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Little Birch and Aconbury Neighbourhood Development Plan 2011-2031

# Consultation Statement

July 2018



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## 1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Little Birch and Aconbury Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.<sup>1</sup> To do this, the Statement:

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

### Format of the Consultation Statement

1.2 The Statement covers the following stages of Plan preparation, arranged in chronological order:

- The initial stages of work on the Plan, covering the establishment of the Neighbourhood Area and the steering group (section 2)
- Initial community engagement to explore and identify issues (section 3)
- The residents' questionnaire survey (section 4)
- The draft Plan consultation under Regulation 14 (section 5)
- The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed (section 6).

1.3 Each section of the Statement provides an overview of the activity undertaken at that stage. Documents referred to are either included within the Appendices or referenced by web address.

1.4 The following consultation approaches were used:

- Posting of material on a dedicated NDP page on the Little Birch Parish Council website at <http://littlebirchparishcouncil.org/neighbourhood-development-plan/>
- Regular steering group meetings open to the public. Agendas and notes of meetings are available on the website.
- Regular updates on the progress of the NDP published on the website and in the monthly Newsletter for King's Thorn, The Birches and Aconbury. The Newsletter is delivered to households throughout the Neighbourhood Area free of charge.
- Posting of material on the parish noticeboard at the Village Hall, Little Birch.
- Daytime and evening Open Meetings and drop-in events held at the Village Hall, Little Birch. The Village Hall is centrally and accessibly situated within the Neighbourhood Area. These events were publicised by flyer, email, the monthly Newsletter and the parish noticeboard.
- Residents' questionnaire survey.
- Distribution of printed copies of the draft NDP to all households in the Neighbourhood Area as part of the Regulation 14 consultation, together with consultation by email or post to consultation bodies and other consultees. Responses could be made using a comments form or online via survey monkey, following a link from the website.

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<sup>1</sup> Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

## **2. ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP**

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

- Initial consideration by Aconbury Parish Meeting and Little Birch Parish Council as to whether to undertake an NDP and considerations of the merits of a joint approach. This was informed by a public meeting held in February 2016 which was addressed by Lynda Wilcox from the Herefordshire Association of Local Councils (HALC). A joint approach was agreed and finalised at a meeting of Little Birch Parish Council on 23 March 2016, with work on the NDP to be taken forward by a Steering Group.
- Consultation by Herefordshire Council on the proposed designation of the Little Birch and Aconbury Neighbourhood Area, 11 April to 23 May 2016. No comments were received, and the application for the designation of the Neighbourhood Area was approved on 24 May 2016. The Neighbourhood Area boundary is the same as that of Little Birch and Aconbury parishes.
- Establishment of a Steering Group with an early focus on process and procedures, including giving attention to communication, consultation and open days, and the use of the website/social media.

2.2 The issues and concerns raised in this stage of the plan-making process comprised in summary:

- Whether to proceed in principle with an NDP at parish-level, and if so, whether to undertake a joint Plan
- The extent to which the communities could control the type of development they wanted to see in the Neighbourhood Area.
- Queries in respect of the process to be followed.

2.3 These issues and concerns centre on delivering greater local control over development by making use of the new powers available under the Localism Act 2011. They were considered and addressed by:

- Seeking expert guidance, initially from HALC and then through the subsequent appointment of a planning consultant.
- The Parish Council and Parish Meeting decisions to undertake an NDP, and to do so jointly to pool resources.
- Application for Neighbourhood Area designation.
- Establishment of a Steering Group with representatives from both parishes including parish councillors.

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

**Table 1: Establishing the Neighbourhood Area and Steering Group**

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
17 February 2016	Community	Public meeting	Information evening to explain process and seek volunteers.	By deciding to proceed with an NDP, to be progressed by a Steering Group.	Information sheet for public meeting 17 February 2016, A1.1.
2 March and 23 March 2016	Little Birch Parish Council	Agenda items	Decision to proceed with a joint NDP and to set up a Steering Group.	Decision taken to produce a joint Neighbourhood Plan and to establish a Steering Group.	Minutes at <a href="http://littlebirchparishcouncil.org/documents/">http://littlebirchparishcouncil.org/documents/</a>  Extract from minutes of the 23 March meeting, A1.2.
11 April – 23 May 2016	Community	Consultation by Herefordshire Council on Parish Council's application for designation of the Little Birch and Aconbury Neighbourhood Area.	No comments received.	Application for designation of the Neighbourhood Area was approved.	HC, Little Birch and Aconbury Neighbourhood Area Decision Document, May 2016, A1.3.
18 May 2016	Community	Meeting of Steering Group, Little Birch Village Hall.	Establishing methods of working including re communications and consultation, and use of Open Days.	Decisions taken on communication and consultation, and to proceed with Open Day-style consultation.	<a href="http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/2.-Meeting-Notes-18.5.16.pdf">http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/2.-Meeting-Notes-18.5.16.pdf</a>

### 3. EXPLORING THE ISSUES

3.1 Following the discussions around the use of Open Days at the Steering Group, three drop-in events were arranged and publicised to provide an opportunity to explain to the wider community how it was intended to go about the preparation of the NDP and to identify and explore local issues.

3.2 The drop-in events were held as follows:

- at the Queen's Birthday Event at the Little Birch Village Hall on 11 June 2016;
- at The Castle Inn Family Event on 12 June 2016; and
- at the Little Birch Village Fete on 9 July 2016.

3.3 The events were attended throughout by members of the Steering Group. They provided a forum to explain the thinking behind undertaking the NDP, to raise awareness and to collect initial comments on issues of concern. A map was displayed showing the extent of the Neighbourhood Area and comments were collected by means of post-it notes on a separate board.

3.4 To summarise the main issues raised in comments:

- A desire to see homes at more affordable prices for younger people.
- No large-scale housing development.
- A play area should be provided.
- Improved broadband.
- Woodland should be protected, to give access for health and wellbeing.
- Reference to various aspects of community facilities such as a request for no street lights; for more footpaths, bridle ways and cycle routes; and for a post office and community shop.
- Requests for protection of views and for the preservation of orchards.
- Suggestion that redundant buildings should be re-used as working and living space.

3.5 The drop-in events provided information on the local issues and concerns to be addressed in the NDP. These were considered and addressed by:

- Ensuring that the matters raised informed the overall scope of the residents' questionnaire survey, with questions seeking further information on specific points, such as the form and types of new housing and its location, community facilities and protecting the environment.

3.6 Table 2 summarises the activities undertaken at this stage, with a supporting document giving more information about the Open Days included in Appendix 2.

**Table 2: Exploring the issues**

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
11 and 12 June and 9 July 2016.	Community.	Drop-in events at the Village Hall, Castle Inn and village fete.	Wide range of issues raised re housing, community facilities, and environment.	Issues raised were further investigated in the residents' questionnaire survey.	Précis of three Open Day events, A2.1.

#### 4. RESIDENTS' SURVEY

- 4.1 The next stage of the plan-making process was the residents' survey. Professional help was used to draw up a questionnaire. The questionnaire took into account the issues arising and information gathered at that point, including through the Open Days, together with discussion in the Steering Group.
- 4.2 The questionnaire focussed on the following themes which the Steering Group identified as important to the future planning of Little Birch and Aconbury: housing; traffic, transport and access; jobs and the local economy; community services and protecting the environment. The questionnaire sought views on locations suitable for new homes. Comments were also requested on locations suitable for new employment development, and on landscape features, views and habitat areas which were thought to be deserving of protection.
- 4.3 A total of 247 copies of the questionnaire pack were hand-delivered to households across the two parishes in September 2016 by members of the Steering Group. The questionnaire pack included a covering letter and a set of 'frequently asked questions' to explain the background to the survey and to the Neighbourhood Plan process more generally, as well as completion and return instructions. All residents aged 16 and over were invited to participate in the survey. A Prize Draw was used to encourage response, with the prize of a £50 voucher towards a meal for two at The Castle Inn in Little Birch.
- 4.4 Completed questionnaires were collected by hand a fortnight later. Return visits were made as necessary. Overall, 190 completed questionnaires were collected, a response rate of 76.9%.
- 4.5 Analysis of the questionnaires was undertaken with professional support. As a first stage in the dissemination and discussion of the results, a presentation was made by the planning consultant to the Steering Group at its meeting in November 2016, followed by discussion.
- 4.6 Following the meeting, the survey analysis was published in the form of two reports in November 2016. Both reports were posted to the website at <http://littlebirchparishcouncil.org/ndp-questionnaire-2016/>. They are:
- Results Report: a full report analysing the questionnaire responses. A summary of the principal findings of the survey can be seen at A3.1.
  - Comment listings: report listing all the comments made in response to questions inviting free-write comment on all aspects of development and the environment.
- 4.7 The survey provided a wealth of information for consideration in the preparation of the NDP. The issues and concerns raised may be summarised as follows:

##### *Housing*

- Preference for defining village areas by a flexible approach, using planning criteria, rather than settlement boundaries.
- Preference was for single infill dwellings, followed by smaller schemes (3-5 dwellings). A larger development of 10-15 houses was not favoured.
- Recognition that more affordable, starter and smaller homes were needed to help enable young people and families to stay or move into in the area.

### *Traffic, transport and access*

- Top priority for improvement was road, ditch, drain and verge maintenance, followed by the upkeep of footways and bridleways.
- Comments emphasised issues around excessive traffic speed, including setting and enforcing speed limits to protect vulnerable road users, as well as the need for road maintenance, including on Barrack Hill – Parish Lane.

### *Jobs and the local economy*

- Favoured types of employment were forestry and agriculture, reflecting the nature of the area. There was also significant support for local services particularly for the introduction of a shop/Post Office.
- Comments supported small-scale economic activity, including a shop/Post Office, local services, rural workshops, farm diversification and tourism and camping, whilst pointing out the rural nature of the parishes with their limited infrastructure. Improvements to broadband and communications was recognised as a pre-condition to effective home working and encouraging small businesses in the area.

### *Community Service*

- The most important community service in meeting the current and future needs of the community was viewed as broadband; the least important as St. Mary's Church.
- Comments on the need for additional leisure and recreational facilities highlighted a requirement for play facilities for children, in various forms. Others saw a need for more facilities and activities at the Village Hall; for a shop, Post Office and café; and for more facilities for tourism, including walking and cycling as well as car parking, access and interpretation improvements at the woodlands.

### *Protecting our environment*

- The most important ways to protect the local environment were for new development to be in keeping with its surroundings and for views and vistas to be safeguarded.
- Many local features and attributes were identified for protection.

4.8 These issues and concerns were considered and addressed in subsequent stages of the process, notably in discussions in the Steering Group on housing and the use of settlement boundaries, and then in the formulation of planning policies in the draft NDP. A particular concern was with the dispersed pattern of development at Little Birch village and how best to enable new housing which respected that character, in the light of survey responses. A Housing Delivery Report was commissioned to investigate these matters further and as a basis for discussions in the Steering Group. Once agreed, it provided a basis for the preparation of the draft NDP.

**Table 3: Residents' survey**

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
September 2016.	All residents aged 16 and over in the parishes.	Questionnaire survey, completed by 190 residents (response rate of 76.9%).	New housing preferred as infill and smaller sites, with villages defined by criteria rather than settlement boundaries. Support for small-scale forms of employment development. Other issues and concerns raised re traffic and transport, community services and environment.	Survey results taken into account in the Housing Delivery Report and in the formulation of the draft NDP. Location and site options for housing were assessed in the Housing Delivery Report.	Results report and Comment listings report: <a href="http://littlebirchparishcouncil.org/ndp-questionnaire-2016/">http://littlebirchparishcouncil.org/ndp-questionnaire-2016/</a>  Summary of results, A3.1.
February – June 2017.	Steering Group.	Steering Group meetings.	Consideration of how to provide for new housing whilst respecting the character of Little Birch and Aconbury villages.	By commissioning of a Housing Delivery Report and discussion on draft versions of the Report in the Steering Group.	Housing Delivery Report: <a href="http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/LBA-HD-Report-rev-2-190617.pdf">http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/LBA-HD-Report-rev-2-190617.pdf</a>

## 5. CONSULTATION ON THE DRAFT PLAN

### The consultation process

- 5.1 Consultation on the draft NDP was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran for six weeks from 8 January 2018 to 19 February 2018.
- 5.2 The Environmental Report and Habitats Regulations Assessment, which had been carried out in September 2017, were also published for consultation.
- 5.3 Copies of the draft NDP were distributed to households and businesses throughout the Neighbourhood Area at the outset of the consultation period, accompanied by a covering letter from the Chairmen of Little Birch Parish Council and Aconbury Parish Meeting, and a comments form. The draft NDP included a pre-submission consultation and publicity notice, setting out the requisite details of the consultation. The notice, draft NDP, comments form, Environmental Report, Habitats Regulations Assessment and Housing Delivery Report were posted on the website. Comments could be made by hand, post or email, or online using a link to survey monkey from the Parish Council website.
- 5.4 A list of consultees was compiled by the Steering Group, starting with the statutory consultees identified in guidance produced by Herefordshire Council.<sup>2</sup> Other consultees were then added to the list, having regard to the consultation bodies specified in paragraph 1 of Schedule 1 of the 2012 Regulations. The final list embraces national and regional bodies, the local planning authority, neighbouring parish councils, and other local consultees including voluntary organisations, farms and other businesses (Table 4). Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.
- 5.5 A copy of the draft Plan was placed on public deposit for inspection at The Castle Inn, Little Birch, a poster was placed in the noticeboard at the Village Hall, and the consultation exercise was covered in the Newsletter.
- 5.6 A drop-in event was held mid-way through the consultation period on Saturday 3 February 2018, between 12.30 pm and 2.30 pm. The event was designed to give an opportunity for local residents and businesses to seek further details on any aspect of the NDP, and to make comments. The event was publicised in the consultation and publicity notice (as bound in the draft NDP which had been distributed throughout the Neighbourhood Area), by email and poster, on the website and in the Newsletter. Large-scale maps of the Neighbourhood Area, copies of the draft NDP and comment forms were available, and refreshments provided. Steering Group members, the Parish Clerk and the planning consultant were on hand to answer queries. The event was attended by 11 residents.
- 5.7 Table 5 summarises the above stages of work and the consultation documents which were prepared, and where they can be viewed.

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<sup>2</sup> [https://www.herefordshire.gov.uk/downloads/file/3704/guidance\\_note\\_13\\_statutory\\_consultees](https://www.herefordshire.gov.uk/downloads/file/3704/guidance_note_13_statutory_consultees)

**Table 4: draft NDP consultees**

National organisations	
Environment Agency	Arriva Trains Wales
Natural England	Network Rail (West)
Historic England	Highways England
Coal Authority	Wye Valley NHS Trust
Homes and Communities Agency	AMEC UK Ltd.
English Heritage	RWE Npower Renewables Ltd.
National Trust	Dwr Cymru Welsh Water
Local organisations	
Herefordshire Council (HC)	Woodland Trust
Cllr D. Harlow, HC	Herefordshire Wildlife Trust
CPRE Herefordshire	Parochial Church Council, St. Mary's Little Birch
H & W Chamber of Commerce	Duchy of Cornwall
Adjoining parish councils	
Callow and Haywood Group PC	Little Dewchurch PC
Lower Bullingham PC	Llanwarne and District Group PC
Dinedor PC	Much Birch PC
Holme Lacy PC	Much Dewchurch PC
Ballingham Bolstone and Hentland Group PC	
Local businesses	
The Castle Inn	Church Farm
Merrivale Farm	Altwynt Farm
Kings Pitt Farm	Bromley Farm
Aconbury Court Farm	Harlequin Group for Telefonica UK Ltd.
Green Farm	

**Table 5: Consultation on the draft plan**

Consultation activity /document	Reference
Draft NDP, consultation and publicity notice, comments form, Environmental Report, Habitat Regulations Assessment, and Housing Delivery Report.	<a href="http://littlebirchparishcouncil.org/ndp-documents/">http://littlebirchparishcouncil.org/ndp-documents/</a>
Newsletters including items publicising the consultation.	<a href="http://littlebirchparishcouncil.org/wp-content/uploads/2017/11/Newsletter-December-17.pdf">http://littlebirchparishcouncil.org/wp-content/uploads/2017/11/Newsletter-December-17.pdf</a>  <a href="http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/Newsletter-January-18.pdf">http://littlebirchparishcouncil.org/wp-content/uploads/2017/12/Newsletter-January-18.pdf</a>  <a href="http://littlebirchparishcouncil.org/wp-content/uploads/2018/01/Newsletter-February-18.pdf">http://littlebirchparishcouncil.org/wp-content/uploads/2018/01/Newsletter-February-18.pdf</a>

## **6. RESPONSES TO THE CONSULTATION**

### **Issues and concerns raised**

- 6.1 Consultation body responses were received from Herefordshire Council and six other organisations. Seventeen residents (or their agent) submitted comments. All comments made are shown in the Response Log at Appendix 4, together with a response to each comment and the changes made to the draft NDP where these arise.
- 6.2 The principal issues and concerns which were raised in the consultation may be summarised as follows:
- That the draft NDP policies were considered by Herefordshire Council to be in general conformity with equivalent strategic policies.
  - The appropriateness of defining the extent of the village of Little Birch by means of a criteria-based approach, rather than a settlement boundary.
  - The selection of routes used to define the extent of the village.
  - The extent to which the criteria set for development in Little Birch would ensure the character of the settlement would be protected whilst delivering necessary development.
  - The promotion of sustainable transport, including walking, cycling and public transport and improving connectivity to existing facilities.
  - Addressing non-land use planning aspects of transport.
  - The provisions made for trees and woodlands.
  - Protecting elements of the local environment such as green lanes, ancient woodland and views.

### **Considering and addressing issues and concerns**

- 6.3 All comments were passed to the planning consultant for review and to provide a recommended response, including changes to the draft NDP. The recommended responses and amendments were considered at a meeting of the Steering Group on 16 May 2018.
- 6.4 Consultation comments, the recommended responses and changes to the draft Plan arising were further considered at meetings of the Little Birch Parish Council and of Aconbury Parish Meeting in July 2018. Table 6 summarises the changes made to the NDP, in Plan order.

**Table 6: Schedule summarising changes made to the draft Plan following consultation**

Ref	Consultee	Change to be made
1	Public response	Para. 2.11: clarify reference to New Mills Farm.
2	Herefordshire Council (Transportation and Highways)	Policy LBA1 and para. 3.9: include reference to sustainable transport provision.
3	Public comment	Para. 3.10: clarify that the Local Plan Core Strategy housing requirement is a minimum.
4	Herefordshire Council (Planning policy)	Tables 1, 2 and Appendix C: update to reflect April 2018 housing delivery position.
5	Public comment	Policy LBA3: addition of Castle Nibole Road to list of routes.
6	Herefordshire Council (Environmental Health)	Policy LBA4: clarify in respect of the operation of existing uses.
7	Herefordshire Council (Transportation and Highways)	Policy LBA4: include reference to providing for new or improved connectivity to public transport and community facilities.
8	Herefordshire Council (Environmental Health)	Policy LBA5: clarify in respect of the operation of existing uses.
9	Herefordshire Council (Transportation and Highways)	Policy LBA7: include reference to sustainable transport provision and to support a scheme to improve cycle/footway access to a bus stop on the A49.
10	Herefordshire Council (Planning policy)	Policy LBA9: include reference to identified social and community facilities.
11	Woodland Trust	Policy LBA10: addition of references to ancient woodland and new tree planting.
12	Public comments	Policy LBA10: addition of references to green lanes and notable views.
13	Public comment	Policy LBA11: amendment re choice of materials.
14	Herefordshire Council (Transportation and Highways)	Delivering the plan, section 8: add references to working with partners to address road safety and traffic speed, and to improve sustainable transport provision.

## **APPENDIX 1**

### **ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP**

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A1.1: Information sheet for public meeting 17 February 2016.

A1.2: Extract from Little Birch Parish Council Minutes, 23 March 2016.

A1.3: HC Neighbourhood Area Decision Document, May 2016.



## LITTLE BIRCH PARISH COUNCIL

**Chairman:**

**Councillor Mike Morley**

**Parish Clerk:**

**Mrs Sophie Glover**

The Orchard, Ridgehill, Hereford, HR2 8AG

Tel: 01432 270499 Email: littlebirchpcclerk@hotmail.co.uk

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### **COMPLETING A NEIGHBOURHOOD DEVELOPMENT PLAN**

#### **What is a neighbourhood Development Plan?**

The Localism Act has reformed the planning system to give **local people** new rights to shape the development of the communities in which they live.

Neighbourhood Development Plans will give our community an increased ability to influence planning within our area. They will also need to demonstrate involvement of the local community in decision making and be subject to a community referendum.

Once such a plan is made or adopted, it will become a statutory plan carrying equal weight to the Local Plan and be part of the Local Development Framework. This will mean that it will be used in making decisions on planning applications by Herefordshire Council in our area.

#### **What are the next steps?**

We will be holding an **information evening at 7.00pm on Wednesday 17<sup>th</sup> February 2016** Where, Mrs Lynda Wilcox, Chief Executive Herefordshire Association of Local Councils, will give a presentation about the process that we would need to follow to draw up our own Neighbourhood Development Plan. Also speaking will be Mr Tony Priddle, Chair of Callow and Haywood PC's Neighbourhood Development Planning Group, who are in the final stages of producing their NDP, and he will talk about the pros and cons of doing a NDP.

If you are interested in being involved in shaping our community and are keen to be a part of putting the plan together, do come to the meeting and find out more. Everyone is welcome and we would love to hear your views.

Mrs Sophie Glover

**Parish Clerk**

Little Birch Parish Council

**A1.2: Extract from Little Birch Parish Council Minutes, 23 March 2016.**

**LITTLE BIRCH PARISH COUNCIL – EXTRAORDINARY PARISH COUNCIL MEETING HELD  
ON  
Wednesday 23<sup>rd</sup> March 2016 at 7.30pm - At Little Birch Village Hall  
MINUTES**

**PRESENT:** Councillors Mike Morley; Elaine Godding; Ben Roberts; Steve Naylor;

**ALSO:** Sophie Glover (Parish Clerk), 3 Aconbury Parishioners, 2 from Little Birch.

**Meeting Opened: 7.33pm**

**1. Apologies**

Annette Wissler;

**2. To hear from Aconbury Group about their thoughts on doing a Neighbourhood Plan:**

Chair introduced Aconbury Group and gave a brief outline of the position. Mike Leigh said: we had a meeting on Wednesday; everyone in the parish was given notice of it. 10 people attended (9 parishioners and MM from LBPC). We went over what a NP was, then put to a vote, it was suggested to make it 2 votes, first was whether or not to do a NP, this was unanimous 'yes'. Then we voted on whether to do one with LB and that was 7 in favour and 2 abstaining. Roger said that there were some, quiet, reservations. But all points seemed to be aired. ML said usual parish meetings were 7-10 people, and this meeting had brought out some new faces, he felt that was very positive. SR asked what percentage of the population 9 people were – Roger thought about 54 people were in the Parish, and that 7 out of 29 households were represented on the night.

BR: what were the reservations? Chair said that they were about whether or not to do a plan at all, not about doing one with Little Birch.

Chair: there was a discussion about the advantages and disadvantages about doing a joint NP. ML said we felt that both parishes were similar in size, whilst number of households in both areas look to contrast 29:70, the land area is similar in both size and environment. We have 2 architects who have made it clear that they would like to be part of a NP steering group, ML is also keen to be on a steering group himself.

**3. To discuss Little Birch's next steps with undertaking a Neighbourhood Plan:**

EG: very pleased that Aconbury have agreed to join us in the plan.

SN: I am asking my self what benefit is there in doing it jointly with them? But I cant see a down side either. Their experts will be really positive on the steering group.

BR: We have not got a huge pool of people.

Clerk: Do Aconbury feel that they will be able to fit into tight time lines in producing evidence as we need – yes.

EG Proposed doing a joint plan BR: seconded this

**It was resolved unanimously to do a joint plan.**

Clerk: first thing to do is to set parish boundaries as the boundaries as the NDP group. It was resolved that the clerk approach 3 planning consultants to get them to tender for the job. Presenting to an early steering committee meeting.

This steering group will be chaired by an elected parishioner tbc. Who would

*Clerk to notify NDP dept of our intention to do a plan.*

*Clerk to approach 3 consultants to help us do the plan.*

clerk the meetings? LBPC clerk checked that she would be paid for the extra meetings and the extra hours - **it was resolved that the clerk would be paid for her additional hours of work with the NDP and the NDP steering group.**

Chair suggested that a steering group was pulled together for a first meeting, then elect a chair. ML said that there was a discussion about publicizing this joint plan. EG said to put it onto the web site.

Chair: lets look at dates that 2 parish cllrs will attend at least the first meeting.

John suggested having a cllr as an acting chair for the first meeting until a chair was elected Meeting suggested as the 6<sup>th</sup> April @ 7.30pm at the village hall. Chair asked if we should get this in the newsletter – it was resolved to do so with all in accord.

The PC wanted to minute that the production of the NDP should not cost the parishioners any money, as they hope to get grants to cover the cost.

*Clerk to e mail those interested in joining the steering group with this date.*

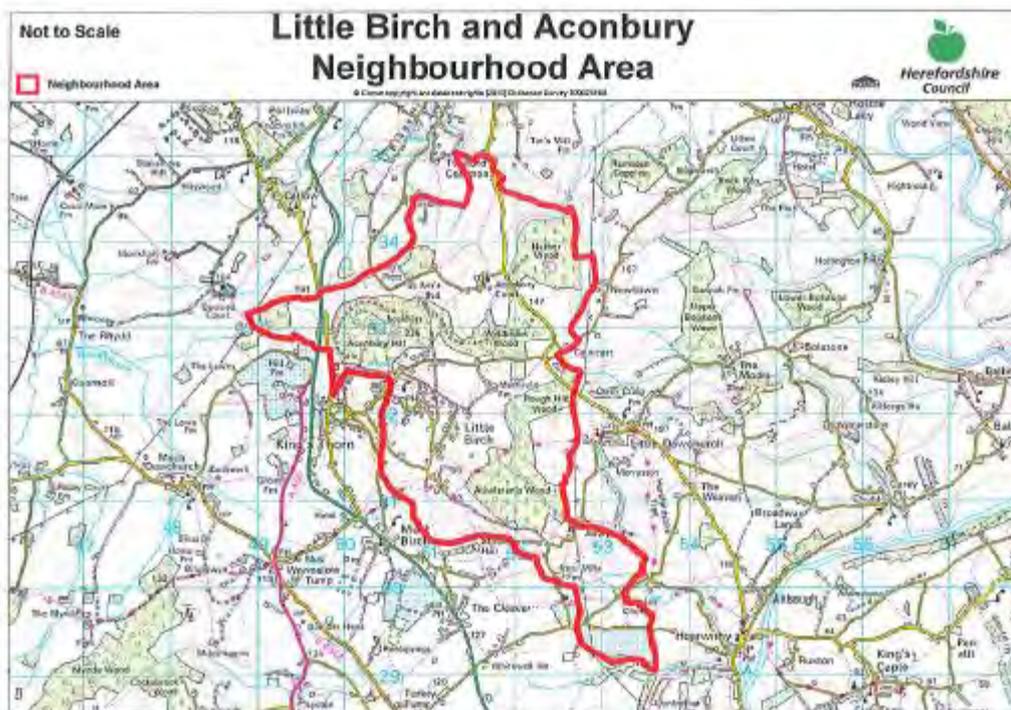
**A1.3: HC Neighbourhood Area Decision Document, May 2016.**

**Neighbourhood Area Decision Document**



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Little Birch & Aconbury Neighbourhood Area
Parish Council	Little Birch Parish Council and Aconbury Parish Meeting
Consultation period	11/04/2016 – 23/05/2016



### Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? (Section 61G (4))	Yes	
Does the area overlap another designated area? (Section 61G (7))	No	
For joint area application, are all relevant bodies included? (Section 61G (2))	Yes	
Were any comments received during the consultation period?	No	
Summary of comments received	None received	
Response to comments received	N/A	
Ward member comments	None received	
Are any modifications required to this or any adjoining neighbourhood area? (Section 61G (6))	No	
Any special circumstances to be taken into account	No	

### Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012

The application for the designation of Little Birch and Aconbury Neighbourhood Area is

**Approved**



**Richard Gabb**

**Programme Director Growth**

Date: 24/05/2016

## **APPENDIX 2**

### **EXPLORING THE ISSUES**

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A2.1: Précis of three Open Day events, June-July 2016.

## **A2.1: Précis of three Open Day events, June-July 2016.**

### A précis of three Open Day Events

- 1) The Queen's Birthday Event 11<sup>th</sup> June 2016
- 2) The Pub family Event 12<sup>th</sup> June 2016-07-25
- 3) Little Birch Village Fete 9<sup>th</sup> July 2016

The main reason for attending these events was to try and inform residents what the purpose of putting together a Neighbourhood Plan was and how it could affect them, how they could become involved and how they could be best kept informed. Also, as recorded in the notes from the Steering Group meeting to show in the final plan that the public were consulted before during and the end of the process.

All three events were attended by representatives from Little Birch and Aconbury Neighbourhood Planning Steering Group. At each event the steering Group set up a stall.

At all three events cards were distributed that had the Steering Group's secretary's email address and everyone interested could be added to the mailing list simply by sending an email to the address given. They would then be kept up to date with the progress of the plan and dates of meetings which they were encouraged to attend. It was pointed out that they could attend as many or as few meetings as they desired but at least they would have prior knowledge of the agenda so that they could have a say on any matter that took their interest.

11<sup>th</sup> June 2016 held at Little Birch Village Hall

With permission from the organisers a table was set up discretely in a corner of the hall and a large map of the two Parishes was on display. There was also a board where people were invited to attach sticky notes with any recommendations or comments could be displayed. Their comments would later be collated with comments from later events that were due to take place. Michael Leigh from the Steering Group had volunteered to represent the two parishes at this meeting and John Jones also attended to provide support.

The Queen's Birthday Event was quite well attended but a good portion of those present did not reside within the boundaries of Little Birch or Aconbury quite a few came from the neighbouring Parish of Much Birch.

Interest slowly grew throughout the event and eventually everyone present from the two Parishes was spoken to by either John or Michael. The main objective was to raise awareness regarding the Neighbourhood Plan and to encourage people to get involved.



## 12<sup>th</sup> June 2016 The Pub's Family Event

This turned out to be quite a lively event and again the Steering Group had kindly been granted permission to occupy a corner of the room for the duration. The set up was the same as for the previous event and John Jones attending officially on behalf of the Steering Group and was ably assisted by Sue Jones, also an active member of the Steering Group.

John set up the table at 1400hrs much to the merriment of some of the clients who had already been partaking some refreshments. It was a very good natured event and again during the course of the event (well into midnight) all those from the area were spoken to, questions answered, advice given and the secretaries email address was distributed.

More sticky notes appeared and these will also be collated along with the rest. (Some had to be censored especially as the night wore on)

The evening finished with an impromptu sing-along when a guitar was provided by Miss Cameron and everyone left in high spirits.



## 9<sup>th</sup> July 2016 Little Birch Village Fete

Once again permission to set out our stall was asked for and kindly agreed by the organisers of the Fete. On this occasion Sue Jones and Elaine Godding were the official representatives from the Little Birch and Aconbury Steering Group.

The event was very well attended and raised the staggering sum of £1,320 for the local church. The same process was followed as with the other two meetings, the map was displayed, questions were answered, advice sought and given. The secretaries email address was distributed and sticky notes were attached to the board.



Little Birch and Aconbury Neighbourhood Plan- comments from the public  
 Following open events on 11th and 12th June and 9th July

Comment		Total
No street lights	1	1
Affordable houses for young people	1111111111	9
Protect footpaths, bridle ways etc	1	1
Bring redundant buildings into working, living spaces	1	1
Protect woodland, give public access for health and wellbeing	11	2
Provide a play area	11111	5
Preserve orchards	1	1
Better broadband	11	2
Create a child free zone	1	1
Sort out pot holes	1	1
Post office and community shop	1	1
Ensure no large planning development or housing estate	1	1
Preserve the best views i.e Aconbury, the church	1	1
Include cycle routes	1	1
		28

## **APPENDIX 3**

### **RESIDENTS' SURVEY**

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A3.1: Residents' Survey summary of results.

### **A3.1: Residents' Survey summary of results.**

The survey was undertaken in September 2016 and achieved a response rate of 76.9% (247 copies of the questionnaire pack delivered, 190 collected).

#### *Housing*

- Most respondents wanted to see new housing provided as 2 or 3 bedroom homes.
- The majority favoured private ownership over other tenures, with support for self-build and live/work housing.
- Limited support for housing association provision; shared ownership seen more favourably.
- In terms of defining the extent of village areas, there was a clear preference for a more flexible approach, using planning criteria, rather than through using settlement boundaries.
- Within such developed village areas or “clusters”, the preference was for single infill dwellings, followed by smaller schemes (3-5 dwellings). A larger development of 10-15 houses was not favoured.
- Comments suggested various locations as suitable for new housing, as well as places where housing should not be built. Several locations were mentioned in answers to both questions.
- In other comments, there was a recognition that more affordable, starter and smaller homes were needed to help enable young people and families to stay or move into in the area. This was part of a wider concern to achieve a more balanced demographic.

#### *Traffic, transport and access*

- Top priority for improvement was road, ditch, drain and verge maintenance, followed by the upkeep of footways and bridleways.
- Road and pedestrian safety was also an area for improvement.
- Comments emphasised issues around excessive traffic speed, including setting and enforcing speed limits to protect vulnerable road users, as well as the need for road maintenance, including on Barrack Hill – Parish Lane.
- Improvements to the bus service were also desired, to enable journeys to work as well as by replacing the present large-format buses with smaller vehicles more suited to the rural lanes and the modest level of patronage.

#### *Jobs and the local economy*

- Favoured types of employment were forestry and agriculture, reflecting the nature of the area. There was also significant support for local services particularly for the introduction of a shop/Post Office.
- Light industry, manufacturing and storage and distribution were less favoured.
- Home working and live/work should be provided for in the Plan, as should the conversion of rural buildings for business uses. Existing employment sites should be protected.
- Comments supported small-scale economic activity, including a shop/Post Office, local services, rural workshops, farm diversification and tourism and camping, whilst pointing out the rural nature of the parishes with their limited infrastructure.
- Improvements to broadband and communications was recognised as a pre-condition to effective home working and encouraging small businesses in the area.

### *Community Service*

- The most important community service in meeting the current and future needs of the community was viewed as broadband; the least important as St. Mary's Church.
- Aconbury, Athelstan's and other local woodlands were recognised as important, as was mobile phone reception.
- Comments on the need for additional leisure and recreational facilities highlighted a requirement for play facilities for children, in various forms. Others saw a need for more facilities and activities at the Village Hall; for a shop, Post Office and café; and for more facilities for tourism, including walking and cycling as well as car parking, access and interpretation improvements at the woodlands.
- Other comments saw no need for additional facilities, reflecting a perceived lack of demand or need, limited viability, and a desire to protect the character of the area.

### *Protecting our environment*

- Most respondents had not suffered from flooding, with the main reported problems stemming from road or field run-off.
- The most important ways to protect the local environment were for new development to be in keeping with its surroundings and for views and vistas to be safeguarded.
- Many local features and attributes were identified for protection.
- Solar power and ground heat pumps were favoured as renewable energy sources over biomass or wind turbines.
- Comments covered housing and transport as well as environmental issues such as hedge cutting, light pollution, resisting urbanisation/maintaining rurality, and protecting farmland.

### *Have your say*

- Comments to this final question raised a wide variety of issues against the five topic themes: housing, transport, economy, community, and environment.

### *Information about you*

- Compared to 2011 Census data for the Neighbourhood Area, females were slightly over-represented in responses.
- All age groups were under-represented against the 2011 Census except for the 65-84 age group. This group accounted for a third of responses whilst making up a quarter of the usual resident population aged 16 and over.
- Most respondents had lived in the Area for 10 years or longer.
- Just over three-quarters of respondents had land or lived in Little Birch.

## **APPENDIX 4**

### **RESPONSES TO THE CONSULTATION**

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Response log showing comments received, response to comments, and amendments to the draft NDP.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP																
Herefordshire Council (HC) (Neighbourhood Planning)	NDP	C	<p>Overall the plan is a well written and researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. The plan takes a positive approach towards identifying settlement boundaries and allocating housing sites, to meet the minimum growth target for the parish.</p> <p>[NB the HC response advises that no comments were received from the following Herefordshire Council service providers: Development Management, Conservation, Archaeology, Strategic Housing, Economic Development, Parks and Countryside, Education, Waste.]</p>	This recognition of the work undertaken to establish an evidence base and in carrying out consultations during the preparation of the NDP is welcomed, as is the acknowledgement that a positive approach has been taken towards settlement boundaries and housing delivery.	No change.																
Herefordshire Council (Planning policy)	NDP	C	<table border="1"> <thead> <tr> <th>Draft Neighbourhood plan policy</th> <th>Equivalent CS policy(ies) (if appropriate)</th> <th>In general conformity (Y/N)</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>LBA1- Sustainable Development</td> <td>SS1</td> <td>Y</td> <td></td> </tr> <tr> <td>LBA2 – Development needs and requirements</td> <td>SS2, SS5, RA2, RA3, RA6</td> <td>Y</td> <td></td> </tr> <tr> <td>LBA3 – Little Birch village</td> <td>n/a</td> <td>Y</td> <td>The defined extent of the village would be easier to interpret if this was to be marked out on a map, or for a clear boundary to be drawn up that separates the settlement (RA2) from open countryside (RA3).</td> </tr> </tbody> </table>	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	LBA1- Sustainable Development	SS1	Y		LBA2 – Development needs and requirements	SS2, SS5, RA2, RA3, RA6	Y		LBA3 – Little Birch village	n/a	Y	The defined extent of the village would be easier to interpret if this was to be marked out on a map, or for a clear boundary to be drawn up that separates the settlement (RA2) from open countryside (RA3).	<p>The finding that all draft NDP policies are in general conformity with equivalent strategic policies is welcomed.</p> <p>Tables 1 and 2 to policy LBA2 record the housing delivery position as at April 2017. Since then, two new dwellings have been granted planning permission at Little Birch. One of these is shown as a small site opportunity at Appendix C. Tables 1, 2 and Appendix C should be updated accordingly to record the April 2018 position.</p> <p>Response to comment on policy LBA3: Little Birch village has a noticeably dispersed settlement pattern. Respecting this character whilst allowing some new development requires a more flexible, criteria-based approach to defining the extent of the village</p>	<p>No change.</p> <p>Update Tables 1, 2 and Appendix C to April 2018 re commitments, small site opportunities and windfalls in settlement to reflect grant of planning permissions since April 2017 at Shirley Cottage and on land at Sunnybank Cottage, Little Birch. No change to total housing delivery for Little Birch.</p> <p>No change.</p>
Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments																		
LBA1- Sustainable Development	SS1	Y																			
LBA2 – Development needs and requirements	SS2, SS5, RA2, RA3, RA6	Y																			
LBA3 – Little Birch village	n/a	Y	The defined extent of the village would be easier to interpret if this was to be marked out on a map, or for a clear boundary to be drawn up that separates the settlement (RA2) from open countryside (RA3).																		

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			<p>LBA4 – Development in Little Birch RA2, LD1, SD1 Y</p> <p>LBA5- Development in Aconbury RA2, LD1, SD1 Y</p> <p>Whilst the policy conforms with the Core Strategy, it is noted that the settlement boundary is quite tightly drawn. At present it is difficult to ascertain whether the anticipated number of properties will be accommodated within it.</p>	<p>than the use of a traditional settlement boundary. This is explained in the NDP at paras. 4.1 to 4.8. In the residents’ survey 52% of respondents supported such a flexible approach compared to 21% who favoured use of a settlement boundary. The Local Plan Core Strategy allows the use of reasonable alternatives to settlement boundaries (para. 4.8.23) and it is noted that the policy is seen as being in general conformity with strategic policy.</p>	
			<p>LBA6 – Rural economic development SS5, RA5, RA6, E3, E4 Y</p> <p>LBA7 – Communications and Broadband n/a Y</p> <p>LBA8 - Renewable Energy SD2 Y</p> <p>LBA9 - Community Facilities SC1 Y</p> <p>It may give the policy greater strength to include the identified existing facilities for protection against re-development.</p>	<p>Response to comment on policy LBA5: Confirmation that the policy is judged to be in general conformity with strategic policies is welcomed. As can be seen from NDP Plan 5, Aconbury is a well-defined hamlet and the settlement boundary has been drawn to delineate the built form in line with HC Guidance Note 20. The boundary encompasses several areas of open land and only limited reliance is placed on windfall sites arising in the settlement in demonstrating housing delivery.</p>	No change.
			<p>LBA10 – Protecting the Local Environment SS6, LD1-LD4 Y</p> <p>LBA11 - Building Design SS6, SD1, SD2 Y</p>	<p>Response to comment on policy LBA9: Confirmation that the policy is judged to be in general conformity with strategic policies is welcomed. It is agreed that the</p>	<p>Add to end of policy LBA9: “Existing social and community facilities at Little Birch village hall, the Castle Inn and St. Mary’s Church will</p>

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				policy would benefit from inclusion of identified facilities for protection against re-development. The amendment includes a cross-reference to Local Plan Core Strategy policy SC1.	be retained in accordance with Local Plan Core Strategy policy SC1.”
Herefordshire Council (Environmental Health)	NDP	C	<p>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. Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <p>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.</p>	Contamination is a material planning consideration and is addressed within the NPPF and Local Plan Core Strategy policy SD1. No sites are allocated for development by the NDP and proposals coming forward as planning applications would be considered under the existing planning policy framework. No further reference is needed in the NDP.	No change.
Herefordshire Council (Environmental Health)	Policies LBA4 and LBA5		Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers. In this context we recommend a little clarity is given to policy LBA4	This change to give clarity to the policies concerned is agreed.	Amend policy LBA4 criterion 6 to read:  “6. Do not unduly affect the amenity of adjoining dwellings and are not

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			Development in Little Birch, paragraph 6 so that instead of saying 'Do not unduly affect the amenity of adjoining dwellings or may be adversely affected by the operation of existing uses.' We recommend that the policy says 'Do not unduly affect the amenity of adjoining dwellings and are not adversely affected by the operation of existing uses.' We recommend the same approach in para 4 LBA5: Development in Aconbury.		adversely affected by the operation of existing uses."  Amend policy LBA5 criterion 3 to read:  "3. Not unduly affect the amenity of adjoining dwellings and are not adversely affected by the operation of existing uses; and"
Herefordshire Council (Transportation and Highways)	Policy LBA1	C	Include new criterion re. the promotion of sustainable transport provision e.g. cycle storage in domestic buildings, shower and changing facilities in business development. Connections to public transport provision. Increasing walking provision for both commuters and leisure walkers. HC Core Strategy policy SS4.	Support for sustainable transport provision is one way in which the NDP may contribute to sustainable development, and it is agreed that a new criterion is required to policy LBA1 to encompass this aspect.	Insert new third sentence to para. 3.9:  "Opportunities should also be sought to boost sustainable transport provisions in the Area."  Include new criterion to policy LBA1:  "5. fostering sustainable transport provision in new housing, employment and other development, and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity."
	Policy LBA1	C	Developments should be built to both HC and DFT standards, dependent on size of site.	Relevant standards will be applied to schemes pursuant to Local Plan Core Strategy MT1, and this requirement does not need to be duplicated in the NDP.	No change.
	Para. 3.14	C	Note - when looking as using redundant buildings, the provision of parking and acceptability to the site should be reviewed.	As above.	No change.
	Para. 3.17	C	Note - the provision of developments of 10 and above allow for Section 106	This comment is noted. Recent	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			monies to be spent in the area on issues like improving bus stop facilities, provision of footways etc, however I understand the size of the development will be a concern to the parish.	provision has been in the form of single dwellings and this is expected to continue with little opportunity arising for Section 106 monies to accrue.	
	Policy LBA4	C	Allow for connectivity to community facilities and the wider network for all.	Whilst the scope for connectivity provisions or improvements to be delivered in any given scheme may in practice be limited e.g. by distance, it is agreed that a suitable criterion should be added to the policy to ensure this aspect is explicitly considered in the planning balance.	Add new criterion to policy LBA4:  "7. Where practicable provide for new or improved connectivity to public transport provision and community facilities."
	Para. 6.8	C	Despite, the issues highlighted in this paragraph there is no policy set out to mitigate the possible impacts of new developments or to improve the walking, cycling and public transport links in the area.	The policy treatment of the issues highlighted in this para. reflects their largely non-land use planning nature, and that Local Plan Core Strategy policies SS4 and MT1 already provide suitable provisions in respect of development impacts which do not need to be repeated in the NDP. In response to other comments from HC Transportation, amendments are to be made to policies LBA1 and LBA4 and to the 'Delivering the plan' section. Provision should also be made in policy LBA7 to support infrastructure proposals which will improve walking, cycling and public infrastructure in the Area. In consultation, a specific proposal has been made which will improve connectivity (see Juraj Mikurcik below) and this has been included	Amend title of policy LBA7 and add new clause as follows:  "Policy LBA7: Infrastructure Proposals which provide for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and appropriate, particularly where they deliver enhanced connectivity to existing facilities. This includes a cycle/footway link alongside the A49 between the Kings Pitt Road and the C1263 at Cross in Hand Farm to provide enhanced access to the existing bus stop on the trunk road."  Add to end of para. 6.9:  "Suitable references and commitments are included in section

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				in the following change.	8 of the Plan. Development proposals which provide for improvements to walking, cycling and public transport will be supported. An example where a modest scheme could be implemented to enhance connectivity to existing facilities is along the A49 between Kings Pitt Road and the C1263. Here a cycle/footway link could provide enhanced and safe access to the existing bus stop, which is situated on the trunk road midway between the two side roads."
	Para. 6.8	C	Connectivity to local services is key to businesses being a success. Walking, cycling and public transport should be open to all. Speed limits - have these been raised with BBLP before. If not the Parish should contact them, to make sure the request is on the Speed limit ranking list, as this adds to the direction Highways can look to support the request in any larger development. The Safer Road Partnership which is run by West Mercia Police should be contacted in relation to speed limits being enforced. SRP can look (after assessing the site) to install community speed enforcement sites where local communities have raised concern.	Whilst it is recognised that speed limits are outside the scope of the NDP a bullet point is to be added to para. 8.1 to ensure this aspect is encompassed as a non-land use planning action.	Amend title of Economic and social development section and add new bullet as follows:  "Economic and social development and infrastructure  Working with Herefordshire Council, West Mercia Police and the Safer Roads Partnership to address issues of road safety and excessive traffic speed, with reference to the views of the local community set out in responses to the residents' survey."
	Para. 6.9	C	Also include policy SS4.	Agreed. Local Plan Core Strategy policy SS4 is the spatial strategy policy covering movement and transportation.	Amend opening of para. 6.9 to read:  "Local Plan Core Strategy policies SS4 and MT1 set out ...".
	Para. 8.1, delivering the plan	C	Working with Herefordshire Council and BBLP to improve transportation and investigate the implementation of the lengthsman scheme.	Agreed.	Add new bullet to Economic and social development and infrastructure section:

<b>Consultee</b>	<b>NDP ref</b>	<b>Type</b> C = Comment O = Object S = Support	<b>Comment received</b>	<b>Response</b>	<b>Amendments to Little Birch and Aconbury NDP</b>
					“Working with Herefordshire Council and Balfour Beatty Living Places to improve all aspects of transportation, including sustainable provisions and the implementation of the lengthsman scheme.”
Coal Authority	NDP	C	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.	Noted.	No change.
Dwr Cymru Welsh Water	NDP	S/C	Welsh Water appreciates the opportunity to respond and we offer the following representation: Given that the Neighbourhood Plan has been prepared in accordance with the Herefordshire Council Core Strategy, we are supportive of the aims, objectives and policies set out. We note that there is no Welsh Water operated public sewerage infrastructure within the Neighbourhood Plan area, and as such would advise that alternative foul water disposal methods will be required on any new development in line with Policy SD4 of the Core Strategy. With regard to water supply, there are no issues envisaged in the water supply network being able to accommodate the level of growth proposed. Off-site water mains may be required in order to connect a site to the existing network, dependant on site location. We hope that the above information will assist you as you continue to progress the Neighbourhood Development Plan.	The support for the vision, objectives and policies of the NDP is welcomed. It is acknowledged that Local Plan Core Strategy policy SD4 sets out the relevant requirements for wastewater treatment, and this is referenced within the NDP (para. 6.10).	No change.
Environment Agency	NDP	C	I refer to your email of the 5 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	Noted.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			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. It is noted that you have utilised our guidance and pro-forma in the creation of your Plan. 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.		
Highways England	NDP	S	Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England. The network includes all major motorways and trunk roads. The SRN in the vicinity of Little Birch & Aconbury includes the A49 between Hereford and Ross-on-Wye. The Little Birch & Aconbury Neighbourhood Development Plan (NDP) conforms to the adopted Herefordshire Local Plan Core Strategy and highlights the requirement for the Plan to deliver a minimum of 13 new dwellings in Little Birch and 5 new dwellings in Aconbury by the end of the Plan period in 2031. At present, the NDP states that there are only 4 proposed dwellings with planning permission, all of which are situated in Little Birch. Following our review, we can confirm that the plans and policies set out within the NDP do not conflict with our responsibilities in ensuring the continued safe operation and functionality of the SRN. We therefore support the continued commitment of the Parish to sustainable development. Please do not hesitate to contact me if you require any more information or clarification.	The support for the sustainable development of the parishes is welcomed.	No change.
Natural England	NDP	C	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 does not have any specific comments on this draft neighbourhood plan. 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.	Noted.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
Woodland Trust	Vision and objectives	S/C	<p>Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Little Birch and Aconbury, 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.</p> <p>Vision, Objectives and Strategy: The Woodland Trust is pleased to see that your Vision and Objectives for Little Birch and Aconbury acknowledges the fact that your Plan will ensure the local environment is protected. Also, whilst only a limited part of your Parishes are within the Wye Valley AONB, your Plan does give a high priority to conserving and enhancing your landscape which is valued. 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 2011-2031, 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 Little Birch and Aconbury. Therefore, Objective 3 with your Vision and objectives, which seeks to protect the environment, should be amended to include the following:</p> <p>‘Providing for the protection, conservation and enhancement of the local green and open spaces, ancient woodland, veteran trees hedgerows and trees and natural, historic and built environment in accordance with Local Plan Core Strategy policies’.</p> <p>Whilst the profile and Vision and Objectives for your Neighbourhood Plan identifies the need to retain and enhance Little Birch and Aconbury 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 Little Birch and Aconbury, should also be taken into account as a Strategic Objective in your Plan. Therefore, we would like to see the</p>	<p>This overall support for the protection of the local environment is welcomed. Change is sought to include reference to green/open spaces, ancient woodland, veteran trees, hedgerows and trees within Objective 3. However, these are all aspects of the natural environment, which is already covered in the Objective; and they are more appropriately dealt with in the context of policy LBA10.</p>	<p>No change.</p>

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			<p>importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Little Birch and Aconbury. 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 &amp; wellbeing at a local level. Whilst, at the same time, the Health &amp; Social Care Act 2012 has passed much of the responsibility for health &amp; 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.</p>		
	Policy LBA10		<p>We are pleased to see that the Policy LBA 10 does seeks to protect the local environment, and the highest priority is to conserve and enhance the landscape, whilst also conserving and enhancing woodland and traditional orchards, and also the Wye Valley AONB. However, given your main areas of woodland are either ancient or semi-natural woodland/ancient replanted woodland, your Plan for Little Birch and Aconbury should also seek to support conserving and enhancing woodland and trees, such as Oak trees, with management, and to plant more trees in appropriate locations. Increasing the amount of trees and woods in Little Birch and Aconbury 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.</p> <p>Information can be found here: <a href="http://www.magic.gov.uk/MagicMap.asp">http://www.magic.gov.uk/MagicMap.asp</a> and <a href="http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/">http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</a></p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). Therefore, we would recommend that your Environment and Green Space section of your Neighbourhood Plan should include something along these lines:</p> <p>“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.</p> <p>The Woodland Trust would suggest that your Neighbourhood Plan is more</p>	<p>Conservation, restoration and management of woodland is already provided for within policy LBA10 at criterion 4. However, it is agreed that more specific reference should be included to irreplaceable woodland, and to encouraging new tree planting within the policy. This will complement the landscaping requirements for new development proposals at policy LBA11. Reference is also made to veteran trees in line with the Woodland Trust's comments above to the Vision and objectives.</p>	<p>Amend policy LBA10 criterion 4 and include new criterion 5 to read:</p> <p>“4. conserving, restoring and enhancing sites and habitats of local biodiversity interest, including Special Wildlife Sites, other woodland, veteran trees, traditional orchards and watercourses, in accordance with their status and taking account of their contribution to the coherence of the ecological network and as green infrastructure. Substantial harm to or loss of irreplaceable habitats such as ancient woodland should be wholly exceptional;</p> <p>5. supporting appropriate new tree planting both in woodland areas and elsewhere including as part of landscaping schemes submitted with development proposals; and”</p> <p>Re-number existing criterion 5 as 6.</p>

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			<p>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:  <a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a></p>		
	Policy LBA11		<p>Whilst Policy LBA 11 in your Neighbourhood Plan does seek to provide new landscape to support green infrastructure with building design and resist the loss of open space, 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:</p> <p>The Woodland Access Standard aspires:</p> <ul style="list-style-type: none"> <li>• That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.</li> <li>• 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.</li> </ul> <p>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 &amp; green infrastructure - see the Woodland Trust publication <i>Stemming the flow – the role of trees and woods in flood protection</i> - <a href="https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/">https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/</a>.  [Information on Woodland Trust publications also provided, and available on request]</p>	<p>The Neighbourhood Area is rural in nature and includes extensive areas of privately-owned woodland with access via rights of way. These are readily accessible from the village areas where the limited amount of development envisaged in the Plan will be focussed. Because of these local factors it is not considered there is any benefit or need to include a woodland access standard within the policy.</p>	<p>No change.</p>

<b>Consultee</b>	<b>NDP ref</b>	<b>Type</b> C = Comment O = Object S = Support	<b>Comment received</b>	<b>Response</b>	<b>Amendments to Little Birch and Aconbury NDP</b>
Janet Armstrong	Chapter 5 Aconbury	O	Feel that other areas of Aconbury could have been identified for development as the settlement identified is Dutchy land – who will have more weight behind them to put proposal forward.	The Core Strategy identifies the settlement of Aconbury as suitable for proportionate housing development. The extent of the village for the purposes of planning policy was discussed during the formulation of the NDP. The hamlet has a clearly-defined form readily delineated by means of a settlement boundary. Other areas of the parish are outside settlement areas and their inclusion would be contrary to strategic and national policy which restricts development in open countryside.	No change.
	NDP	C	Very impressed with overall presentation of neighbourhood development plan. It shows a lot of hard work and thought went into it.	Comment welcomed.	No change.
Alison Clarke	Policy LBA4, para. 4.9	C	Mention of single new homes. Does not indicate that more than 2 (or 3) on a site would not be acceptable.	Any size limit on an individual scheme would risk being arbitrary. Rather, the policy sets criteria to safeguard the character of the village. Provided these can be shown to be met, there is no reason why suitable and acceptable schemes should not be permitted, bearing in mind that Little Birch is a “main focus” settlement for the purposes of Local Plan Core Strategy policy RA2.	No change.
		C	Is there any way of ensuring that the open spaces between the clusters of buildings will not be developed?	The intent of policy LBA4 is to allow development which respects the character of the village, and open spaces are recognised as contributing in this regard	No change.

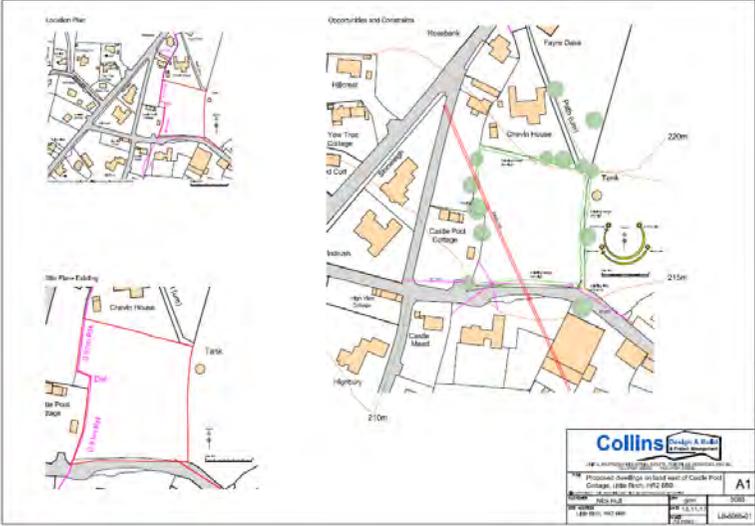
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				(criterion 5).	
Kate Dillon	Para. 4.7	C/O	The green lanes in Little Birch are a feature that need to be protected. We haven't got that many and I feel that new builds should be opposed on these lanes as it will intensify traffic use and destroy the amenity value.	Green lanes are acknowledged in the draft NDP at paras. 2.4, 4.4 and 4.5, and identified as local assets at para. 7.5. Their highway status is not a matter for the NDP, but reference should be included in policy LBA10 so that the implications of development proposals on their amenity value can be explicitly considered in the planning balance.	Amend criterion 5 to policy LBA10 to read:  "ensuring that proposals respect the character of the landscape and townscape including views, trees and hedgerows and local features of interest; take into account the amenity value of green lanes; and serve to protect and enhance the setting of the settlements of Little Birch and Aconbury."
Michael Edmond	Para. 2.3	C	New Mills Farm lies on the outer extremity of the parish. Little Birch is a ten minute drive via Laskett Lane and the A49. We have more affinity with the parishes of Hoarwithy, Llandinabo and Llanwarne.	Comment noted. However, New Mills Farm is within the Neighbourhood Area.	No change.
	Para. 2.11	O	New Mills is not liable to flooding. The meadows adjacent to Wriggle Brook occasionally become saturated but the buildings are never at risk of flooding. The inclusion of this comment is prejudicial to the valuation of the property and insurance cost. Please delete this false and misleading statement.	Amend para. to clarify the position.	Amend last sentence of para. 2.11 to read:  "Areas liable to flood are limited and associated with the Wriggle Brook."
	Para. 3.10	C	What drives this absurd extrapolation to suggest, in precision, that 13 new homes will be required in 20 years.	The figure quoted is the minimum new housing requirement over the plan period derived from the application of strategic policies.	No change.
	NDP	C	I find the entire report to be a waste of public funds, in favour of the pockets of the consultant. A large part of the report is devoted to a statement of the existing environment, which is already well known to all parishioners and needs no repetition. The rest is a statement of the obvious. Sympathetic development, care of the environment, hope for local employment, desire for local services. What else would a parish council be entrusted to consider if not these?	The Parish Council and Parish Meeting have embraced the opportunity provided by the NDP to articulate aims and objectives at the parish level as part of the statutory planning framework.	No change.
Mrs Diane Jeremiah	Policy LBA4	C	Its encouraging to see proposed building plot by Shirley Cottage; my near neighbours. This fits in with the line of dwellings down this side of Pendant	Comment noted. The development referred to was granted outline	No change.

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			Pitch – without interfering with open space and wild life. We need to sustain a village shop!	planning permission in January 2018 (site for proposed erection of bungalow, application no. P174578/O). The provision of a village shop at Little Birch is supported at policy LBA6.	
Jennifer M. Jones	Policy LBA5	S	I appreciate the inclusion of hedgerows.	Comment welcomed.	No change.
	Policy LBA10	S	I agree with the conservation of traditional orchards.	Comment welcomed.	No change.
	Policy LBA11	S	I am very keen to preserve our dark skies.	Comment welcomed.	No change.
	Para. 2.10	C	Is St. Mary's, Little Birch grade II* listed? I thought it was just the outside wall.	The reference is correct. In addition, the churchyard walls and gate piers are listed grade II.	No change.
	NDP	C	I much appreciate all the hard work which has gone into this draft plan.	Comment welcomed.	No change.
John Jones	Para. 3.10	O	Should be made clear that 14% is the minimum requirement with no set upper limit. Not to do so would not be correct information and possibly misleading.	Amend para. to clarify the position.	Amend para. 3.10 third sentence to read:  "The Local Plan Core Strategy requires the Neighbourhood Development Plan to make provision for minimum housing growth of 14%, with no set upper limit. This is equivalent to ...".
Mr. and Mrs. K. and S. Jones	Para. 3.18	S	We feel affordable homes are needed to get family's and keep our young generation here instead of moving away.	Policy LBA2 addresses this point by seeking dwellings of a type and size to meet housing needs, which will encourage relatively lower-cost 2 or 3-bedroom accommodation rather than larger property. It is unlikely that a site large enough to deliver affordable housing will arise.	No change.
	Para. 4.9	S	A single new home's would not impose to much on the village but choose the site's with care.	Policies LBA4 (Little Birch) and LBA5 (Aconbury) are designed to enable	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				new housing development which is compatible with settlement character.	
	NDP	C	Keep up the good work.	Comment welcomed.	No change.
Mrs. Linda Maden	Policy LBA1, criterion 1	C	This is a 'fudge' – avoiding a settlement boundary, yet trying to establish the 'extent' of Little Birch will not assist in managing development proposals. Recent planning decisions indicate a move towards infilling – without more clarity the issue of new housing is likely to be contentious.	Sustaining the dispersed pattern of development at Little Birch whilst allowing some new development requires a more flexible, criteria-based alternative to the use of a settlement boundary. This was supported by the residents' survey where 52% of respondents supported a flexible approach compared to 21% who favoured use of a settlement boundary. Infilling was also strongly by replies to the residents' survey.	No change.
	Para. 4.12	C	This refers to 4 potential new dwellings, listed at Appendix C. Three of the 4 have been refused planning permission, suggesting a different and conflicting approach by Herefordshire planning dept.	Two of the sites listed at Appendix C have been the subject of previous planning refusals (land adjacent to Sunnybank Cottage and land adjacent to Prospect Cottage). However, these decisions necessarily pre-date the policies of the NDP which will provide a more detailed policy framework for development management. Land adjacent to Sunnybank Cottage was granted permission on appeal in March 2018, and this decision has been incorporated within the update to the Plan's housing figures (see response to Herefordshire Council, Planning Policy above).	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
	Policy LBA4, criterion 2	C	This is vague and refers back to my comments above – the difficulty of being non-specific will make planning more difficult.	See response above to comment on policy LBA1. Policy LBA4 provides planning criteria for use in development management to enable balanced decisions on the acceptability or otherwise of individual proposals.	No change.
	Paras. 6.10 and 6.11	C	Local Plan Core Strategy policies SD4 and SD3 – as management of foul drainage is not an issue for planning permission (only general binding rules) it would be helpful if the NDP could take a firm line on expectations locally.	Local Plan Core Strategy policy SD4 sets out appropriate planning requirements on foul drainage and no further provision is required in the NDP.	No change.
	NDP	C	Generally the NDP is a welcome addition to aid future planning for the area, and has the potential to create focus on ensuring development will be sustainable. At this stage, however, it is a statement of aspiration and needs some specific plans to have a chance of achieving the positive objectives.	Comment welcomed.	No change.
Juraj Mikurcik	Policy LBA11, criterion 1	O	Suggest the word “traditional” is omitted, instead, use ... “the choice of materials”.	This is agreed.	Amend policy LBA11 criterion 1 to read:  “architectural detailing and the choice of materials;”
	Para. 6.8	C	Would like to see a cycle/pedestrian link between Cross in Hand Farm and Kings Pitt Farm along A49.	This proposal would provide a cycle/pedestrian link for 170m alongside the eastern side of the A49 trunk road, between the road to Kings Pitt Farm and the turning on the C1263 to Little Birch/Kings Thorn. This would facilitate safe pedestrian access to and from the existing bus stop/layby on the trunk road, and more generally enhance connectivity and foster sustainable transport. The scheme would deliver benefits as encouraged in HC Transportation’s	See change above in response to HC Transportation’s comments on para. 6.8.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				<p>comments to the draft NDP. A number of aspects would need to be addressed in detailed design, including land acquisition and possible relocation of hedgerow, but the proposal should be supported in principle in the NDP. A suitable change has been incorporated in the response and amendments above pursuant to HC Transportation's comments on para 6.8.</p>	
Russell Pryce	Policy LBA3	O	<p>The policy excludes Castle Nibole Road which connects Barrack Hill with Pendant Pitch. Castle Nibole Road should be added to the roads listed in policy LB3. There are suitable and deliverable windfall opportunities off this road that would comply with the criteria in policy LB4 but under the current wording of policy LB3 would be excluded. Please see attached plan of one such small area of land.</p>	<p>This change is agreed. Castle Nibole Road is adopted highway (U71610) between Barrack Hill and Pendant Pitch and should be added to policy LBA3.</p>	<p>Add Castle Nibole Road to the list of routes in policy LBA3 and identify on Plan 4.</p>

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
					
	NDP	C	The use of criteria based policies is a sensible way to manage development in the parish given the very dispersed pattern of development and the fact there is no clear identifiable village centre/built up area.	This support for the NDP's criteria-based approach to managing development at Little Birch village is welcomed.	No change.
Peter Rees	Para. 4.12 and Appendix C	C	2 of these sites have already been rejected as not being in conformance with NPPF and should be removed from Appendix C and para. 4.12 corrected.	Two of the sites listed at Appendix C have been the subject of planning refusals (land adjacent to Sunnybank Cottage and land adjacent to Prospect Cottage). However, these decisions necessarily pre-date the policies of the NDP which will provide a more detailed policy framework for development management. Land adjacent to Sunnybank Cottage was granted permission on appeal in March 2018. This decision has	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
				been incorporated within the update to the Plan's housing figures (see response to Herefordshire Council, Planning Policy above).	
	Para. 6.10	C	Many properties in LB are supplied by private bore hole and not Welsh Water (correct as applicable).	Amend text as indicated.	Amend para. 6.10 to read:  "The water supply to the Neighbourhood Area is provided by Dwr Cymru Welsh Water or otherwise by private borehole."
	NDP	C	Little Birch has a clearly identifiable settlement boundary and it is not understood why this has not been pursued.	Little Birch village has a noticeably dispersed settlement pattern. Respecting this character whilst allowing some new development requires a more flexible, criteria-based approach than the use of a traditional settlement boundary. This is explained in the NDP at paras. 4.1 to 4.8. In the residents' survey 52% of respondents supported such a flexible approach compared to 21% who favoured use of a settlement boundary.	No change.
	NDP	C	A call for sites exercise has not been carried out which if done, may well have identified additional plots for development within the settlement boundary.	NDP Table 2 and policy LBA2 demonstrate that the minimum housing requirement for Little Birch and Aconbury can be met on the basis of completions, commitments, small sites, and estimated windfalls. This position has been accepted by HC. There is no requirement to provide over and above the minimum, and hence no need for a site search exercise.	

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Richard Riddell	Policy LBA3	O	Policy LBA3 Little Birch Village states that "The village of Little Birch comprises residential curtilages or other developed plots fronting onto or directly served by lanes and tracks giving vehicular access from:" One of those listed is Chapel Pitch which is a public footpath (LB1) and as such does NOT provide vehicular access. Please remove Chapel Pitch from the list.	Chapel Pitch is a public right of way (footpath) but this does not in itself preclude vehicular access. The impact of any scheme on the public right of way would be considered at planning application stage. A recent nearby example is the planning permission for a dwelling on land adjacent to Fernleigh (application no. P160491/O).	No change.
	Appendix C	O	Three of these sites have previously not met planning requirements and have had planning permission refused. The fourth, land adjacent to Little Birch Village Hall, I believe, has already had planning approval for 1 house. It thus seems that this table is superfluous and should be removed. If you do not remove the table can you please add a "Declaration of Interest" note that states "land adjacent to Prospect Cottage" is owned by a member of LB Parish Council and that "land adjacent to Sunnybank Cottage" is owned by the ex-chair of the LB&A NDP development group.	Two of the sites listed at Appendix C have been the subject of planning refusals (land adjacent to Sunnybank Cottage and land adjacent to Prospect Cottage). However, these decisions necessarily pre-date the policies of the NDP which will provide a more detailed policy framework for development management. Land adjacent to Sunnybank Cottage was granted permission on appeal in March 2018. This has been incorporated within the update to the Plan's housing figures (see response to Herefordshire Council, Planning Policy above). In respect of land adjacent to Little Birch village hall, see response to Catherine Sadler below. Declarations of interest are not a matter for the text of the NDP.	No further change.
Catharine Sadler	Para. 7.5	C	Recently completed houses in both Aconbury and Little Birch sited on green lanes have disturbed local character, disrupted hedgerows, wildlife and allowed car-use on these historical features. Why was this permitted when "green lanes" have been identified as "local assets"? Hopefully this won't	The attention given to green lanes in the NDP is to be enhanced. See response to comment above by Kate Dillon.	No further change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			occur again!		
	Policy LBA11, criterion 1	C	Apart from one new white structure opposite Castle Nibole, all new recent building design and materials have been grossly out of local character in choice of building materials and design. Why has this not been regulated?	Although building design and the choice of materials are routine planning considerations, policy LBA11 will give focus to ensure these aspects are addressed in the determination of planning applications.	No change.
	Policy LBA11, criteria 4 and 5, Appendix C	C	If Little Birch and Aconbury's character is to be retained, trees, hedgerows, ponds and other green infrastructure must be retained. For example, loss of hedgerow and "ribbon development" along land adjacent to Little Birch village hall (p. 30) could turn our village into a Birmingham suburb!	The NDP's policies read as a whole and have been designed to enable development at Little Birch to be accommodated whilst safeguarding its distinctive character. In respect of the example given (land adjacent to village hall/opposite the former Methodist Chapel, Barrack Hill) it is agreed that this could represent undesirable ribbon development. It would also block or intrude into a notable view of May Hill which is referred to in responses to the residents' survey. A suitable change should be made.	Delete reference to land adjacent to village hall, Barrack Hill in table at Appendix C and update Table 2 accordingly re smaller site opportunities.  Include reference to view of May Hill from this location in supporting text to policy LBA10. This is incorporated in the change below in response to comment by Roger Wilkins.
	NDP	C	Those putting this document together must be congratulated on a beautifully-presented Consultation Draft. Hopefully their hard work and time spent will be appreciated by final decision-makers and their views taken into account. Sadly, the views presented in such consultations are only too frequently "steam-rolled" or ignored.	This support is welcomed.	No change.
Evelyn Vaughan-Williams and Bridget Banks	Policy LBA4, criterion 4	S	We <u>strongly</u> support this requirement.	This support is welcomed.	No change.
Roger Wilkins	Policy LBA10	C	Views from the crest of Aconbury Hill are acknowledged, what about the views from the highways and byways which have not yet been prioritized?	It is agreed that further reference should be incorporated to notable	Amend start of para. 7.5 to read:

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to Little Birch and Aconbury NDP
			Marcle Ridge, May Hill, Forest of Dean, Ross, the Monmouth Hills, the Golden Valley, Weobley Hills, Credenhill?	views.	“Local consultations including the residents’ survey emphasised the importance of new development being in keeping with its surroundings and of protecting views and vistas from local vantage points such as Aconbury Hill and the highways and byways. These include views of Marcle Ridge, May Hill, the Malverns, the Forest of Dean, Ross-on-Wye, the Monmouth Hills, the Golden Valley, Weobley Hills and Credenhill. A notable example is the view looking south from Barrack Hill opposite the former Methodist Chapel across open countryside to May Hill. Features such as Higgins Well ...”.
John and Rachel Wilson	Policy LBA3	O	Not just parts of Ruff Lane, the whole of Ruff Lane to be included. We would want the whole of ‘Ruff Lane’ to be included in the document, because at present the document only states from the corner of Bowlers Lane down to Lower House Farm. However we have noted that this would exclude our frontage onto the top end of Ruff Lane. Although our property does have frontage onto New Road.	The intention of including the defined part of Ruff Lane is that this section includes the cluster of development associated with St. Mary’s Church, whilst excluding that part of the Lane to the north-west which runs through open countryside. This is in line with national and strategic policy in respect of development in the open countryside and no change is required.	No change.

