

Allensmore Neighbourhood Plan Examination
Questions of clarification from the Examiner to the Parish Council and HC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. The Plan indicates that the period it covers is 2019 – 2031. However, the Basic Conditions Statement states the Plan period is 2011 – 2031. Which is right please?

Response 1:

The Neighbourhood Development Plan should cover the period 2011 – 2031; we had assumed the start date referred to when the plan was made.

2. The Plan indicates that recent developments and existing commitments mean the minimum housing requirement has already been met. Please could HC confirm whether this is the case and whether the answer to question 1 above on the Plan period affects this answer?

Response 2:

HC Response:

The Core Strategy plan period is 2011-2031 and NDPs have been encouraged to reflect the same plan period as this will then correspond with the proportional housing figures for each parish and our monitoring reporting timeframes.

The proportional growth figures for the parish as at April 2019 are:

Proportional growth – 32

Built – 9

Commitment – 20

Residual at April 2019 – 3

3. Please update me on any completions, commitments or planning permissions which have occurred since the submission plan was written. It appears as though some of the proposed allocation sites are now being built out or have permission? Please provide a roughly annotated map for the three settlements showing completions, commitments or permissions so that the settlement boundaries can be updated to include any sites now built or with planning permission and Policy A3 can be updated to remove any sites as necessary as they already have permission etc.

Response 3:

Please see Appendix below for all the planning applications in the Allensmore designated area since work started on the NDP in April 2018. Most of these sites were submitted during the “Call for Sites” and are on the map in Appendix VI of the NDP. All the applications where Planning Permission has been approved are already included within the settlement boundaries. The remaining applications are for Outline Permission and where they have been approved, there are significant conditions attached some of which may be difficult to achieve. Allensmore Parish Council and a considerable number of local residents are strongly opposed to some of these developments on the grounds of protecting the character of the parish and the fear of exacerbating the drainage problems. Allensmore has a mainly flat topography surrounded by hills, no mains drainage, a high water table; it suffers from extensive standing water and a number of homes have recently flooded. The Parish Council are reluctant to extend the settlement boundaries to include any of these new sites, particularly site 13 in the NDP (application no 182938 land behind Murrayfield, Cobhall Common) which will create double-depth housing in contravention of NDP Policy A4 and consequently set a precedent for others to follow.

HC response: have provided two maps showing current commitments. (see attached)

4. Is the SHLAA Update of 2015 the most recently available document?

Response 4:

There is now a SHLAA from March 2019 - see

https://www.herefordshire.gov.uk/downloads/download/1968/strategic_housing_land_availability_assessment_2019

HC response – confirm this is the most up to date SHLAA for the parish

5. How has the capacity of the sites allocated in Policy A3 been reached? AECOM has used a 30 dwellings per hectare benchmark, but the allocation figures are lower so how have the figures come about?

Response 5:

AECOM used a default figure which we believe is not appropriate for this area, so while showing the AECOM figures for reference, the NDP includes policies requiring new development to respond positively to the local character, respecting the existing settlement pattern and grain. During the preparation of the Draft Plan, the Steering Group analysed the average housing density of the surrounding area within the settlement for each site, and taking into account the existing local character of low density, rural housing, the proposed densities for each site are set out in the NDP. This is explained in paragraphs 5.2.12 and 5.2.13 with each site's capacity itemised in a table in paragraph 5.2.14.

6. In relation to Site 14 South of Winnal Farm, Winnal, Policy A3 focuses development to the south east corner of the site. Two queries arise: a) the AECOM Report variously indicates the most appropriate area for development as the south west or the south east – which should it be?; b) would it be helpful to show this area on a map that sits alongside the policy? If so, please provide this.

Response 6:

It should read South East throughout. Please note that the South East boundary of this site is adjacent to the proposed settlement boundary in the Kilpeck NDP which is now at Regulation 14 consultation. See

https://www.herefordshire.gov.uk/directory_record/3067/kilpeck_neighbourhood_development_plan

7. Policy A5 appears to only apply to Allensmore – was it the intention this policy should apply to Allensmore village only? And if so, why? Or is it meant to be the Parish?

Response 7:

Policy A5 is intended to cover all the settlements in the Allensmore Designated Area. Apologies for the ambiguity.

8. Appendix V of the Plan refers in three places to “page 10”; is this the correct reference and if not what should it be?

Response 8:

The “Page 10” reference was unfortunately left in and was valid in an earlier version of the document – “First Draft Plan (Preferred Options) January 2019” available on the [Issues and Options Consultation page](#) of the Allensmore website here:

<http://allensmore.org.uk/wp1/wp-content/uploads/2020/01/allensmoreFirstDraftPlanv5.3.pdf>

It should now refer to page 3 of the “Summary of the Key Findings from the issues and Options document consultation” published on the [Issues and Options Consultation page](#) of the Allensmore website here: <http://allensmore.org.uk/wp1/wp-content/uploads/2020/01/SummaryofkeyfindingsV1-1.pdf>

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. These queries are raised without prejudice to the outcome of the examination.

Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils’ websites as appropriate.

With many thanks, Ann Skippers 21 February 2020

Appendix:

Allensmore NDP: Minimum outstanding housing target as at April 2018 = 12 – This was the status when we set out on the NDP

Net completions / commitments April 2018 to 27th February 2020.

Application No.	Location	Net change	Date - decision	Relative to current proposed settlement area	Notes
174681	Land south of Cobhall Lane, Cobhall Common	7 new dwellings approved	March 2019	Within	Type: Planning Permission Decision: Approved with conditions This is site 15 for which the NDP recommended development for 5 dwellings
182371	Land opposite Raintree House, Cobhall Common	4 new dwellings approved	Feb 2019	Within	Type: Planning Permission Decision: Approved with conditions This is site 20 for which the NDP recommended development for 9 dwellings
182938	Land behind Murrayfield, Cobhall Common	2 new dwellings approved in outline	June 2019	Outside	Type: Outline Decision: Approved with conditions This is site 13 in the NDP. The draft NDP and the independent assessors AECOM did not recommend this site as it would "harm the character of the village". Allensmore Parish Council and many local residents strongly opposed any development of this site during the planning process as it is behind other houses and is contrary to NDP Policy A4 protecting the linear character of the settlements. Inclusion of this site would set a precedent for double-depth housing, a principle to which we are strongly opposed. Environment Agency maps indicate high risk of surface water flooding & properties in this vicinity were badly flooded in the winter of 2013/14 then again in Feb 2020 when some existing properties were flooded. The many conditions applied to this planning approval, particularly drainage, may be difficult to achieve. For all these reasons, the NDP Steering Group and the Parish Council are highly resistant to including this site in the settlement boundary.

Application No.	Location	Net change	Date - decision	Relative to current proposed settlement area	Notes
183052	Adjacent to Village Farm Allensmore	2 new dwellings approved	Oct 2018	Within	<p>Type: Planning Permission Decision: Approved with conditions This is site 6 for which the NDP recommended development for 2 dwellings.</p>
190650	Church Rd, Allensmore	6 new dwellings approved	Nov 2019	Outside	<p>Type: Outline Decision: Approved with conditions This is site 7 in the NDP. The draft NDP and the independent assessors AECOM did not recommend this site as its “openness enables views out over the countryside. This site is considered to make an important contribution to the rural character and setting of Allensmore.” It is acknowledged that including this site within the settlement boundary would retain the linear nature of the settlement. As it remains outline and no building started, we prefer to keep the settlement boundary as originally proposed and agreed by most residents through the consultation process.</p>
192757	Balaclava, Winnal common	1 new dwelling + annex	Feb 2020	Within	<p>Type: Planning Permission Decision: Approved with conditions This is site 1 for which the NDP recommended development for 1 dwelling.</p>
192856	Trap House Farm	1 new dwelling	Feb 2020	Within	<p>Type: Outline Decision: Approved with conditions This site was not put forward in the NDP call for sites.</p>
192969	Bowling Green Farm, Site mgrs. Dwelling	1 new dwelling	Feb 2020	Outside	<p>Type: Outline Decision: Approved with conditions This site was not put forward in the NDP call for sites and is tied to employment.</p>
Total = 24					

As at 27th February 2020, the minimum target for new dwellings has been exceeded by 12.

Pending applications or applications refused but appeal possible					
Application No	Location	Net change	Date	Relative to current proposed settlement area	Notes
183792	Behind Bramble Cottage, Allensmore	3 new dwellings	Feb 2020	Outside	Type: Outline Decision: Refused This is site 11 in the NDP. Permission refused Feb 2020
193316	Cobhall House, Cobhall Common	1 new dwelling	Application: Sept 2019	Outside	Type: Outline Decision: - This site was not put forward in the NDP call for sites. Will be decided under delegated powers,
193317	Cobhall House, Cobhall Common	1 new dwelling	Application: Sept 2019	Outside	Type: Outline Decision: - This site was not put forward in the NDP call for sites. Will be decided under delegated powers,

Allensmore Commitment sites

NOT TO SCALE



© Crown copyright and database rights [2020] Ordnance Survey 100024168

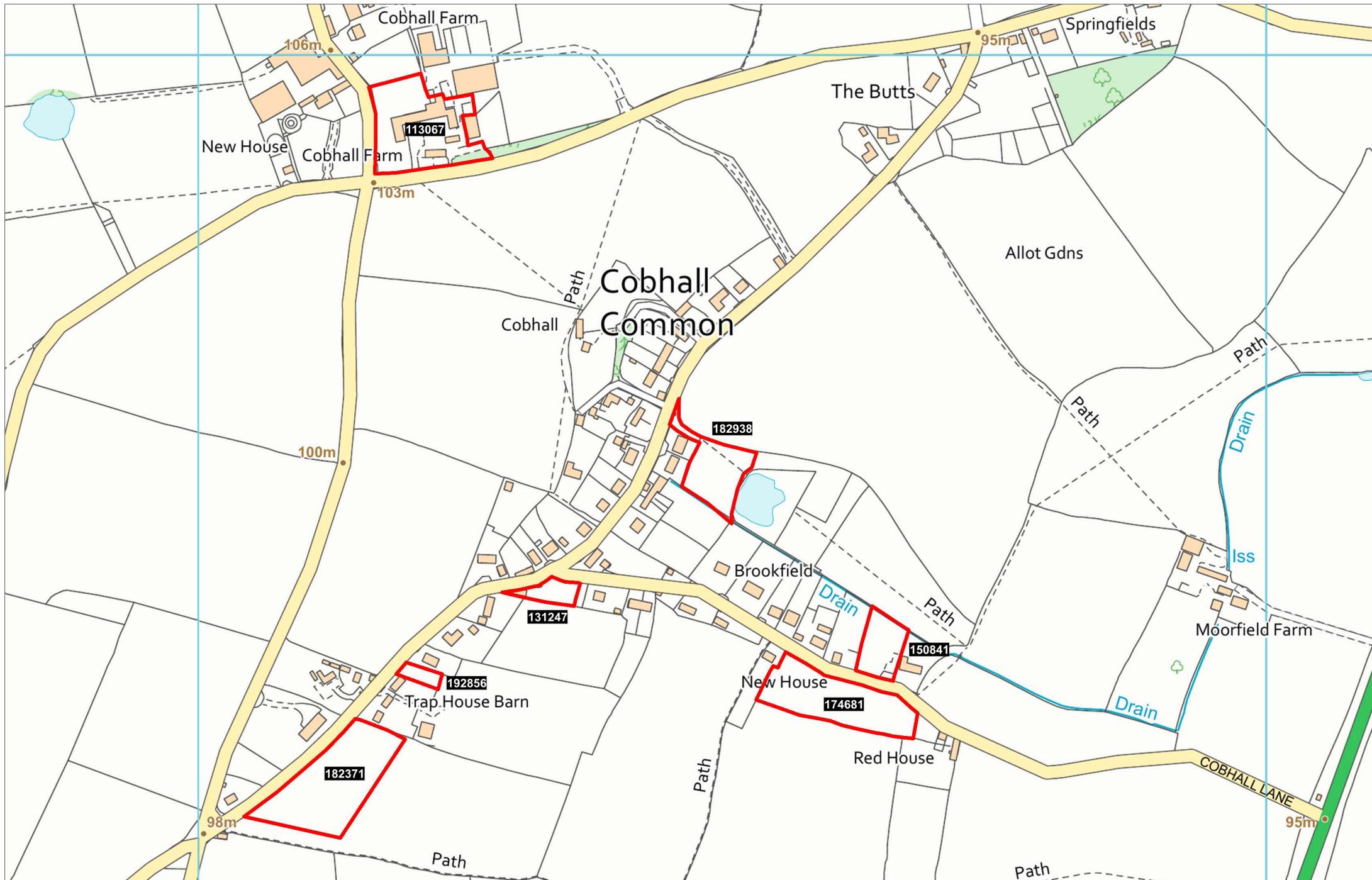


Cobhall Common Commitment sites

NOT TO SCALE



© Crown copyright and database rights [2020] Ordnance Survey 100024168



NOT TO SCALE



Winnal Commitment sites

© Crown copyright and database rights [2020] Ordnance Survey 100024168

