhill would ever be able to develop the type of employment that would attract large numbers of young people and for that reason any housing provision should be proportionate to the likely low demand but should at least provide some opportunity for young people from the area to afford a home in the Parish.
- 6.33 The following Policy provides an opportunity to guide new housing development in Newtown and Monkhide to help ensure it is sited and designed appropriately and provides the types of housing needed.

Policy Y3 Housing Development within the Settlement Boundaries of Newtown and Monkhide

Proposals for new housing development within the identified Settlement Boundaries for Newtown and Monkhide (as shown on Maps 7 and 8) will be supported, provided that:

- 1. New development is designed sensitively to respond to the setting of the site, and reflects the rural character of neighbouring buildings, using traditional materials such Herefordshire sandstone, timber frames, local red brick and slate roof materials where possible;**
- 2. Properties and extensions are restricted to two storeys in height and reflect the character of the village and its surroundings in terms of size, scale, density, layout and landscaping;**
- 3. Development is designed to be sensitive to any nearby built heritage assets such as Listed Buildings and Scheduled Monuments;**
- 4. New developments retain and incorporate natural features such as trees and hedgerows, and where appropriate ameliorate any loss of habitat for wildlife;**

- 5. New development should incorporate measures which support and enhance local wildlife such as swift bricks and bat boxes, and landscaping should include locally appropriate species in planting schemes.**
- 6. Renewable energy installations if proposed are integrated into the design;**
- 7. Sites have suitable access. The impacts of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds and **civilised driver behaviours**;**
- 8. Sufficient provision should be made for adequate off street parking;**
- 9. Development is small in scale (preferably up to 3 dwellings), on small infill sites, and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities;**
- 10. Schemes provide smaller and family accommodation (2 - 3 bedrooms) to meet the needs of young families. Affordable housing is encouraged where viable and possible;**
- 11. Development is in accordance with other Yarkhill Neighbourhood Development Plan policies.**

Housing in the Wider Countryside

- 6.34 The Call for Sites process resulted in a number of sites being put forward in the area of the Parish regarded in planning terms as the wider countryside or rural area ie not within or adjacent to Newtown or Monkhide. A number of the submitted sites were clustered around the village of Yarkhill and some concerned the re-use of redundant agricultural buildings (ie Sites 1 and 3).
- 6.35 New development in Yarkhill village and the rural area would fall within the Core Strategy Policy RA3, which sets out criteria for new residential development. Development is very restricted in these areas, but Policy RA3 criteria 4 sets out that development may be acceptable where it would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting. Policy RA5 supports, subject to criteria, the sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make

a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside.

Policy Y4 Conversion of Former Agricultural Buildings for Residential Use

The sustainable re-use of redundant or disused former agricultural buildings, including farmsteads, for residential accommodation will be supported where it is not adversely impacted by existing agricultural or commercial activities.

Proposals should consider any potential adverse impacts on protected species such as bats and include suitable and appropriate measures for mitigation.

The development should be designed to be of a high quality and respect the character and significance of the building and its setting in accordance with Local Plan Core Strategy Policy RA5.

In particular, appropriate conversions will be encouraged where redundant buildings are adjoining, or located in close to proximity to, existing clusters of buildings and settlements, such as the village of Yarkhill or smaller hamlets in the wider Parish.

7.0 Employment



Newtown Cross Shop and Services

- 7.1 An action group took forward the theme of employment at the end of the Parish Plan. This led to a number of local companies offering employment opportunities and in some cases apprenticeships, IT skills training and CV writing support. Despite all these efforts there was minimal interest from the community. Possible reasons for this is that the sort of jobs on offer were not attractive to locals and that the training offered duplicated what was already available in schools and colleges.
- 7.2 The Census statistics for 2011 (see section 2.0 above) indicate that a relatively high proportion of Yarkhill's residents are self-employed. At the time of the Parish Plan, 65% of the population were employed or self-employed, 32% retired and 3% unemployed. Of those in employment 46% worked within a 20 mile radius with 13% of those people working from home. The remainder either work further away or have no fixed place of employment. In terms of occupations, a relatively high proportion of residents aged 16 to 74 years in employment are Managers, Directors and Senior Officials; 19.3% compared to 11.6% in Herefordshire and 10.9% in England. Also a relatively high proportion are in Skilled Trades Occupations; 20.5% compared to 16.3% in Herefordshire and 11.4% in England.
- 7.3 The results of the Residents Questionnaire in November 2016 indicated that just over half of respondents (50.9%) were of the opinion that more local employment was needed, and there was support for more tourism related facilities such as Bed and Breakfast accommodation and food premises.
- 7.4 The results of the business survey showed that small premises and poor broadband reception were included as challenges local businesses face. Most businesses who responded were aiming to maintain business in the Parish at the current level or expand. Adjacent land for expansion, superfast broadband and improved mobile phone reception would support businesses' plans to remain in the area.

Existing Employment Areas

- 7.5 The main employment areas in Yarkhill are Acorn Park just off the A4013 at Crew's Pitch, Newtown Cross and Baddy Marsh Farm which is just east of the crossing of the A4013 and A417. There is also a unit operating from Whitwick Manor North of the crossroads on the A417. The units used are either for retail purposes or provision of services such as mechanical engineering, welding and joinery. There are also a number of units let to a specialist school for training purposes. Newtown Cross offers the only convenience store and petrol station in the Parish. It formerly included a well-used post office which was closed in the last consolidation exercise. The units in use appear to be either purpose built industrial units or converted agricultural buildings.
- 7.6 Whitwick Manor and Baddy Marsh Farm both appear to have space on site to expand if there is a demand. Anecdotal evidence from one of the landlords together with some responses to the business survey would suggest that there is currently a demand for more space.
- 7.7 The Core Strategy Policy RA6 - Rural economy supports proposals which involve the small scale extension of existing businesses and Policy E2 – Redevelopment of existing employment land and buildings protects existing employment land. The existing commercial / industrial estates in the Parish are relatively modest in scale and are not identified in the Employment Land Study 2012¹¹. Nevertheless, they provide much needed local commercial premises which support local employment and therefore the sustainability of the Parish.
- 7.8 Economic growth is dependent on access to good communication networks. When asked about the need for investment in local infrastructure in the Residents Questionnaire, 75.27% of respondents identified the need for fast broadband and 63.27% suggested there was a need for improved mobile phone reception.
- 7.9 Policy Y5 aims to support investment in appropriate economic development to enhance local employment opportunities and protect existing employment provision.

Policy Y5 Protecting Existing Areas of Employment and Encouraging Investment in Business Opportunities

New small scale employment development of B1, B2, B8¹² and other employment uses of an appropriate scale and type will be supported at Acorn

¹¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/employment-land-study-2012>

¹²The [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - This class includes open air storage.

Park, and other employment areas at Newtown Cross, Baddy Marsh Farm and Whitwick Manor in order to support and enhance local employment opportunities.

Any proposals that would result in the loss of employment land and buildings in these areas should be considered against the provisions of Local Plan Core Strategy Policy E2.

All new employment development in these and other areas will be required to make provision for high speed broadband and other relevant communication networks.

Rural Diversification

- 7.10 Herefordshire Local Plan Core Strategy sets out in Policy RA5 – Re-use of rural buildings that subject to criteria the sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted.
- 7.11 Policy RA6 - Rural economy advises that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.
- 7.12 As farming practices continue to change, old and redundant agricultural buildings may offer opportunities for sensitive conversion to provide employment opportunities.
- 7.13 Comments from the residents' Questionnaire showed support for protecting farm buildings, and finding new economically viable uses for traditional buildings is one way of helping to secure their future.

Policy Y6 Supporting Rural Diversification

Employment development that would help to diversify the rural economy will be supported on sites outside existing industrial estates and the settlement boundaries where it meets the requirements of Local Plan Core Strategy Policies RA5 and RA6.

The re-use of redundant farm buildings is encouraged for appropriate small scale rural business uses such as workshops, offices, artisan activities and creative industries which do not generate unacceptable levels of traffic on the rural road network.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height.

Adequate car parking should be provided on site.

Tourism

- 7.14 Yarkhill Parish is not a natural haven for tourism but it does have a number of specific points of interest that draw in visitors. These include the Hereford & Gloucester Canal and Skew Bridge in Monkhide and the village church and moated site in Yarkhill village. The archeological dig at the site of the old watermill adjoining the now dried up canal bed to the east of Monksbury court in Monkhide is a further draw for historians and canal enthusiasts who visit the area. Numerous footpaths for walkers traverse the Parish many of which enjoy views towards the Welsh Mountains in the west and the Malvern Hills in the East. However, paths are generally poorly maintained and have become overgrown while some have become difficult to navigate where they cross private land. The Parish does not have any leisure amenities of its own and the only refreshment facilities available are at the Spar shop at Newtown crossroads which offers take away drinks and food.
- 7.15 Local residents are supportive of an increase in tourism and would look favourably on any reasonable increase in B&B accommodation. However, there is a prevalent view that anything which would have a visual impact on the Parish such as a campsite or caravan park would be totally out of keeping and detrimental to the rural nature of the area.
- 7.16 The Herefordshire Local Plan Core Strategy supports tourism in rural areas in Policy E4 Tourism.

Policy Y7 Tourism

Development for small scale tourism related activities such as bed and breakfast accommodation, self-catering holiday cottages, and cafes / restaurants will be supported where:

- 1. New development and conversions of former agricultural buildings are appropriate to Yarkhill's character in terms of scale, design and materials; and**
- 2. Proposals demonstrate consideration of traffic impacts on the road network and existing infrastructure, and incorporate appropriate mitigation measures to minimise any adverse impacts; and**

- 3. Adequate car parking is provided for employees and visitors; and**
- 4. Proposals support local tourism linked to the quiet enjoyment of the countryside.**

8.0 Transport and Infrastructure



Traffic at Newtown Cross

Update on Traffic Report in Parish Plan

- 8.1 Traffic and transport are significant issues across Yarkhill Parish. The busy A4103 is a major route between Hereford and Worcester, and while this provides good car access to both centres as well as Ledbury and Leominster, traffic frequently exceeds the designated 50mph and 60mph speed limits causing danger to vehicles waiting to turn off right to either Yarkhill village or Monkhide despite the warning signs.
- 8.2 The Stockbridge Road cut through between the A4103 and A438 is also of concern given the volume of heavy vehicles that use it at speed despite hidden dips, corners and narrow bridges. Traffic approaching Newtown, where the speed limit falls suddenly from 60mph to 40mph also frequently fails to slow down significantly until the traffic lights at the crossroads. The Monkhide Village Road is narrow with sharp bends and there are few passing places and while residents are respectful of the dangers, commercial vehicles often ignore them causing oncoming traffic to brake sharply or swerve which is clearly evident from the level of damage to the grass verges. There are no dedicated cycle lanes in any areas of the Parish and the dangerous nature of the main roads is such that this method of transport is little used except by cycling enthusiasts.
- 8.3 Yarkhill Parish Plan contained a section on traffic issues in the village based on an assessment of local knowledge of hazardous accident locations.
- 8.4 The Parish Council has continued to make representations to Herefordshire Council, especially regarding the traffic issue on the A4103 / A438 cut through, but a lack of resources has made it clear that this would have to compete with more urgent priorities meaning a short to medium term resolution would be unlikely. In any event, simply reducing 60mph speed limits throughout the Parish to 50mph would solve little, with larger and more varied cuts being needed to have any demonstrable impact. In addition, calming measures, better warnings and enforcement would act as restraints serving to improve Parish road safety for adults and children alike.

- 8.5 The traffic report was sent to the Highways Engineer with a photograph showing a car nearly in the hedge when passing a HGV travelling in the opposite direction. Assistance was received from a retired Herefordshire County Councillor who persuaded both the Chair of the Transport Committee and the local ward councillor to visit the site. Both agreed the road was unsafe and that efforts should be made to make road safer. Unfortunately, no action has been taken to date although there is a suggestion that additional signage may be installed by Herefordshire Council. Yarkhill Parish Council does not have the resources to finance progress on a Traffic Order.
- 8.6 With the assistance of The Yarkhill Field to Fork Festival community funds, two new signs were installed either side of the houses and Church on Watery Lane where there is a likelihood of children and families walking along the road, which has no speed restriction and no pavements. Unfortunately, no other proposals from the Parish Plan have been progressed by the Parish Council due to lack of resources other than attempt to make the collection of children by the school bus safer, with the financial support of the Field to Fork Festival, which was rejected by the bus company and Herefordshire County Council.
- 8.7 Public transport is severely limited forcing people into private vehicles for even short journeys, including those to and from work, especially to Hereford and Ledbury. There are bus services that run along the A4103 stopping at Newtown and also the A438 outside the Parish boundary at Tarrington, but these operate mainly at school times so do not provide local residents with meaningful access to Hereford, Ledbury or, further afield, Worcester and Gloucester. A walking time of 25 minutes from Monkhide village to Newtown to catch a bus and a 35 minute walk from Yarkhill village to the bus stop at Tarrington are also deterrents to using local transport.
- 8.8 The Hereford to Ledbury rail line passes just to the South of Yarkhill, but there is no station within the Parish or within a reasonable distance again forcing people to drive to either Hereford or Ledbury if they wish to use a train service to travel further afield.
- 8.9 The lack of public transport, increased car usage and the rise of commercial traffic across Yarkhill, Newton and Monkhide in recent years are all areas of concern to residents who believe that these will be critical points to address in the development of housing within the Parish.
- 8.10 The results of the Questionnaire showed that safer roads are a priority for local residents, closely followed by a better bus service, and less support for cycle routes. There was an identified need for improved access to healthcare and shops.
- 8.11 Herefordshire Local Plan Core Strategy Policy MT1 -Traffic management, highway safety and promoting active travel requires development proposals to incorporate various requirements covering movement and transportation.
- 8.12 The NDP can do little in terms of transport planning, but it can encourage developer contributions related to improved traffic management and which encourage walking and cycling as alternatives to the private car. Policy Y8 aims to support proposals which will address the concerns about traffic through the Parish, and encourage movement by means other than the private car.

Policy Y8 Traffic and Transport

Developer contributions and other sources of funding will be sought wherever possible to support and improve existing public transport links to local towns and facilities, and to improve local routes and networks for walking and cycling.

Priorities for the expenditure to improve traffic management and safety in Yarkhill Parish include the following:

- **Measures which achieve and maintain appropriate traffic speeds and civilised driver behaviours within the neighbourhood area, particularly on the A4103; and**
- **Enhancements to the public realm to support walking and cycling as modes of choice, particularly for local trips.**

Water Supply and Sewerage

- 8.13 Mains water is not available to every property in the Parish. While supplies are provided to the villages of Yarkhill and Newtown, the same is not true of Monkhide where a majority of properties extract water from private wells or boreholes. There is however a feed pipe from the mains supplying Yarkhill village on Watery Lane that runs under fields and a footpath to supply the council houses at the end of Monkhide Village Road as well as Monksbury Court. One other property on the road taps into the supply, but this was paid for privately by the owner and is an exception. While Monkhide residents would like access to mains water, the costs of providing it would need to be shared between households and many consider the initiative too costly. Unfortunately, the existing feed from Watery Lane is not believed to be capable of any significant expansion given it runs through a smaller diameter pipe where capacity is constricted. Clearly this has implications for any future development in Monkhide.
- 8.14 Mains sewerage is not available within the Parish and disposal is to septic tanks or bio treatment facilities that service single or small groups of properties. Welsh Water does operate a treatment facility serving the council houses in Monkhide, but village residents are already concerned with the frequency of breakdowns and the plant's inability to cope such that this is unlikely to be capable of supporting any additional development. Typically in Yarkhill, outflow water, be it bio treated or otherwise, discharges into local streams, the two main rivers or, in the case of much of Monkhide, directly into the canal basin.
- 8.15 Given the lack of mains facilities and reliance on the use of native water courses for discharge, any new development would need to satisfy stringent conditions regarding treatment and waste water discharge and, especially in Monkhide, demonstrate that there would be no

deterioration in the quality of groundwater from which residents draw supplies for their daily domestic needs.

- 8.16 Advice has been sought from local water company Dwr Cymru Welsh Water regarding local water and sewerage infrastructure and capacity. Dwr Cymru Welsh Water only supply water in Yarkhill and Newtown. Dwr Cymru Welsh Water serve the village of Monkhide with public sewerage and suggested the inclusion of a policy in line with Core Strategy Policy SD4 on the capabilities of the public sewerage system or wastewater treatment works (WwTw) to accept foul flows from new development. The Monkhide WwTW is very small and as such is unlikely to be able accommodate any new development.

Policy Y9 Water Supply and Drainage

New development will be required to provide adequate treatment of waste water discharge in line with Herefordshire Local Plan Core Strategy Policies SD3 – Sustainable water management and water resources. And SD4 – Waste water treatment and river water quality. Development will only be permitted where the capacity of the public sewerage system or waste water treatment works (WwTW) allows, or a suitable private waste water treatment system is installed.

Development should not cause an unacceptable risk to the availability or quality of water resources of neighbouring properties, particularly in areas where there is no mains supply and properties are dependent upon groundwater supplies.

Development that may result in the capacity of the public sewerage system and / or the Monkhide waste water treatment works becoming overloaded will not be permitted. In either of these instances, development should be phased or delayed until capacity becomes available, either through the Dŵr Cymru Welsh Water (DCWW) regulatory investment, or in advance of this through the developer funding the improvements themselves.

Flooding



Flooding on Watery Lane

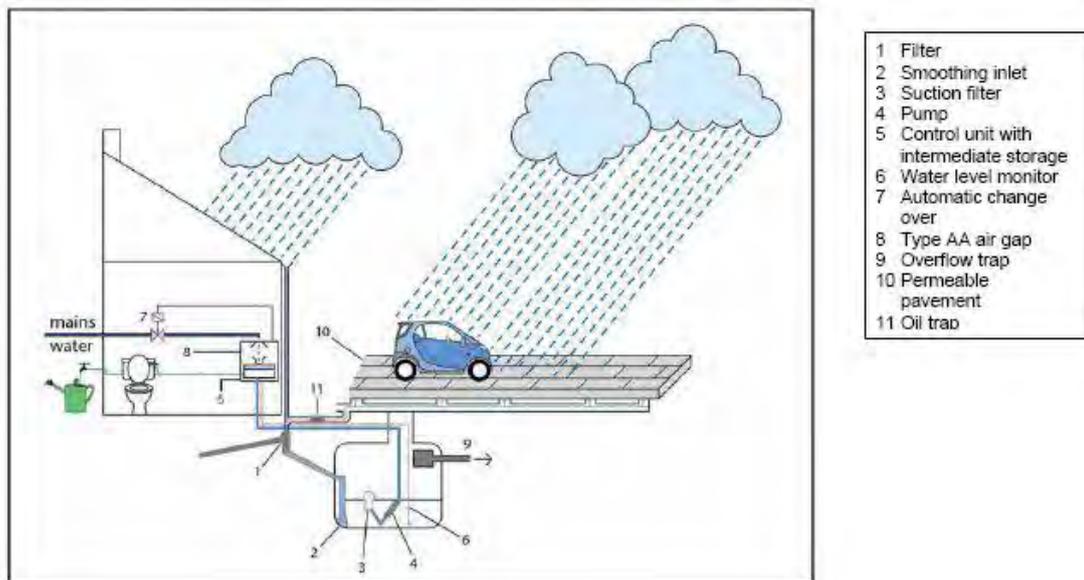
- 8.17 The Strategic Flood Risk Assessment (SFRA) 2009¹³ provides a summary of flood risk in Herefordshire to inform the location of future development. The Water Cycle Study examines how water resources and water supply infrastructure, wastewater treatment, water quality, sewerage and flood risk could constrain growth across Herefordshire. Yarkhill is in the Middle Frome river catchment. The Middle Frome is classified as one of the highest areas at risk for flood reports in the county. The SFRA study states that: Middle Frome has a 35-40% standard run percentage run off by sub catchment. This is potentially highly unsuitable for infiltration source control. Middle Frome has a moderately slow flood response (Tp-time to peak) time at around 9-11 hours. The WCS states that the River Frome is identified as in poor ecological status especially upstream of Bromyard. (Classed as one of the rivers in the worst ecological state). Therefore, development will require specific mitigation measures (such as on-site retention of storm water and treated effluent to attenuate any off-site flows) if new housing is required in these sub-catchments.
- 8.18 The SFRA indicates that the Middle Frome area, which includes Yarkhill, is ranked 14th out of 46 in terms of flood risk with 44 properties being considered at risk. Clearly any new development should not add to that number. Yarkhill is in the highest category for Standard Percentage Run off. This makes the area unsuitable for infiltration source control means that devices like soakaways will not work effectively. Developers may well have to consider on site facilities. The Water Cycle study shows that the long term prediction (by 2050) is of considerable water shortage with summer rainfall reducing by up to 40% during the summer months and 30-50% in the autumn. There are already government targets for the reduction of water extraction by businesses and the building regulations have been changed to try and reduced household consumption: *“More development means that more water is abstracted from the environment; therefore more water is treated, stored and consumed. More wastewater flows to sewage*

¹³ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

treatment works, thence discharges back to the environment with potentially increased pollutant loads. There is also a greater risk of flooding from reduced permeable areas and increased surface water runoff. Development planners need to liaise with the Environment Agency and appropriate water and wastewater providers at the earliest opportunity so that all parties understand and take account of each other's processes, practices and issues in order to promote the efficient and sustainable delivery of infrastructure. Building new homes to higher water efficiency standards offers substantial water savings (see 5.4)."

8.19 Figure 1 below illustrates how new developments can reduce water consumption and run off (see www.waterwise.org which contains a lot of design guidance).

Figure 1 – Improving Water Efficiency in New Development



Flooding in Yarkhill Parish

8.20 Newtown, Monkhide and Yarkhill have all suffered from flooding during exceptionally inclement weather. 2014, 2012 and 2007 are the most recent events with the general cycle being approximately every 4-5 years. The EA flood map indicates where the Frome and Lodon have areas categorised as flood zone 2 & 3. The existing housing stock is generally built on higher ground although some roads, Watery Lane in particular, can become impassable. However the more significant problem during the most recent events has occurred as a result of surface water run-off. This has led to a number of houses being damaged and insurance claims being made. There are a number of reasons why this has deteriorated over recent times. These include the removal of ditches to combine fields, the culverting of open ditches with inadequately sized pipes and the poor maintenance of some of the ditches that remain. There are also issues of poor maintenance by the Council of the storm drainage system that serves Monkhide. Other issues relate to the general slow absorption of the indigenous terrain, the high water table in some areas, the type of crop (some leading to less permeability of the ground) and even the direction of ploughing a sloping field has had an effect (i.e. down slope in lieu of across).

- 8.21 Whilst it is unlikely that any significant improvements can be made it is essential that any new development does not make the situation worse. To support this endeavour any future development proposals should include a flood risk assessment and if possible demonstrate that a technical solution is available to prevent the flooding of new homes. Measures could include providing cut off drainage on areas below adjacent elevated ground, porous surfacing, rainwater harvesting and attenuated discharge. These measures should be coupled with efforts to improve maintenance either via Herefordshire Council or the Parish council controlled lengthsman and to pursue reported issues where landowners actions have made the situation worse.
- 8.22 Core Strategy Policy SD3 – Sustainable water management and water resources sets out that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This includes ensuring that “....9. *development should not cause an unacceptable risk to the availability or quality of water resources; 10. and in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.*”

Policy Y10 Reducing Flood Risk and Supporting Sustainability

Proposals for new residential development should be in Flood Zone 1 low risk. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding.

Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems. New development must be designed to maximise the retention of surface water on the development site and to minimise runoff.

In addition, development is encouraged to be energy efficient and to incorporate principles of sustainable design.

Phasing and Infrastructure

Where possible, new housing development should be phased evenly across the Plan period to allow for suitable investment in local infrastructure as required. Adequate sewerage infrastructure and water supplies should be provided.

9.0 Community Facilities



Yarkhill Church

- 9.1 Yarkhill is composed of three separate hamlets and the village hall is located in the old school building close to the A4103 and a considerable distance from all three hamlets. Anyone wishing to visit the hall has either to travel by car or face a long walk or bicycle ride which would in part require the negotiation of the busy A4103. The village hall is old fashioned and is underutilised which is in part due to its spatial limitations. Its main uses being for dog training, coffee mornings, a monthly produce sale and Parish Council meetings with the occasional event held at Christmas and Easter. The village hall committee has succeeded in increasing usage and more than doubled the income over the last 2-3 years. Despite this increased usage, it has proved very difficult competing with a modern village hall in Tarrington which provides better facilities.
- 9.2 The village hall is currently breaking even and the Village Hall Committee believe that they can raise sufficient funds to make improvements which will include new windows, French doors and rewiring. They also plan to create a children's play area providing they can obtain a grant. The location of the village hall remains a difficult issue because of the three separate hamlets and there is also a view that the traditional village hall is not the sort of building the village requires because needs have changed and there are a number of good quality village halls in surrounding villages. The village hall is a registered charity and is run by a Committee and has two Trustees from the Parish Council. The possibility of selling the hall and the attached house to fund a new building has been informally considered. However this would require the negotiation for the release of a restricted covenant preventing the sale of part of the site for residential use.
- 9.3 Yarkhill has recently lost its pub and post office but still has a thriving petrol station and shop at Newtown Cross roads.
- 9.4 The church has a regular congregation of 17 to 25 worshippers with good turnouts at the festivals of Easter, Christmas and Harvest. The father of change ringing was born and baptised in the village and visitors come to the church to ring the bells.

- 9.5 Yarkhill has no formal play provision or playing pitches. A proposal was put forward in the Parish Plan for a play area of some kind for children but this did not prove practical because no landowners came forward with the offer of a site despite numerous appeals. Location is also an issue because in whichever hamlet the play area is sited it will prove difficult for children from the other two hamlets to get there unless they are taken by car. The proposal by the village hall to create a children's play area is however welcome.
- 9.6 There is no school in the Parish. In terms of primary schools, Withinton Primary School is the catchment school for the whole of Yarkhill. Intake is 25 per class, and the school currently has 70 pupils between 4 mixed age classes (Nursery and Reception, Year 1/2, Year 3/4, and Year 5/6). It is believed to be undersubscribed at the current time. Ashperton Primary Academy catchment is south of Yarkhill, and the boundary is the River Frome / Watery Lane. Although it is outside the catchment, a number of children have been given places there. It has an intake of approximately 25 per year but will go to a maximum of 30. Reception intake is usually over-subscribed, but there is little or no waiting list. Currently the school has a few spaces in all years except Year 4 and Reception, but this fluctuates all of the time.
- 9.7 For secondary schools, Yarkhill students can attend St Marys RC High School, Lugwardine. This is the closest school. However, as it is a Faith School there is no automatic entry because of catchment. Intake is approximately 150 and most years there is a 100-strong waiting list. Bishops of Bluecoat School is the second closest, but again is a Faith school, so no there is no automatic entry. John Masefield in Ledbury is the catchment High School for the whole of Yarkhill, but because it is not the closest, students would have to pay for transport. They should get automatic entry because of catchment. Herefordshire Council provides free school transport to the nearest school for children living more than 3 miles (or over 2 miles if aged under 8 years) from their nearest school.
- 9.8 The medical centre for the Yarkhill area is in Fownhope, although strictly residents should be allowed to join any surgery that has space in Ledbury or Hereford. The Fownhope medical centre is seven miles from Yarkhill and in practice is only accessible by car as the alternative route is by two buses which run infrequently. The Fownhope medical centre does have its own pharmacy and provides a delivery service on a monthly basis for repeat prescriptions. The nearest hospital is Hereford County Hospital which has an accident and emergency unit and is also seven miles from Yarkhill. It is accessible by bus but houses near to the church and in Monkhide have a long walk to the bus stop at Tarrington nearly two miles away. Very serious cases are treated at Worcester or Gloucester or even Birmingham Queen Elizabeth Hospital because of the more advanced facilities at those hospitals. A few specialist services are provided at regional centres in Birmingham, Worcester and Gloucester and there are community hospitals in Ledbury, Bromyard, Ross-on-Wye and St Michael's Hospice in Bartestree. Dentists and other medical service are available in Hereford and Ledbury both seven miles from Yarkhill Village. There are NHS dentists in Hereford and also in Malvern. Inevitably as people in the village reach an age when it is no longer possible for them to drive they seriously have to consider moving so that they have access to the shops and medical facilities they require.
- 9.9 The village pub known as the "Newtown Inn" was situated at the crossroads in the centre of Newtown at the junction of the A417 Gloucester-Leominster Road and the A4103 Hereford-

Worcester Road. The pub was quite popular with local residents but was sold to a couple who did not run it as a pub but converted it into a private home removing the bar pub kitchen and toilets. They did not obtain “change of use” and the current position is that they have been taken to court and fined for not complying with Herefordshire Council’s requirements and will return to Court again if the matter is not settled. Yarkhill Parish Council has registered the property as a community asset.

- 9.10 The results of the Questionnaire indicated that there is a need to improve access to healthcare and shops and there was support for improvements to the village hall and public open space and a play area.

Policy Y11 Community Facilities

Yarkhill village hall is protected for community use. There will be a presumption in favour of the re-use of Yarkhill village hall for recreational, health, and community type uses. The change of use of the village hall to other uses will not be permitted unless the following can be demonstrated:

- 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- 2. There is no longer a need for the facility and this would have to be demonstrated with evidence.**

Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be encouraged.

10.0 Agriculture and the Rural Area



Field to Fork Festival

Landscape Character

- 10.1 The local landscape character of Yarkhill is one of the Parish's key attributes and is highly valued by local residents. The results of the Questionnaire showed that over 70% of respondents were against the removal of hedgerows and woods. Broiler sheds and polytunnels on a large scale also met with disapproval with over 30% being not in favour of either. Indoor cattle rearing sheds drew a more neutral response with just under 4% being against.
- 10.2 Yarkhill lies within Natural England's Herefordshire Lowlands National Character Area (NCA)¹⁴. This is described as largely tranquil and rural in character. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.
- 10.3 The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. The area is important for commercial agricultural supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of the UK. There are many rivers in the area, flowing through wide, fertile mudstone valleys. Old Red

¹⁴ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour.

- 10.4 Herefordshire Landscape Character Assessment Supplementary Planning Document 2004, Updated 2009¹⁵ describes a number of more detailed landscape types across Herefordshire. The Parish Area of Yarkhill has the following landscape types: Principle settled farmlands to the north and south and riverside meadows in the centre.
- 10.5 Principal settled farmlands are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up a rich patchwork.
- 10.6 Riverside meadows are linear, riverine landscapes associated with a flat, generally well defined, alluvial floodplain, in places framed by steeply rising ground. They are secluded pastoral landscapes, characterised by meandering tree lined rivers, flanked by riverside meadows which are defined by hedge and ditch boundaries. Settlement is typically absent. Throughout these landscapes, the presence of extensive areas of seasonally grazed waterside meadows has in the past provided a strong sense of visual and ecological unity. These are landscapes that accommodate a degree of annual flooding, a factor which has been reflected in the traditional patterns of land use, the lack of settlement and development (except for the occasional water mill), and the representation of species and habitats tolerant of such waterlogged conditions. The natural fertility of Riverside Meadows has often been maximised by employing devices such as sluices to control and direct the silt laden flood waters.
- 10.7 Herefordshire Local Plan Core Strategy Policy LD1 – Landscape and townscape sets out that development proposals should demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas. conserve and enhance the natural, historic and scenic beauty of important landscapes and features, and maintain and extend tree cover. Herefordshire is also noted for its dark skies. Dark night skies contribute to residential amenity and light pollution can have an adverse impact on local wildlife.
- 10.8 Policy Y12 seeks to protect those features of the local landscape which make a positive contribution to the local identity and character of Yarkhill Parish.

¹⁵ https://www.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf

Policy Y12 Protecting Landscape Character

New development should be sited and designed to protect and enhance features which contribute towards the special landscape character of the Yarkhill Parish area.

Landscaping schemes should protect existing hedgerows and use locally appropriate native species such as ash and field maple or oak in new planting schemes. Mature trees should be protected, and used positively to enhance landscaping schemes wherever possible. Tree planting along watercourses is encouraged. Traditional fruit orchards should be protected.

Proposals should give careful consideration to lighting designs in order to minimise light pollution and protect the area’s dark skies for the benefit of wildlife and residents’ local wellbeing.

Large Agricultural Buildings

- 10.9 Farming practices across Herefordshire and nationally continue to undergo rapid change and in recent years there have been pressures for larger, industrial sized agricultural units for intensive livestock rearing and increases in the extent and size of polytunnels and glass houses. Not all such development requires planning permission (ie new development under given size thresholds) but the NDP could provide a policy for assessing new development when planning consent is required. At the same time older, traditional farm buildings have become disused and redundant and offer opportunities for sensitive re-use and conversion to small workshops and offices etc.
- 10.10 The NDP has a role in seeking to manage these changes and to ensure that the re-use of existing agricultural buildings and the development of new large scale buildings are undertaken sensitively.
- 10.11 Policy Y13 provides design guidelines for large agricultural buildings and polytunnels in the rural area, when planning consent is required. Herefordshire Council’s adopted Supplementary Planning Document on Poly tunnels¹⁶ has been used to help inform the content of this policy.

Policy Y13 Large Agricultural Buildings

Any proposals for new poly-tunnels and large agricultural buildings and other rural business buildings which require planning consent will be required to take into consideration any adverse impact on landscape features and habitats as identified

¹⁶ https://www.herefordshire.gov.uk/media/5450290/polytunnels_spddec_08.pdf .

in Policy Y12 above and to demonstrate provision of suitable measures for mitigation.

Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by neighbouring residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.

Development proposals should protect or lessen any impacts on protected species and habitats and the creation, restoration and enhancement of local habitats will be encouraged as part of landscaping schemes.

Poly-tunnels and large agricultural buildings and other rural business buildings will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes in the short term comprising indigenous species.

Poly-tunnel developments and large agricultural buildings and other rural business buildings that adversely affect the setting of listed buildings, scheduled monuments, registered or unregistered historic parks and gardens or other local heritage assets will not be permitted.

The siting of poly-tunnels, agricultural units and associated developments should be sited so that they do not have an unacceptable adverse impact on the amenity of residents of nearby dwellings.

Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.

Poly-tunnels and large agricultural buildings and other rural business buildings will not be permitted on sites within the fluvial floodplain i.e. Flood Zone 3.

Local Renewable Energy Schemes

- 10.12 The Yarkhill NDP could support sustainable development and action to tackle climate change by supporting renewable energy schemes which are of an appropriate scale and design sensitive to the rural area and landscape.

- 10.13 In the responses to the Questionnaire there was some limited support for renewable energy schemes. The most popular form of renewable energy by some margin was hydropower (46.2%). Some way behind there was support for anaerobic digesters (19.6%) and solar panel farms (11.6%). Wind power had a small majority in favour at 4.73%. The only negative reaction was to biomass burners (-14.6%).
- 10.14 Herefordshire Local Plan Core Strategy Policy SD2 – Renewable and low carbon energy generation supports development proposals that seek to deliver renewable and low carbon energy provided they (amongst other criteria) do not adversely affect residential amenity and do not result in any significant detrimental impact upon the character of the landscape.

Policy Y14 Local Energy Schemes

Small scale renewable energy schemes and community energy schemes will be supported in Yarkhill Parish where any adverse impacts on landscape character and built heritage are mitigated by siting, design and landscaping / screening.

11.0 Timescales and Next Steps

- 11.1 Herefordshire Council will check the Submission Plan and publish it for a further 6 weeks consultation, hopefully from November to December 2017.
- 11.2 If all goes well, the NDP will be Examined in early 2018 by an independent Examiner, before proceeding to a local referendum. All on the electoral register in Yarkhill Parish will be invited to vote and a majority Yes vote will mean that the NDP will be used to help determine planning applications in the Parish.

Appendix I

Listed Buildings – Historic England List¹⁷

There are 13 Listed Buildings and one Scheduled Monument in Yarkhill Parish. These are:

Name	Location	Grade
Grove Cottage	Crew's Pitch, Grove, Yarkhill	II
Barn approximately 20 metres north of Castle Farmhouse	A4103, Yarkhill	II
Cow shed approximately 30 metres north west of Castle Farmhouse	A4103, Yarkhill	II
Jugs Hole Cottage approximately 100 metres north east of Garford	Yarkhill	II
Mann Memorial approximately 2 metres south east of east end of Church of St John the Baptist	Yarkhill	II
Vevers Memorial approximately 2 metres south east of east end of Church of St John the Baptist	Yarkhill	II
Milestone ST SO603438	A 4103, Yarkhill	II
Garford	Yarkhill	II
Church of St John the Baptist	Yarkhill	II
Castle Farmhouse and adjoining granary with hop kiln	A4103, Yarkhill	II
Lower Castle	A4103, Yarkhill	II
Barn approximately 30 metres south west of Castle Farmhouse	A4103, Yarkhill	II
Canal Bridge	Monkhide	II
Scheduled Monuments		
Moated Site, Yarkhill		

¹⁷ <https://historicengland.org.uk/listing/the-list/results?searchtype=nhle>

Appendix II**NDP timeline Yarkhill Parish Council (as at November 2017)**

NDP TIMELINE - YARKHILL PARISH COUNCIL	DATE
Question and briefing circulated to all households re NDP returns 100% in favour	01 April 2016
Parish Council authorises NDP	10 May 2016
Area designation applied for	01 June 2016
Designated area approved	05 July 2016
Members of NDP Steering Group requested in Yarkhill News. Communication to village at	17 July 2016
First Call for Sites in Yarkhill News	17 July 2016
First meeting of Steering Group. Officers appointed. Project Plan approved	18 August 2016
Second meeting of Steering Group. Terms of Reference agreed	20 September 2016
Yarkhill News second briefing to village and call for sites	29 September 2016
Service Agreement with Herefordshire Council signed	08 October 2016
Third meeting of Steering Group. Consultants Kirkwells appointed. Household questionn	20 October 2016
Website established	21 October 2016
Proposed development sites followed up seeking further information for consultants	End October 2016
Fourth Meeting of Steering Group. Business questionnaire approved	22 November 2016
Yarkhill News third briefing to village on NDP Questionnaire circulated to every househol	End November 2016
Proposed developments consultation Yarkhill Village Hall	11 December 2016
Results of consultation on proposed developments posted on website	12 December 2016
Grant application approved	13 December 2016
Yarkhill News NDP briefing including results of Questionnaire	Mid January 2017
Fifth meeting of Steering Group	31 January 2017
Business Questionnaire posted	09 February 2017
Contract with consultants Kirkwells signed	12 February 2017
Draft plan prepared	13 February 2017
Responses to draft plan submitted to Kirkwells	End March 2017
NDP stall in Village Hall with map of proposed developments and answering villagers que	15 April 2017
Second Grant application approved	08 May 2017
Village informal consultation	20 May 2017
Plan revised for formal consultation	28 June 2017
Plan submitted to Herefordshire Council	30 June 2017
Plan submitted to Yarkhill Parish Council for approval	11 July 2017
Regulation 14 commences (after notification issued with Yarkhill News)	21 July 2017
Regulation 14 Ends	22 September 2017
Sixth meeeting of Steering Group to agree Reg 14 Representations	12 October 2017

Appendix III

Considerate Constructors

The Parish Council would like to ensure that disturbance to neighbouring residents from new development is minimised. Therefore, the Parish Council will be promoting the Considerate Constructors scheme, through planning conditions attached to planning permissions for new development schemes.

This Scheme is a national initiative, set up by the construction industry. The developer, architect or contractor registers a site on the Scheme, which is then monitored against a Code of Considerate Practice. The Scheme has no involvement with the site unless a complaint is made to them by the public, after which they will seek to resolve the problem through mediation and if no solution can be found they will be removed from the list of members. If the development is not registered on the Scheme, the person carrying out the development or the person with control of the land may be in breach of the planning condition.

Further information on the Considerate Constructors Scheme can found at:

www.considerateconstructorsscheme.org.uk .

Appendix IV - Emails relating to Site 13

From: <ian@realtp.co.uk>
Date: 9 June 2017 at 17:02:27 BST
To: "Tom Misselbrook" <tommisselbrook@gmail.com>
Subject: RE: Proposed Development

Hi Tom,

Thank you for your mail, I can confirm that I would like to return to the original proposal of six houses.
If you are going to the Field to Fork Festival then hopefully I will see you there.

Best Regards

Ian

-----Original Message-----

From: Tom Misselbrook [<mailto:tommisselbrook@gmail.com>]
Sent: 07 June 2017 09:50
To: ian@realtp.co.uk
Subject: Proposed Development

Hi Ian

A discussion took place at the Neighbourhood Development Plan Steering Group yesterday evening when a decision was taken to be more flexible over the size of developments in Newtown Cross following representations from another developer and accept a development of six houses. In view of this we would be grateful if you could let us know if you would like to return to your original proposal of six houses or whether you wish to remain with the revised development of four houses?

The approval of planning applications for any development is however a matter for Herefordshire County Council although the Yarkhill NDP will acknowledge developments of up to six houses.

Kind regards

Tom Misselbrook

Yarkhill Parish Council

November 2017

Neighbourhood Planning and Strategic Planning
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

16 January 2018

Dear Sir / Madam

**Yarkhill Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Robert Deanwood
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Amos, Tom (NE) <Thomas.Amos@naturalengland.org.uk>
Sent: 24 January 2018 13:46
To: Neighbourhood Planning Team
Subject: Yarkhill Regulation 16 neighbourhood development plan consultation - Natural England response

Dear Sir/Madam

Yarkhill Regulation 16 - Submission

Thank you for your consultation on the above dated 03/12/2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England has no further comment to make on this plan at this stage; however, should significant changes have been made since the Regulation 14 submission, please consult us again if you consider that you require a more detailed response.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Tom Amos
Planning for a Better Environment Team
West Midlands Team
Natural England,
County Hall, Spetchley Road,
Worcester, WR5 2NP
Tel: 02080260961

Follow the South Mercia team on Twitter - [@NESouthMercia](https://twitter.com/NESouthMercia)

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

From: Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]

Sent: 05 January 2018 10:31

Subject: Yarkhill Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Yarkhill Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

Latham, James

From: Bullock Lisa <Lisa.Bullock@networkrail.co.uk>
Sent: 12 February 2018 11:23
To: Neighbourhood Planning Team
Subject: Yarkhill Neighbourhood Development Plan

Dear James

Thank you for consulting us on the Yarkhill Neighbourhood Development Plan. This email forms the basis of our response.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.

Level Crossings

There is a single level crossing in the plan area (Yarkhill 4A), any development of land which would result in a material increase or significant change in the character of traffic using a rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned by the impact the proposed site allocation would have on the safety and operation of these level crossings. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage at the three level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions.

The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-

- *(Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010) to requires that ... where a proposed development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway (public footpath, public or private road) the Planning Authority’s Highway Engineer must submit details to both Her Majesty’s Railway Inspectorate and Network Rail for separate approval”.*

We would appreciate the Council’s providing Network Rail with an opportunity to comment on any future planning policy documents as we may have more specific comments to make (further to those above). We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.

We trust these comments will be considered in your preparation of the forthcoming Plan documents.

Yours sincerely,

Lisa Bullock MRTPI
Town Planner (Western and Wales) | Property Network Rail
1st Floor | Temple Point | Redcliffe Way | Bristol | BS1 6NL

M 07710940757
E lisa.bullock@networkrail.co.uk
www.networkrail.co.uk/property

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Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

From: donotreply@herefordshire.gov.uk
Sent: 05 January 2018 20:23
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Neil
Last name	Taylor
Which plan are you commenting on?	Yarkhill
Comment type	Support
Your comments	<p>The neighbourhood plan reflects the desire of the Yarkhill community to support sustainable and sympathetic development which exceeds the requirements of the County Council to 2031. The settlement boundaries have been subject to much debate, especially around the Newtown area. A recent steering group meeting to debate some proposed changes to the boundary was attended by a significant number of Newtown residents , the proposals were unanimously rejected especially with regards to the land opposite the petrol garage. This land was subject to a planning application in late 2015. After 18 months of deliberation it was finally refused around May 2017. The applicant was unable to show a suitable drainage strategy or addresses the substantial number of road safety issues and connectivity problems. The steering group meeting clearly indicated that the residents around Newtown had no desire to see development on this site, citing drainage, flooding and road safety issues. The development of this land also raises legal issues with regards to residents existing soakaways which run onto the land in question and covenants in place to protect their rights to maintain their drainage systems. With regards to the density of any developments I agree with the limits proposed, this will maintain the rural feel of the village, and prevent the over-stretching of the very limited infrastructure. Socially is unfortunate that the facilities of the illegally developed Newtown Inn continue to be</p>

	denied to the community; this had also provided much needed employment in the area.
--	---

Latham, James

From: Paul Smith <paulsmithplanning@outlook.com>
Sent: 20 January 2018 16:03
To: Neighbourhood Planning Team
Cc:
Subject: Land Adjoining 'Northcroft', Newtown Cross.
Attachments: Scan0026.pdf

Dear Sirs,

Regulation 16 Yarkhill Neighbourhood Development Plan - Public Consultation

On behalf of my client, Ms Justine Williams of 'Northcroft', Newtown Cross I wish to submit the following comments on the Regulation 16 draft Yarkhill Neighbourhood Development Plan presently under public consultation.

I support Draft Policy Y3 which permits new residential development within new settlement boundaries.

However, I **object** to the Regulation 16 Yarkhill NDP on the grounds that it excludes much of my client's property at 'Northcroft' at Newtown Cross the draft NDP settlement boundary as shown on the Newtown Village Proposals Map. I attach a copy of an OS extract to identify my client's property excluded from the boundary cross-hatched in green. You will see that whilst my client's house, its large outbuildings and large area of hardstanding are included within the settlement boundary, the remainder of her property extending towards her western neighbour (also included within the settlement boundary) is excluded.

Under paragraphs 6.16 and 6.17 of the draft NDP, large gardens, orchards and other areas can be excluded from the settlement boundary in order to conserve the character of the area and to limit village expansion. Neither of these circumstances apply to my client's 'excluded' land. It is almost entirely screened from the Hereford Road by a tall dense conifer roadside hedge. Its largely undeveloped character contributes nothing to that of the village or locality by virtue of this screening and consequently its development would conserve the character of the village. Further, my client's land is hemmed-in by existing residential properties and the draft NDP settlement boundary on three sides with three mature trees, a hedge and ditch along the rear site boundary hedge divorcing it visually and functionally from open countryside to the north and south. It is not of a scale as to threaten the over-expansion of the village. Therefore, the two objectives of the NDP to exclude large gardens and other areas from the settlement pattern do not apply to my client's land.

Further, it is inconsistent and illogical for this area of land to be excluded from the boundary when areas to the immediate east, south and west are conjoined within the draft settlement boundary. In particular, there is more logic in including all of my client's land which is residential curtilage to her home than the wide band of highway verge along the southern side of the Hereford Road opposite.

Consequently, I ask that the settlement boundary be redrawn to include my client's land shown cross-hatched in green on the attached plan. To do so would be consistent with the criteria applied in the draft NDP, the use and character of the site and the linear housing pattern along the Hereford Road of which only my client's land has been excluded from the draft settlement boundary despite undeveloped non-residential land along the south side of the Hereford Road being included.

Alternatively, my client's land should be allocated in the NDP as a housing site in Newtown as it would enable the settlement to be enlarged in an appropriate, modest and discrete way.

Its development would result in no more than 5 family-sized houses (the number being restricted by the presence of three substantial trees on site). It would have a good communal vehicular access onto the Hereford Road, it would reflect the linear pattern of development along the road and would be very well screened by the aforementioned roadside hedge. It is possible that this development would also need to include a new footpath along the Hereford Road linking new and existing residents with the village core.

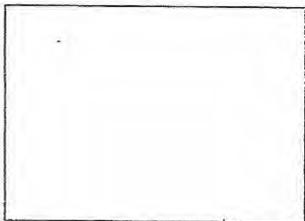
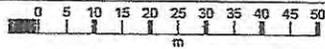
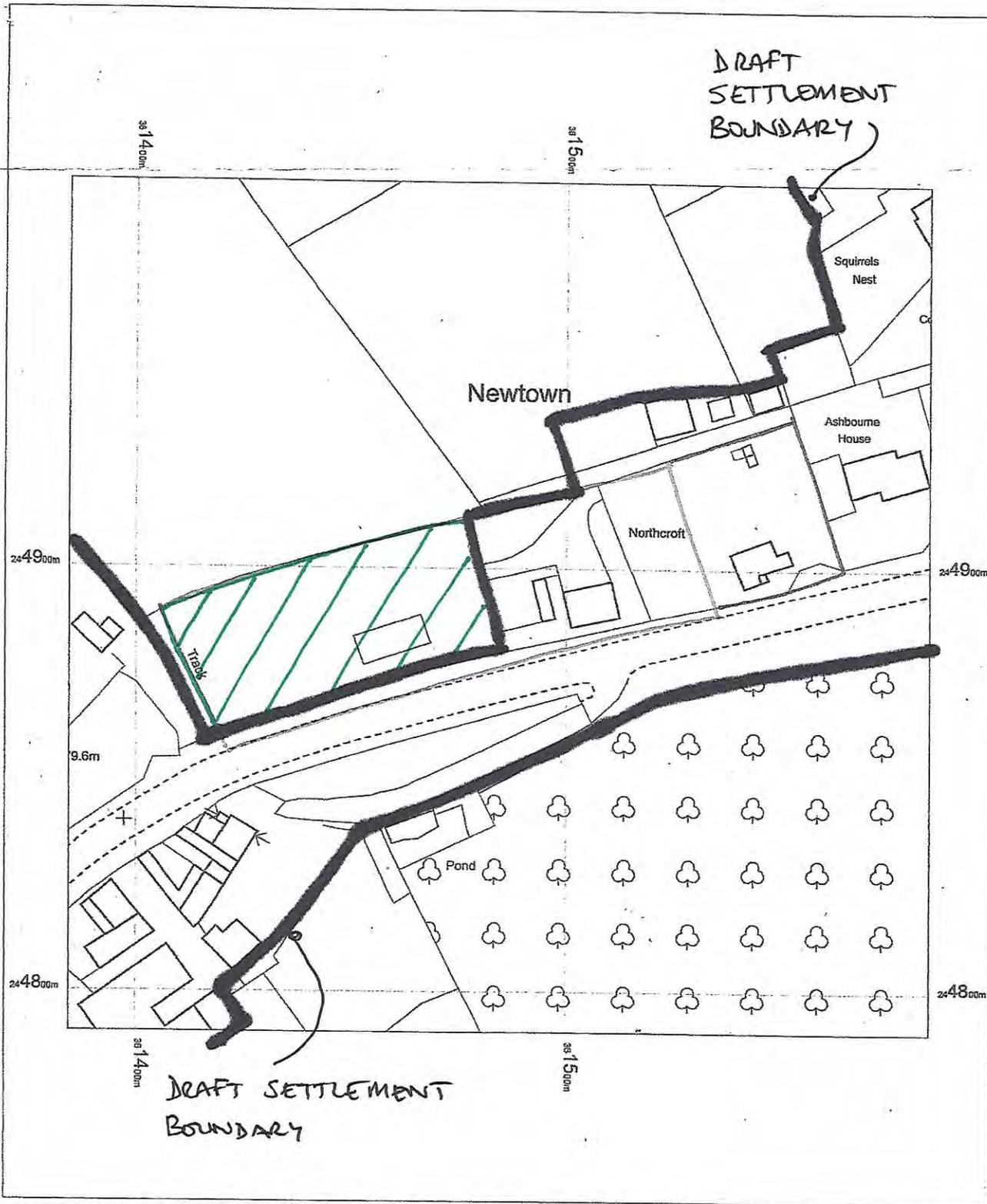
Therefore, my client's proposal compares favourably against to the larger of the two proposed housing allocations in the village which is further from the village core and extends significantly into the open countryside at the likely cost of the local landscape.

Please acknowledge receipt of this objection. I would be happy to discuss my objections with the NDP team at the appropriate time.

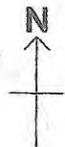
In addition, and as a matter of courtesy, I would advise you that an outline planning application for the erection of five new dwellings on my client's property has recently been submitted to Herefordshire Council by my client. The Parish Council will be consulted on this application shortly. I welcome the opportunity to explain this proposal to your Parish Council in person at one of your meetings or on site if that would assist its deliberations.

Yours faithfully,

Paul Smith MRTPI on behalf of Ms Justine Williams of 'Northcroft', Newtown Cross. HR8 2TZ



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**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

247970 /

Yarkhill Parish Council

Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no further observations to make with regard to this Neighbourhood Plan.

Signed: Susannah Burrage

Date: 12 January 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Yarkhill- Regulation 16 submission version

Date: 9/1/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Y1- Site Allocations for New Housing	RA2	Y	The removal of sites 9 and 10 addresses the concerns raised at Regulation 14 stage. The remaining 2 sites allocated are suitably located, adjacent to a Core Strategy identified settlement.
Y2- Settlement Boundaries	RA2	Y	
Y3- Housing Development within the Settlement Boundaries of Newtown and Monkhide	RA2, SD1-SD4	Y	A degree of flexibility should be given to ensure that new or innovative designs are not unduly restricted from coming forward where they are appropriate and integrate well with their surroundings.
Y4- Conversion of Former Agricultural Buildings for Residential Use	RA5	Y	
Y5- Protecting Existing Areas of Employment and Encouraging Investment in Business Opportunities	RA6, E2	Y	Suggestion: <i>"...will be required to make provision for high speed broadband and other relevant communication networks <u>where appropriate</u>."</i>
Y6- Supporting Rural	RA5, RA6	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Diversification			
Y7- Tourism	RA6, E4	Y	
Y8- Traffic and Transport	MT1	Y	
Y9- Water Supply and Drainage	SD3, SD4	Y	
Y10- Reducing Flood Risk and Supporting Sustainability	SD1-SD4	Y	The issues this policy sets out to address are covered just as comprehensively, if not more so, by those in the Core Strategy that relate to it.
Y11- Community Facilities	SC1	Y	
Y12- Protecting Landscape Character	LD1	Y	
Y13- Large Agricultural Buildings	N/A	Y	
Y14- Local Energy Schemes	SD2	Y	

Latham, James

From: Tom Jacques <TJ@jacquespartnership.co.uk>
Sent: 16 February 2018 04:54
To: Neighbourhood Planning Team
Cc: Kaoru Jacques;
Robin Jacques
Subject: Yarkhill NDP Reg 16 Consultation Response.
Attachments: 0389-Neighbourhood Plan consultation b.pdf

Dear Sirs,

Please accept this e-mail and the accompanying document as our response to the Reg 16 Consultation on the Yarkhill Neighbourhood Plan.

We request that the Independent Inspection is undertaken as a hearing so that the matters referred to may be fully considered by the Independent Inspector. We consider that the Old Brickworks site should be allocated for development within the NDP for the reasons set out in the accompanying document (0389-Neighbourhood Plan Consultation b).

We submitted this to the draft Neighbourhood Plan (Regulation 14 consultation), but key issues were not adequately considered therefore the original representation is attached to enable the points to be properly considered by the Inspector.

I will avoid repeating the matters raised in detail, but will refer to subsequent progress and other matters arising through the consultation process.

We do not consider the NDP to be Compliant with the Basic Conditions. The call for sites did not comply with the stated methodology in the Communications Strategy, in particular items 8,9 and 10, or the "Call for Sites Assessment Report"

Mr Fry only received a late notice of the Reg 12 consultation. Despite our submission to that process, and correspondence with the NDP Steering Committee, neither Mr Fry, nor us as his Agents were notified of the Reg 16 consultation. It was only upon checking the website 4 weeks into the consultation process that we discovered the consultation. We would like more time to prepare a more comprehensive response, and request an extension to the consultation period, but in the meantime enclose these notes and the enclosed response to the Reg 14 Consultation.

Since this consultation response, further progress has been made in resolving the reasons for refusal of the Old Brickworks site promoted by Mr Fry, and we are moving towards submission of a new application. This note will not go into these matters in detail, but further information can be made available through an extension to the consultation period, or through a hearing for this NDP. The Inspector is requested to take this into account in considering whether a Hearing is required for adequate examination of the issues raised.

Mr Fry wishes to avoid the situation that this site, which would contribute to meeting the Herefordshire Housing and Affordable Housing targets, is prevented from being brought forward by a poorly considered Settlement Boundary, policies and site allocations through this NDP.

It remains that the vision and objectives on the NDP include contradictions and incompatibilities, and are not supported by the site allocations. In particular Objective 1, for more affordable housing, is not compatible with limiting the size of developments to 6 in Objective 3, nor with the creation of public open space, community facilities and improved transport links.

The draft NDP is little changed from the Reg 14 consultation as far as the Old Brickworks site is concerned, and our response to that consultation still stands as enclosed.

Reg 14 Consultation

Following the Reg 14 consultation, we were invited to the NDP Steering Group Meeting on 12th Oct 2017. Para 6.10 states that 'The Steering Group concluded that, in response to strong local opposition, and considering the fact that the NDP could meet the minimum housing requirement in the Core Strategy without the inclusion of further sites, there was no need to amend the settlement boundary and include either of the 2 proposed new sites in the submission NDP.'

These two sites were reasonable alternative sites which should have been considered properly through a site assessments process and subject to sustainability appraisal on the same terms as the promoted sites. The "strong local opposition" referred to was a small number of neighbouring residents.

The notes of the meeting are included on p 46, Appendix VI of the NDP Consultation Statement.

As indicated in the notes, there was some discussion at the meeting about the lack of contact with Mr Fry over the NDP process, and the call for sites, and whether the Old Brickworks site should be assessed alongside the allocated sites. There was disagreement over whether the NDP consultation process was obliged to have followed the methodology it had set out for itself in its communications Strategy and as stated in the Call for Sites Assessment Report. It was noted that there had been a change of Parish Clerk through the process.

At the bottom of p48, we would like to clarify that Mr Fry pointed out that the planning process could not require the provision of affordable houses for developments below 10 houses. He subsequently offered to reduce the development site to provide 6 houses as noted later in the notes on p50. Subsequently a location plan marked up showing a site extent for 6 houses for equivalent inclusion was forwarded to the Steering Group. This was not taken forward by the Steering Group as set out later.

There was also discussion of the questionnaire results and the interpretation of these by the committee. The committee acknowledged that the questionnaires used did not inform respondents of the link between housing numbers and provision of infrastructure and affordable housing, and that the committee had chosen some priorities (for smaller housing development numbers) over others (provision of affordable housing). They also acknowledged the need for affordable housing, although there was some discussion amongst the committee of the type of housing they would like.

The question of reasons for refusal of the Old Brickworks site were also raised. In particular the question of pedestrian access, and that the sites allocated in the draft NDP were less favourable in terms of pedestrian access to village facilities than the Old Brickworks site. It was pointed out to the steering group that their allocations were therefore potentially undeliverable. This was dismissed as a "planning issue" and was outside their interest and would be dealt with through the planning process by the Council.

In the notes of the Special meeting 31 October 2017, p53 of the Consultation Statement, for Point 2, there is a footnote relating to a recent separate refusal of an application for 2 houses on Highways Safety grounds. This is a separate site, with a different relationship with the Highway than the Old Brickworks site subject to this consolation. This does reinforce the potential that the sites allocated under the draft NDP may not be deliverable due to highways issues. Point 2 also comes to an arbitrary and unsupported statement that a reduction to 6 houses would be unlikely to overcome highways and drainage issues. The current situation is that Highways and drainage matters have been addressed for the 16 house development, and a new planning application for 16 houses on the Old Brickworks site is currently being finalised for submission.

Points 3 and 5 indicate that the Steering Group recognise the flaws in the draft NDP, and that the settlement boundary should be extended to include the Old Brickworks site.

Mr Fry remains open to discussion, to engagement with local residents and the NDP and Parish Council, and to requests to view and visit the site by the NDP Steering Committee, the Parish Council or both. There has been no contact in relation to such a visit since it was discussed at the meeting of 12th Oct. The lack of any notice of the Regulation 16 consultation to either Mr Fry directly, or to Jacques Partnership, his agents who engaged on the Reg 14 consultation is however a matter of concern.

I confirm that we would like to be notified of the LPA's decision under Reg 19.

Regards,
Tom Jacques.

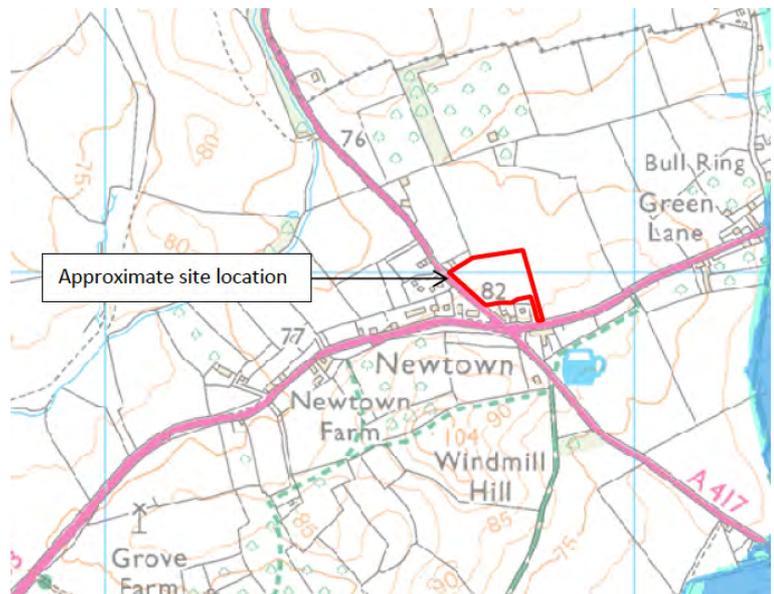
Tom Jacques The Jacques Partnership Ltd Tel 01249 783533 Fax 01249 782247 Studio 5, Fosse Farm Barns, Nettleton, Chippenham, Wiltshire. SN14 7NJ The information transmitted in this email is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this email in error, please contact the sender and permanently delete the email from any computer.

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2. Call for Sites Assessment Report
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5. Questions to Residents and Businesses
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1. Introduction and Summary

- 1.1. This consultation response is prepared on behalf of John Fry who owns the land known as the Old Brickworks marked on the accompanying location Plan. Mr Fry wishes to promote this site through the NDP process in parallel to the planning process currently underway. This document includes both comments on the existing Neighbourhood Plan and input to consideration of the site promoted by Mr Fry. Some comments and input are closely related and should be considered together, but are separated in places for clarity.
- 1.2. A planning application for a development of 16 houses was submitted to Herefordshire Council under application number 153309 on 16th November 2015. The application was refused on 3rd May 2017. The



application followed a pre-application enquiry 142700/CE.

- 1.3. Mr Fry is continuing to develop proposals to address the reasons for refusal of the application, and a further pre-application enquiry is underway, to be followed by a new planning application. Issues raised through the application process will also apply to any planning applications that follow the proposed allocation of sites within the draft neighbourhood plan. There is significantly more detail available through the planning process for this site and development of designs and technical solutions that has not been provided through this consultation response. Mr Fry would be keen to participate in the neighbourhood planning process now that he is aware of it. He is disappointed that he has not previously been made aware of, or included in this process, and would be willing to share more detailed information to contribute to the soundness of the Neighbourhood Plan.
- 1.4. The site at the Old Brickworks should be included within the NDP. This would help to achieve the vision and a wider range of objectives and supporting facilities, including affordable housing and public open space. It is better connected to the existing settlement and the existing shop, infrastructure and public transport links than the sites currently proposed. Its omission from consideration in the process so far, either as possibly having achieved planning consent by the time the NDP is adopted, or for potential inclusion in the NDP raises concerns over the process to date.
- 1.5. This document should be considered as the formal consultation response. The document title, paragraph number and policy number are included in the sections below. A response form is not available at the e-mail address stated in the document.
- 1.6. There are a number of inconsistencies in published information. The e-mail address for submission of comments is stated as yarkhill@live.co.uk on the Herefordshire Yarkhill Neighbourhood planning page, and as yarkhillplan@gmail.com on the draft NDP reg 14 draft document. This response will be sent to both e-mail addresses, and to Herefordshire Council. The date for submission on this document is the 22nd September 2017, revised from 16th September. The date on the Yarkhill parish NDP website page still says the 1st August 2017. This differing information published on the Herefordshire website and the Yarkhill Parish website is potentially confusing and misleading.
- 1.7. The draft Environmental report nor the Habitats Regulation Assessment dated August 2017 were downloaded from the Herefordshire site. The NDP on the Yarkhill Neighbourhood Planning site (First Draft Plan v7 May 2017.pdf) differs from the version on the Herefordshire site and is potentially misleading. The one downloaded from the Herefordshire website (yarkhill_reg14_ndp.pdf) was used for the purpose of these comments.
- 1.8. Supporting documentation has also been reviewed. Comments on specific documents are as follows:

2. Call for sites assessment Report dated May 2017

Comment

2.1. Mr Fry lives locally, and owns property in Newtown, but is not resident in the Parish and does not receive a copy of “Yarkhill News”. He has not received any contact in relation to the preparation of the Neighbourhood Plan until a notification of this consultation and a follow up “to whom it may concern” letter were received by post in early August to his address notifying of the revised closing date for comments of 22nd September 2017. He has received no previous notification or contact by e-mail or post. This response is prepared as a result of this recent communication. Mr Fry is keen to engage fully in the neighbourhood planning process, and to include the feedback received through his planning process into the Yarkhill NDP to contribute to it’s soundness and effectiveness.

2.2. The statement at 1.2 of the Call for Sites Assessment Report states the following:

The Chair of the Steering Group, in his update on NDP progress, invited developers with proposals in Yarkhill to contact him by email. Each landowner / developer was asked to prepare a plan showing the location of the development and to complete a Herefordshire Council SHLAA form. They were advised by email to read the Core Strategy and that the process did not prevent them from submitting a planning proposal to Herefordshire Council. All the landowners / developers co-operated and returned the relevant documents which were submitted to the Consultants for assessment.

2.3. Under the assessment of Site 13, Rosedale, Lower Eggleton, there is reference to “the site to the south” being subject of an outstanding planning application for 16 dwellings. This presumably refers to the Old Brickworks Site owned by John Fry as illustrated and described above. In the context of the various statements about contacting developers, with consultations having been already undertaken, and with reference to the Communications Strategy, there is no explanation of why the Old Brickworks has not been included in the site assessment, nor in the NDP process to date, nor of why John Fry has not been contacted. This raises serious concerns about the soundness of the process undertaken to date. If this application is recognised and referred to through this process, it’s exclusion is remarkable.

Input

2.4. The table below assesses the Old Brickworks site against the criteria set out in the table published on p 17 of the Sites Assessment report. The Old Brickworks site scores a total of 69, higher than other sites assessed. Whilst this may vary to some extent through subjective interpretation, this will remain higher than any other site assessed. In addition, the site has pedestrian access to the public footway network, including the former pub, bus stop and shop. None of these facilities are directly

accessible by pedestrians from other sites. It is suggested that his significant benefit should be included in an updated scoring system.

Old Brickworks site assessment for Site assessments report

Site Ref	Loc	Loc	G/B	Agric	Acc	Util	PP	TWH	Bio	Lscp	BF	LB	Topo	Con	Avail	Total
OB	5	5	1	5	5	3	5	5	5	5	5	5	5	5	5	69

3. Environmental Report (SEA)

3.1. The SA should be an integral part of the site selection process, so a preliminary review of the SEA objectives for the Old Brickworks site is included in the table below. It is understood this scoring is comparative and subjective, so this has been undertaken consistently with the scoring given to sites 12 and 13 in particular.

Old Brickworks site assessment for SEA

SEA Obj.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
OB	+	+	+	0	+	+	+	0	0	0	0	+	+	+	+	+

3.2. The greater scrutiny undertaken through the planning application and the current ongoing design development and pre-app brings greater certainty to the assessment of this site, and an overall review with the more detailed information available would inform a review of the SEA and development of the NDP.

3.3. Primary advantages of the Old Brickworks site include the accessibility of the the existing pedestrian network around the site, and are not necessarily reflected in the scoring. This can be taken into account at the next stage of development of the NDP. The Old Brickworks site will:

- minimise the effect on air quality (objective 5). Whilst there will not be an absolute improvement to air quality under any of the residential sites, the impact of the Old Brickworks will be considerably less than the other options.
- reduce the effect of traffic (objective 6),
- reduce contributions to climate change (objective 7). The incorporation of renewables and low energy design proposed will further contribute to this objective.
- Objective 9, to improve water quality is not likely to be effected by any of the site options with suitable and required infrastructure and mitigation. This also applies to Objectives 10 and 11.

- There is no reason to score the Old Brickworks site any differently than sites 12 and 13 for objectives 12 to 16, all of which are marked with a +.
 - The Old Brickworks is also better located within the existing settlement than Options 12 and 13, both of which are more remote than the Old Brickworks site. Option 13 was scored with a (+) under Objective 3 of the original assessment, and although the Old Brickworks is preferable, this is not differentiated in this marking.
- 3.4. On balance, although not fully reflected in the August 2017 SEA, the Old Brickworks site is preferable under a number of SEA objectives than sites 12 and 13. It is no worse than sites 12 and 13 under any of the SEA objectives.

4. Communications Strategy

- 4.1. This document is undated, but included as a document on the Parish Council website.
- point 9 - Encourage residents and developers who have an interest in new building to engage with the NDP, and
 - point 10 - Identify other stakeholders who may have an interest in the designated area and seek their views. An appropriate method for doing so would be to look at current planning applications and contact the applicants.
- 4.2. Mr Fry was easily identifiable as an applicant for a major site within the NDP area through the planning system and received no contact until the notification of the consultation period for this NDP Regulation 14 consultation. Now that he is aware of this process, he wishes his views to be fully considered and represented in the emerging Neighbourhood Plan.

5. Questionnaires to Residents and Businesses

- 5.1. John Fry was not included in the distribution, and did not participate in this questionnaire despite having interests in the village. It is noted that the questions asked were unrelated to implications of answers, and the relationship between answers to different questions. For example, the question related to the preference for sizes of individual developments is logically and understandably related to a preference for new housing not to overwhelm existing settlements. However the impact will very much depend upon location, design, infrastructure and other matters. That smaller developments will be unlikely to facilitate affordable housing for example, or public open space for example was not included in the criteria, and there is no evidence of adequate explanation. This does not necessarily provide sound answers or balance the views of respondents in relation to trade offs between preferences. Further detail is briefly included in para 6.2 below where responses are analysed.

6. Comments on Yarkhill NDP. (yarkhill_reg14_ndp.pdf)

6.1. Comments refer to section numbers within the report as numbered within paragraph text.

Introduction and Background.

- 6.2. **1.9** - Questionnaire results. Some of the questions have some relevance to the Old Brickworks Site as follows: **Q3** - numbers of houses - this question requires an arbitrary answer without explanation of the nature of concerns leading to possible answers, and how these could be addressed in policy terms. Nor is there explanation of the basis for provision of affordable housing or other community facilities referred to in Q7 in relation to housing numbers, undermining the findings of the survey.
- 6.3. **Q6** - Transport issues does not include pedestrian routes in the question. This is likely to be because there is no concern over pedestrian routes or connectivity perceived by the members of the Steering Group.
- 6.4. **Q7** - Community facilities. Roads comes out as the highest answer, in addition to the inclusion of roads in Q6. Public open space and play area both scored highly. Responds to this question are not made aware of the association between the likelihood of provision of new public open space and the size of developments that would be likely to viable when including such provision. There was a slightly smaller favourable requirement for footpath improvements, although in the questionnaire this referred to bridleways and footpaths, so this could be misinterpreted. Specific requirements for footpath or bridleway improvements were not specified, but these are likely to refer to routes across the countryside rather than associated with the highways network as described in para 2.10 of the NDP.
- 6.5. **Q8** - protection of special features - None of the features to be protected have any impact on the development of the Old Brickworks. Q13 included a comment in favour of building closer to existing community facilities.
- 6.6. The survey questions set out failed to explain the relationship between different parts of the questionnaire and the impact of one preference on another. For example, a more appropriate and informative form of questions may include: "Would you accept a larger number of houses in a single development if they had no negative impact on the village, and facilitate the delivery of public open space and affordable housing that could not otherwise be provided?".
- 6.7. **1.12 to 1.15** - John Fry received no e-mail from the Chair of the Steering Group despite having current proposals at the time for a development in Newtown Crossroads. The statements in these paragraphs are therefore misleading. John Fry should also have been contacted under the terms of the communications strategy as set out above. The Old Brickworks site was not included in the technical assessment of potential sites, but should be included for assessment. The statement that all the

landowners/developers co-operated strongly suggests that John Fry was not invited to be included in this process. He was not invited to submit the site to the SHLAA, and the SHLAA process with Herefordshire is not currently open or inviting submissions.

- 6.8. **1.16 to 1.18** - John Fry was not involved in the village consultation process of 20th May 2017 as he had not been contacted nor invited by this time. As a landowner with a significant site in Newtown, this is contrary to the statements within the plan and the communications strategy, and is a serious omission.

A portrait of Yarkhill Parish

- 6.9. **2.4** - Reference is made to the site promoted by John Fry, the site of the the Old Brickworks. Although this land was previously developed, as there are currently no buildings it is counted as being greenfield development in the site assessment comparison above, although it could be considered as brownfield, or previously developed land.
- 6.10. **2.19-2.20/**Table 1/Maps 2 and 3 - The Environmental Issues listed that relate to the Old Brickworks Site are Additional River Pollution and Increased Risk of Flooding, both of which have had an influence on revised technical solutions currently in development for a new planning application. There are no environmental constraints on the Old Brickworks site indicated on Map 2 (SEA Map 1) or Map 3 (SEA Map 2)

Planning Policy Context

- 6.11. **3.7** - within the Planning Policy Context section sets out the Herefordshire Core Strategy requirement for at least 12 new houses in the Parish up to 2031. **3.8** notes that Newtown Cross is the main location for development within the parish. Herefordshire currently has inadequate housing land supply. A higher number than 12 would contribute to the housing supply within Herefordshire as a whole, and the Neighbourhood Plan provides a framework within which larger housing numbers can contribute to the housing requirements whilst supporting the aspirations of the local community.
- 6.12. In addition to the policy matters noted, it should be noted that the NPPF includes the requirement in Para 47 to **significantly** boost the supply of housing. In this case, Herefordshire is failing to demonstrate a 5 year housing land supply. This increases the buffer required to 20% increase in housing numbers to provide a realistic prospect of delivery.
- 6. Delivering a wide choice of high quality homes
 - 47. To boost significantly the supply of housing, local planning authorities should:
 - use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

Draft Vision and Objectives

6.13. **4.1** - Development of the site at the Old Brickworks could support the draft Vision

6.14. 4.2 - Housing Objectives

- **Objective 3** - Whilst we understand the desire for new development not to overwhelm existing settlements, we do not agree that this prescriptive number is an appropriate policy response. The footnote confirms that the figure has already been revised in consideration of site availability responses. Precluding larger development numbers is likely to reduce the likelihood of desired community facilities being provided by development. It would be possible for a policy to be framed to avoid overwhelming undermining the character of existing settlements. Policy RA2 of the Herefordshire Core Strategy is an adequate and suitable policy for this purpose.
- If a maximum housing number for each development is proposed, then the land at the Old Brickworks would be available for partial development, but this would be unlikely to provide supporting community facilities or infrastructure as required elsewhere. In this case the remaining site area would remain suitable for future development in a more piecemeal fashion.
- **Objective 4** - We have no concerns with this policy approach.

6.15. **Community Facilities - Objective 1** - We support this policy. Please note that the proposals for development of the Old Brickworks site include provision of public open space and dedicated pedestrian and cycle access to the space from the existing footway network. Provision of public open space without developments of sufficient critical mass will be difficult to achieve. It should also be noted that Herefordshire Council suggested that Newtown was not considered large enough for a children play area, and suggested that this could work with the support and agreement of the Parish Council for maintaining such provision. As the NDP suggests that this would be favoured within the community, John Fry would be willing to discuss how such a facility could be facilitated.

6.16. **5.1** - Limiting the number of houses in each development does not necessarily contribute to sustainable development, or the achievement of the overall objectives for the parish.

- 6.17. **5.3** - The designation of site allocations within the NDP brings a greater level of scrutiny over the NDP process. Map 4, indicating the allocated sites within Newtown clearly omits the Old Brickworks site, with the proposed village boundary running along the roadside and bulging outwards to include a site more remote and disconnected from the village at Site 13.
- 6.18. **6.5 to 6.8** - As stated previously, the lack of notification and contact to John Fry, and the omission of the Old Brickworks from this process undermines the soundness of the NDP, and should be rectified at this stage. The proposed development of the Old Brickworks is for 16 houses. As stated above, a smaller development could be undertaken on a smaller part of the site, but this would not be capable of delivering required community facilities.
- 6.19. **6.9 - Site 13** - The deliberations set out in this section illustrate the problem with an arbitrary numerical limit on houses per development. Policy RA2 of the Core Strategy provides an adequate policy framework without the need for additional NDP policy in this respect. However should the NDP continue to impose such arbitrary limits and should the development of the Old Brickworks be required to fall within such a limit, the Old Brickworks site could be partially developed accordingly. The conclusions reached through these deliberations contradict Policy Y8 Traffic and Transport, and Policy Y11 relating to the provision of community facilities. It is feasible that the development of site 13 could be better facilitated through the development of the Old Brickworks site in a way that ensures it is more integrated and better connected to the existing infrastructure of the village.
- 6.20. **6.10 - Site 12** - The deliberations in this paragraph further indicate the problems with arbitrary numerical limits. For a development on greenfield land to be only viable with a minimum of 6 houses suggests that delivery of other community facilities is likely to be difficult to achieve. This doesn't appear to include delivery of pedestrian connections to the facilities in Newtown Crossroads. The conclusions reached through these deliberations contradict Policy Y8 Traffic and Transport, and Policy Y11 relating to the provision of community facilities.
- 6.21. **6.13**. The allocated site numbers are revised from Site 12 to Site 1 and Site 13 to Site 2. The accompanying mapping includes no indication of possible pedestrian links into the footway network of Newtown. Such pedestrian links are a significant consideration in current planning considerations. The Old Brickworks site is capable of delivering pedestrian connections. If required, provision could be made for pedestrian connections through the site to Site 2.
- 6.22. **6.14/Policy Y1** - Site allocations should include the Old Brickworks for the reasons set out in more detail within the relevant sections of this consultation response. Further technical and design information relating to this site, and therefore to residential development in Newtown can be made available to inform the development of the NDP.

- 6.23. **6.15** - The description of the settlement boundary is to identify the extent of the built up area and where other infill area may be appropriate. The settlement boundary for Newtown should include the site of the Old Brickworks, well within the logical limits of the settlement, and closer to and better connected with the existing village infrastructure than either site 12 or 13.
- 6.24. **6.16** - The guidance suggests that the settlement boundary should consider recent **Planning History**. The site of the Old Brickworks should therefore be logically included within the development boundary. The reasons for refusal relate to matters which are technically capable of resolution, and in the case of pedestrian access, will be worse for the sites 1(12) and 2(13). The Village boundary should also allow for **Village Enhancements**. There is no provision for the desired public open space/ childrens play area which are included as part of the Old Brickworks proposal.
- 6.25. **6.23/Policy Y2** - John Fry was not informed of the consultation so was unable to submit comments during the Preferred Options public consultation. This should be rectified as part of this process. The Settlement Boundary illustrated in Map 7 should be amended to include the site at the Old Brickworks which is a clear gap in the village between existing development and Site 2(13) as described in the comments on the relevant sections above.
- 6.26. **6.25** - The deliberations set out in this paragraph illustrate the problems with arbitrary limits on the number of houses. Whilst affordable homes was expressed as a preference within the survey, there is recognition that affordable homes can only be required in schemes of more than 10 units. The Old Brickworks site, proposed for 6 houses, includes 4 affordable units, 2 of 2 bedroom and 2 of 3 bedroom accommodation following advice from the Council Housing Officer during the application consultation process. The development of this site would have no negative impacts on the village. This site should be included within the neighbourhood plan in order to deliver community aspirations. This paragraph arbitrarily prioritises the delivery of one negative preference, over a positive preference expressed through a single survey, seemingly abandoning, and failing to allow space for any community facilities or affordable housing.
- 6.27. **6.30** The intention to provide affordable homes referred to would be unenforcible. There would be no pedestrian links to existing facilities from these developments and concerns over viability in relation to providing a road access would suggest that the delivery of affordable housing would be unlikely. This vague statement is not a sound basis for the policies set out in the draft NDP.
- 6.28. **6.32/Policy Y3**. This policy is repetitive and unnecessary in relation to existing policies within the Herefordshire Core Strategy. The imposition of arbitrary numbers removes flexibility and a qualitative assessment of proposals and opportunities against objectives and policy aspirations.

6.29. **6.34/Policy Y4.** This majority of this policy is unnecessary in relation to existing policies within the Herefordshire Core Strategy. However, the support and guidance for appropriate conversions makes a positive contribution to local policy.

Transport and Infrastructure

6.30. **8.7** - Describes the public transport situation. The availability of a bus stop in Newtown further supports the priority for residential development of the Old Brickworks site, one of the few that offers direct pedestrian access from the development to a bus stop.

6.31. **8.12/Policy Y8** - Development of the Old Brickworks site would support the priorities set out in this policy.

6.32. **8.13** - The availability of mains water at Newtown further supports the sustainability of development at the Old Brickworks.

6.33. **8.16/Policy Y9** - The refusal of the previous application at the Old Brickworks has led to reconsideration of the approach to treatment of waste water which previously relied on individual domestic treatment plants. Proposals are being developed in consultation with the Environment Agency for a fully licensed private waste water treatment system. This would be of sufficient size to facilitate connections from existing dwellings that are known to have problems with existing waste water treatment. The size of the proposed development facilitates a more comprehensive solution. The development of the Old Brickworks site is therefore fully compatible with the aims of this policy.

6.34. **8.21/8.22/Policy Y10 Food Risk-** The proposed development at the Old Brickworks includes measures to attenuate discharge from the site and will result in no negative impact on current flood risk. As all measures will be accommodated on site, there will be no requirement for external investment in infrastructure.

Community Facilities

6.35. **9.5** - The NDP does not take the opportunity to find a way to support or provide further community facilities. This is a waste of the opportunity presented by the Neighbourhood Planning Process without a pro-active approach to providing desired community facilities. The proposed development at the Old Brickworks includes a public open space, but the owner, Joh Fry was not approached at any point in the NDP process prior to this consultation. This site offers the capacity to include a children's play area, but this was not favoured in consultations with Herefordshire Council to date due to the small size of the settlement and costs of ongoing maintenance. If the Parish Council require a children's play area then John Fry would be pleased to discuss how this could be provided as a sustainable resource for the parish.

6.36. **9.9** - It is understood that the Newtown Inn is on the market as a pub. However, the asking price does not appear to represent the likely cost of bringing it back into use

as a going concern. That is is registered as a community asset is potentially beneficial to the Parish, but the NDP fails to take the opportunity to find a way to meet the aspirations of respondents.

- 6.37. **9.10/Policy Y11** - This policy appears unlikely to achieve the aspiration for new community facilities revealed through the questionnaire. The statement that “Development which contributes to the improvement of existing, or provision of new recreational, community and educational facilities will be encouraged” does not appear compatible with the limitations on development size set out in Policy nor with the proposed Settlement Boundary .
- 6.38. **10.8/Policy Y12** - The development of the Old Brickworks site in place of sites 1(12) and 2 (11), being more central to the existing settlement, would provide the required housing numbers and be more favourable in relation to this policy.

7. Conclusion.

- 7.1. Mr Fry is keen to engage positively with this process. A new planning application for the Old Brickworks site will be submitted shortly in parallel with this process.
- 7.2. The NDP process provides an opportunity for Parishes to take a pro-active and positive approach to achieving the aspirations of a community to provide desirable infrastructure and facilities, through appropriate, well placed, sustainable development.
- 7.3. The Old Brickworks site is a good location for sustainable development to meet the required housing numbers for the Parish, whilst also providing and supporting the provision of additional community facilities expressed as being desirable to residents of the Parish.



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Re: Consultation on Yarkhill Neighbourhood Plan

Woodland Trust response

Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Yarkhill, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.

Vision and objectives

The Woodland Trust is pleased to see that your vision in your Neighbourhood Plan for Yarkhill identifies the need for new development to respect the current built form and the wider landscape, and continue to retain its attractive countryside, such as your one areas of ancient woodland at Yarkhill.

Trees are some of the most important features of the area for local people. This is being acknowledged with the adopted Hertfordshire Local Plan Core Strategy 2011-20131, which resists development resulting in the loss of woodland, hedgerows and trees. One of the objectives of Policy LD3 (Green Infrastructure) is to protect, manage and plan for the preservation of valued landscapes, such as trees and hedgerows and woodlands. This general Local Plan policy should also be taken into account with the issues, vision and objectives in the Neighbourhood Plan for Yarkhill.

Therefore, the last sentence of the vision for Yarkhill should be amended to also seek to protect and enhance the character of Yarkhill, and include the following:

*‘The Parish should continue to retain its own identity as a very rural community of small scattered settlements set within attractive Herefordshire countryside, **and to protect and enhance the local environment – green and open spaces, ancient woodland, veteran trees hedgerows and trees**’*

Protecting Landscape Character

We are pleased to see that the Neighbourhood Plan for Yarkhill does identify the need to conserve and enhance its landscape, and Policy Y12 seeks to protect the special landscape character of Yarkhill Parish area, and protect mature trees and used effectively so there is no loss or degradation of ancient woodland in your parish, and to enhance landscaping schemes where feasible.

However, your Plan for Yarkhill should seek to support conserving and enhancing woodland and trees, such as Oak trees, with management, and also to plant more trees in appropriate locations. Increasing the amount of trees and woods in your Parish will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.

Information can be found here: <http://www.magic.gov.uk/MagicMap.asp> and <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/>

Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). Therefore, we would recommend that your Environment section of your Neighbourhood Plan should include something along these lines:

“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.

The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Whilst the profile and issues, vision and objectives for your Neighbourhood Plan identifies the need to retain and enhance Yarkhill and its rural character as small rural settlement, and also the need for development to integrate with the landscape. Given that Neighbourhood Plans are a great opportunity to think about how trees can also enhance your community and the lives of its residents, the natural environment and tree and woodland conservation in Yarkhill, should also be taken into account as a strategic objective in your Plan.

Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Yarkhill. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.

Community facilities

Whilst Objective 1 with your community facilities in your Neighbourhood Plan does seek to create some more open space, it should also resist the loss of open space, and to what extent there is considered to be enough accessible space in your community also needs to be taken into account. There are Natural England and Forestry Commission standards which can be used with developers on this:

The Woodland Access Standard aspires:

- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people’s homes.

The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication ***Stemming the***

flow – the role of trees and woods in flood protection -
<https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

Woodland Trust Publications

We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/> which may give you further ideas for your plan.

Also, the Woodland Trust have recently released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff>

In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan foreword is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <https://www.woodlandtrust.org.uk/publications/>

Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/>

If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 victoriabankesprice@woodlandtrust.org.uk

Best wishes and good luck with your plan

Ian Lings – Local Planning Support Volunteer

On behalf of the Woodland Trust