

## Holmer and Shelwick Neighbourhood Plan

### Examination – Responses to examiner’s further questions

- 1) *Would you provide me with a correct version of the representation from David Baum of Hook Mason Consulting. The version in the pack is garbled. Would you confirm whether planning permission has been granted for the site at Shelwick referred to in this representation.*

LPA response: The representation from Hook Mason Consulting is attached. The site which the representation refers to does not have planning permission.

- 2) *Policy HS1 states that housing development to meet local needs will be supported adjacent to the settlement boundaries. Paragraph 6.3 refers to small scale development being accepted in “certain circumstances” adjacent to the settlement boundaries. However, there is no explanation of the certain circumstances. Would the QB explain what this is intended to refer to. In other rural areas, usually only rural exceptions housing supported by an Affordable Housing Needs Survey is accepted adjacent to and outside settlement boundaries. If this is the case would the QB and LPA confirm that the following wording is satisfactory. Delete “adjacent to” from the first sentence of the paragraph and add the following after the first sentence: “New housing development will be supported adjacent to the settlement boundaries of Munstone and Shelwick where it delivers rural exceptions housing in accordance with Core Strategy Policy H2.” Explanatory text will be needed to explain how this is to be applied and should be added to paragraph 6.3.*

QB Response: This was to pick up the Core Strategy policy RA2 that allows for development “adjacent to the main built up area of a village”. If HC agree then happy to modify policy HS1 as suggested and add an explanatory text to 6.3

LPA response: The Local Planning Authority would be content with the suggested rewording of Policy HS1

- 3) *Policy HS1 f) is considered to be unnecessary as the policy wording requires the site to be within or adjacent to the settlement boundary.*

QB Response: Accepted, will delete.

LPA response: Agree this would be unnecessary

- 4) *Policy HS1 Is it intended that all the criteria should be applied? If so the word “and” should be at the end of criterion h) instead of g).*

QB Response: It is intended that all criteria apply. ‘and’ removed after h and added to g. This was a typographical error.

LPA response: Would agree that the ‘and’ should be at the end of criteria g

- 5) *Both Policy HS1 and HS2 refer to development “not adversely impact existing agricultural or commercial activity.” Is this correct or should the wording of Policy HS3i) be used?*

QB Response: The wording should be the same as in Policy HS3i. Will correct wording in HS1 & HS2

LPA response: Would agree that the wording of HS3(i) would be more appropriate in HS1 and HS2

- 6) *In their comments on Policy HS2, HC refers to other sites that may be considered through the HAP. As these have not been considered through the NP process it would not be appropriate to include them in the settlement boundary. If further sites will be required to deliver the strategic requirement of 500 homes plus the Park and Choose site these should be allocated in the HAP and the Settlement Boundary revised accordingly. It is suggested that an additional paragraph should be added to the justification to Policy HS2 to explain how much additional land will be required for housing and that any further sites required will be allocated in the HAP and the Settlement Boundary revised accordingly.*

*Add the following to the justification: “The housing commitments included in the settlement boundary should deliver about XXX homes. Sites for the remaining XXX homes will be allocated in the Hereford Area Plan as well as a site for the Park and Choose location. The Settlement Boundary will be revised accordingly.”*

LPA Response: The 500 housing development and the park and choose site are proposed for the Holmer West urban extension and form part of the 6500 growth target for Hereford. The development of this site is underway predominantly via application 150478/O for 460 dwellings and subsequent reserved matters applications.

The Hereford Area Plan (or Core Strategy review) would therefore be identifying additional allocations to help achieve the full Core Strategy housing target for Hereford (6500). These should be allocated via the HAP (or CS) rather than the NDP however there is no specific additional target for this part of the HAP area.

The following wording is suggested for the second sentence “Additional homes may be required to help achieve the strategic housing requirement for Hereford, these will be allocated in the Hereford Area Plan (or subsequent Herefordshire Core Strategy review). The Settlement Boundary will be revised accordingly.”

QB Response: We are not asked for comment on this, but the examiner's suggestion seems slightly presumptuous given where the HAP is in its preparation process. As far as we are aware no figure for remaining homes has been identified. The 500 Homes plus park and Choose Site referred to in the plan is the Holmer West Northern expansion known as The Bloor Home development. It is for 460 homes and a Park and Choose site. It is an approved planning application and is included in our proposed settlement boundary for Holmer. We would suggest:

"The housing commitments included in the settlement boundary should deliver about 510 homes. Should sites for additional housing be allocated in the neighbourhood area, through the Hereford Area Plan, as well as a site for the Park and Choose location, the Settlement Boundary for Holmer may need to be revised to take account of these changes."

- 7) *Would the LPA confirm whether the parking requirement set out in Policy HS3 b) accord with the Council's Parking Standards. If not, what evidence has the QB relied on to set their own parking standards?*

LPA response: The parking standards indicated within Policy HS3 do not accord with the Council's Parking Standards.

QB Response: The Parking criteria in the NDP are higher than those in the HC policy. The experience of the parking issues surrounding the recent approx. 300 housing development (The Furlongs) demonstrates that the current provisions being used is inadequate. The Furlongs development is woefully short of adequate parking during the evenings and weekends with cars parked on lawns and pavements blocking pedestrian access through the development. The NDP seeks to address this, especially for larger dwellings in future developments. We are a rural parish where the car is essential in daily life.

- 8) *Does HC have a process for assessing and designating local heritage assets? Would the QB explain the heritage significance of the two locations identified in Policy HS4 and the contribution they make to the local environment.*

LPA response: There is no process in place for assessing and designating local heritage assesses. Any buildings or sites indicated within a NDP are passed to the Historic Environment Record for recording. There is no criteria or uniformity across the county as a whole.

QB Response: The Parish has very few heritage assets. The Duck Pond's history goes back to the time when the parish was mostly rural farmland and farmers would drive their stock over trails and paths to drink at this pond. It is a focal point in Holmer with seating provided by the parish to enjoy the Duck Ponds ambiance.

The Trig point signifies one of the highest points in Herford although situated on private land with no public access directly to the Trig point. It can be seen from the public footpath at the bottom of Patch Hill, and it remains a reminder of the area's history and agricultural origins.

9) *Figure 10 shows three of the four views. View iii) of Lyde Hill is not included. Would the QB provide me with a map to show the location of all the viewpoints. These should be from publicly accessible vantage points such as roads or footpaths within the plan area. Would the QB explain how it is intended that development proposals should enhance the views? Is there any reason for including the Furlongs Play area and the River Lugg on Fig 10?*

LPA response: For response by the parish council

QB Response: Lyde Hill vantage point added to Figure 10 Map, (copy attached). All viewpoints are from publicly accessible vantage points. Any future developments should not be to the detriment of these views. The Furlongs play area was included to show its location. The River Lugg was demonstrating where it can be seen from the Parish.

10) *Are the local wildlife sites listed in Policy HS5 designated as such? They do not appear to be shown on the Policies Map. Would you provide me with a map of the location of these sites.*

LPA response: Lugg Meadows – SSSI and SWS 9this is bordering but not within the parish; Hereford and Gloucester Canal – Local Wildlife Site; Disused railway line –Site of Nature Conservation (bordering). Map is attached.

QB Response: The Local wildlife sites listed in policy HS5 d - Namely -Lugg Meadows; Hereford and Gloucester Canal (overgrown); and the disused railway. We believe they are designated wildlife sites, HC to confirm. The Canal and Lugg Meadows can be seen from the parish boundary on the Roman Road. The disused railway line location will be provided by HC. A more definitive map to be provided by HC.

11) *Would the QB confirm whether the landowners of the sites proposed as Local Green Spaces have been consulted on their proposed designation in view of the comments in the representations.*

LPA response: For response by the parish council

QB Response: Landowners were not identified at the time the Green spaces were first identified. The PC made best efforts to provide awareness of the plan through the consultation methods set out in the Consultation Statement.

12) *Part of site 9 appears to be a landscaping belt on the western edge of the housing development. Is this safeguarded by a planning condition? Would the QB provide me with a map to show the location of LGS site 10 as it is not shown on Figure 12.*

LPA response: The area referred to this question is site LGS 10 ie the landscaping belt which runs across the western edge of the housing development at Tanners Red Walk. The intention is that this area is adopted as open space by Herefordshire Council, however this is

around 12 months from being complete. Map are included to show the areas within the planning permissions.

QB Response: Site 9 and 10 were been incorrectly labelled in the plan; a revised correctly labelled Green Space Map is enclosed.

13) QB Response: Site 9 and 10 were been incorrectly labelled in the plan; a revised correctly labelled Green Space Map is enclosed.

LPA response: Would agree that this should be included within a community aspiration

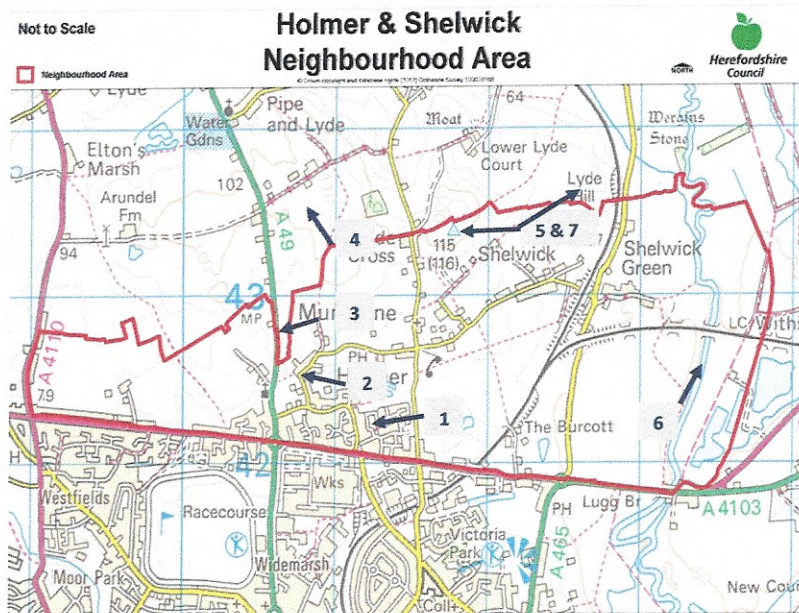
QB Response: The Parish Council consider this Policy an Important part of the neighbourhood plan. We are happy to follow the recommendation and rename it as a 'Community Aspiration'.

Samantha Banks

Neighbourhood Planning Manger

29 October 2019

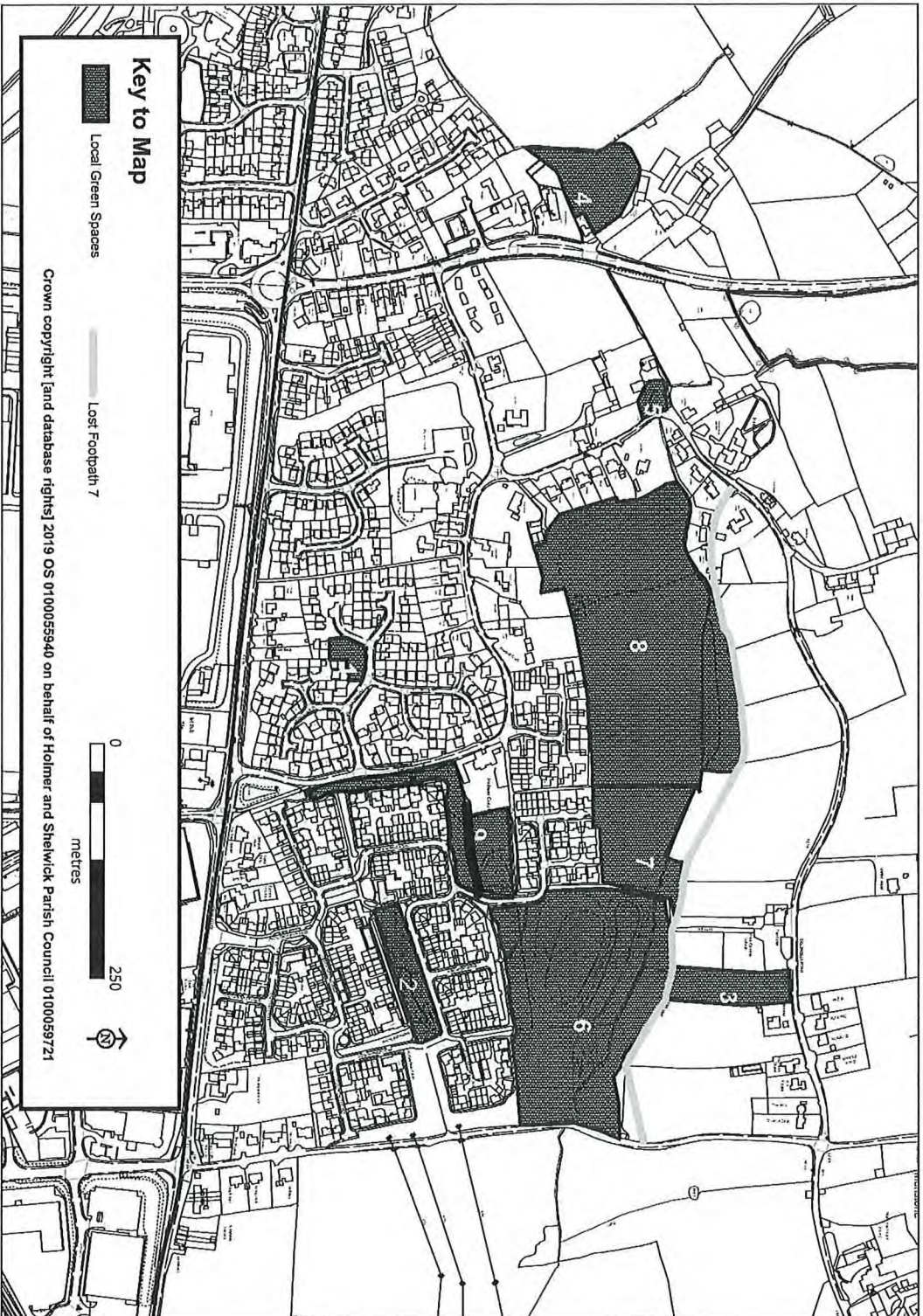
Figure 10 Protected Views and Heritage Assets



Key:

- 1 - The Furlongs Play Area from SO 5138 4226
- 2 - The Duck Pond in Coldwells Road at SO 5074 4251
- 3 - View towards Hay Bluff at SO 5074 4281
- 4 - View towards the conical Pyon Hill from HO14 at SO 5096 4328
- 5 - Trig point at the top of Patch Hill at SO 5184 43464
- 6 - River Lugg from HO17 at SO 5331 4238
- 7 - View towards Lyde Hill from HO10 at Shelwick

Figure 12 – Holmer and Shelwick Policies Map Local Green Spaces (OS Licence Number 0100059721)







*Are the open spaces adopted?*

UPD SCANNED

The scale of this drawing is as marked  
 Datum: DMS Date: 1/04



Unit Type	Unit Name	Total No.
<b>Houses</b>		
A	NEWMON	9
B	ROSE	6
C	SAUNDERS	10
D	HAYWARD	12
E	MANNET	7
F	STREVE	10
G	BRISTOLTON	14
H	UNDALE	21
I	YOUNG STREET	17
J	MOTFORD	12
K	HALLS GARDENS	12
L	HALLS GARDENS	12
M	HALLS GARDENS	12
N	HALLS GARDENS	12
O	HALLS GARDENS	12
P	HALLS GARDENS	12
Q	HALLS GARDENS	12
R	HALLS GARDENS	12
<b>Sub Total</b>		
		243
<b>Apartments</b>		
1 Bed	1.3 & 1.5	27
2 Bed	2.4 & 2.8	14
<b>Sub Total</b>		
		51
<b>Total No. of Units</b>		
		300



**KEY**

- Site Boundary
- Fence 1.8 Panel
- Wall 1.8m Corer 0.4m
- 2.7m x 1.8m patio (500 sq paving @ 60)
- 6ft x 4ft Timber shed
- Bank for Rotary Dryer
- Totter (but with slab base) (200 from converted to RHP as detailed by WSP)
- Front access & part of Access
- 0.9m wide using 120mm sq. slabs
- Secondary Access
- 0.9m wide using 600mm sq. slabs
- Refuge Collection Point

**XREF: Boundary Treatments by NPA Consultancy**  
 PROPOSED LOCATION OF BRICK WALL BLEND, RAILING BLEND, COPPERATION  
 (1.5m high, wood railing) AS ADAPTED FOR THE PROPERTY BY CALG GARDEN  
 PROPOSED 1.8 METRE HIGH BOUTON RAILING AS ADAPTED FOR THE PROPERTY BY CALG GARDEN  
 PROPOSED 1.2 METRE HIGH GATE POSTER COATED IN RED.

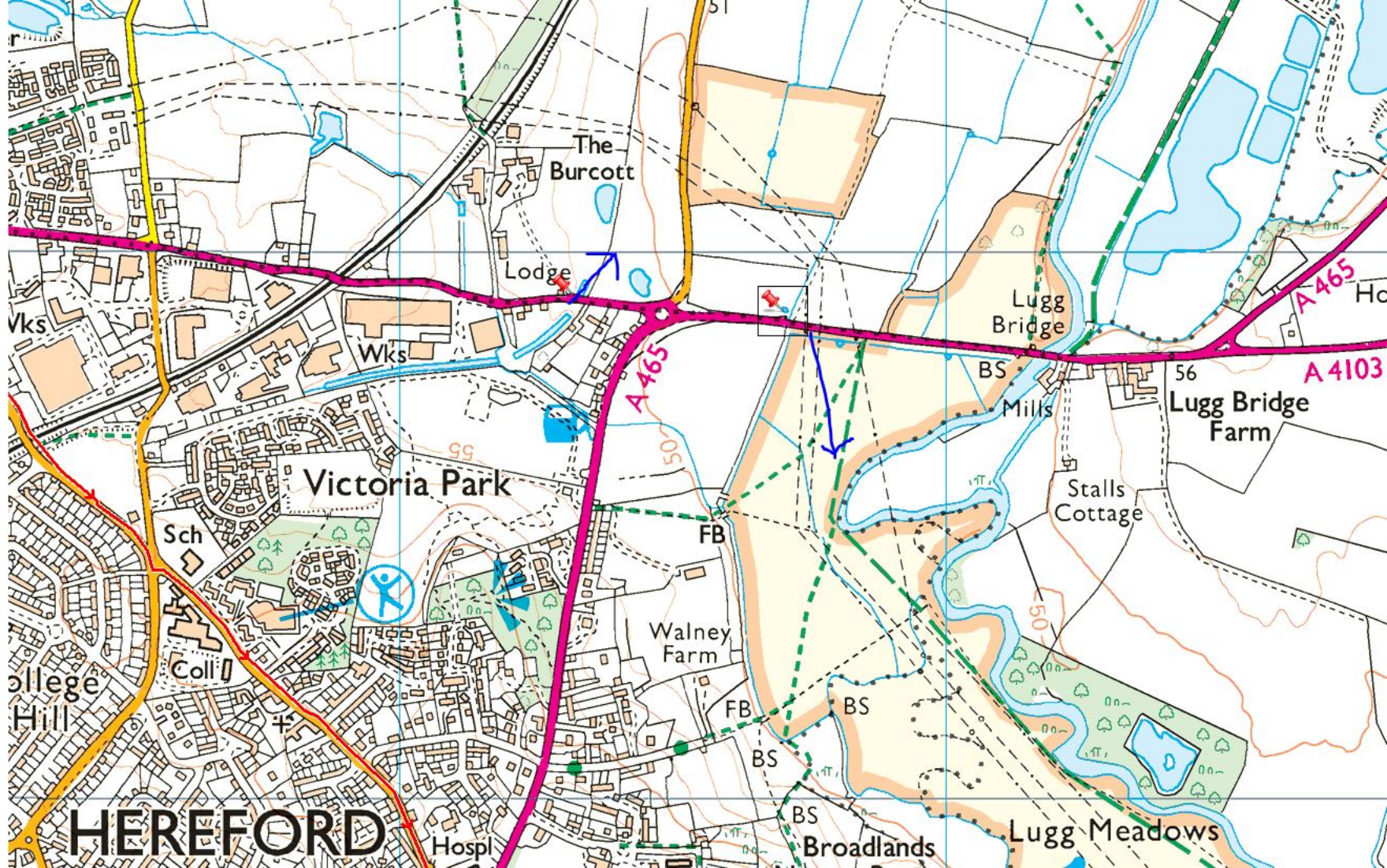
S 1110864/RH

PROPOSED DEVELOPMENT OF  
 LAND NORTH OF FORENS BOUND STREET  
 HERFORD  
 ~ 1 APR 2016

Project: Land North of Forens Bound Street  
 Herford  
 Drawn by: [Name]  
 Checked by: [Name]  
 Date: 07/12/11  
 Project No: 110864  
 Scale: 1:500 @ A3  
 Sheet No: 012  
 Sheet of: 01

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The Burcott  
Lodge

Lugg Bridge

Lugg Bridge Farm

Victoria Park

Walney Farm

Lugg Meadows

HEREFORD

A465

A465

A4103

50

50

99

56

FB

FB

BS

BS

BS

BS

Mills

Stalls Cottage

Sch

Coll

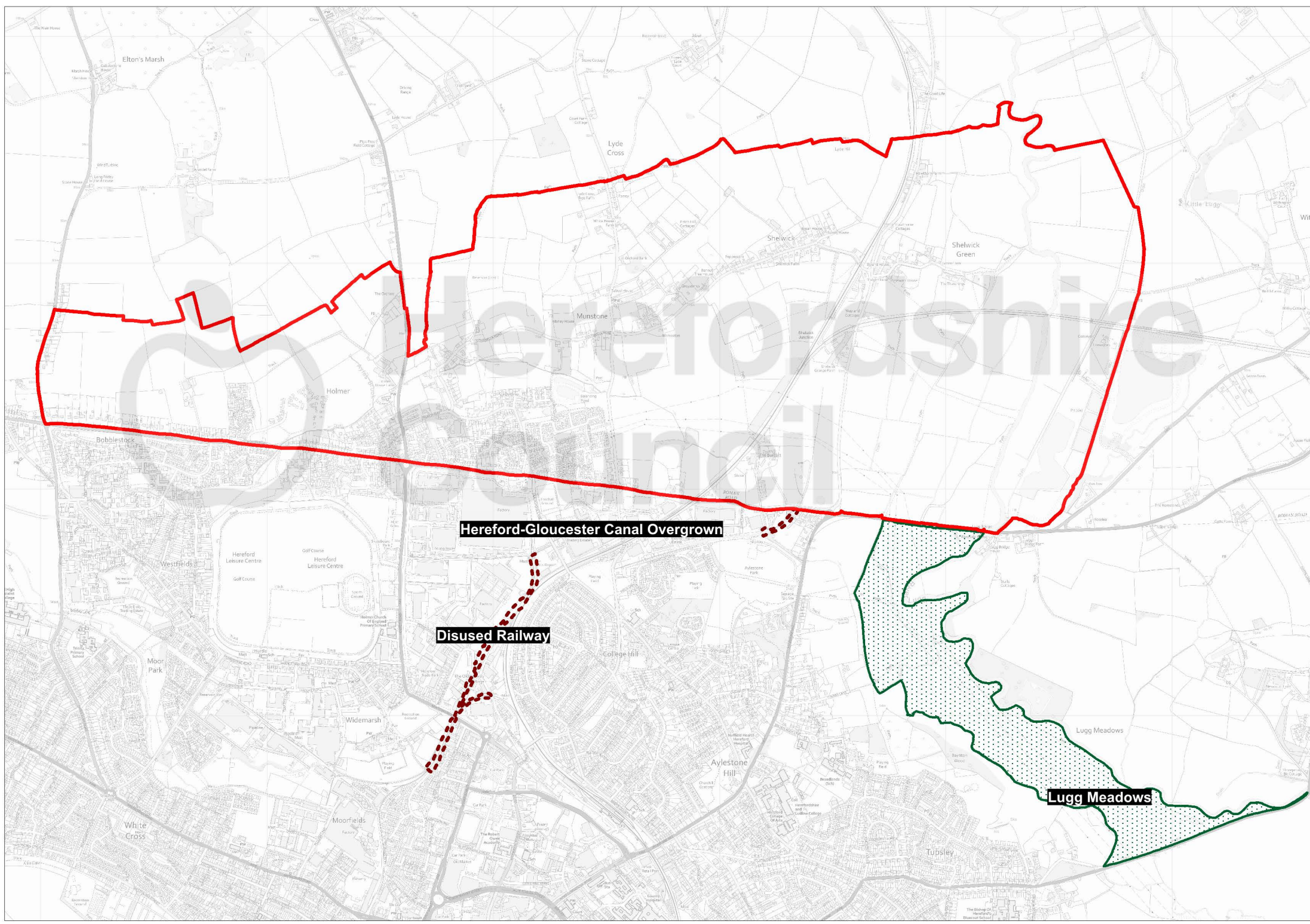
College Hill

Hospl

Wks

Wks

Ho



**Hereford-Gloucester Canal Overgrown**

**Disused Railway**

**Lugg Meadows**



Lost Footpath 7

4

5

8

7

3

6

9

2

1

10