

Edwyn Ralph Neighbourhood Development Plan

2011-31

Consultation Statement

July 2022

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Contents

1.0 Introduction

2.0 Background to the Neighbourhood Plan

3.0 The Plan Preparation Process

3.1 Definition of the Neighbourhood Plan Area – September 2019

3.2 Awareness raising and understanding the ‘big issues’ – September 2020

3.3 Character Assessment engagement – November 2020

3.4 Vision and objectives consultation and Call for Sites – January 2021

3.5 Second community survey, settlement boundary and housing sites consultation - May 2021

3.6 Regulation 14 Consultation – December 2021-February 2022

3.7 Preparation of the Submission Plan – March 2022

4.0 Working with other bodies

Appendices

Appendix 1 – Neighbourhood Area Decision document

Appendix 2 – Awareness raising leaflet and first Community Survey

Appendix 3 – Community Survey and Characterisation Study consultation leaflet

Appendix 4 – Vision and Objectives and Call for Sites leaflet

Appendix 5 – Second community survey, settlement boundary and housing sites consultation leaflet

Appendix 6 – Community Forum presentation

Appendix 7 – Regulation 14 consultation leaflet

Appendix 8 - Regulation 14 Notice

Appendix 9 - Responses to the Regulation 14 Consultation

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1.0 Introduction

- 1.0.1 This Consultation Statement supports the Neighbourhood Plan Submission and contains the following:
- a) Details of people and organisations consulted about the proposed Neighbourhood Plan.
 - b) Details of how they were consulted.
 - c) A summary of the main issues and concerns raised through the consultation process.
 - d) Descriptions of how these issues and concerns have been considered and addressed in the proposed Neighbourhood Plan.
- 1.0.2 The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the Neighbourhood Plan. In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the Edwyn Ralph Neighbourhood Plan has involved residents and other organisations with an interest in the Parish in the preparatory stages for the Neighbourhood Plan.
- 1.0.3 This Statement sets out details of events and consultations. It lists the activities in which the local community has been involved and the on-going work of volunteers. The aim of the consultations in Edwyn Ralph has been to ensure that there is as widespread as possible understanding of the reasons for and content of the Neighbourhood Plan.
- 1.0.4 This Statement demonstrates that there has been extensive engagement and this has been central to the progress and content of the Neighbourhood Plan.
- 1.0.5 The principal tools to publicise the Plan have been the Neighbourhood Plan website - <https://edwynralph.org/np/> , and a series of newsletters delivered to all households at key stages in the preparation of the Plan. This digital approach, and direct mailing to the community were the most suitable methods of engagement in the light of the CV-19 pandemic. This largely prevented holding any community meetings until the latter parts of the Plan preparation period.

2.0 Background to the Neighbourhood Plan

- 2.0.1 The Edwyn Ralph Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, powers to prepare statutory Neighbourhood Development 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 powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 2.0.2 The Neighbourhood Plan is the community's response to the Herefordshire Core Strategy which identifies the settlement of Edwyn Ralph as one where residential development will be required. The Neighbourhood Plan enables the community to plan for some new growth and to protect and enhance what makes the area special. It also presents an opportunity to address long-standing community concerns and priorities including the speed and impact of traffic travelling through the settlement of Edwyn Ralph and the retention and enhancement of key community facilities.
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3.0 The Plan Preparation Process

3.0.1 The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Plan (General) Regulations 2012, and based on a logical step by step approach:

- Definition of the Neighbourhood Plan Area – September 2019
- Awareness raising and understanding the ‘big issues’ – September 2020
- Understanding the character of the area – November 2020
- Developing the Vision and Objectives January 2021
- Understanding the detailed issues, the settlement boundary and housing sites – May 2021
- Draft Plan consultation (Regulation 14 stage) – December 2021-February 2022
- Preparation of the Submission Plan – March 2022

3.0.2 These key stages are summarised in the subsequent sections of this Statement.

3.1 Definition of the Neighbourhood Plan Area – September 2019

- 3.1.1 The Parish Council made an application for the Designation of the Neighbourhood Plan area in the Summer of 2019. The application contained a map which identified the area to which the area application related, a statement explaining why this area was considered appropriate to be designated as a neighbourhood plan area and a statement that the organisation making the application was a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act.
- 3.1.2 Designation of the Plan area was approved by Herefordshire Council on 26th September 2019. The Decision Document forms **Appendix 1** of this Statement.

3.2 Formation of the Neighbourhood Plan Steering Group – Summer 2019

- 3.2.1 The Steering Group was formed in Summer 2019 and acts as the key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals; then drafting and submitting the Plan. The Steering Group is made up of volunteers from the Parish Council, members of Edwyn Ralph Residents Association (ERRA) and members of the public residing in the area. They also engaged an independent planning consultant to help with the preparation of policies and the Plan.

3.3 Awareness raising and understanding the ‘big issues’ – September 2020

- 3.3.1 The Neighbourhood Plan was formally ‘launched’ in September 2020. This involved an awareness raising exercise in the form of a professionally designed eye-catching leaflet (attached as **Appendix 2**) delivered by hand to all households and face to face discussions between the Steering Group and members of the community where the CV-19 restrictions allowed. This included a web-link to a Residents Survey which sought to understand the ‘big issues’ facing the area and thus to inform the overall scope of the Plan. There were 59 responses representing around half of all households in the Parish. The findings were reported to the Community in the form of a leaflet issued to all households which is attached as **Appendix 3**. The key findings from this survey were:

- Overall high levels of satisfaction with the area as a place to live.
- Very high priority given to protecting the character of the village and wider Parish with a focus on natural habitats and the environment.
- Road safety was recognised as a problem particularly in Edwyn Ralph village, and there is strong support for improved walking and cycling facilities.
- Support for additional housing and the majority of new housing should be focussed within village boundaries rather than the open countryside.

3.3.2 The leaflet was also posted on the Neighbourhood Plan website.

3.4 Character assessment engagement November 2020

3.4.1 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Characterisation Study of the area to help to develop a better understanding of the special qualities of the area and to build on the key messages from the September 2020 Community Survey. The key findings and recommendations of the draft Character Assessment were publicised alongside the feedback from the Community Survey in November 2020 (**Appendix 3**) and published on the Neighbourhood Plan website for comments. A number of comments on the Report were made verbally but no written submissions were made to this consultation. The final version was published on the website in January 2021.

3.5 Consulting on the Vision and Objectives and Character assessment – January 2021

3.5.1 The Neighbourhood Plan Vision and Objectives were developed by the Steering Group in December 2020, based on the findings of the Community Survey and the recommendations of the Character Assessment. The Vision and Objectives were then published for consultation in January 2021 in a leaflet distributed to all households in the Parish and on the website. This is copied **Appendix 4**.

3.6 Second community survey, Settlement Boundary and Call for Sites – August 2018-January 2019

3.6.1 The second Community Survey took place in May 2021 and sought views on a wide range of issues to inform the detailed suite of Neighbourhood Plan policies and proposals. The Community Survey is attached as **Appendix 5** and was distributed to all properties in the Parish. The Survey was divided up into a number of sections:

- Section B built on the Vision and Objectives to understand which were the most important of the priorities identified in the first Community Survey.
- Section C sought views on overall levels of growth, the settlement boundary, potential development sites and the type of housing that should be planned for in the Plan.
- Section D asked for views on community facilities – both existing and future needs.
- Section E focussed on transport and road safety – a high priority for local residents.
- Section F reflected the importance of the environment and the landscape of the area, and to help understand what the priorities should be in terms of the design of new development.
- Section G asks some questions on utilities and services – for example on how the Plan can help to respond to the climate emergency.

3.6.2 52 responses were returned representing 60% of households. This high response rate provided a sound basis on which to progress the development of the policies and proposals of the Plan. Critically, the Survey provided a strong steer on the overall development strategy, confirming that the Plan should support Modest Growth designed to meet the Core Strategy growth requirements and at the same time protecting the overall character and setting of Edwyn Ralph settlement. The responses to the Community Survey were discussed at a Community Forum meeting in August and the slides from this meeting are attached as **Appendix 6**. The slides were also published on the Neighbourhood Plan website.

3.6.3 The approach taken to the selection of development allocations and the settlement boundary and how this was reflected in the Community Survey is set out in more detail below.

3.6.4 In January 2021 the Parish Council issued a 'Call for Sites' alongside the Vision and Objectives consultation in order to help identify potential locations to accommodate new housing to meet the Core Strategy housing target and other community priorities.

3.6.2 A total of five individual Call for Sites were submitted, and all but one were located within or on the edge of the settlement of Edwyn Ralph. An appraisal of all of the submissions was carried out by the planning consultant based on guidance produced

by Herefordshire Council and the Characterisation Study. This appraisal was set out in the Settlement Boundary and Call for Sites Report (May 2021), published on the Neighbourhood Plan website, and recommended that two sites had the potential to be suitable for development and that the findings of this assessment should be subject to community consultation.

- 3.6.3 The findings of the Settlement Boundary and Call for Sites Report were also summarised in the second Community Survey. A total of 272 comments were made to the sites via the Community Survey. The responses provided overall agreement with the assessment of most of the site submissions, with the exception of one site (Site 5) which were more mixed, with a number of comments echoing concerns raised in the Settlement Boundary and Call for Sites Report primarily over the impact on the existing protected trees and the access to the site across the car park. On reflection, and in the absence of a preferred layout for the site, and a detailed ecological and tree survey, it was not possible to confirm that these issues could be addressed for the purposes of allocating the site in the Neighbourhood Plan. Therefore, the site could not be confirmed to be available or suitable at that stage. This is not to say that it could be brought forward over the lifetime of the Plan through a planning application. A final Report, setting out a summary of the responses to the sites element of the consultation and how these responses were considered to inform the Regulation 14 Plan, was published in August 2021 on the Neighbourhood Plan website and presented to the Community Forum meeting.
- 3.6.4 Alongside the assessment of the Call for Sites submissions the Parish Council prepared a draft settlement boundary for the settlement of Edwyn Ralph as required by Core Strategy Policy RA2. This draft settlement boundary was also included in the second Community Survey with the detailed approach set out in the Settlement Boundary and Call for Sites Assessment Report. The draft boundary was drawn on the basis of guidance produced by Herefordshire Council, the Characterisation Study and the Vision and Objectives. In the main, identifying the boundary was a relatively straightforward exercise but one area (The Hollings) was less clear cut and identified for specific feedback from the community. A majority of responses to the proposed settlement boundary agreed with the proposal – 25 responses supporting it and 21 responses not. 26 comments suggesting a range of proposed amendments were made but no single amendment was supported by more than five comments. One minor change was made to the settlement boundary on the basis of the comments and a final settlement boundary was included in the August 2021 Settlement Boundary and Call for Sites Report of Community Survey, published on the website and discussed at the Community Forum meeting that month.

3.7 Regulation 14 consultation – November 2021-February 2022

3.7.1 The preparation of the Vision and Objectives, Character Assessment, Settlement Boundary and Call for Sites Report and second Community Survey allowed the Steering Group to progress the drafting of the Neighbourhood Plan in the Autumn of 2021. The formal Regulation 14 consultation commenced on 17th December 2021 and ran until 12th February 2022. The Plan was publicised via a leaflet (**Appendix 7**) distributed to all households and local properties, and via the website.

3.7.2 The Regulation 14 Plan was available for inspection at the Parish Church and details of the Draft Plan were also sent to those individuals or organisations who had commented on previous stages and the following organisations by post or email:

- Herefordshire Council
- Councillor John Harrington (Ward Councillor)

- Malvern Hills District Council
- Worcestershire County Council

- Bromyard & Winslow Town Council
- Bredenbury Group Parish Council
- Hatfield Group Parish Council
- Hampton Charles Parish Council
- North Bromyard Parish Council
- Brockhampton Parish Council
- Stoke Bliss Parish Council

- Campaign to Protect Rural England
- Diocese of Hereford
- Dwr Cymru Welsh Water
- Herefordshire Primary Care Trust
- Environment Agency
- Education Funding Agency
- Natural Resources Wales
- Herefordshire Nature Trust
- Highways England
- Historic England
- National Grid
- National Trust
- Natural England

- Network Rail
- Herefordshire Travellers Support Group
- RWE Npower Renewable
- Severn Trent Water
- The Coal Authority
- The Woodland Trust
- Sport England

3.8 Preparation of the Submission Plan – March 2022

3.8.1 The consultation responses to the Regulation 14 Plan are summarised in **Appendix 9**. Ten individual or organisations responded, making 70 comments between them. The key organisations who responded were Herefordshire Council, Dwr Cymru, CPRE, Historic England and the Environment Agency.

3.8.2 The responses were in the main of a detailed nature and did not raise any issues that challenged the overall strategy or the approach set out in the individual policies. The comments from Historic England were particularly welcomed in their strong support for the way in which the Plan has identified and protected local character. The Steering Group and Parish Council considered these responses in March 2022 and agreed to make a number of amendments as shown in **Appendix 9**. These changes are of a relatively minor and technical nature, in the main designed to enhance clarity and strengthen consistency with the Core Strategy.

4.0 Working with other bodies

- 4.0.1 The extensive support and advice provided by Herefordshire Council Neighbourhood Planning team has been instrumental in bringing our plan to fruition. A meeting was held with our assigned planning officer at the start of the process and they have offered guidance and support throughout.

Appendix 1 – Neighbourhood Area Decision document

Neighbourhood Area Decision Document

Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Edwyn Ralph Neighbourhood Area
Parish Council	Thornbury Group Parish Council
Consultation period	14 August to 25 September 2019



Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? (Section 61G (4))	Yes	
Does the area overlap another designated area?	No	

(Section 61G (7))		
For joint area application, are all relevant bodies included? (Section 61G (2))	N/A	
Were any comments received during the consultation period?	No	
Summary of comments received	N/A	
Response to comments received	N/A	
Ward member comments	None received	
Are any modifications required to this or any adjoining neighbourhood area? (Section 61G (6))	No	
Any special circumstances to be taken into account		

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

The application for the designation of Edwyn Ralph Neighbourhood Area is

Approved



Richard Gabb

Programme Director – Housing and Growth

Date: 26 September 2019

Appendix 2 – Awareness raising leaflet and link to first Community Survey questionnaire – September 2020

Dear Resident,

Edwyn Ralph Neighbourhood Plan – community survey

Our Parish Council and Edwyn Ralph Resident's Association (ERRA), through a Steering Group, is producing a Neighbourhood Plan which will help us to have influence over what happens in our village and the wider Parish. We started work on the Neighbourhood Plan this year but our progress has been affected by the CV-19 virus which resulted in our community meeting in March this year being cancelled.

We think this is the right time to re-start working with you on the Plan and over the coming weeks you will have the opportunity to add your ideas and comments to the draft Neighbourhood Plan which will begin with this **community survey**. Depending on the nature of any restrictions associated with the CV-19 virus, we hope to organise a community meeting later this year or early 2021 to share the results of the survey and give you the opportunity to tell us in more detail what you think should be the priorities for the future of our area.

Please could we ask that each person in your household (aged 18 years or older) completes the survey – it will only take a few minutes to tick a response to each question. You can either email completed surveys back to the ERRA email box (hello@edwynralph.org) or complete the survey via our website; www.edwynralph.org/survey.html or return hardcopies to **Old Cross Farm postbox**.

We also have the following link which will take you directly to the google survey form; <https://forms.gle/Cjz1i3vm8Vtv6nuG6>

[Please could you return completed surveys by Saturday 10th October](#)

We have been using the last few months to progress technical studies which alongside the community survey will help to will inform the Plan. The first of these studies – the **Evidence Base Report**, pulls together a wide range of information about the area and can be viewed on the Neighbourhood Plan website www.edwynralph.org/np, or we can provide a printed copy on request. The second study - **Characterisation Assessment** is being prepared with the support of our Planning Consultant and highlights the special qualities of our area that should be protected and enhanced by the Plan. This work is almost complete and we will be providing you with a summary of the full report in the next few weeks and we would love you to tell us what you think about it.

The Neighbourhood Plan is not just about new housing and development but will cover a range of subjects such as transport, communications, protecting the environment, community facilities and it can help to protect important local assets such as wildlife sites and historic buildings.

If we do not have a Neighbourhood Development Plan, then someone else will make the decisions about what happens in Edwyn Ralph. However, if we do have a Plan then, once adopted, it will have full legal force and the Planning Authority must take it into account when deciding planning priorities and other decisions. Further details about Neighbourhood Planning can also be found on the Neighbourhood Plan website www.edwynralph.org/np, or you can email us on hello@edwynralph.org

Appendix 3 – Findings of Residents Survey and Characterisation Report summary leaflet – November 2020

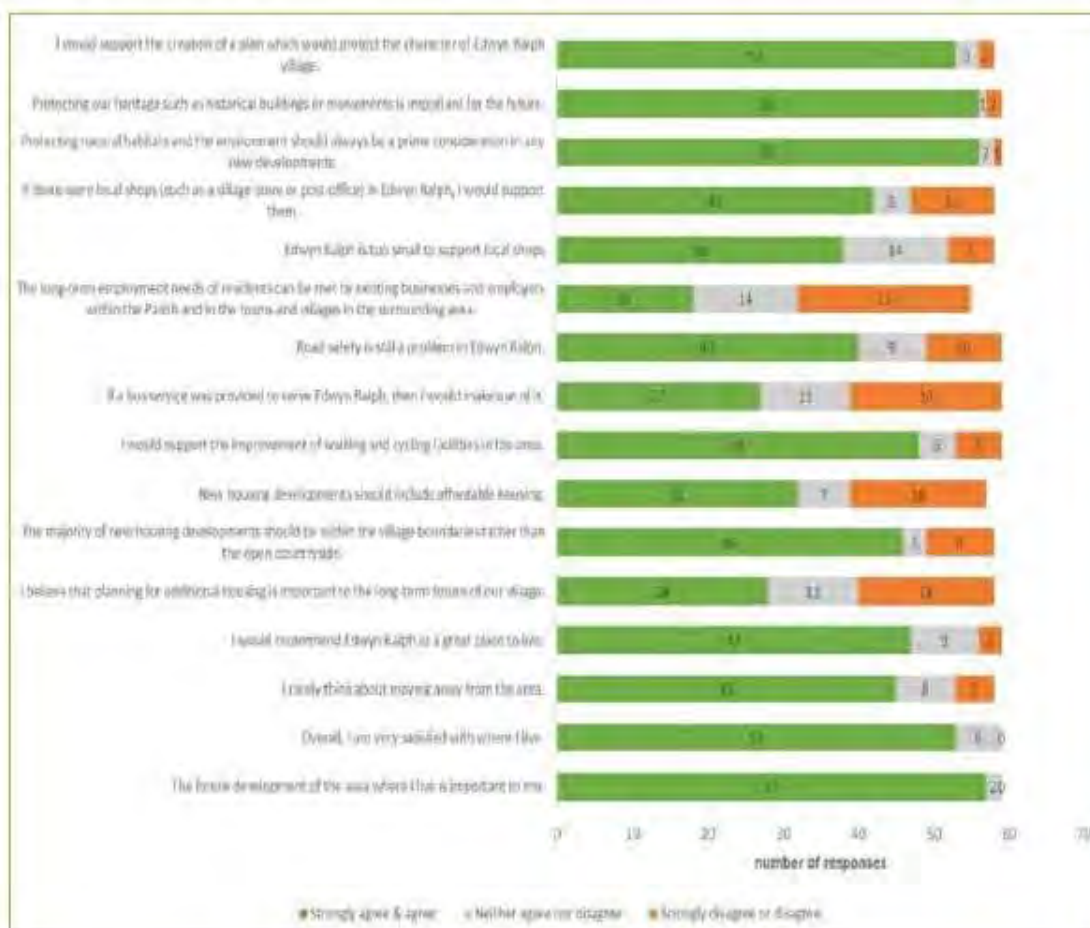
Edwyn Ralph Neighbourhood Plan

Community survey results and characterisation consultation

We are contacting you with important news on the progress of the Neighbourhood Plan – the results from the **Community Survey** and the publication of our **Characterisation Study**.

First of all a big thank you to all of the residents that have taken part in the recent Neighbourhood Plan survey. We had a good response rate with 59 completed surveys, representing up to around half of the households in the Parish.

The results of the survey are summarised in the following Chart:

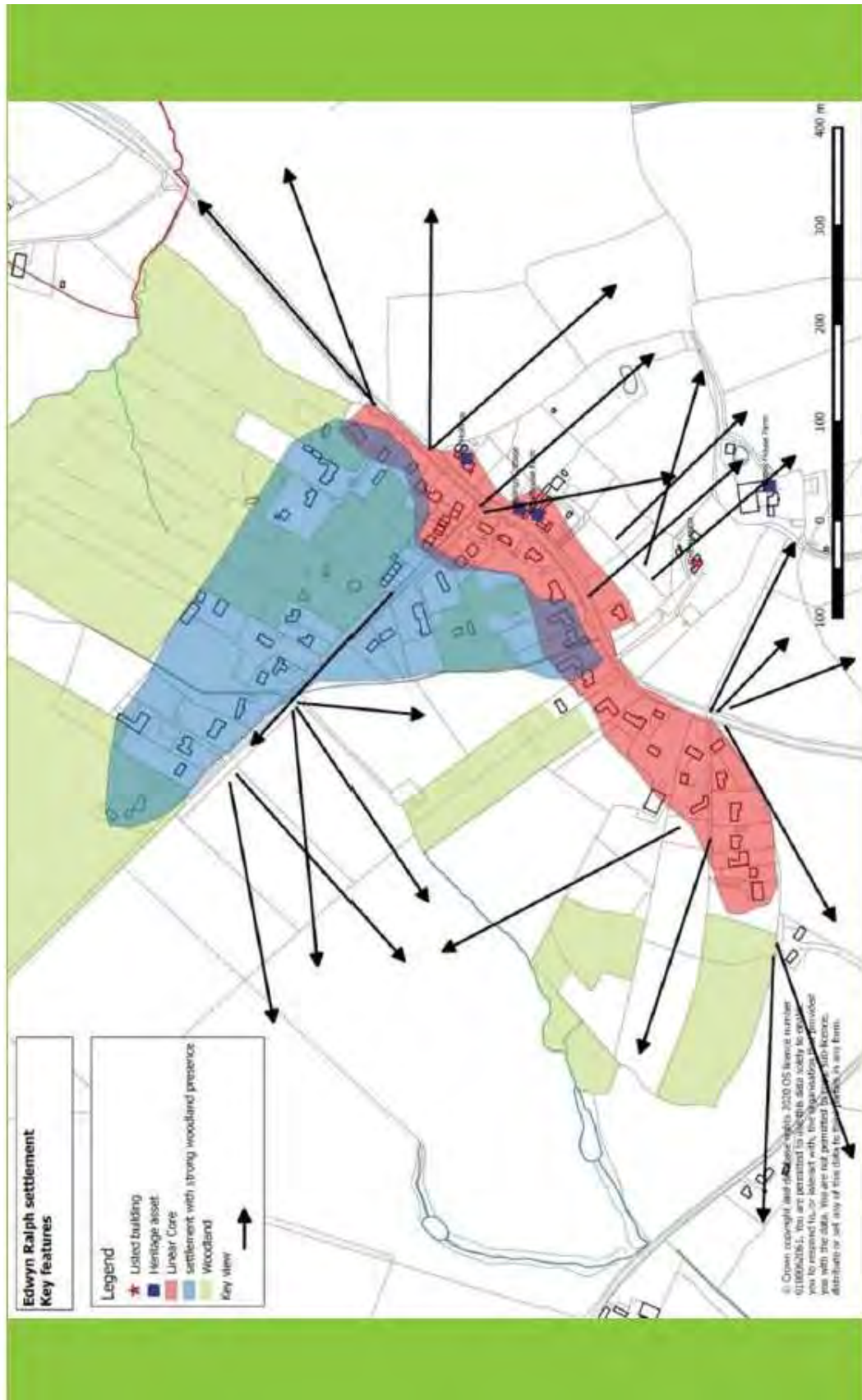


We will use this information to help develop a draft of a **Vision and Objectives** for the Neighbourhood Plan that we will share with you later this year for your views. More on this later!



The Characterisation Study

You told us that protecting the character of the village, heritage and historic features are vitally important for the future of the area. But what does that mean and how can it be reflected in our Plan? We have produced a Characterisation Study Report - a document that describes the distinct appearance and feel of a settlement or an area. The Report uses best practise and endorsed by Historic England and the Royal Town Planning Institute.



The full version of the Characterisation Study can be viewed on the Neighbourhood Plan website www.edwynralph.org/np. We would love you to tell us what you think about it and whether it captures the special qualities of the area that we all call home. If you do have any comments or questions, please let us know by the 15th December either by email np@edwynralph.org or in writing to Edwyn Ralph NP Steering Group, c/o Wood House Farm, Edwyn Ralph, Bromyard, HR7 4LX. If you would like a paper copy of the document then please contact us by email, or by speaking with Carole on 07902 484 415.

What does it tell us – main findings?

The Parish as a whole

The Parish of Edwyn Ralph is a deeply tranquil rural area which retains much of its traditional character.

There is a huge variety of views – from long distance expansive vistas from the elevated north-west, the more intimate and sheltered setting of the valleys on the edges of the Parish.

The area contains a rich legacy of historic buildings and has a strong sense of continuity over a long time period.

Edwyn Ralph village

Edwyn Ralph as a well-defined 'linear' settlement along the B4214. This location provides far reaching views from within the settlement across the surrounding countryside and far beyond. The immediate setting of the settlement very sensitive to new development. The extensive remnants of Edwyn Wood on the northern side of the B4214 have the effect of 'merging' parts of the settlement into it, giving Wood Lane in particular a semi-rural character.

What are the main recommendations?

- Support proposals which protect and enhance the traditional rural landscape and historic features of the area.
- Encourage the management and enhancement of the landscape by maintaining or restoring hedgerow boundaries and the expansion, restoration and creation of ancient and broadleaf woodland. Conserve and manage the rich architectural and historic legacy.
- To protect and enhance the character and setting of the settlement of Edwyn Ralph and supporting

appropriate new development which meets the housing, recreational and day-to-day service needs of the community. This would be most appropriately met through either the sub-division of existing plots or the use of vacant or underused plots on the northern side of the B4214. Large scale development on the western, southern and eastern edges of the settlement, or on the 'outside' of the remnants of Edwyn Wood in the northern part of the settlement would have a significant and potentially highly detrimental impact on its character and setting.

Next steps

The CV-19 pandemic has had a huge impact on the way we prepare the Neighbourhood Plan. So it's now very unlikely that we will be able to hold our Community Forum and meet with you face-to-face until the Spring of next year. But we want to continue to progress with the Plan and to ensure that it fully reflects your aspirations for the future of our area.

We will be in touch with you again in December with a suggested Vision for the area for your comments. The Vision is an important stage in the process and describes what the area could be like by 2031, and will be supported by 'objectives' which are more specific and what needs to happen to make the Vision a reality.

In December we will also be asking you to put forward suggestions for the use of individual plots of land for inclusion in the Plan through a 'call for sites'. This can include a wide range of uses such as new homes and community facilities, and also areas that should be protected from development.

This will allow us to have a more detailed consultation in early 2021. This will help us to understand your views on the sites submitted to us through the call for sites, and a range of subjects such as transport, communications, protecting the environment and community facilities.

And please remember, if we do not have a Neighbourhood Development Plan, then someone else will make the decisions about what happens in Edwyn Ralph. However, if we do have a Plan then, once adopted, it will have full legal force and Herefordshire Council must take it into account when deciding planning priorities and other decisions. Further details about Neighbourhood Planning can also be found on the Neighbourhood Plan website www.edwynralph.org/np, or you can email us onnnp@edwynralph.org.



Appendix 4 – Vision and Objectives consultation and call for sites leaflet – January 2021

Edwyn Ralph Neighbourhood Plan update

Our Vision and Objectives and 'Call for sites'

Last month we shared the results of the **Community Survey** and launched the publication of our **Characterisation Study** for your views.

We would like to update you on the responses we received to this consultation, and to share our draft **Vision and Objectives**.

We are also asking for submissions to the **Call for Sites** – a key stage in the Plan for landowners to submit suggestions for the use of individual plots of land. This can include a wide range of uses such as new homes and community facilities, and also areas that should be protected from development.

Characterisation Study

A number of you have told us how impressed you are with the Characterisation Study, and we didn't receive any representations which challenged the findings and recommendations. This means that we can use this work to inform the next stages of the Plan, and we can also reference it as a piece of 'evidence' in responding to planning applications across the Parish. The full version of the Characterisation Report is available to view on the Neighbourhood Plan website (www.edwynralph.org/np).

Draft Vision and Objectives

We have used the feedback from the Community Survey and the Characterisation Study to develop a draft Vision and Objectives for our Plan for your views. The Vision is an important stage in the process and describes what the area could be like by 2031 – the 'end date' of the Neighbourhood Plan. The Vision is supported by a seven 'objectives' which are more specific and what needs to happen to make the Vision a reality.

2031 Vision

In 2031, Edwyn Ralph will remain a rewarding place to live and work in, having grown only modestly while retaining its uniquely tranquil rural character. The rich legacy of its historic buildings and monuments, natural habitats, woodlands and expansive vistas from its elevated position will have been protected and enhanced.

Limited residential growth to provide for a range of needs will have taken place within the main village settlement, maintaining the distinctive linear pattern of existing properties.

Road safety within the village will have been further improved as a result of traffic calming measures, and the network of footpaths and bridleways protected and extended.

Our community will have a shared sense of pride and belonging, giving a sense of strong social cohesion to the main village and the wider rural Parish beyond.

Objectives

1. To maintain and enhance the rural character of the village and surrounding countryside, and ensure that important views, fields and hedgerows, and historic buildings are protected.
2. To ensure that future housing development provides for modest growth of a scale and type to meet a range of needs, while fitting in sympathetically with existing properties and following the existing linear pattern of the main settlement.
3. To sustain and enhance the range of business and commercial activities and services in the Parish where this is compatible with the tranquil rural character. Especially those that support economic activity such as working from home and appropriate farm diversification.
4. To promote safe roads and spaces for all road users including pedestrians, cyclists and horse riders; reduce traffic speeds through effective traffic calming measures.
5. Maintaining all existing rights of way, footpaths and bridleways to enable the community to have as much access to, and enjoyment of, the beautiful countryside surrounding our village.
6. To provide for the needs of the community, by sustaining and /or enhancing where appropriate, improvements to existing community facilities including the local Village Hall and surrounding area and Parish Church, and explore opportunities for new facilities such as a village shop.
7. To ensure that the supply of utilities and telecommunications is sufficient to meet the needs of the community at a time when more home-working is likely.

Please let us know what you think about the Vision and Objectives by the end of February either by email np@edwynralph.org or in writing to Edwyn Ralph NP Community Group, c/o Wood House Farm, Edwyn Ralph, Bromyard, HR7 4LX. The Vision and Objectives will form part of the Neighbourhood Plan itself, and will also be used to help us shape the detailed Policies and individual site proposals for consultation with you next year.

Call for Sites

The responses to the Community Survey told us that our Plan should support the delivery of new housing in the Parish, and that the majority of new housing should be within the village boundary rather than in the open countryside.

The Herefordshire Core Strategy – the document which our Plan must adhere to, tells us that the village of Edwyn Ralph is a location where some new housing could be provided. Also, new homes could be

provided through the conversion of existing rural buildings across the Parish where they are suitable. The Core Strategy gives us a 'target' for how much housing should be built, and we have almost met this requirement by houses that have either recently been built or have planning permission. But this is a minimum figure and if the community wants more than this minimum then the Neighbourhood Plan can provide for it by identifying specific sites for development.

The Call for Sites is the opportunity for you to suggest sites to us for potential inclusion in the Plan to help meet these objectives. The Call for Sites isn't just about housing, and we would also like to understand whether you think that there are sites that are suitable for new community facilities such as children's playgrounds or a shop. The land need not be in your ownership but you should make it clear that you have the permission of the landowner to express an interest. The process doesn't affect you if you plan to extend your home

If you wish to express an interest in relation to land for development, or the 'change of use' of an existing property, you will need to complete a site submission form which is available from our Planning Consultant – Ian Culley. If you have already approached either Herefordshire Council or the ERRA / Parish Council expressing an interest concerning your land you will still need to complete the required form.

Please return your submission by the end of February using the instructions provided on the form. The Neighbourhood Plan Steering Group will then consider the suitability and feasibility of the land and review whether it meets planning criteria. We will publish our initial assessment of all of the submissions for comprehensive consultation with the whole community later this year.

Next steps

The CV-19 pandemic has had a huge impact on the way we prepare the Neighbourhood Plan. The recently launched vaccine is fantastic news and will hopefully enable us to meet with you face-to face in the Spring at a Community Forum. We will use this Forum to share the feedback to the Vision and Objectives, and our assessment of the Call for Sites Submissions. All of this work will help us to start writing the first draft of the Neighbourhood Plan for consultation in the Summer. All of the information will of course be published on our website and through regular Neighbourhood Plan updates posted through your letterbox or via email.

And please remember, if we do not have a Neighbourhood Development Plan, then someone else will make the decisions about what happens in Edwyn Ralph. However, if we do have a Plan then, once adopted, it will have full legal force and Herefordshire Council must take it into account when deciding planning priorities and other decisions. Further details about Neighbourhood Planning can also be found on the Neighbourhood Plan website www.edwynralph.org/np, or you can email us on np@edwynralph.org).

Appendix 5 – second community survey, settlement boundary and housing sites consultation - May 2021

Edwyn Ralph Neighbourhood Plan

Second Community Questionnaire, settlement boundary and Housing sites consultation

Introduction

We have reached a critical time in the preparation of the Neighbourhood Plan, and we need your views before we move on to the next stage.

In January we shared our draft **Vision and Objectives** for your views – describing what the area should be like in 2031 – the end date of the Neighbourhood Plan. We also opened a ‘**Call for Sites**’ to invite landowners to submit proposals for new housing to us for potential inclusion in the Plan. We were pleased that nobody disagreed with the Vision and Objectives, and we received a number of submissions to the Call for Sites.

This consultation

The purpose of this leaflet is to understand your views on some of the **issues in more detail**, building on the first community survey and the Vision and Objectives. This will help us to develop specific policies on issues such as design, transport priorities and community facilities. But the most critical part of the consultation is to give you the opportunity to comment on the recommended **settlement boundary and potential development opportunities**.

This leaflet is made up of seven sections with a series of questions for each:

- **Section A** asks some questions about you to make sure that the responses we receive are representative of the community as a whole.
- **Section B** builds on the Vision and Objectives to understand which are the most important of the priorities that we identified.
- **Section C** seeks your views on the settlement boundary, potential development sites and the type of housing that we should be planning for in the Plan.
- **Section D** asks for your views on community facilities – both existing and future needs.
- **Section E** is about transport and road safety - we know this is a huge issue for you and we would like to find out more about how we can respond to some of your concerns.
- **Section F** reflects the importance you have given to the environment and the landscape of the area, and we would like you to tell us what you think the priorities should be in terms of the design of new development.
- **Section G** asks some questions on utilities and services – for example on how the Plan can help to respond to the climate emergency.

Next steps

We will use your feedback to this consultation to start writing the draft Neighbourhood Plan for full consultation over the Summer. We hope to be able to hold a public meeting subject to any restrictions that are in place at the time to discuss the draft Plan with you. All of the information will of course be published on our website and through regular Neighbourhood Plan updates posted through your letterbox or via email.

And please remember, if we do not have a Neighbourhood Development Plan, then someone else will make the decisions about what happens in Edwyn Ralph. However, if we do have a Plan then, once adopted, it will have full

legal force and Herefordshire Council must take it into account when deciding planning priorities and other decisions. Further details about Neighbourhood Planning can also be found on the Neighbourhood Plan website www.edwynralph.org/np, or you can email us on np@edwynralph.org).

To aid analysis of the consultation results we would like to know a bit more about you. All individual responses will be treated in the strictest confidence and will only be used to monitor the effectiveness of the consultation. The information you give us will have no relevance to any other contact or business and will not be linked to you in any way as an individual.

A. About you

A1. What is your postcode? _____

A2. Please enter the number of people in your household in each age group

- 0-18 _____
- 19-25 _____
- 26-49 _____
- 50-69 _____
- 70-84 _____
- 85+ _____

A3. How long in years have you lived in your current home? _____

B. What are the priorities for the Plan?

B1. The **Vision** which we produced in November is supported by seven objectives. We would like you to tell us which of these objectives are most important to you over the lifetime of the Neighbourhood Plan to 2031?

Tell us by putting a cross (x) for each issue in the table below from 1 (very important) to 5 (not at all important).

	Very important	Important	Neither important or unimportant	Not so important	Not at all important
Objective	1	2	3	4	5
To maintain and enhance the rural character of the village and surrounding countryside, and ensure that important views, fields and hedgerows, and historic buildings are protected.					
To ensure that future housing development provides for modest growth of a scale and type to meet a range of needs, while fitting in sympathetically with existing properties and following the existing linear pattern of the main settlement.					
To sustain and enhance the range of business and commercial activities and services in the Parish where this is compatible with the tranquil rural character. Especially those that support economic activity such as working from home and appropriate farm diversification.					
To promote safe roads and spaces for all road users including pedestrians, cyclists and horse riders; reduce traffic speeds through effective traffic calming measures.					
Maintaining all existing rights of way, footpaths and bridleways to enable the community to have as much access to, and enjoyment of, the beautiful countryside surrounding our village.					
To provide for the needs of the community, by sustaining and /or enhancing where appropriate, improvements to existing community facilities including the local Village Hall and surrounding area and Parish Church, and explore opportunities for new facilities such as a village shop.					
To ensure that the supply of utilities and telecommunications is sufficient to meet the needs of the community at a time when more home-working is likely.					

B2. Are there any other issues that you think should be a priority for the Neighbourhood Plan? Please use the space below to tell us what they are.

C. Housing and settlement boundary

How much development?

The Herefordshire Core Strategy requires that the Neighbourhood Plan supports the building of a minimum of 13 new homes in the Parish between 2011 and 2031. Nine houses have been built since 2011 and a further two have planning permission. Two additional homes are also being constructed with a planning permission being secured. The target would therefore be met if all the houses with planning permission are built, but this is a minimum and we are encouraged to plan for more. This would help to provide for a choice of new homes in the Parish and if we do allocate land for further development, Government policy tells us that the Plan will carry much more weight in the determination of planning applications and appeals. Planning for further growth would also help to ‘future proof’ the Plan against any higher housing requirements established by Herefordshire Council. Please tell us what you feel is the most appropriate level of growth that should take place in our area.

C1. What are your views about how much additional growth we should plan for over the Neighbourhood Plan period taking the Core Strategy minimum figure as the starting point? Please tick the box for each of the Options:

Option	Description	Highly appropriate	Neither appropriate nor inappropriate	Highly inappropriate
1	<p>No more other than through some small-scale development within the settlement or the conversion of suitable buildings in the countryside. This would mean that the look and character of the village would not change very much, but will restrict new houses being built which could provide for the needs of local people looking to move house and for people moving into the area. The Plan would have a limited ‘shelf life’ which makes it vulnerable to any changes in County set housing targets.</p>			
2	<p>Would support slightly more (by identifying sites for up to four more homes than the minimum) if limited to within the existing settlement, the conversion of suitable buildings in the countryside and one small well-designed site of two homes on the edge of the village. This would result in some new development but would provide for new homes including smaller two and three-bed homes which are most needed in the area. This is our recommended Option.</p>			

3	This isn't enough and would support a lot more (by identifying sites for over ten homes more than the minimum) including at least one large site of ten or more homes on the edge of the village. Larger sites have the potential to deliver community benefits including affordable housing and public open space.			
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Are there any other growth options that we haven't identified (please use the space below to tell us what they should be)?

The settlement boundary

The Herefordshire Core Strategy requires that the majority of new housing is directed to the village of Edwyn Ralph, but also allows new housing in the countryside mainly through either the conversion of rural buildings such as redundant barns, or where it is for agricultural and rural business employees who need to live on site.

To identify the extent of the village and the open countryside which surrounds it, Herefordshire Council recommend the drawing of a **settlement boundary**, sometimes called a 'village envelope'. It should be noted that any land which has been included within the settlement boundary does not necessarily have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example, the impact on any neighbouring properties or provision of a safe access.

The Core Strategy does not define the settlement boundary and this is a key task for the Neighbourhood Plan. The guidance produced by Herefordshire requires that the starting point for the settlement boundary is the existing built-up part of the settlement – and it should exclude areas that relate to the surrounding countryside.

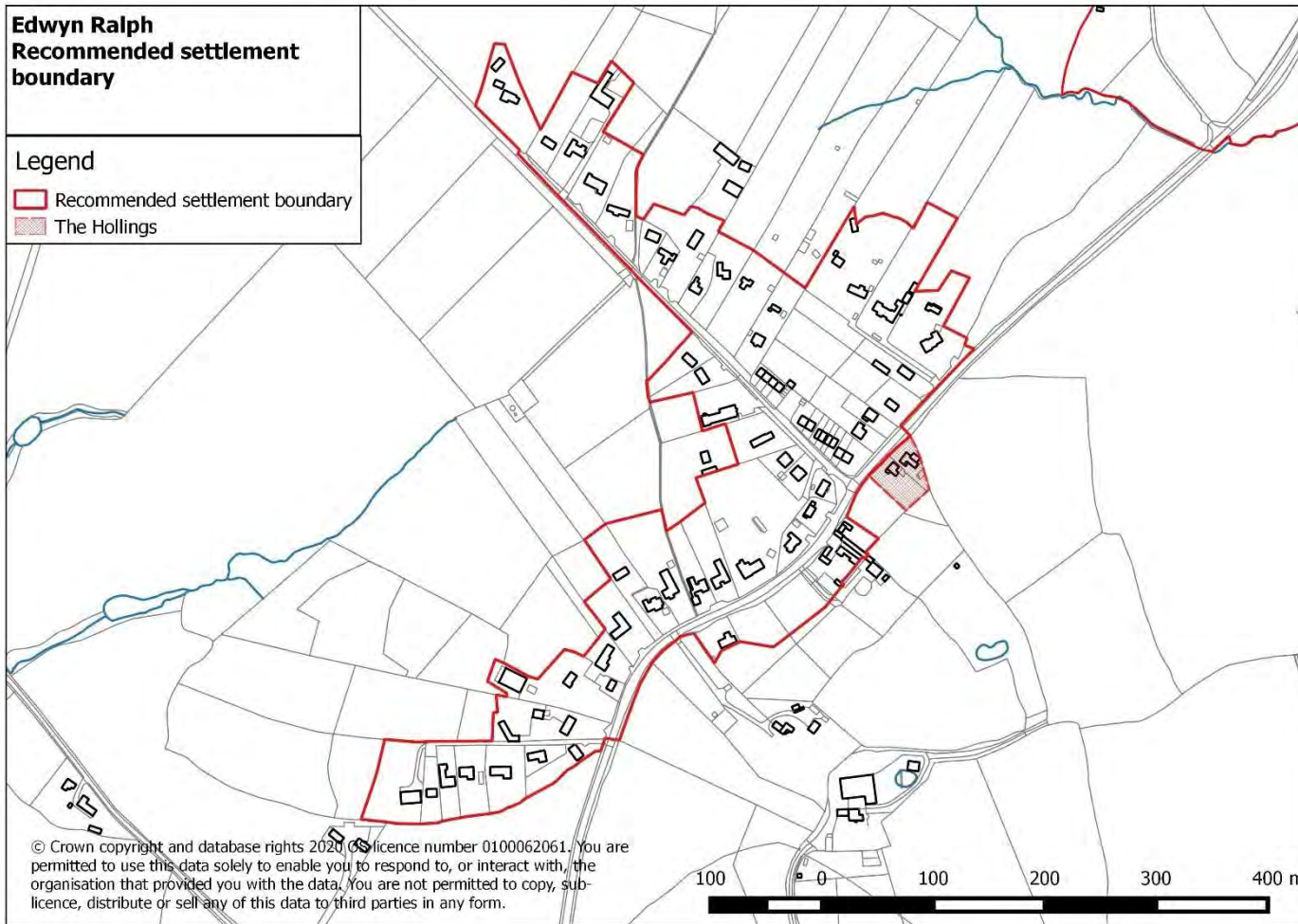
We asked our Planning consultant to advise on the extent of the settlement boundary and this is shown on the Map on the following page. The Report which provides a detailed explanation of this settlement boundary can be viewed on the Neighbourhood Plan website www.edwynralph.org/np.

The settlement boundary follows the well-defined linear form of the village which provides a clear, consistent and largely continuous frontage onto the main road. The settlement boundary follows existing boundaries where possible but has been drawn to exclude parts of a number of rear gardens in accordance with the Herefordshire Council guidance. This will help to conserve the character of the settlement – preventing 'backland' development which would be inconsistent with the linear character of the settlement. We think that the majority of the recommended settlement boundary is straightforward, but would welcome your views on the status of The Hollings – do you think it is part of the main settlement or if it slightly detached and should not be included?

C2. Do you agree with the proposed settlement boundary? Yes / No

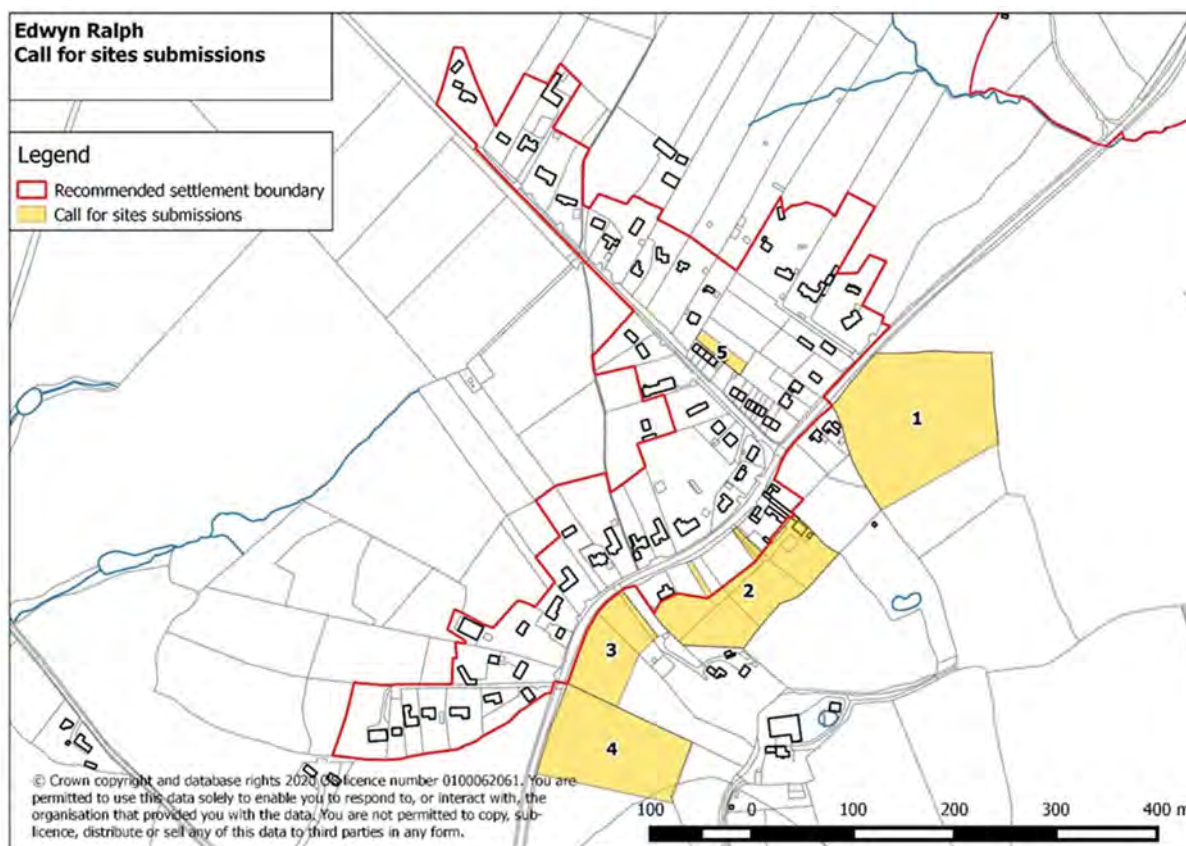
C3. Do you think that The Hollings should be in or out of the Settlement Boundary? In/ Out

C4. If not, tell us why and where you think it should be changed by drawing on the map.



Potential development sites

In January of this year we asked people to put forward land for development within the Parish. Five sites have been submitted, all within or on the edge of Edwyn Ralph as shown on the Map below.



Our Consultant has assessed the suitability of all of the sites using established Planning guidance and the recommendations of the Neighbourhood Plan Characterisation Study. The findings are summarised below and the full Report can be accessed on the Neighbourhood Plan website www.edwynralph.org/np

Site ref and name	Proposed Capacity	Suitability
1 – East of The Hollings	Not indicated but current settlement density would indicate capacity of up to nine homes	Low suitability. Development of the site would fundamentally change the character of this part of the settlement by significantly detracting from the rural character.
2 – Land adjacent to Woodhouse Farm	5 homes and community orchard to be offered to the Parish Council.	Not suitable. The suitability of the site has been tested through a number of recent planning appeals. There will be significant impacts caused to the character of the settlement and on designated heritage assets.

Site ref and name	Proposed Capacity	Suitability
3 – Top Paddock, The Manor	Up to 5 homes	Suitable only if reduced in scale to two small family homes of one and a half storeys set back from the road and associated with substantial landscaping.
4 – East of B4214	Not indicated but current settlement density would indicate capacity of up to five homes	Not suitable. The site is visually prominent and development would have a significant impact on the landscape and the rural setting of the settlement.
5 - Oaklands	Two dwellings.	Potentially suitable for up to two dwellings subject to securing access across existing car park, and consideration of the impact on the existing trees.

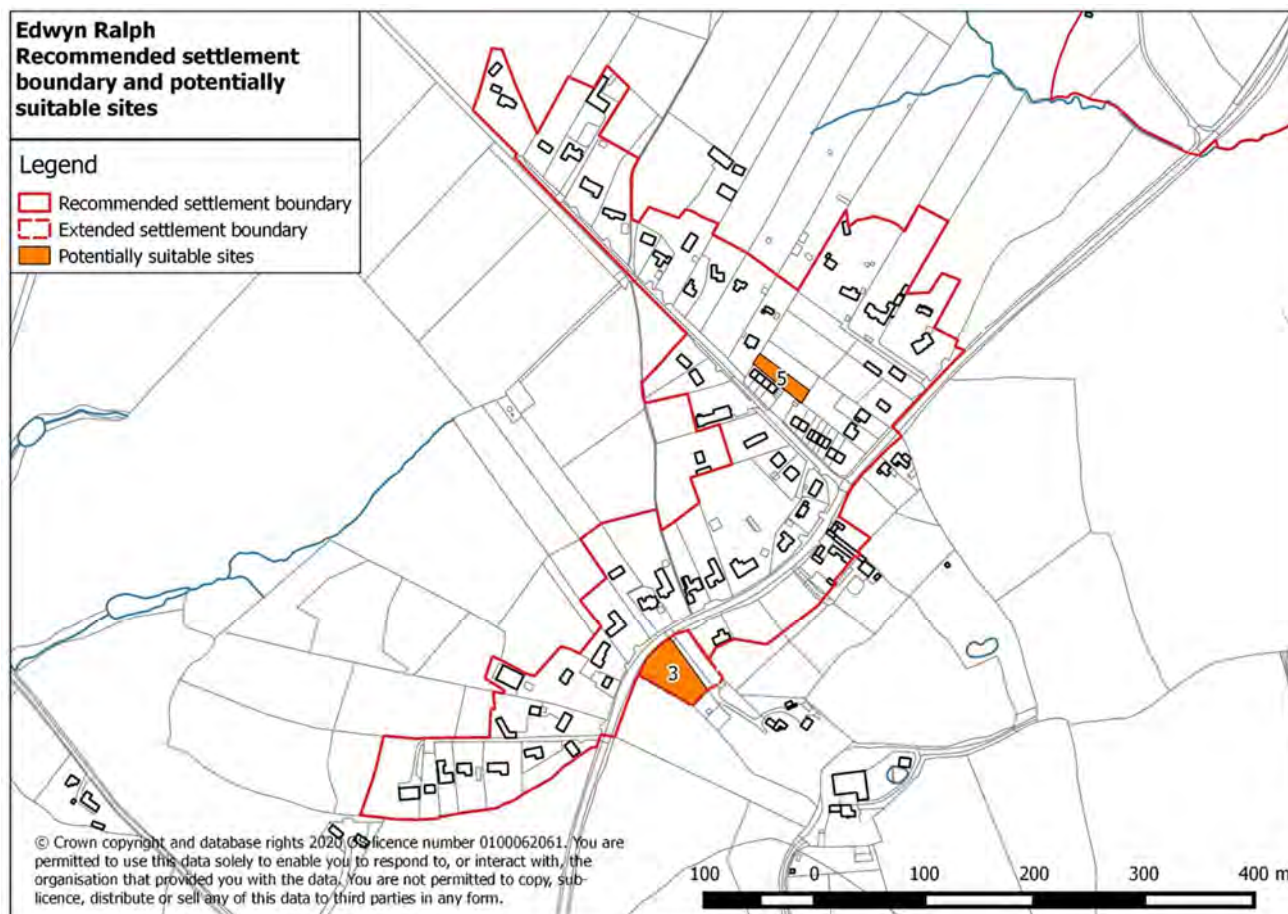
C5. Please tell us what you think about the assessment of the Call for Sites submissions

Site	Steering Group Recommendation	Agree (please tick)	Disagree (please tick)
1	Low suitability		
2	Not suitable.		
3	Suitable only if reduced in scale to two small family homes of one and a half storeys set back from the road and associated with substantial landscaping.		
4	Not suitable.		
5	Potentially suitable for up to two homes		

If you disagree with the recommendation on any of the sites, or want to say more on why you agree with the recommendation please use the space below.

Our recommended approach

Based on the assessment of the call for sites submissions, we recommend that the Plan should identify site 5 for development, and site 3 **should also be included** if significantly reduced in size as shown on the next Map.



These two sites could deliver four homes and we can restrict their size to ensure that they provide for the type of houses that are most needed in our area. Site 1 has low suitability, and far less preferable to sites 3 and 5 as it will have a major impact on the setting of the settlement. We do not think that site 1 should be included in the Plan.

If sites 3 and 5 are included in our Plan then this would represent a level of growth equivalent to Option 2 in question C1. It would ensure that the Plan carries full legal weight in determining planning applications and appeals, and would help to 'future-proof' the Plan against any further changes to the Herefordshire housing growth requirements. This approach would allow for some new development to come forward to help provide for a choice of homes within the Parish, especially for smaller homes suitable for young families or first-time buyers.

Either increasing the amount of development on these sites, or including part of site 1 in the Plan would provide for higher levels of growth, but we think this would have a negative effect on the character of the village and its rural setting. We think that the other sites will have a very damaging impact on the character of the village and should not be developed under any circumstances.

C5. Do you think our recommended approach should be included in the Neighbourhood Plan? Yes / No

C6. If new homes are to be built on these sites, or any other sites that come forward, what **tenures** of new housing should be encouraged?

Please tell us how important it is for the Plan to support specific tenures by putting a cross (x) for each tenure in the table below from 1 (Very high priority) to 5 (Not required at all).

	Very High priority	Important	Neither important or unimportant	Not so important	Not required at all
Tenure	1	2	3	4	5
Social rented – Houses which are owned and managed by the Housing Association					
Private rented – Privately owned houses rented directly from the landowner					
Shared ownership – Houses that are provided through Housing Associations but tenants can buy a share of the house and rent the remaining share					
'Starter Homes' for young first-time buyers					
Discounted market housing sold to people with a local connection only.					
Owner occupied – The residents both fully own the house and live there.					

C7. What **types** of homes are needed across the Parish?

Please tell us how important it is for the Plan to support specific types of housing by putting a cross (x) for each house type in the table below from 1 (Very high priority) to 5 (not required at all).

	Very High priority	Important	Neither important or unimportant	Not so important	Not required at all
House type	1	2	3	4	5
Large detached private houses (4+ bedrooms)					
Medium sized family housing (2 or three bedrooms)					
Smaller private detached or semi-detached houses (2 or 3 bedrooms) for young families or first time buyers.					
Bungalows					
Sheltered accommodation for elderly people					

D. Community facilities

D1. The key community facilities in the Parish are the Village Hall and Parish Church. Do you think that any additional facilities should be identified in the Plan as future priorities? We have identified some suggestions below and please tell us which of these are most needed by putting a cross (x) for each facility in the table below from 1 (Very high priority) to 5 (not required at all).

Asset / facility	Very High priority 1	Important 2	Neither important or unimportant 3	Not so important 4	Not required at all 5
Enhancements to the small green area next to the noticeboard at the junction of The Crest and the main road					
A new village green					
A new village play area					
A new village sports field					
A wider range of facilities at the Village Hall					

D2. Using the space below, tell us more about why these facilities are important, and where they could be located?

E. Traffic and transport

E1. The Community Survey responses told us that road safety is a major issue for the community. Please tell us which of the following measures are most needed by putting a tick for each measure

Priority	Measure	Very high priority	Important	Not so important	Not required at all
Reducing traffic speeds	Introduce a gradual speed limit change into the settlement (from 40mph, then to 30mph)				
Traffic speed enforcement	Permanent speed enforcement cameras				
	Mobile speed cameras				
	A community speed-watch scheme				
Physical measures	Street lighting in the village to improve visibility for both road users and pedestrians.				
	A clear village 'gateway' defined through the introduction of planters or gates in the roadside verge at the 'in' and 'out' sections of the main road through the settlement.				
	Creation of a pavement along sections of the B4214 and associated narrowing of the road.				

E2. Are there any additional measures that you can suggest – if so please tell us in the box below.

F. Environment and character

F1. What do you think are the most important features that make up the character of our area?

Tell us by putting a cross (x) for each issue in the table below from 1 (very important) to 5 (not at all important).

	Very important	Important	Neither important or unimportant	Not so important	Not at all important
Asset / facility	1	2	3	4	5
The network of fields					
Trees and hedgerows					
Views					
Churches and churchyards					
Farmsteads					
Historic / traditional buildings					
Varied building styles throughout the area					
Wildlife					

F6. What is the best type of design for new homes and other buildings?

Please tell us which of these options do you think is the most appropriate by putting a cross (x) for each option in the table below from 1 (most appropriate) to 3 (not appropriate)

	Very important	No strong views either way	Not important
Option	1	2	3
All new development across the area should be to a very high standard of design and always reflect local styles and materials. Traditional design buildings using local materials			

Development should always be based on an understanding of local character but contemporary styles and modern materials have their place too.			
High quality design is important in some sensitive locations such as near historic buildings and important / prominent features but not across the whole area.			
The area lacks a distinctive character and the Plan should take a flexible approach to the design of new development by supporting a wide variety of styles and materials across the area.			

G Utilities and services

G1. Please tell us what you think about the following services where you live.

Please put a tick in the table below to say whether it is good, adequate or poor:

	Good	Adequate	Poor
Service / utility	1	2	3
Broadband			
Mobile phone			

G2. How important are the following?

Indicate as many as you prefer grading them from 1 (highest priority) to 5 (not required at all):

	Very High priority	Important	Neither important or unimportant	Not so important	Not required at all
Asset / facility	1	2	3	4	5
Domestic renewable energy generation (eg solar panels on houses)					
Larger scale renewable energy (solar farms and wind turbines)					
Better mobile phone coverage					
Improved broadband					
Electric vehicle charging points provided in all new houses					

G3. Would you support better mobile phone coverage if this included new masts in the area? ? Yes
 No

**Appendix 6 – Community survey, settlement boundary and sites consultation
- summary of responses presented to Community meeting August 2021 and
posted on Neighbourhood Plan website**

Edwyn Ralph Neighbourhood Plan

Community meeting

20th August 2021

Objectives

1. What is a Neighbourhood Plan
2. The benefits of a Neighbourhood Plan
3. What has happened so far
4. The Community Survey
5. Preferred Settlement boundary and site allocations
6. Next steps

1. What is a Neighbourhood Plan

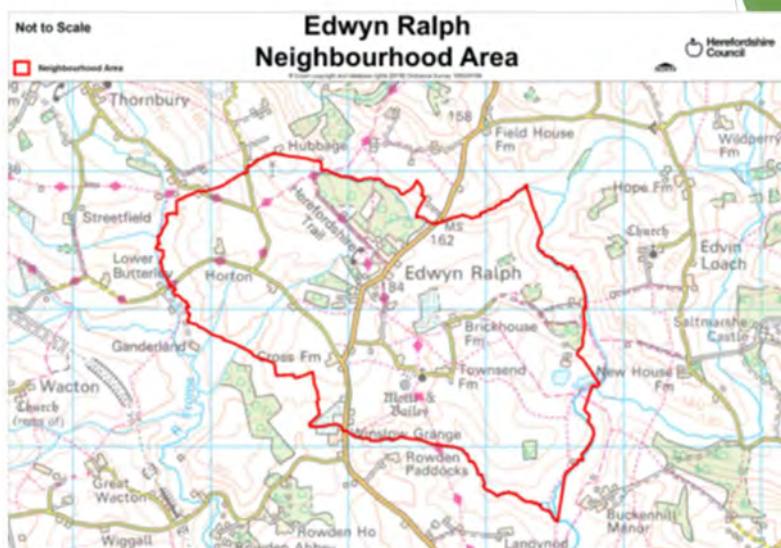
- ▶ Legal basis in the Localism Act 2011.
- ▶ Gives rights and powers for **local communities to shape new development** within their area - a single document expressing an agreed set of local priorities.
- ▶ When adopted it is a legal document with a set of 'rules' on new development proposals which **must be used** by Herefordshire Council and Planning Inspectors.
- ▶ Without a Neighbourhood Plan, development proposals will be considered against County-wide policies - **other people will decide how much and what type of development will take place in this area** which may not reflect local wishes and priorities.
- ▶ Herefordshire Council has a legal duty to support the local community. Almost 150 either adopted in preparation across the County.
- ▶ The Neighbourhood Plan must conform to the Core Strategy for Herefordshire and the National Planning Policy Framework for England. These set the 'ground rules'.



2. What issues can it cover?

- ▶ All Neighbourhood Plans are different and must be guided by local priorities identified by the community. Key issues for our area:
- ▶ **Housing** Herefordshire Core Strategy requires a 15% increase in the number of homes in the Parish 2011-21 focussed on Edwyn Ralph village = 13 homes. 11 homes built and 2 with planning permission. **But Plan carries more weight if this target is exceeded** and sites are allocated for development. The Plan should identify where, when and how these homes should be delivered.
- ▶ **Housing type**- The Plan can specify what type of housing is needed so long as this is based on evidence affordable, local needs, family or starter homes.
- ▶ **Traffic**- the Plan can consider improvements to increase road safety and slow down traffic speeds.
- ▶ **Local facilities**- the Plan can protect key facilities- the Village Hall, and identify a 'shopping list' for improvements to inform funding bids eg Lottery, Herefordshire Council and UK Government.





3. What has happened so far?

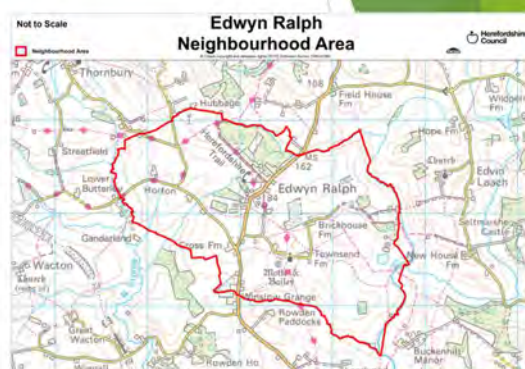
- ▶ Edwyn Ralph Residents Association and the Parish Council established a **Steering Group** to oversee the preparation of the Plan in 2019.
- ▶ We published an Evidence Base Report in June 2020 pulling together all of the existing studies and facts and figures for our area.
- ▶ We carried out the **first Community Survey** in September 2020 to understand your priorities.
- ▶ We published our **Characterisation Study** in November 2020 alongside the findings of the Community Survey. The Characterisation Study describes what we think is special and distinctive about our area.
- ▶ We used the feedback from the Community Survey and Characterisation Study to develop a **Mission and set of Objectives** for the Plan which we consulted you on in January 2021.
- ▶ We invited property owners to **submit sites** for inclusion in the Plan for us to consider in January 2021.
- ▶ We published our assessment of these submissions for your views as part of the **second Community Survey** in March 2021.

4. The second Community Survey

- ▶ Issued to all households in the Parish.
- ▶ Built on the first Community Survey and Characterisation Study.
- ▶ Key issues :
 - ▶ Plan priorities
 - ▶ How much growth?
 - ▶ Settlement boundary and sites for development
 - ▶ Community facilities
 - ▶ Traffic and transport
 - ▶ Environment and landscape

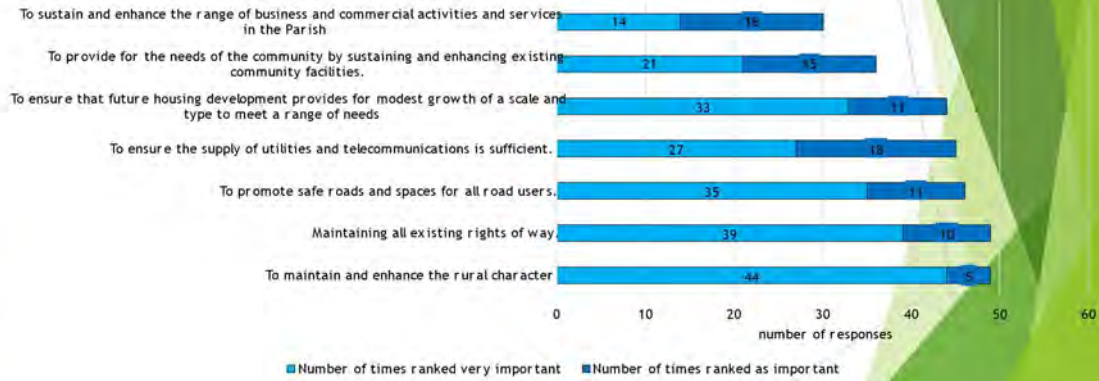
A. Survey responses and profile

- ▶ 52 survey responses representing 91 people. Covers 60% of households. This is an excellent response rate.
- ▶ Geographical focus of responses centered on the village consistent with where people live.
- ▶ Age profile is consistent with the census with the 50-69 age group the most significant.
- ▶ Relatively settled population with 47% of households being here for over 21 years, and 28% less than five years.



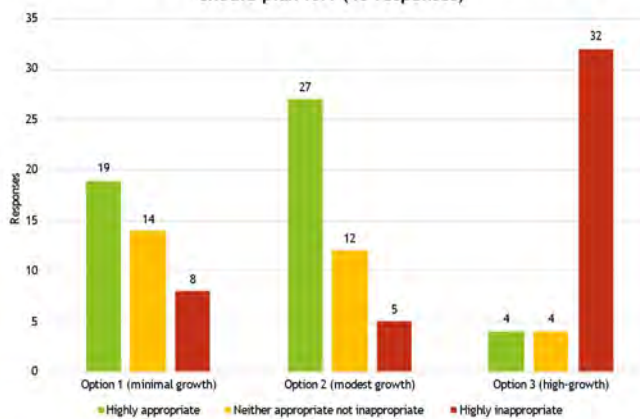
B. Vision and objectives

B2 - What are the priorities for the Plan?
 (50 responses)



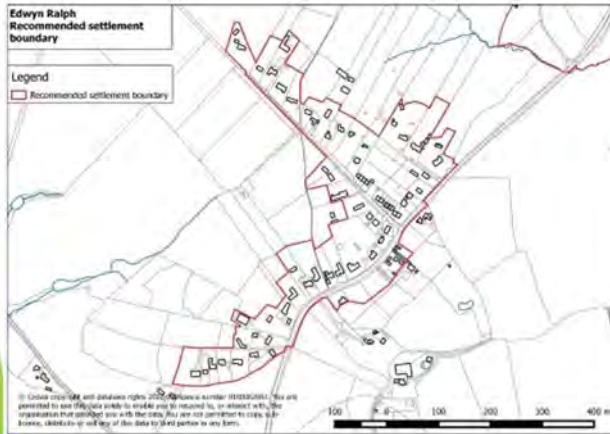
Ci. Growth Options

C1. What are your views on how much additional growth we should plan for?
 (48 responses)



Option	Description
1	No more new homes other than through some small-scale development within the settlement or the conversion of suitable buildings in the countryside.
2	Slightly more new homes by identifying sites for up to four new homes if limited to within the settlement, the conversion of suitable buildings in the countryside and one small site of two homes on the edge of the village.
3	A lot more by identifying sites for ten homes including at least one large site of ten or more homes on the edge of the village.

Cii. Settlement boundary



A settlement boundary is a line drawn around a village which reflects its built form. Land outside the line is considered to be 'open countryside' where new development is strictly regulated and restricted.

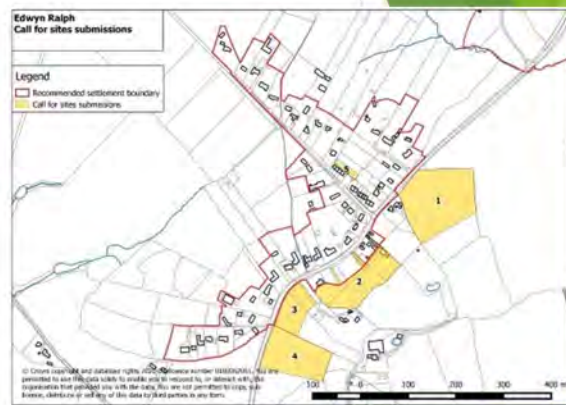
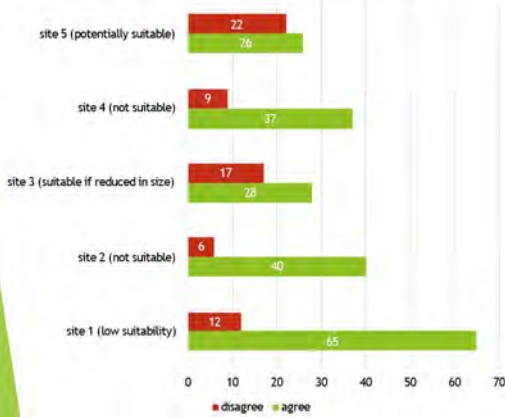
We produced a draft settlement boundary for consultation using the guidance and rules established by Herefordshire Council.

The settlement boundary should be based on the main built up area and follow existing boundaries where possible but can cut across them to prevent backland development.

Boundary was supported by 25 out of 46 responses - just over 50%

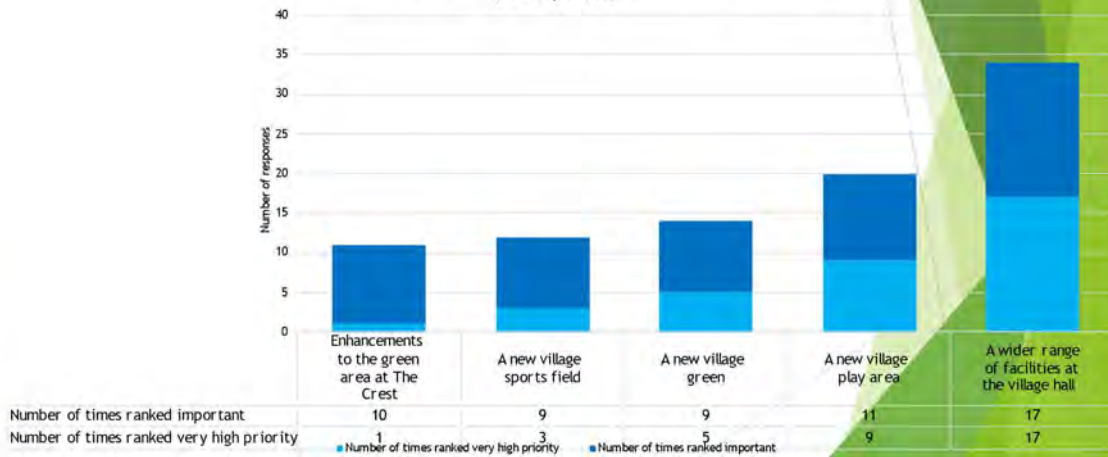
Ciii. Housing sites

C5. Please tell us what you think about the assessment of the call for sites submissions



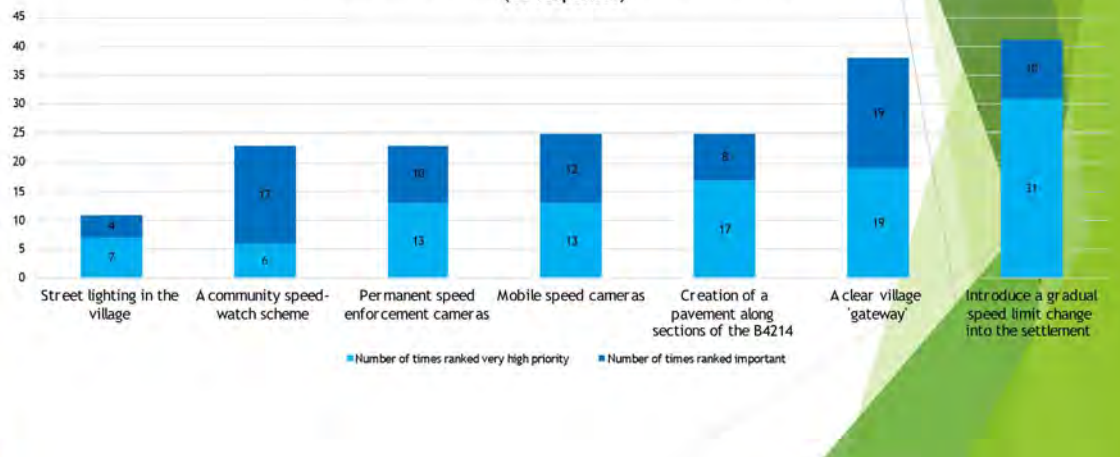
D. Community facilities

D1 - What are the priorities for our community assets?
 (49 responses)



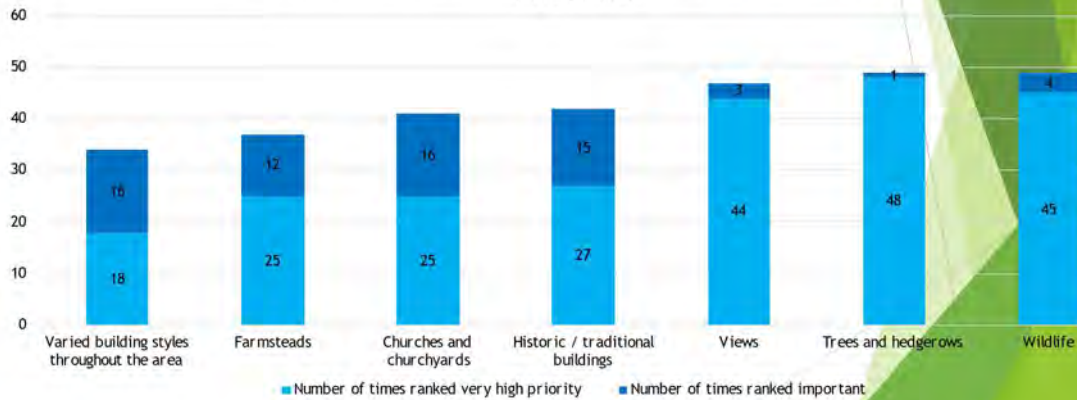
E. Traffic and Transport

E2. Which of the following measures are most needed?
 (49 responses)



F. Environment & Landscape

F1. What are the most important features which make up the character of the area?
 (48 responses)



5. Settlement boundary and site allocations

- ▶ We've assessed all of the comments on the settlement boundary and site assessments.
- ▶ Large number of individual comments but **no standout suggestions made by the majority of people**.
- ▶ Minor change to include **land to the rear of Kendal**, and the **inclusion of The Hollings**, but otherwise settlement boundary is unchanged.
- ▶ Site responses highlighted concerns with Site 5 mainly around **trees and access / car parking**.
- ▶ Can't be confident that these issues can be addressed so **site is not recommended for allocation**.
- ▶ **Site 3 remains** considered suitable for two dwellings.
- ▶ Plan will therefore **meet and exceed housing target** and will carry full weight.



Appendix 7 - Regulation 14 Consultation leaflet – December 2021

Edwyn Ralph Neighbourhood Plan

Neighbourhood Plan Consultation 17th December 2021 to 12th February 2022

Introduction

Edwyn Ralph Residents Association and Thornbury Group Parish Council are proud to announce the **launch of the Public Consultation on the draft Neighbourhood Plan.**

Work on the Neighbourhood Plan, carried out by a Steering Group of volunteers from the Parish, started in late 2019. The work is overseen by the Parish Council and follows strict legal regulations and a code of guidelines from Herefordshire Council. The draft Plan builds on the community feedback from the 2020 and May 2021 Community Surveys, our consultation with you on the Vision and Objectives and the findings and recommendation of our evidence including the Characterisation Study and Call for Sites and Settlement Boundary Report.

This consultation

This is a formal consultation on the draft Plan and it is the first time that we have published the Plan as a single document. The Plan can be accessed on the Neighbourhood Plan website www.edwynralph.org/np and viewed at the Parish Church, and there is a form on the website that should be used to make your comments. Your comments should tell us whether you like the Plan or if you feel that changes are necessary in particular sections. This **consultation runs from 17th December 2021 to 12th February 2022** and, at the same time, we are seeking the views of a wide range of organisations including Herefordshire Council, Welsh Water, Western Power and the Environment Agency.

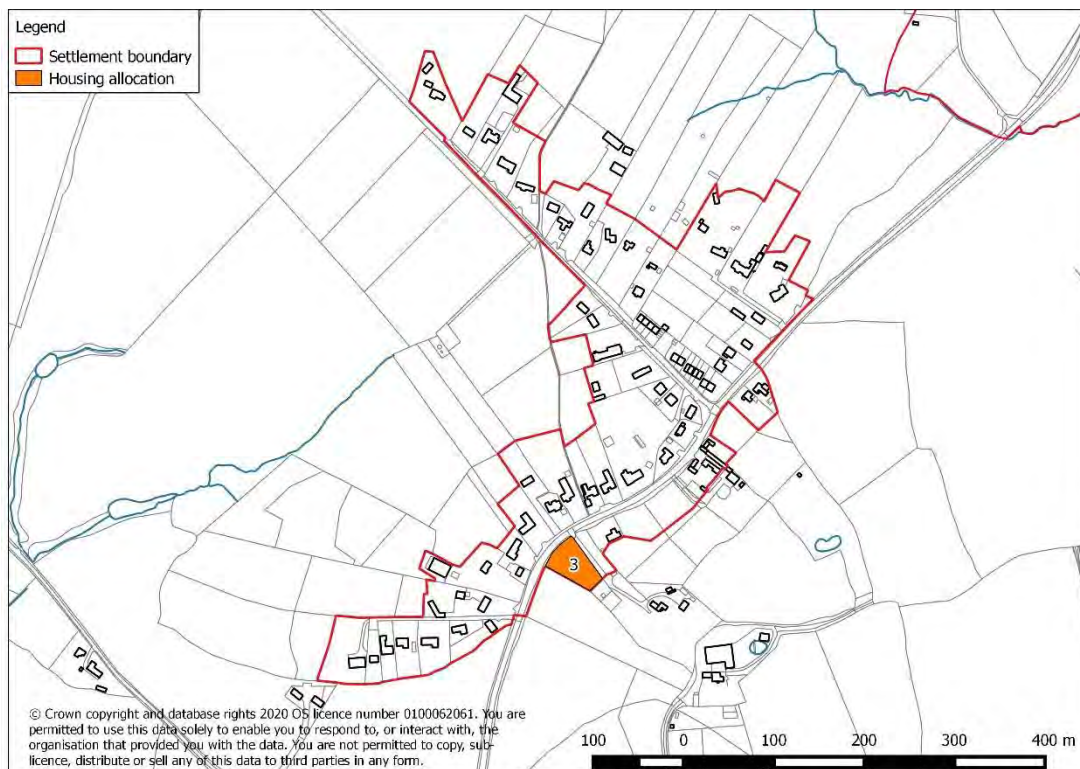
The Plan covers the period to 2031 and addresses a range of planning issues. The overriding objective of the Plan is to protect the tranquil character of the village and wider Parish while at the same time supporting some limited small-scale development to provide for a range of needs. The Plan is divided into a number of Chapters and a set of policies which will be used to determine individual planning applications. The key sections are:

- Vision and Objectives
- Protecting and enhancing rural character
- Providing for housing needs
- Sustaining and enhancing the rural economy
- Improving accessibility and road safety
- Providing for the needs of the community
- Providing for infrastructure, utilities and services
-

For Edwyn Ralph village, the Plan includes a proposed settlement boundary and a small residential development proposal in line with the overarching Development Strategy which we published in August. This is shown on the extract from the Plan document below:

Policy ER 6 – Housing allocation

The site as shown on Map 4 below is allocated for housing development:



Site 3 – Top Paddock, The Manor

Development of two homes aligned to but set back from the B4214. Development proposals should provide a substantial new landscaping belt along the south western and southern boundary consistent with the scale of that on the western side of the B4214 forming the southern boundary of the properties which front on to Edwyn Wood.

Next steps

The Steering Group and Parish Council will consider all of the representations made to this consultation and will hold a second Community meeting next year to tell you about any potential refinements that we think should be made to the Plan before it is 'submitted' to Herefordshire Council by March of next year.

And please remember, if we do not have a Neighbourhood Development Plan, then someone else will make the decisions about what happens in Edwyn Ralph. However, if we do have a Plan then, once adopted, it will have full legal force and Herefordshire Council must take it into account when deciding planning priorities and other decisions. Further details about Neighbourhood Planning can also be found on the Neighbourhood Plan website www.edwynralph.org/np, or you can email us on np@edwynralph.org.

Appendix 8 - Regulation 14 Notice

Edwyn Ralph Neighbourhood Plan

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a) – (c), notice is hereby given that a formal pre-submission public consultation on the Edwyn Ralph Neighbourhood Plan will start at 9am on 17th December 2021 ending 5pm on 12th February 2022.

About the Plan

The Edwyn Ralph Neighbourhood Plan (the Plan) has been created through listening to the views of the residents and businesses of the Parish. It has evolved to help deliver the local community's aspirations and requirements for the future up to 2031. The Plan will provide a means of guiding, promoting and enabling balanced, sustainable change and growth within the Edwyn Ralph designated area.

Thornbury Group Parish Council invites comments on the draft Plan. All responses received will be considered by the Steering Group and the Parish Council to produce a revised version of the Plan, which will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The Neighbourhood Plan, supporting documents and comments form can be found at <https://edwynralph.org/np/> and https://www.herefordshire.gov.uk/info/200140/planning_and_building_control/541/neighbourhood_planning/3

Paper copies of the Plan may be viewed at the at St Michael and All Angels Church, Edwyn Ralph. Comment forms will also be available at this venue. A copy of the Neighbourhood Plan and the comments form can be emailed to you by contacting the Parish Clerk via thornburygroupparishcouncil@gmail.com

You may comment on the Neighbourhood Plan by:

- going to <https://edwynralph.org/np/> downloading the comments form and emailing it to thornburygroupparishcouncil@gmail.com or completing the paper form and returning it to the address below

Parish Clerk,
Thornbury Group PC,
6 Callow End,
Ledbury,
Herefordshire,
HR8 1BG

All comments must be received by 5pm on 12th February 2022.

Appendix 9 - Responses to the Regulation 14 Consultation

Edwyn Ralph Neighbourhood Plan - Summary of Responses to Regulation 14 consultation

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
Brockhampton Parish Council	Whole document	Brockhampton Group Parish Council are supportive of the proposals and look forward to seeing the plan progressing to referendum stage.	Noted and welcomed.	No change.
CPRE	Whole document	We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and you have addressed many of the key issues for your Parish.	Noted and welcomed.	No change.
	Policy ER14	You may wish to include specific reference to Intensive Livestock Units and Polytunnels. Planning applications for such units can cause considerable controversy within small communities.	Agree that Intensive Livestock Units and Polytunnels can have a particularly significant impact on the landscape and that the text should recognise this.	Minor amendment to Plan.
	Whole document	You may wish to include specific controls over light pollution. This will include mention of street lighting but very importantly should make specific mention of security lighting and require lighting plans for business development. Similarly, any development relating to large agricultural or tourist enterprises may require consideration of light pollution.	Policy ER9 refers to the need for new housing development to minimise the use of external lighting to that which is necessary, but this approach should apply to all forms of development and incorporated into Policy ER3.	Minor amendment to Plan.
	Policy ER19	You may wish to consider mentioning the scale of such developments such as a statement to the effect of “small scale developments may be supported....”	Agree that the Plan should recognise that smaller scale renewable energy proposals are more likely to be acceptable.	Minor amendment to Plan.
	Policy ER19	You may also take the view that you would give support to solar farms only if they demonstrably benefit the community and you may wish such development to be on brown field sites or roof mounted and suggest that the use of agricultural land is inappropriate.	Disagree. It may be possible for solar farms to be accommodated within the Plan area, albeit most likely of a small scale and they should not be precluded as a matter of principle.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
David, Elizabeth and Alexander White	ER2 and Map 2	We do not approve of the plan and envelope as it has been put forward. It appears to be far too clandestine and arbitrary, allowing in places the inclusion of green field land for development whilst in other areas cutting through long established boundaries without consultation. Priority should be given to utilise areas within the existing curtilage of the village.	Disagree. The settlement boundary has been subject to extensive assessment and consultation as set out in the August 2021 Settlement Boundary and Call for Sites Assessment Report – Report of Community Survey. The approach is based on the guidance produced by Herefordshire Council which recommends that it may not always be appropriate for the settlement boundary to follow existing property boundaries. The Plan supports appropriate development within the settlement boundary and the existing built-up area, and the proposed site allocation is currently on the edge of the settlement. This allocation is required to meet the Core Strategy housing requirement as there are no alternative more suitable, available or deliverable sites elsewhere within the settlement.	No change.
DCWW (Welsh Water)	Whole document	Given the Neighbourhood Plan has been prepared in line with the provisions of the Herefordshire Core Strategy we support the proposals set out.	Noted and welcomed.	No change.
	Policy ER1	It is vital that there is sufficient capacity within both our water supply and public sewerage systems to accommodate new development, and as such we welcome the provisions of criterion 3 of Policy ER1.	Noted and welcomed.	No change.
	ER6	The proposed allocated housing site (Top Paddock, The Manor) there are no issues in providing the site with a	Noted.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		supply of clean water. Should the site wish to connect to the public sewerage network there are no issues, aside from the requirement to provide offsite sewers.		
Environment Agency	Flood risk	We would not, in the absence of any specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk at this time. You are advised to discuss matters relating to surface water flooding with the drainage team at Herefordshire Council.	Noted. Herefordshire Council have been consulted as part of the Regulation 4 consultation.	No change.
	River Wye SAC catchment	Edwyn Ralph falls within the River Lugg sub-catchment and an AA has been undertaken in the light of recent comments from Natural England (NE). NE are the primary statutory consultation body for AAs and they would need to be satisfied that there is reasonable certainty to take forward the policies and site allocation in the NDP is discussion with Herefordshire Council. Herefordshire Council are seeking to progress mitigation measures and further evidence is being drafted by the Council. We would expect the subsequent Regulation 16 submission to be supported by that evidence and be referred to in the NDP and the relevant Policy ER3 where appropriate, to provide the assurance that there will not be a significant effect on the integrity of the River Lugg.	Noted. Natural England have been consulted as part of the Regulation 4 consultation and any updated evidence will be reflected in the Regulation 16 Plan.	No change.
Herefordshire Council Neighbourhood Planning	Whole document	All the comments made to the pre-consultation draft have been taken on board in the draft version.	Noted.	No change.
Herefordshire Council Strategic Policy	Whole document	Policies ER1, ER3, ER4, ER5, ER6, ER7, ER8, ER9, ER11, ER12, ER14, ER15, ER16, ER17, ER18 and ER19 are in general conformity with the adopted Core Strategy.	Noted.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	Policy ER2	The policy wording makes reference to “limited” development, which would appear to suggest a restrictive or negative approach to development. The Core Strategy promotes a positive approach to growth. It is considered that a better term to use would be “proportionate” or “development of an appropriate scale”.	Agree that wording should be amended to refer to development of an appropriate scale to ensure consistency with the Core Strategy.	Minor amendment to Plan.
	Policy ER10	Policy H3 “states that residential developments should provide a range and mix of housing which can contribute to the creation of balanced and inclusive communities” not Policy H1.	Drafting error noted.	Minor amendment to Plan.
	ER13	The environmental problems caused to residents in point 3 exceptional circumstances, would need to be clear and demonstrable.	Noted.	No change.
Herefordshire Council Development Management	Whole document	The ‘List of Policies’ which is detailed as part of the contents page is very useful. A potential suggestion as to whether you may want to follow the approach taken by Cradley Parish Council in their NDP, and have all the policies detailed at the end of the NDP also, as a summary, which helps with ease of reference for all users/readers.	Disagree. Contents page is sufficient and a further table of policies or summary would duplicate.	No change.
	ER2	Suggest making it clear within this policy of the difference between inside and outside the settlement boundary. Suggest that a third criteria is considered clearly defining that outside the settlement boundary, new housing development will need to accord Policy ER7/Policy RA3 of the Core Strategy, to avoid any ambiguity and the potential for interpretation that the plan might support development adjacent to a settlement boundary.	Noted and agree that a third criterion will remove ambiguity.	Minor amendment to Plan.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	ER2	Policy needs to be proof read as there are some words missing e.g. you have missed the word 'growth' which should come after proportionate residential growth.	Noted and minor changes required.	Minor amendment to Plan.
	ER3	Suggest that consideration is given to breaking it down into separate design, landscape character and biodiversity policies to provide greater clarity and focus.	Disagree. Policy is comprehensive and reflects the distinctive features of the Parish as set out in the Characterisation Study and breaking it up into a series of policies would not add to the usability of the Plan.	No change.
	ER3	Point 4 on this policy should be omitted as it relates to matters that are not subject to planning controls.	Disagree. Species and landscaping specifications can be conditions of planning permissions including their long-term management.	No change.
	ER6	Refer back to comments made in respect of ER2. Only suggestion would be to perhaps show any approved development which is now constructed on the map.	Noted that the OS basemap is now dated and does not show for example the dwellings recently completed to the rear of Woodhouse Farm. Disagree that existing sites with planning permission should be shown on the map as these may lapse over the Neighbourhood Plan period.	Ensure that Map 4 uses the most up to date OS mapping.
	ER7	This Policy is effectively Policy RA3 of the Core Strategy. Is it necessary or could make reference to Policy RA3 of the Core Strategy under ER2.	Noted but the inclusion of this Policy in the Plan ensures that it provides comprehensive coverage.	No change.
	ER8	May want to make a reference to streetscene, which echoes Policy LD1 of the Core Strategy.	Disagree. This issue is addressed by Policy ER3 which applies to all forms of development.	No change.
	ER8	May want to move the sentence in relation to subordinate of extensions currently in the policy justification directly into the policy.	Agreed.	Minor amendment to Plan.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	ER8	With reference to 4.3.17 – The ‘Original’ sentence is contrary to what Town and Country Planning Act 1990 defines as original and this should be omitted.	Agreed.	Minor amendment to Plan.
	ER9	Referencing back to Policy ER3 and whether this could be more landscape focused	Disagree and confirm that this Policy should be read alongside Policy ER3.	No change.
	ER10	Check updating the reference to Housing Market Assessment for 2021 – should be referred to rather than the 2013 assessment which is now out of date	Agreed.	Minor amendment to Plan.
	ER11	Would question the need for the whole policy and whether should only make reference to applications for local need/rural exception sites.	Disagree. Policy is intended to ensure that the Plan is comprehensive, but it is recognised that proposals for development subject to part (2) of the Policy is unlikely.	No change.
	ER11	Point 2 could be omitted or instead make reference to Policies H2/H3 of Core Strategy.	See above.	No change.
	ER11	It is felt that covenants should be omitted in this policy as they are not imposed or enforced through planning.	Noted and Policy could refer to ‘controls’.	Minor amendment to Plan.
	ER13	This policy appears to generate some confusion between business premises and community facilities and when the tests are applied.	Agree that the references to ‘commercial’ uses in the Policy could be misleading and that ‘Business’ is a more specific term.	Minor amendment to Plan.
	ER13	Question whether it is it reasonable to suggest agricultural businesses being asked to undertake marketing when there are permitted development rights that may allow a change of use through the prior approval regime that circumnavigates the issue altogether.	Noted, and the Policy can only relate to development requiring planning permission.	No change.
	ER13	This policy should be considered to be deleted particularly when ER12 promotes business development and this particular policy places a burden on existing business unreasonably.	Disagree. it is important that the Plan protects existing viable business premises and the Policy provides a robust mechanism to achieve this objective.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	ER14	This is a good policy although you may want to re-title to 'agricultural and forestry development'	Agree.	Minor amendment to Plan.
	ER14	With reference to Point 7 – how is this measurable? Should be omitted.	Agree.	Minor amendment to Plan.
	ER15	A suggestion as to whether point 4 is reasonable – is there an expectation of providing a footway to the village hall particularly on smaller scale developments for 2/3 houses?	Agree.	Minor amendment to Plan.
	ER16 and ER17	Is it worthwhile making the policy specific to the village hall? Understand this is the only facility of note in the neighbourhood area.	Disagree. While the Village Hall is recognised as being the current focus for community facilities in the Parish, there may be opportunities elsewhere to provide for the needs identified in the community survey.	No change.
	ER16 and ER17	There is unlikely to be a scheme significant enough in Edwyn Ralph to generate S106 monies given no sites proposing more than 10 houses have been identified; nor would we suggest that development of this scale is proposed, and so the S106 thresholds of H1 of the Core Strategy or the Planning Obligations SPD are not likely to be triggered.	It is accepted that there is unlikely to be any large-scale development in the Plan area that could generate s106 contributions. However, for the sake of completeness, it is considered that s106 should continue to be referred to in the Plan.	No change.
	ER16 and ER17	A suggestion as to whether one could link ER16 and ER17 into the same policy , reflecting SC1 of the Core Strategy	Noted, but ER17 is designed to protect facilities whereas ER16 is focussed on meeting existing and future needs.	No change.
	ER17	What is being defined as reasonable marketing period? Usually 12 months at a price which reflects the circumstances of the business/facility, but this should be made clear to the needs of the neighbourhood area.	Agree that the Policy should specify the term and nature of this marketing with 12 months a minimum requirement.	Minor amendment to Plan.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	ER18	Nothing to add but be aware that a lot mobile and broadband infrastructure installed is Permitted Development and very rarely requires the benefit of planning permission.	Noted.	No change.
	ER19	How is carbon reduction measurable?	Noted and this element of the Policy can be deleted.	Minor amendment to Plan.
	Agricultural workers occupancy conditions	References to agricultural workers dwellings and removal of occupancies – Note the neighbourhood area has quite a large proportion of agricultural workers dwellings and whether applications made to remove occupancy should have its own policy.	Agree that this is an issue which should be addressed in the Plan within Policy ER7.	Minor amendment to Plan.
Herefordshire Council	Whole document	Generally good recognition of and support for encouraging active travel.	Noted and welcomed.	No change.
Transportation and Highways	Three Rivers Ride	The Parish is also on the 96 mile Three Rivers Ride (part of the national bridleway network) linking Tidbatch on the Herefordshire / Worcestershire Border with the Brecon Beacons Visitor Centre in Wales. It clips the NW corner of the Parish.	Noted and agree that the Plan should refer to the Three Rivers Ride in para 1.0.6.	Minor amendment to Plan.
	Community Survey	Road safety was recognised as a problem particularly in Edwyn Ralph village, and there is strong support for improved walking and cycling facilities.	Noted.	No change.
	Vision and objectives	Road safety within the village will have been further improved as a result of traffic calming measures, and the network of footpaths, cycleways and bridleways protected and extended. (to acknowledge para 2.0.5 and objective 4 that follows this statement).	Noted.	No change.
	Policy ER1	4. Measures should be introduced, including in association with the development of sites, to minimise the effects of vehicles on the local road network and	Unclear on what is comment is suggesting as duplicates existing text.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		residential amenity, to improve provision for pedestrians and cyclists and to promote sustainable transport initiatives.		
	Policy ER6	Housing allocation- Site 3 - Visibility from the access onto the B4214 is a key consideration, especially as the site is on the inside of a bend. In addition, the desire for landscaping could potentially conflict with the need to provide visibility splays. Nothing over 0.6m in height should be placed within visibility splays.	Noted. A speed survey was undertaken as part of the pre-app submission in March 2019 and this will be required to form visibility splays. The highway engineer has also suggested that a bell-mouth arrangement is the most suitable form of access into the site.	No change.
	Policy ER9	2. Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, cycle and recycling storage and broadband infrastructure.	Unclear on what is comment is suggesting as duplicates existing text.	No change.
	Policy ER9	8. Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties.	Unclear on what is comment is suggesting as duplicates existing text.	No change.
	Policy ER12	Disappointed not to see equivalent paras to ER9, paras 2 & 8 here especially with para 4.4.3 talking about reducing unnecessary private car journeys.	Agreed.	Minor amendment to Plan.
	Policy ER14	There could be an opportunity for these enterprises to support development of active travel route here (eg Forestry Commission has off-road routes in its operations) also routes alongside existing roads, but off-road. Worth an additional para in the policy? Could also contribute to ER15 later on (esp para 4).	Disagree. Such opportunities are likely to be limited and Policy ER15 refers to opportunities to improve and add to the public rights of way network.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
	Para 4.5.9	Development proposals to have regard to both the council's Highways Design Guide for New Development and cycle and vehicle....	Agree.	Minor amendment to Plan.
	Para 5.2.2	5.2.2 Throughout the preparation of the Neighbourhood Plan, concerns about the speed, volume and impact of traffic on the B4214 through the settlement of Edwyn Ralph and the safety of pedestrians and cyclists have been major issues for the local community. Despite references to the safety of pedestrians and cyclists the ensuing priorities limit themselves to measures for pedestrians only - this could be easily extended to cycle provision too.	Agree.	Minor amendment to Plan.
	Para 5.2.4	This is in relation to the table below paragraph 5.2.4- The only element within the four points mentioned that is highly unlikely to be possible is the provision of pedestrian refuges. This road was remarked back in 2020 as part of a resurfacing scheme which included the removal of centreline and the provision of inset edge line to narrow the carriageway, so the provision of a central refuge on the B4214 would contradict the purpose of this scheme, (not to mention the widths would already present a problem). There is already a plan to install gateways at either end of the village to compliment the new markings scheme. Do we know if this NDP was prepared before this work as it seems to contradict work that has already been done?	Comment on refuges noted and agreed that it will not be practicable to provide them in the centre of the carriageway but opportunities on the side of the road may be appropriate at certain points. Gateways are not currently in place and so it remains appropriate for them to be included in this element of the Plan.	Minor amendment to Plan.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
Herefordshire Council Environmental Health	Site 3 – Top Paddock	The Manor – historic maps indicate is located adjacent to a former clay pit. That has subsequently been classed as unknown filled ground. Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled ‘hollows’ or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.	Noted. This will be a matter for the planning application stage and requires no amendment to the Neighbourhood Plan.	No change.
Herefordshire Council Strategic Housing	Para 4.3.4	the NDP is updated at section 4.3.4 to replace the Local Housing Needs Assessment to 2021 Housing Market Area Needs Assessment.	Agreed.	Minor amendment to Plan.
Rick Maskell	Policy ER2 and Map2	Agree with the revised settlement boundary, which appears to protect wooded areas and wildlife habitats within the village.	Noted and welcomed.	No change.
	Policy ER3	Any future development should not encroach on or alter any existing areas of woodland and wildlife habitats within the village as highlighted by the community survey. And any new properties should only be of a bungalow or dormer style to maintain the character of the village, some of which has unfortunately been significantly lost by the new development adjacent to	Noted. It would not be appropriate for the Plan to preclude development which is not dormer / bungalow as a matter of principle. Policy ER3 provides sufficient detail to ensure that new development is compatible with the prevailing character.	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		Woodhouse farm.		
	Policy ER16	Agree with enhanced use of the village hall space such as picnic tables, outdoor gym, community shop, film showings.	Noted.	No change.
	Policy ER17	Agree that the village hall which lies central to the village and occupies a quiet sheltered space should be registered as an asset of community value and remain in-situ.	Noted.	No change.
	Traffic management and Road Safety Action Plan	The recent road narrowing on the B4214 has significantly reduced the speed of traffic through the village. Therefore the unnecessary expense of any form of gateway either end of the village would add nothing and become unsightly very quickly. These type of gateways which are predominantly painted white cheapen the character of a village and very often become dirty and/or damaged.	Noted but the provision of gateway features were strongly supported in the community survey and form part of the Council's package of road safety measures for the settlement.	No change.
Historic England	Whole document	Historic England is supportive of both the content of the document and the vision and objectives set out in it. The plan reads as a comprehensive, well written and well-considered document which is eminently fit for purpose. We consider that the Plan takes an exemplary approach to the historic environment of the Parish and that it constitutes a very good example of community led planning.	Noted and welcomed.	No change.
National Grid	Whole document	National Grid has identified that it has no electricity and gas transmission assets within the Neighbourhood Plan area.	Noted.	No change.
John Needham	Site 2	If Site 3 adjacent to the drive to the existing Listed Building is thought to be acceptable then Site 2 with no	Disagree. Sites 2 and 3 have been subject to detailed assessment as set out in the May	No change.

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		<p>intervisibility has to be more than acceptable. Site 2 is set some 9m below road level and is completely screened by housing from view from the road. Access to Site 2 has already been agreed as acceptable by Highways. There is already backland development on the other side of the road and along Wood Lane. There is more backland development in Edwyn Ralph than B4212 frontage, so there is no good reason why any new development should have to front the B4212. It is difficult to understand why the Assessor considers that the development of part of Site 2 should be more detrimental to the setting of The Manor when there is an existing industrial complex immediately adjoining the southern boundary of The Manor. This impact of the industrial complex has been completely overlooked. It is also backland development.</p>	<p>2021 Settlement Boundary and Call for Sites Report. The Report explains that Site 2 is unsuitable for development as there will be significant impacts caused to the character of the settlement and on designated heritage assets. This view is consistent with a number of planning applications and subsequent appeals.</p>	
	Site 2	<p>Site 2 is reduced in size from that promoted through the Call for sites exercise.</p>	<p>Noted. But this reduced size does not address the fundamental unsuitability of the site for development.</p>	<p>No change.</p>
	Site 3	<p>Development of an open field, Site 3, off the existing drive to The Manor could not have anything other than a severe impact on the setting of that Listed Building. To form satisfactory splays would have a dramatic impact on the entrance to the village which should be resisted. That Site 3 is admitted by the owner to be contaminated land appears to have been completely overlooked. Site 3 is contaminated land. Development of Site 3 will seriously alter the approach into the village, whereas Site 2 could be developed without anyone travelling through the</p>	<p>Disagree. The Herefordshire Council response to the pre-application inquiry for Site 3 identified the only designated heritage asset which is likely to be affected is the grade II listed 'The Manor'. The proposed development along the road side would not impact the setting of this listed building, it would continue to be screened by mature planting with agricultural land between it and the core of the village. The</p>	<p>No change.</p>

Consultee	Policy / proposal	Comment	Response	Amendment to Plan
		village ever knowing that development had taken place. Site 3 can only be regarded as development in open countryside.	development of the site will impact on the character of the settlement, but these impacts can be mitigated by limiting the extent of the site, the scale of and siting of development and the nature of associated landscaping. The issue of potential for ground contamination in the vicinity of the site has been raised by the Councils Environmental Health team but this is capable of being addressed at planning application stage.	