

Hampton Bishop Neighbourhood Development Plan Consultation Statement

Autumn 2018

Hampton Bishop Neighbourhood Development Plan 2018 - 2031

Hampton Bishop Parish Council

Submission Version - Autumn 2018



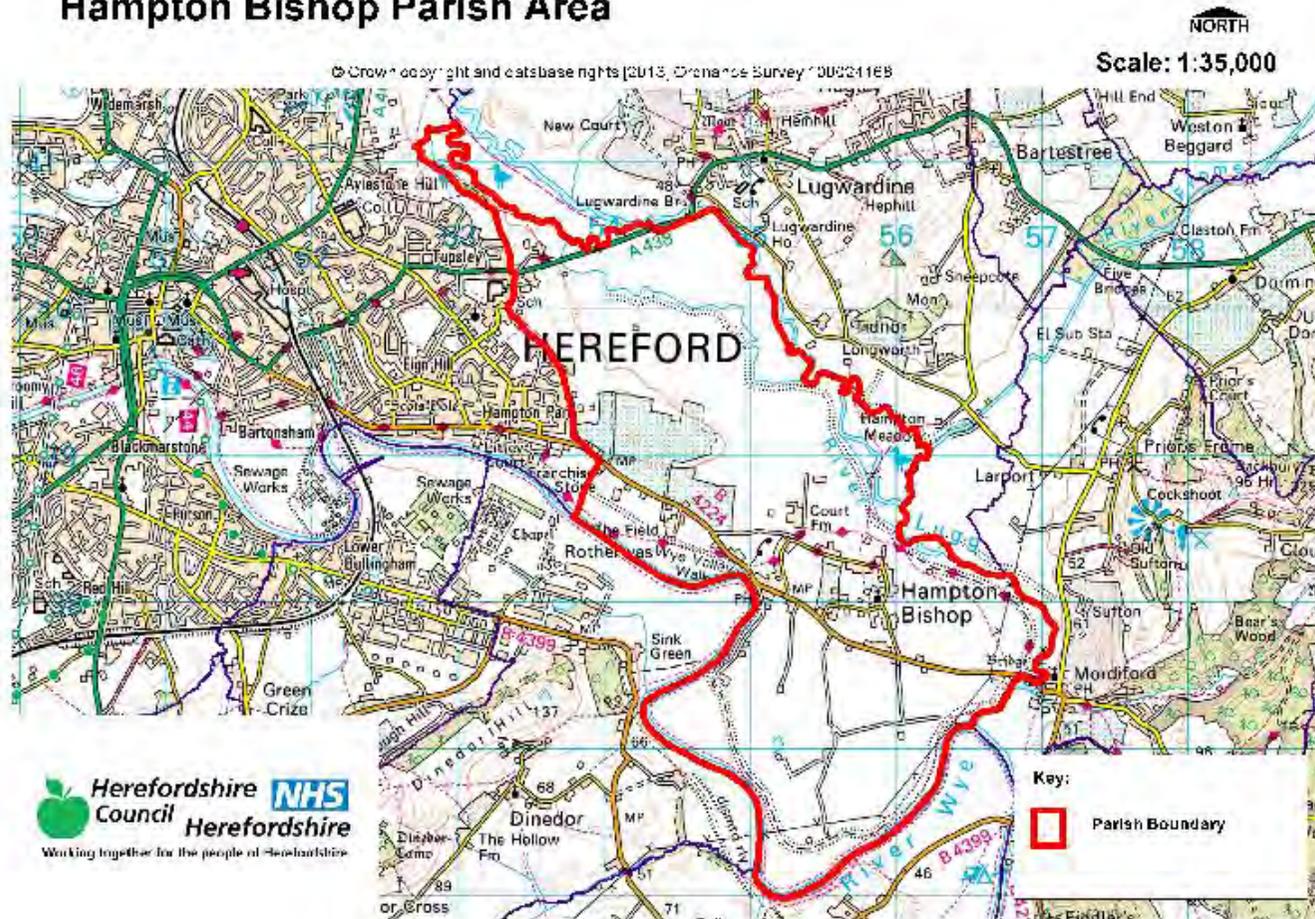
Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

With assistance from



Map 1 Hampton Bishop Parish and Designated Neighbourhood Plan Area

Hampton Bishop Parish Area



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1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Hampton Bishop Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. (Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings).

Designation

1.3 In 2012 the Parish Council made the decision to prepare a neighbourhood development plan for the Parish and early preparatory work commenced. The neighbourhood area is the same as the Parish boundary and was formally designated by Herefordshire Council on 7th May 2013. It is shown in Map 1 above.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Informal Consultation and Engagement, 2014 - 2016

- 2.1 A Steering Group of Parish Councillors and interested local residents was established in late 2013 and regular meetings were held to discuss and agree the scope and content of the First Draft Neighbourhood Plan. A First Draft Neighbourhood Plan (Issues and Options) was prepared in 2014 building on earlier work including the preparation of the Parish Plan in 2006.
- 2.2 The First Draft Neighbourhood Plan considered the key planning Issues for Hampton Bishop and Policy Options for addressing these Issues. The document was subjected to a screening exercise undertaken by Herefordshire Council as part of the Environmental Assessment process required by European legislation.
- 2.3 The Plan was published for informal consultation from the beginning of June until 31 July 2014. Comments were invited by email to lynda@halchereford.gov.uk or in writing to Hampton Bishop Parish Clerk, 5 Croome Close, Hereford HR1 1UY. A copy of the representation form is provided in Appendix I.
- 2.4 The responses showed that residents had significant concerns about flooding, major development proposals on the edge of the parish on sites close to the City of Hereford and the need to protect the natural and built environment.
- 2.5 The comments submitted were used to inform the first version of the Draft Plan.
- 2.6 In 2015 the Parish Council agreed that work on the Plan should pause until the Herefordshire Local Plan Core Strategy 2011- 2031 was adopted. The Local Plan Core Strategy was adopted by Herefordshire Council in October 2016 and the Neighbourhood Plan has been updated and revised to be in conformity with this local, strategic planning framework.
- 2.7 Throughout the process the NDP webpages were kept up to date with information about the NDP process and minutes of the Steering Group meetings.

3.0 Regulation 14 Consultation - 18th April - 1st June 2018.

3.1 The public consultation on the Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

3.2 The Draft NDP was published for over 6 weeks formal (“Regulation 14”) public consultation from 18th April 2018 - 1st June 2018. The statutory minimum period of 6 weeks was extended to allow for the Easter break and May Bank Holidays which fell during the consultation period. It should be noted that an earlier version of the Draft NDP was placed on the Parish Council website in error, but this was replaced with the final version at the earliest opportunity. (The earlier version did not include the page providing finalised advice about the consultation process.)

3.3 The Hampton Bishop Draft NDP and an accompanying response form were available online at <https://hamptonbishopparrishcouncil.gov.uk/hampton-bishop-neighbourhood-plan/> . Screenshots and a copy of the Representation Form are provided in Appendix II.

3.4 Hard copies of the NDP were available on request from the parish clerk and were placed in the Church, Village Hall and Bunch of Carrots Public House. A public drop in session was held in the village hall on 31st May. 13 local residents attended.

- 3.5 About 30 local residents were emailed directly as they were on the Parish Council's newsletter database.
- 3.6 Notices were put on the noticeboard and in the local newsletter.
- 3.7 The consultation process was publicised to consultation bodies and stakeholder groups, local businesses, and residents by formal email / letter from the Parish Clerk , by notices on the Parish Council's website and 3 notice boards, on Herefordshire Council's website.
- 3.8 Representations were invited by email or in writing to the parish clerk at: 5 Croome Close, Hereford, HR1 1UY or by email to: clerk@hamptonbishopparrishcouncil.gov.uk .

4.0 Formal Consultation Responses to the Draft Hampton Bishop Neighbourhood Development Plan

- 4.1 Details of the responses submitted, the parish council's consideration and any resulting changes to the NDP are provided in the accompanying consultation tables: Table 1 Herefordshire Council Comments, Table 2 Responses from Statutory Bodies and Neighbouring Parish Councils and Table 3 Responses from Local Residents and Developers / Landowners.
- 4.2 Detailed responses were provided from Herefordshire Council. Herefordshire Council suggested that the Parish Council may wish to identify local heritage assets and it was agreed that this work could be undertaken at some point in the future (and that the submission of the plan should not be delayed). There was a suggestion that the Objective addressing traffic and accessibility could be a separate objective and this has been taken on board in the submission plan. Herefordshire Council also provided some suggested additional wording for policies including HB5, HB6 and HB11 and these have been taken on board in the submission plan.
- 4.3 Natural England and the Coal Authority both made no detailed comments. Historic England considered the NDP *"takes a suitably proportionate approach to historic environment issues pertaining to Hampton Bishop"* and went on to *"commend the emphasis on local distinctiveness, protecting local heritage assets and the maintenance of historic landscapes and rural character."* Historic England also suggested the inclusion of a policy relating to the protection of historic farmsteads and this was taken on board in the submission plan. The Environment Agency suggested the inclusion of a further map showing surface water flooding and noted that *"the Plan has a strong focus on flood risk with Policy seeking to ensure that development is located in areas of the lowest risk (HB1) whilst also looking at increased resilience (HB2). The village is currently afforded a level of protection from the raised earth flood defences."*
- 4.4 The Woodland Trust provided a number of detailed comments in relation to trees, hedgerows and woodland including in sections such as key issues, objectives and supporting text as well as wording to strengthen policies addressing the natural environment, landscape character and biodiversity. These suggestions largely have been taken on board in the submission plan, with the exception of text relating to ancient woodlands as there are no ancient woodlands in the neighbourhood plan area.
- 4.5 Responses from residents included objections to areas identified as Local Green Space in the Draft Plan from local landowners. The Parish Council agreed to delete these from the Submission Plan. Other residents reiterated concerns about flooding and proposals for largescale housebuilding in the parish, both of which are addressed in policies in the submission NDP. There was also a submission from a developer referring to former planning application at Holywell Gutter Lane which was refused and asking for the site to be reconsidered. The Parish Council does not support the late inclusion of the site in the NDP and objected to the previous planning application.

Appendices

Appendix I - Early Informal Engagement and Consultation (2014)

Copy of Issues and Options Representation Form

Hampton Bishop Neighbourhood Plan
Issues and Options Consultation June - July 2014
Representation Form

Please complete this form and return to: lynda@halchereford.gov.uk or in writing to Hampton Bishop Parish Clerk, 5 Croome Close, Hereford HR1 1UY.
By 31 July 2014.

Name

Address

Email

Key Issues, Vision and Objectives

Please give your opinions on the main Planning Issues, Vision and Objectives for Hampton Bishop identified by the Parish Council and Neighbourhood Plan Steering Group.

Q1.1 Do you agree with the Issues identified in Section 3? (Please tick)

Yes	
No	
Don't know	

Q1.2 Please explain your answer and suggest any others that may be relevant.

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Q2.1 Do you agree with the Draft Vision in Section 4.1? (Please tick)

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

Q2.2 Please explain your answer and suggest anything else that should be included.

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Q3.1 Do you agree with the Draft Objectives in Section 4.2? (Please tick)

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

Q3.2 Please explain your answer and suggest any others that should be included.

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Policy Options

Please consider the different Planning Policy Options set out in Section 5 and use the tables below to let us know whether you support or object to each draft Policy, and to comment or suggest any changes.

Q4.1 (Please tick)

Policy Option HB1 Settlement Boundary	Support	Object	Don't Know	Comments / Suggested Changes
Option 1				
Option 2				

Q4.2 (Please tick)

Policy Option HB2 Development in Areas of Flood Risk	Support	Object	Don't Know	Comments / Suggested Changes

Q4.3 (Please tick)

Policy Option HB3 Site Allocations. Should the Neighbourhood Plan identify a site	Yes	No	Don't Know	Comments / Suggested Changes. If yes, should 1 large site or several smaller sites be identified?

or sites for new housing development?				
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Q4.4 (Please tick)

Policy HB4 Housing Numbers and / or House Types	Yes	No	Don't Know	Comments
Option 1 Should Hampton Bishop village grow by 18% (approx. 18 houses?)				
Option 2 Should Hampton Bishop grow by less than 18%?				If yes, please suggest a figure and explain your answer.
Option 3 Should the Plan include specific local housing requirements? (This would be informed by an up to date Parish Housing Needs Survey)				

Q4.5 (Please tick)

Policy Option HB5 Design for Flood Resilience and Resistance	Support	Object	Don't Know	Comments / Suggested Changes

Q4.6 (Please tick)

Policy Option HB6 Design to Reduce Surface Water Run Off	Support	Object	Don't Know	Comments / Suggested Changes

Q4.7 (Please tick)

Policy Option HB7 Reducing Flood Risk through Landscaping	Support	Object	Don't Know	Comments / Suggested Changes

Q4.8 (Please tick)

Policy Option HB8 Landscape Design Principles	Support	Object	Don't Know	Comments / Suggested Changes

Q4.9 (Please tick)

Policy Option HB9 Building Design Principles	Support	Object	Don't Know	Comments / Suggested Changes

Q4.10 (Please tick)

Policy Option HB10 Development on the Urban Fringe of the City of Hereford	Support	Object	Don't Know	Comments / Suggested Changes

Q5 Are there any other Planning Issues the Parish Council should consider together with possible Policy Options for tackling them? (Please tick)

Yes	
No	
Don't Know	

If yes, please explain below.

Please use this space to add any further comments you have in relation to the Hampton Bishop Neighbourhood Plan.

Thank you very much for your time and interest. The completed Representation Forms and any other consultation responses received will help to inform the next stage of the plan – the Draft Neighbourhood Development Plan for Hampton Bishop. This will then be published for further, formal consultation later this year.

Insert any publicity

Other Informal Consultation Publicity on emerging Draft NDP, 2016

Parish Magazine

<p> OUTREACH MUSIC </p> <p>Thomas Hughes (Music Practitioner/Teacher) <small>LTCL, Dip.Mus, Qort. Teaching, Cert.Ed Psych, Dip.Child Psych CRB Checked</small></p> <p>MUSIC LESSONS PIANO, KEYBOARD, SAXOPHONE, GUITAR, MUSIC THEORY, GCSE MUSIC SUPPORT & MORE</p> <p>www.outreachmusic.info outreachmusic@hotmail.co.uk</p>	<p> HEREFORD GALVANIZERS</p> <p>Your local supplier for all your coating needs:-</p> <ul style="list-style-type: none"> • Galvanizing • Shotblasting • Powder Coating <p>Tel: 01432 267664 www.galvanizers.co.uk <i>No job too small</i></p>
<p>CLIVE GARDNER DRIVING SCHOOL</p> <ul style="list-style-type: none"> • Learn to Drive • Intensive Courses • Motorway Tuition • Night Time Courses • Pass Plus <p>Mobile: 07966 620 696 Clivegardnerdrivingschool.co.uk</p>	<p><i>Décor Luke</i> <i>Lukasz Kwiatkowski</i> <i>Painting & Decorating</i></p> <p><i>High Quality Service</i> <i>Interior & Exterior</i> <i>Tel: 07849 468628</i> <i>Or 01684 438594</i> <i>Niewola7@gmail.com</i> <i>Recommended by residents of Hampton Bishop</i></p>
<p>S & P Roofing Contractors Ltd</p> <p>For all your flat roof requirements</p> <p>Tel: 01432 842550</p> <p>mail@sp-roofing.co.uk www.sp-roofing.co.uk</p>	<p>Cherry Tree Home Help Would you like help with</p> <ul style="list-style-type: none"> Shopping ? Getting to appointments ? Household tasks ? Company pursuing interests ? <p>We can assist at home/out and about Anything considered - just ask! Vicky 01432 360827/ 07941 412885 Cathy 07990 630850</p> <p>www.CherryTreeHomeHelp.co.uk</p>

Village Scene

for the parish of Hampton Bishop Feb 2016

An independent magazine financed by advertisements and supported by Hampton Bishop Villagers Association and Hampton Bishop Parish Council.



The next edition will be out for the beginning of March 2016. Please send copy by the latest to pmdturner@btinternet.com by February 20th 2016 or telephone 870911.

HAMPTON BISHOP PARISH COUNCIL JANUARY 2016

The last month has been very quiet and there is little to report so far. However the PC meets in the Village Hall on Thursday 28th January and the new year will begin. Probably the meeting will have been held before this edition is delivered to you but remember the PC members welcome input, information and helpful suggestions throughout the year.

Bloor Homes have withdrawn the reserved matter application for 190 houses including 35% affordable to the East of Holywell Gutter Lane. Where this leaves the process is unclear at present.

The village survived the flood risk of earlier this month. Further rain locally could have tipped the balance and we watched the ditches daily with trepidation. The ditches were cleaned out in November and Balfour Beatty evidently responded to our request to jet the large culvert in Church Lane next to the B4224. Did anyone see the jetting machine there? Also does anyone have anything to add to the discussion on a possible holding pond being constructed in the Parish Orchard. The work on the Neighbourhood plan is about to recommence.

A first meeting has being arranged with our consultants Kirkwells for Thursday 4th February at 2PM in the Village Hall. This will be an afternoon meeting which I appreciate will not suit everyone but a start is essential and an evening is not possible as the hall is either booked or Kirkwells are not in Herefordshire.

Emails will be sent to all previously on the list . If you are interested in the future of the Parish and can come along it would be greatly appreciated.

Norman White

Notice of Public Meeting

TO ALL ELECTORS
OF

HAMPTON BISHOP

PARISH
MEETING

You are invited to take part.
It will be held at:-

Village Hall

on Thursday 31st May at 6.00 p.m.

Under the Chairmanship of

Steve Hunt

(CHAIRMAN OF THE PARISH COUNCIL)

The Parish Meeting may by law discuss all parish affairs
and pass resolutions about them.

The following matters have so far been placed on the
agenda:-

Chairman's Report

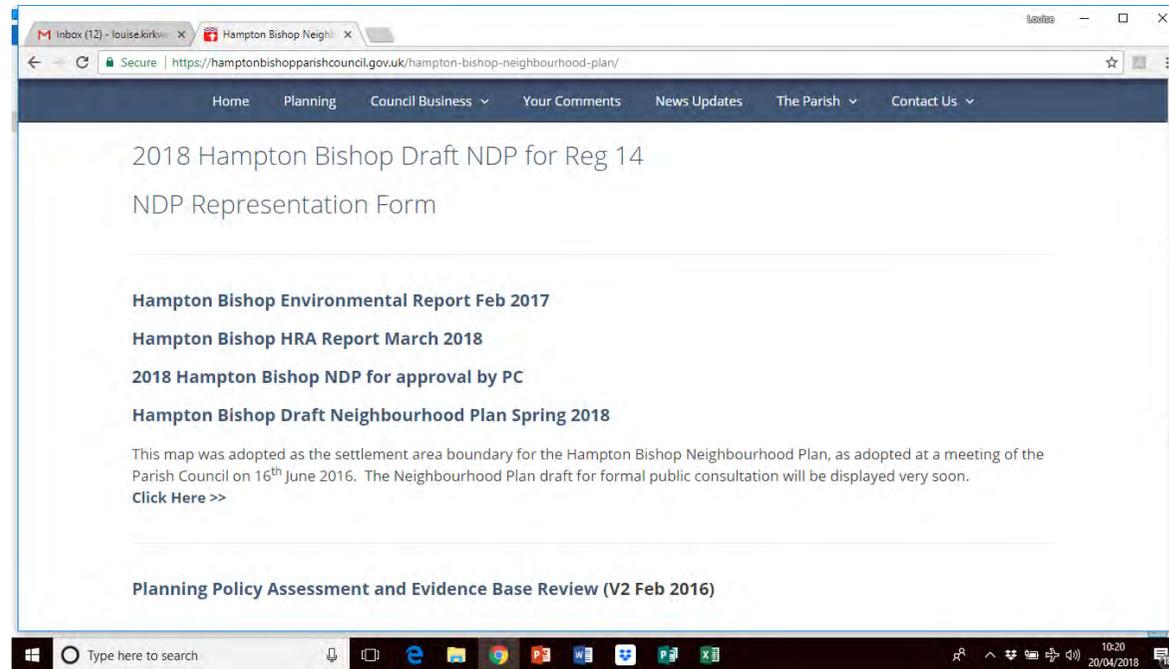
Neighbourhood Development Plan

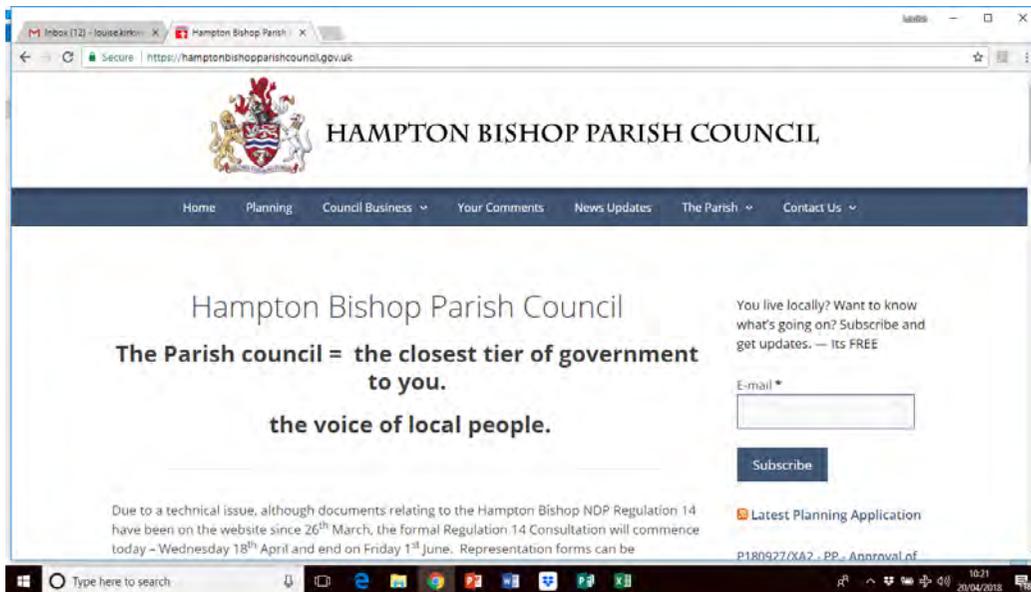
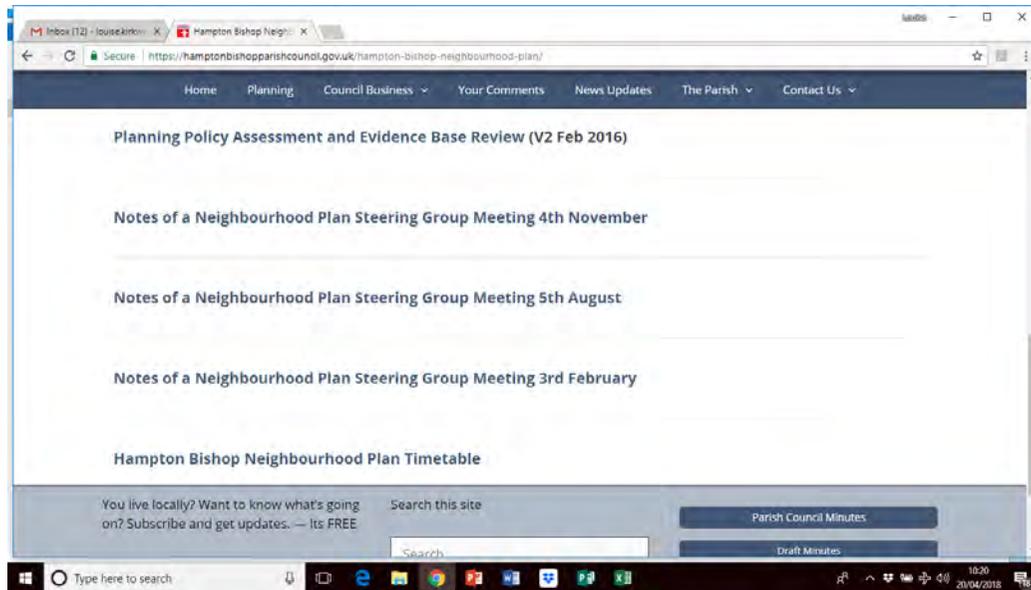
Signature S. Hunt

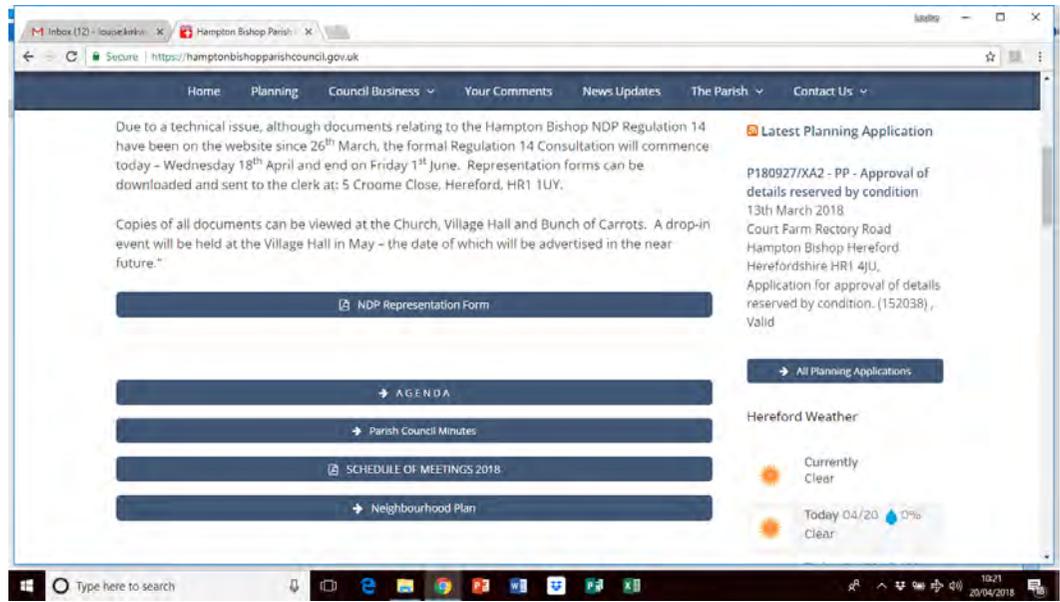
Appendix II - Regulation 14 Public Consultation

Screenshots of NDP Website









Other Publicity eg Parish magazine, Notices etc

Copy of Email / Letter sent to Consultation Bodies

HAMPTON BISHOP PARISH COUNCIL

5 Croome Close – Hereford – HR1 1UY

Telephone: 01432 276447 Email: clerk@hamptonbishopparrishcouncil.gov.uk

18th April 2018

Dear Consultee

Public Consultation on Hampton Bishop Draft Neighbourhood Development Plan (NDP)

I am writing to advise you that the Hampton Bishop Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Hampton Bishop Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Parish Council following informal public consultation on the vision and objectives and key issues.

The consultation period runs for 6 weeks from Wednesday 18th April to Friday 1st June 2018.

Hard copies of all Neighbourhood Plan Consultation documents can be viewed at the following locations during normal opening hours and are available on request from the Parish Clerk:

- a) Bunch of Carrots Public House.
- b) Village Hall.
- c) Church

The documents can also be viewed and downloaded from <https://hamptonbishopparrishcouncil.gov.uk>

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Plan:

By email to: clerk@hamptonbishopparrishcouncil.gov.uk or

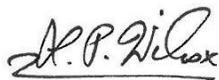
By post to: Hampton Bishop Parish Clerk, 5 Croome Close, Hereford, HR1 1UY.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement and a Consultation Statement, setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Herefordshire Unitary Authority and used to determine planning applications in Hampton Bishop Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A.P. Wilcox', with a horizontal line underneath.

Clerk to the Parish Council

Copy of Representation Form

Hampton Bishop Draft Neighbourhood Development Plan (NDP)

Public Consultation – Spring 2018

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Draft Hampton Bishop Draft Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick)

Support	<input type="checkbox"/>
Object	<input type="checkbox"/>
Making a Comment	<input type="checkbox"/>

Please use the box below and overleaf for any comments.

Thank you for your time and interest. Please return this form by:

5pm on Friday 11th May to:

Mrs Lynda Wilcox

Clerk to Hampton Bishop Parish Council

5 Croome Close, Hereford, HR1 1UY.

Or email: lynda@halchereford.gov.uk

Hampton Bishop Parish Council

Autumn 2018

Hampton Bishop Draft Neighbourhood Development Plan – Consultation Responses – July 2018

Table 1 Herefordshire Council Comments

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
HC Planning	4	1.13 & 1.16			Details not completed re public consultation.	An earlier version of the Draft NDP was placed on the PC website in error but this was replaced with the final version at the earliest opportunity. (The earlier version did not include the finalised advice about the consultation process.)	No change.
		5.2.6			(Insert figure) still in text	Figure inserted.	No further change.
			HB9		Useful if appropriate names for these LGS could be considered.	The proposed Local Spaces will be deleted from the Submission NDP following objections from local landowners and residents.	No change.
			HB1	Support	Development in Areas of Flood Risk - In general conformity with SS7; SD3.	Noted.	No change.
			HB2	Support	Design for Flood Resilience & Resistance – in general	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					conformity with SS7 & SD3.		
			HB3	Support	Design to Reduce Surface Water Run-Off – in general conformity with SS7; SD3 & SD4.	Noted.	No change.
			HB4	Support	Protecting Heritage Assets and Archaeology – in general conformity with SS6 & LD4. The policy could be given greater localised effect if some of the Parish’s heritage assets were to be defined for protection and listed within it. At present, the policy doesn’t expand much upon the criteria of its Core Strategy equivalent, LD4.	Noted. The Parish Council may wish to consider identifying local heritage assets for protection at some point in the future but there is no intention at the current time to undertake this activity as part of the NDP process.	No change.
			HB5	Support	Hampton Bishop Settlement Boundary – in general conformity with SS2, RA2, RA5, MT1, LD1-LD4 & SD3.	Noted.	No change.
			HB6	Support	Building Design Principles for New Development – in general conformity with	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					SS1, SS6, LD1 & SD1.		
HC Planning			HB7	Support	Landscape Design Principles - in general conformity with SS6 & LD1	Noted.	No change.
			HB8	Support	Green Infrastructure – in general conformity with SS6 & LD3. As with HB4, also identifying existing green infrastructure corridors and linkages for protection in accordance with LD3 would enhance the policy.	Noted. The Parish Council does not intend to undertake further work on the NDP at this stage or to introduce substantial new detail to policies which have been consulted upon at Reg 14.	No change.
			HB9	Support	Local Green Spaces – in general conformity with SS6 & OS3.	Noted.	No change.
			HB10	Support	Development on the Urban Fringe of the City of Hereford – in general conformity with SS6 & LD1.	Noted.	No change.
			HB11	Support	Improving Traffic Management & Accessibility in Hampton Bishop – in general conformity with SS4	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					& MT1.		
HC Transportation & Highways	Objective 2				Suggest rewording the objective. How this objective is achieved through traffic management & promoting walking and cycling doesn't seem to tie in with the contents of the objective.	Accepted. Insert new Objective 3. Amend Objective 2 to refer improving traffic and accessibility.	Amend NDP. Insert new Objective 3 and amend 4.2 to refer to <u>three overarching objectives.</u> <u>"Objective 3</u> <u>To improve traffic management and accessibility for all in the Parish."</u> <u>Delete 3rd and 4th bullet points under Objective 2 and insert both under new Objective 3.</u>
		5	HB11		The developments should also include provisions for cycle storage.	Accepted. Insert new bullet point as suggested.	Amend NDP. Amend Policy HB11: Insert 3rd bullet point at end of policy: <u>"including provisions for cycle storage."</u>
HC Environmental Health					No site specifics have been identified, therefore unable to provide comment with regards to potential contamination.	Noted.	No change.
Ecology					One of the most	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>environmentally sensitive parishes in Herefordshire for development due to the River Wye SAC & flood plain with the Lugg Meadows.</p> <p>The NDP correctly identifies this as a significant consideration. However, housing requirement is already met, and applications are within regulatory framework of planning for the parish.</p>		
Archaeology					Good plan regarding archaeology and draft Policy HB4 is particularly welcomed. There are some archaeological issues relating the Holywell Gutter Lane development but they are not of an over-riding nature.	Noted.	No change.
HC Development Managem					For understandable reasons managing flood risk takes centre stage. I'd note that whilst mentioned in the	Noted. The Parish Council wishes to leave such matters as protection of community	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
ent					<p>text, I could only find one mention of preventing the loss of community facilities & that is in HB5. I don't know how other NDPs have tackled this & whether they've relied on the CS Policy SC1?</p> <p>There is also nothing on employment or communications infrastructure. There are some businesses in the parish and I'd presume that if anything became available the NDP would like some influence on what might go on in there instead? I'm thinking of the reclamation yard for instance. Do they need/want to identify employment land?</p>	<p>facilities and employment to the strategic policies in the adopted Core Strategy.</p> <p>Also Policy HB5 requires that proposals should not lead to the loss of existing community facilities.</p>	
		1.7			Cites evidence on bus use that is from 2006 & thus 12 years old.	Noted. However, the NDP draws	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>on the Parish Plan in terms of evidence from public consultation and issues to be addressed.</p> <p>The Parish Council has investigated whether there is more up to date information but was advised by Herefordshire Council that bus usage is collated on a route basis rather than parish basis. This was not thought to provide enough detail to the NDP area.</p>	
		H5			Should this not reference policies HB1-3 in the bullet point that talks about not exacerbating flood risk elsewhere?	<p>Accepted.</p> <p>Amend Policy HB5 criterion 4 as suggested.</p>	<p>Amend Plan.</p> <p>Revise Policy HB5 criterion 4 to: <u>"Development will not increase the risk of flooding elsewhere and meets the requirements set out in Policies HB1, HB2 and HB3";</u></p>
		HB5 (2)			This talks about development having to be within or adjoining the main	<p>1. Accepted.</p> <p>Delete HB5(2) wording related to adjoining the</p>	<p>Amend Plan.</p> <p>Revise Policy HB5(2) to:</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>built up area, but surely this is unnecessary? Anything within the settlement boundary is acceptable in principle, so this wording could be struck out.</p> <p>I also wonder whether they need a rider to guard against every available plot coming forward within the settlement boundary, which might ruin the existing settlement pattern to which they attribute significant value.</p> <p>We've seen what settlement boundaries can do historically (in a bad way) so are they content that every available building plot sized area should be accepted in principle or are there some areas that they might seek to protect/explicitly rule out?</p>	<p>settlement boundary.</p> <p>2. Accepted. Add further criterion to HB5 to refer to existing settlement pattern and density.</p>	<p><u>"Development is well related to the existing village in terms of accessibility and location;</u></p> <p>Add further criterion and renumber others: HB5(3):</p> <p><u>"Development reflects the existing settlement pattern and density of the village which predominantly comprises single dwellings set in large garden plots. Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, and a substantial increase in the density of built form."</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
			5.2.6		The outline for the Rugby Club is not still live! The RMs were refused before Christmas.	Accepted. This was a drafting error. Delete first bullet point.	Amend Plan. Delete 5.2.6 first bullet point.
		HB6			I think this can be more prescriptive & say that bad design will not be permitted. It's OK to say that certain things will be "encouraged" but you really need to say what will not be acceptable. Such an approach i.e. saying bad design should not be permitted, is entirely consistent with the NPPF & CS.	Accepted. Insert further text to criterion 1 as suggested.	Amend Plan. Revise HB6 (1): Insert new sentence at start of paragraph: <u>"Poor quality design in new development will not be accepted."</u>
		HB11			We don't have CIL. What contributions are they referring to without the Rugby Club? Can only be the Barratt site off Hampton Dene Road and I think the money from that is being spent on Hampton Dene	Accepted. When Policy HB11 was drafted there was an expectation that a CIL charging schedule would be adopted by Herefordshire Council in	Amend Plan. Revise Policy HB11: Delete "<u>such as Community Infrastructure Levy</u>".

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					Road; so this needs review; particularly if they're expecting more developer contributions.	<p>the near future. However, the preliminary draft charging schedule 2016 has not been progressed and the proposed development at the Rugby Club has expired.</p> <p>It is hoped that as the NDP moves forward and gathers weight in decision making, there is unlikely to be major development in the parish over the plan period. Therefore, references to CIL could be deleted from the policy.</p>	

Hampton Bishop Draft Neighbourhood Development Plan – Consultation Responses – July 2018

Table 2 - Responses from Statutory Bodies and Neighbouring Parish Councils

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Natural England	All				No specific comments but referred	Noted.	No change.
Coal Authority	All				No specific comments.	Noted.	No change.
Historic England 1.	All			Support	No adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to historic environment issues pertaining to Hampton Bishop We commend the emphasis on local distinctiveness, protecting local heritage assets and the maintenance of historic landscapes and rural character.	Noted.	No change.
Historic England 2.	P30		New Policy	Comment	We do have one suggestion that you may wish to consider.	Accepted. Insert additional policy as	Amend Plan. Insert further Policy and supporting text

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>The Parish clearly has a strong agricultural base and numerous historic farmsteads and it is notable that where they become redundant the Plan supports their redevelopment for commercial enterprise.</p> <p>Whilst we would support the conversion of historic farmsteads for beneficial uses, including employment uses, we are concerned to ensure that this is done in a sensitive manner.</p> <p>Therefore we suggest that you consider the inclusion of a Policy with the following wording: "Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due</p>	suggested.	<p>under section 5.2 "Protection of the Historic and Natural Environment" after HB4 and renumber other policies:</p> <p><u>" Hampton Bishop Parish has a strong agricultural base and numerous historic farmsteads. At the Regulation 14 consultation Historic England noted that whilst they would support the conversion of historic farmsteads for beneficial uses, including employment uses, they are concerned to ensure that this is done in a sensitive manner. Therefore, a further policy has been added on the advice of Historic England to help ensure any conversions are undertaken in a sympathetic way."</u></p> <p>Insert New Policy:</p> <p><u>"HB5 Protection of Historic Farmsteads Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish for employment or residential uses should be sensitive to their distinctive character,</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project”.</p> <p>Further information about this can, if necessary, be obtained from Julian Cotton of HC Archaeology Service.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p>		<p><u>materials and form. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.</u></p> <p>Insert references to Herefordshire Farmsteads Characterisation Project.</p>
Environment Agency	P17 - 18		HB1 HB2	Comment / Support	As part of the 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	<p>Noted.</p> <p>Parish Council asked HC for a map showing pluvial (surface water) as well as fluvial flood risk. However such a map would be chargeable and developers</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>development in Hereford City and other strategic sites (Market Towns), was viable and achievable.</p> <p>The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We note that the Plan does not allocate sites which, in part, reflect the significant flooding problems within the area. The Plan has a strong focus on flood risk with Policy seeking to ensure that development is located in areas of the lowest risk (HB1)</p>	<p>can access such maps at their own cost.</p> <p>(Government map at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map is very pixelated)</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>whilst also looking at increased resilience (HB2). The village is currently afforded a level of protection from the raised earth flood defences.</p> <p>We continue to carry out maintenance work on these defences, including operational checks, grass cutting and repairs works. We are also continuing to look at possible options within Hampton Bishop to help further improve the standard of defences and increase the level of protection afforded to existing residents.</p> <p>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, which impacts the village along with fluvial</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					flooding, with Herefordshire Council and their drainage team as the Lead Local Flood Authority (LLFA).		
Woodland Trust 1.	All			Comment / Support	<p><u>Key Issues for Hampton Bishop</u></p> <p>The Woodland Trust is pleased to see that maintaining the quality of your natural environment is identified as one of the key issues for Hampton Bishop, and the need to maintain and enhance its agriculture and environment, its quality of the appearance of its landscape and how it is enriched by its open aspect to the countryside.</p> <p>Trees are some of the most important features of the area for local people. This is being acknowledged with the adopted Hertfordshire Local</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					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 Hampton Bishop.		
Woodland Trust 2.	P13				Therefore, the text supporting Historic and Natural Environment in the Key Issues of your Neighbourhood Plan, should be amended to also seek to protect and enhance the local landscape character of Hampton Bishop, and include the following:	Accepted. Amend text on p 13 as suggested. Note however there are no areas of ancient woodland in the parish, so this part should not be included.	Amend Plan. Revise final sentence on p13 to: <u>" There is a need for new development to be designed sensitively and appropriately and to protect and enhance the local environment, green and open spaces, veteran and mature trees and</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					“To protect and enhance the local environment, green and open spaces, ancient woodland, veteran trees hedgerows and trees”.		<u>hedgerows.</u> ”
Woodland Trust 3.			Vision and Objectives	Support	<u>Vision and Objectives</u> We are pleased to see that Objective 2 in the Neighbourhood Plan for Hampton Bishop does identify the need to conserve and enhance its landscape, and how any new development in your Parish needs to respect its distinctive landscape character.	Noted.	No change.
Woodland Trust 4.			Vision and Objectives	Comment	However, your Plan should also seek to ensure development must conserve mature trees and hedgerows, so there is no loss or degradation of ancient woodland in your parish.	Accepted. Insert further text as suggested under first bullet point.	Amend Plan. Insert further text under first bullet point p15: <u>" Trees are a significant local asset. Development should conserve mature trees and hedgerows, so there is no loss or</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>It should also support conserving and enhancing woodland and trees, such as Oak trees, with management, and also to plant more trees in appropriate locations.</p> <p>Increasing the amount of trees and woods in Hampton Bishop 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: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/intera</p>		<p><u>degradation of hedgerows and woodland in Hampton Bishop parish and schemes to increase the quantity of trees and woodland will be supported"</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					ctivemap/		
Woodland Trust 5.			HB8	Comment	<p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). On 5th March 2018 the Prime Minister Theresa May launched the draft revised NPPF for consultation. Paragraph 173 c states:</p> <p style="padding-left: 40px;">development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused, unless there are wholly exceptional reasons and a suitable mitigation strategy exists. Where development would involve the loss of individual aged or</p>	<p>Partially accepted.</p> <p>Although this comment refers to the new Draft NPPF, it is accepted that it is appropriate for the NDP to give greater prominence to the protection of trees and woodland as there are several areas of Traditional Orchards (a Priority Habitat) in the Parish as well as a number of veteran trees.</p> <p>However, the Parish does not include any areas of Ancient Woodland - see SEA Map 1 and http://magic.defra.gov.uk/MagicMap.aspx .</p> <p>Inserting the suggested text into an objective would give it less weight</p>	<p>Amend Plan.</p> <p>Insert further supporting text into para 5.2.19 after "flood attenuation":</p> <p><u>" Increasing the number of trees and woods in Hampton Bishop would provide enhanced green infrastructure for local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback). There are opportunities for planting a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites."</u></p> <p>Insert further text into Policy HB8:</p> <p><u>" Development which results in substantial harm to or loss of irreplaceable habitats such as traditional orchards, hedgerows or veteran trees, will be refused"</u>.</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>veteran trees that lie outside ancient woodland, it should be refused unless the need for, and benefits of, development in that location would clearly outweigh the loss;</p> <p>Whilst recognising that this policy is draft we believe it must be given due weight in the plan making process as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland.</p> <p>Therefore, we would recommend that Objective 2 of your Neighbourhood Plan should include something along these lines: “Substantial harm to or loss of irreplaceable habitats such as</p>	<p>than a planning policy.</p> <p>Therefore, insert further text into Policy HB8 as suggested but refer to traditional orchards, hedgerows and veteran trees rather than ancient woodland.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					ancient woodland, should be wholly exceptional”.		
Woodland Trust 6.	All			Comment	<p>The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced.</p> <p>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 in the geographical area of your Neighbourhood Plan.</p> <p>Standing Advice from Natural</p>	<p>Not accepted.</p> <p>There are no known areas of ancient woodland in the parish.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					England and the Forestry Commission has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences		
Woodland Trust 7.	P6-7			Comment	The profile of Hampton Bishop identifies the need to retain and enhance its rural character as a 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, should also be taken into account with a Policy in your Plan.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Woodland Trust 8.	All	5.2.19		Comment	<p>Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Hampton Bishop.</p> <p>In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level.</p> <p>Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014.</p>	<p>Accepted.</p> <p>Add further text to para 5.2.19 as suggested.</p>	<p>Amend Plan.</p> <p>Insert further supporting text to para:</p> <p><u>"Trees and woodland also can play a key role in delivering improved health and wellbeing at a local level by providing opportunities for relaxation and recreation"</u>.</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.		
Woodland Trust 9.			HB7 and HB10		<p><u>Protection of the Historic and Natural Environment</u></p> <p>Whilst Policy HB7 (Landscape Design Principles) and Policy HB10 (Development on the Urban Fringe) does seek to protect and enhance trees, whilst also planting new ones, it should also seek to protect ancient hedgerows and deciduous woodlands, as well as also seeking to retain and enhance open green spaces and resist the loss of open space.</p> <p>It should also ensure the provision of some more, to what extent there is considered to be enough</p>	<p>Partially accepted.</p> <p>Amend Policy HB7 as suggested but do not include references to ancient woodland.</p> <p>Amend Policy HB10 to strengthen wording in relation to tree planting.</p> <p>There is suitable and adequate public open space provision for the village provided in the area around the village hall.</p>	<p>Amend Plan.</p> <p>Insert additional text to Policy HB7: " Development schemes should protect deciduous woodlands, as well as retain and enhance open green spaces. Any loss of public open space will be resisted."</p> <p>Amend Policy HB10. Delete first and third paragraphs and replace with:</p> <p>"Any development in areas of high and high medium landscape sensitivity on the urban fringe of the City of Hereford must be avoided in order to protect both the rural and historic character of the Parish and the visually unique approaches to Hereford from Lugwardine and Mordiford. The planting of trees within the urban fringe area of the Parish is strongly encouraged to assist with reduction of</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>accessible open 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"> • That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. • That there should also be at least one area of accessible 		<p>excess surface water. Trees and orchards are preferred to large areas of grassland. Existing trees should be protected wherever possible."</p> <p>Retain second paragraph.</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					woodland of no less than 20ha within 4km (8km round trip) of people's homes.		
Woodland Trust 10.		5.2.19		Comment	<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.</p> <p>This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green</p>	<p>Noted.</p> <p>Also refer to the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/.</p>	<p>Amend Plan.</p> <p>Amend 5.2.19:</p> <p>Insert further reference to Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					infrastructure - see the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/ .		
Bartestree & Lugwardine PC 1.		Map 5		Comment	The Parish Council didn't feel it was very clear that the settlement boundary was written as such when in fact there are two boundaries.	Not understood. This could relate to the boundary to the urban area of Hereford City? If so this settlement boundary will be a matter for Herefordshire Council.	No change.
Bartestree & Lugwardine PC 2.		Map 8	HB9	Comment	Map 8 is missing.	This is a drafting error. Policy HB9 should have referred to Map 5. However, Policy HB9 and the proposed Local Green Spaces are not being carried forward into the Submission Plan following	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						objections from local residents and landowners.	
Dormington & Mordiford GPC	All			Support	<p>The Parish Council felt that the proposals outlined in the Hampton Bishop NDP would only bring benefit to the local area and there was nothing that would adversely impact on Mordiford Parish.</p> <p>Councillors particularly welcomed proposals on flood alleviation issues and on speed restrictions.</p>	Noted.	No change.

Hampton Bishop Draft Neighbourhood Development Plan – Consultation Responses – July 2018

Table 3 Responses from Local Residents and Developer / Landowners

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Resident 1. A	40 &	5.2.20 - 5.2.21	Map 5 HB9	Objection	<p>Garden of Hampton House Cottage opposite entrance road to Village Hall. The garden and cottage were purchased in good faith by the occupiers. The NDP was not conceived at that time and no one could be expected to know this might be considered a green space. The land should not be in the settlement boundary.</p> <p>Local Green Space 2 – Field The field should not be within the settlement boundary therefore excluded for building. However, the owners purchased the property in good faith and NDP green space was not considered or planned for at that time.</p>	<p>Accepted.</p> <p>The proposed Local Green Spaces should be deleted from the Submission Plan.</p>	<p>Amend Plan.</p> <p><u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Resident 1. B	12 30- 31	3.1 5.2.6	HB4	Comment	Delete reference to land east of Holywell Gutter Lane. 190 no longer live – abandoned. No current large scale planning applications.	Accepted.	Amend Plan. P12 Delete:" The scale of proposed development within the rural Parish of Hampton Bishop is considered out of all proportion to its size and character. If current planning applications are granted, they would treble the number of homes currently within the Parish. The idyllic rural setting of Hampton Bishop's farm land and orchards, nestling between two rivers on the approach road to the busy City of Hereford would be lost forever." Add text to beginning of remaining paragraph: <u>"The idyllic rural setting of Hampton Bishop's farm land and orchards, nestling between two rivers on the approach road to the busy City of Hereford is under significant and constant threat from proposals for development on the edge of</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
							<u>Hereford City.</u> P30-31 delete: " • Land to the east of Holywell Gutter Lane Hampton Bishop (Outline application S102921/O2012, October 2010) and Reserved Matters application P152631/RM - still live) for 190 units; "
Residents 2 & 3	32	5.2.20-5.2.21	Map 5 HB9	Objection	Green Space ... Part of our property (Hampton House Cottage) has been suggested to be designated as green space. The area is identified on map 5 Page 32, north of Hampton House and east of Church Lane. The area in question is private property (our garden) and does not in any way meet the specific criteria mentioned in paragraph 77 of NPPF. It does not serve the local community, is not demonstrably special or hold particular significance and it is not necessarily local in character.	Accepted. The proposed Local Green Spaces should be deleted from the Submission Plan.	Amend Plan. <u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>As it is a private garden owned by private individuals, to be a suitable area for designation it should be valued for "wildlife, historic significance and/or beauty". None of these criteria apply in this case.</p> <p>Neighbourhood planning officers at Herefordshire Council have advised us that the matter cannot proceed without the landowner's consent therefore we would like to reiterate our objections, as stated in our previous letter to the parish council dated 21.06.16.</p>		
Resident 4	32	5.2.20-5.2.21	Map 5 HB9	Objection	I write to formally object to an attempt to designate a parcel of land we own as 'Local Green Space'. I must apologise for my delay in registering this objection but having been unable to attend any of the meetings when the initial stages of the Neighbourhood Plan were in discussion I was somewhat surprised to discover the	Accepted. The proposed Local Green Spaces should be deleted from the Submission Plan.	Amend Plan. <u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>inclusion of the land we own without receiving any formal notification. The land I refer to has been listed in the Neighbourhood plan as:</p> <p><i>Local Green Space 2 Field Proximity to the community South and west of the junction of Church Lane and Whitehall Road Demonstration of special value to the local community This open space is immediately opposite Saint Andrews Church and graveyard and as indicated, sits a road junction. The view to the church is currently unrestricted when approached from the west and the south. Any construction in the field marked "2" would disrupt the sight lines to the church when approached from the south. The church is active and parking is limited and it could be argued that it is near, if not the centre of the village. The western edge of the church is</i></p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p><i>designated a public right of way and used frequently by villagers and ramblers.</i></p> <p>Our paddock is already protected from development by a section 106 agreement. It is not available to the village for use and certainly not as an overflow car-park! There is no public right of way across the paddock and the sight line to the church is along the lane and not over paddock although the point about the view being marred by any construction in the paddock is irrelevant as it is already protected from development.</p>		
Residents 5 & 6 A.	All			Comment	<ul style="list-style-type: none"> We welcome the opportunity to respond to the draft Hampton Bishop Neighbourhood Plan, and we would like to thank the parish 	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>council officers and the parish clerk for preparing the draft plan.</p> <ul style="list-style-type: none"> • We welcome the proposals on protecting and enhancing valued landscapes, geological conservation interests and soil, enhancing biodiversity, enhancing heritage assets and green infrastructure, rural resilience, and access to services. • We need to learn lessons from the widespread flooding in 2000, 2013, and 2014 in Hampton Bishop. Unfortunately, the causes of flooding have not been addressed in the neighbourhood 		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>plan. There are no provisions which focus on reducing the impact of extreme floods by, for example, increasing protection on properties themselves and managing river catchments so rain runs off hills more slowly. Plans and policies or progress in addressing vulnerabilities are lacking.</p>		
Residents 5 & 6 B.	All			Comment	<ul style="list-style-type: none"> We are concerned that the plans puts more emphasis on house building which may impact on flooding, landscape, water quality, biodiversity, community infrastructure, and access 	<p>Not accepted.</p> <p>NDPs have to plan positively for new development but Hampton Bishop NDP notes the significant constraints related to flooding, landscape character and built</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					to services.	heritage etc and that the required housing target for the plan period has already been met. The NDP does not therefore support significant additional development over the plan period.	
Residents 5 & 6 C.		5.1.27		Comment	<ul style="list-style-type: none"> We welcome the recognition that <i>“the residual risk of flooding is relatively high behind flood defences and must be specifically addressed level 2 Strategic Flood Risk Assessment (SFRA) or detailed Flood Risk Assessments (FRAs).”</i> Hampton Bishop is surrounded by stank, which only provide a certain level of protection. Defences 	<p>Noted.</p> <p>The NDP does direct development away from areas at greatest risk of flooding and the Environment Agency supported the approach and policies in the NDP - see Table 2.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>cannot be considered to remove the risk of flooding entirely.</p> <ul style="list-style-type: none"> We maintain that residual” flood risk – the flooding resulting from extreme weather events that cannot be prevented by normal flood defences – is increasing. Hence, we think that housing development should be avoided by directing development away from areas most at risk of flooding from all sources (the “sequential test”) to ensure that development can be safely and sustainably delivered. 		
Residents 5 & 6		5.1.27		Comment	<ul style="list-style-type: none"> We propose that the plan 	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
D.					should seriously consider Paragraph 5.4.3 of the SFRA which stated that "... the defended areas at Leominster, Hereford and Hampton Bishop pose a relatively high degree of residual risk to existing and new development."	This is noted and addressed in the NDP.	
Residents 5 & 6 E.	All			Comment	<ul style="list-style-type: none"> The rush to build new homes is set to increase flooding by overwhelming drains, according to the nation's building and flooding professionals. New housing developments can simply connect to existing drains, increasing the risk of floods. There are no plans for increased public spending on 	<p>Noted.</p> <p>The NDP supports this approach, limiting new housing development to sites within the tightly drawn settlement boundary and directing new building to areas at lowest risk in line with policies in the core strategy.</p> <p>The Environment Agency supports the</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>drainage and flood defences.</p> <ul style="list-style-type: none"> The Herefordshire Core strategy provides that in Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031. The core strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The main challenge Hampton Bishop village faces is the threat of flooding, which when left unheeded will impact on sustainable development, which is the cornerstone 	<p>approach in the NDP.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>of the core strategy.</p> <ul style="list-style-type: none"> • All residential development proposals will need to take account of capacity of the drainage network in the area and the impact of future development on water quality. Hampton Bishop falls within the catchment for the River Wye and River Lugg. • The River Wye Special Area of Conservation (SAC) currently includes sections where the water quality exceeds phosphate level targets and this prevents sections of the river from achieving favourable condition. It is also 		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>necessary to ensure that sections of river currently meeting the water quality targets do not fail as a result of new development.</p> <p>Agriculture, industrial and household sources contribute the bulk of the phosphate going into the Wye and Lugg rivers.</p> <p>Hence, we do not encourage house building in the village.</p>		
Residents 5 & 6 F.			HB1	Comment / Support / Object	<ul style="list-style-type: none"> To conclude, we welcome the proposal to resist new residential development in Flood Zone 3. However, we strongly oppose the proposal to allow housing development in 	<p>Not accepted.</p> <p>Policy HB1 directs new development to Flood Zone 1 but requires development proposals in Flood Zones 2 and 3 to submit a sequential text and then to apply the Exception test in line with national</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					Flood Zone 2.	planning policy.	
			HB7	Comment	<ul style="list-style-type: none"> We also support the redevelopment of existing or redundant farm or commercial buildings for new commercial enterprise on condition that the economic activity will not result to biodiversity loss and flooding, and negatively impact on water quality, soil health and landscape. 	Accepted. Add further text to HB7 as suggested.	Amend Plan. Insert further criterion to Policy HB7: <u>"Proposals for the redevelopment, alteration or extension of existing or redundant farm or commercial buildings for new commercial enterprises or residential uses will be supported provided that proposals do not result in any net loss to biodiversity or increase risk of flooding, and do not negatively impact on water quality, soil health and landscape."</u>
Resident 7			HB10	Comment	What do we really want? I suggest that one of the main objectives should be to preserve the integrity of the village, and to prevent further encroachment of housing development on the City fringe, because we will otherwise lose the unique	Not accepted. Policy HB10 has to be positively worded and it was supported by Herefordshire Council at Regulation 14. Trees and woodland have been given additional protection in the NDP	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>rural setting, destroy the landscape on the City approaches, and increase the risk of flooding.</p> <p>We have already exceeded the Parish's 18% target under RA1 (see p.11), so surely any further development outside the Settlement Boundary should be unacceptable. Otherwise, what's the point of the Boundary?</p> <p>Hampton Bishop Suburb seems a deeply unattractive prospect to me, and no doubt to the overwhelming majority of the village that opposed the Rugby Club Application.</p> <p>It seems to me that this objective would be most conveniently achieved by amending Draft Policy HB10</p>	<p>following comments submitted by the Woodland Trust - see Table 2.</p> <p>As and when Herefordshire Council consider any future planning applications on the urban fringe, both Herefordshire Council and NDP policies will apply. As Hampton Bishop has already exceeded its housing target by some margin, it is hoped that this will be given suitable weight in decision making.</p> <p>No further change is required.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>along the following lines: "Further development on the urban fringe of the City of Hereford is unacceptable, and will be resisted in order to protect both the rural and historic character of the Parish, and the visually unique approaches to Hereford from Lugwardine and Mordiford. The planting of trees within the urban fringe area of the Parish is strongly encouraged, to assist with reduction of excess surface water. Trees and orchards are preferred to large areas of grassland. Existing trees should be protected wherever possible."</p>		
Resident / Landowner 8			HB5 Map 5	Comment / site submission	Please see the attached plan for some parcels of land within the parish, which I wish to be considered for possible housing development.	Not accepted. The NDP aims to direct new housing development to sites	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					 <p>Looking at both the scattered boundary and conservation boundary in detail, it seems clear that the land situated to the east of 'Box Tree Cottage' and to the west of 'Beggars Roost' is a</p>	<p>within the identified settlement boundary, subject to constraints such as flooding. The Parish has already more than met the target housing requirement as set out in the Core Strategy through existing commitments and recent developments.</p> <p>Therefore, there is no need at this stage to include one or more site allocations in the Submission NDP; the existing approach as set out in the Regulation 14 Draft Plan is supported by Herefordshire Council - see Table 1.</p> <p>Development on the urban fringe of the City of Hereford will be</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>suitable candidate for the introduction of linear development.</p> <p>This area could be used to create a sympathetic development in the heart of the village, allowing for the introduction of charming, picturesque and sustainable homes. Please see the attached maps which show some suitable development areas.</p>	<p>considered against all the policies in the NDP, and in particular Policy HB10. The proposed sites are currently considered to be the rural area and Core Strategy Policy RA3 will apply.</p> <p>Proposals that come forward for sites within the settlement boundary will be considered n their own merits, according to the policies in the development plan ie the NDP and Core Strategy.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
							

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					Section 5.2.5 makes reference to the need for 32 units to support the local Hereford Core Strategy within the Parish of Hampton Bishop. The next paragraph makes reference to 110 units of existing commitments. These, however, are widely accepted to be situated at the very extremities of the parish.		
RCA Regeneration Planning agents for resident / landowner 9.	42 & 43		HB6 HB7 HB10 HB1 HB2 HB3	Comment / site submission	It is noted that pages 42 & 43 identify that the Neighbourhood Plan has been designed with suitable flexibility, should proposals come forward to facilitate the relocation of Hereford Rugby Club to the urban fringe of Hereford via an enabling residential development. This flexibility is welcomed, as you may be aware that STL Energy Ltd are progressing work to submit an outline application with all matters reserved (except for access and layout) on the site	Not accepted. The NDP aims to direct new housing development to sites within the identified settlement boundary, subject to constraints such as flooding. The Parish has already more than met the target housing requirement as set out in the Core Strategy through existing commitments and recent	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>known as 'Land to the east of Holywell Gutter Lane, Hereford'. The extent of the site is demonstrated in the accompanying red line plan. In examining the Neighbourhood Plan the independent examiner will assess whether the contents of the Neighbourhood Plan is sound. The assessment of 'soundness' considers whether the plan is positively prepared, justified, effective and consistent with national and local planning policies.</p> <p>It is clear that the lack of consultation with Hampton Bishop Parish, Hereford Rugby Club and all other interested parties led to the previous application being poorly designed and did not take the concerns of local residents or the Rugby Club into account. This then led to the subsequent demise of that application and its removal from</p>	<p>developments.</p> <p>Therefore, there is no need at this stage to include one or more site allocations in the Submission NDP; the existing approach as set out in the Regulation 14 Draft Plan is supported by Herefordshire Council - see Table 1.</p> <p>Development on the urban fringe of the City of Hereford will be considered against all the policies in the NDP, and in particular Policy HB10. The proposed site is currently considered to be the rural area and Core Strategy Policy RA3 will apply.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>the NDP. However, we would urge you to reconsider as our client has now acquired the site and begun work from scratch in partnership with the Rugby Club. The Rugby Club will now be a central feature of the revised proposals, which are to be underpinned by fresh and comprehensive evidence. The residential development accompanying it is necessary to fund the relocation of the Rugby Club and will comprise a mix of market and affordable housing, complemented by public play areas and public open space. Reconsidering a potential allocation for the site will, in our view, ensure the Neighbourhood Plan is positively prepared: providing a much needed sporting facility for the county and positively contributing towards housing supply for Herefordshire. The new application being</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>progressed is entirely separate from the previous outline and reserved matters applications on the site. All new technical reports and surveys are currently being undertaken to identify a set of opportunities and constraints that will shape an indicative masterplan.</p> <p>The work being undertaken includes:</p> <ul style="list-style-type: none"> *Transport Assessment and vehicular access strategy (including Road Safety Audit). *Landscape and Visual Impact Assessment incorporating illustrative landscape strategy and landscape design strategy. *Arboricultural Survey. *Archaeology and Heritage desk-based assessment. *Flood Risk Assessment and Drainage Strategy. *Phase 1 Ecological Survey. *Breeding Birds Survey. *Bat Transect Survey. *Bat Dusk/Dawn 		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>Emergence/Return to Roost Survey. *Reptile Survey. *Great Crested Newt Survey. We are aware of the Draft Neighbourhood Plan Policies HB6 and HB7 which guide new development proposals in the Hampton Bishop Neighbourhood Plan area and we recognise the importance of protecting the existing landscape character of this part of the county.</p> <p>The proposals being worked-up are very 'landscape-led'. We have sought to retain the existing orchards fronting onto the B4224 to retain the rural character of the approach into Hampton Bishop which maintains settlement separation and the distinct identity of the village. As part of the strategy for green infrastructure and public open space, the scheme will incorporate a significant number</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>of the existing orchard trees, avoiding large areas of un-vegetated open space which would be distinctly visible from long distance views of the site and less characteristic of the area.</p> <p>Having reviewed the Neighbourhood Plan in detail, it is clear that flooding and achieving effective drainage schemes are extremely important considerations for Hampton Bishop residents. With this concern in mind the application for the Rugby Club and associated development will be accompanied by an application for a pumping station situated within the applicant's land to the west of Mordiford Bridge. Draft Neighbourhood Plan Policies HB1, HB2 and HB3 are clear and provide targets for any decision maker to use to assess whether development proposals are</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					compliant with the Neighbourhood Plan Policies. In addition to the above, we would also like to support Draft Neighbourhood Plan Policy HB8 as this policy seeks to integrate drainage, public open space and ecological enhancement proposals into a single holistic approach.		