

Allensmore Neighbourhood Development Plan 2019 - 2031

Consultation Statement

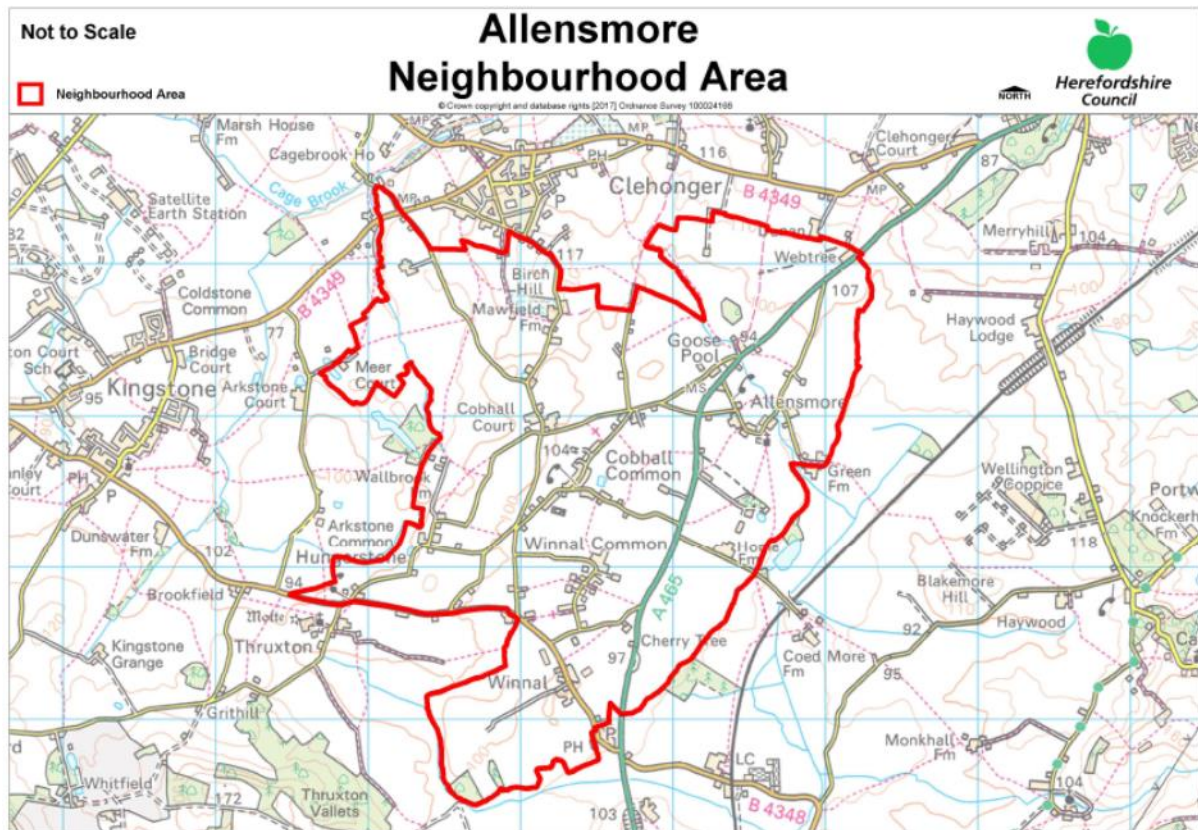


Allensmore Parish Council

With assistance from



Map 1 Allensmore Designated Neighbourhood Plan Area

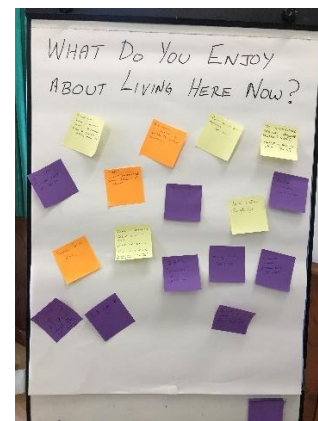


1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Allensmore Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 The parish council applied for area designation on 7th April 2017 and the area shown on Map 1 was designated as a neighbourhood area by Herefordshire Council on 26th May 2017. The neighbourhood area is different from the parish boundary in that it excludes an area within Allensmore parish to the north. This area adjoins the built up area of Clehonger, and lies within another designated neighbourhood area - Clehonger. Having received positive encouragement from a number of residents, Allensmore Parish Council decided at the meeting on 23rd March 2017 to proceed with an NDP and a steering group was established.
- 1.4 The NDP has been prepared by the steering group of local residents and parish councillors on behalf of the parish council. Steering group meetings are publicised on the parish council website <http://allensmore.org.uk/> and the village email circulation. The meetings are open to the public - all are welcome to attend.
- 1.5 All information about the NDP at each stage has been provided on the NDP website:
<http://allensmore.org.uk/Neighbourhood-Development-Plan.php>

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

2.0 Launch Event 29th July 2017



- 2.1 A launch event to promote the NDP and encourage local residents to become involved was held at the village hall on Saturday 29th July 2017 from 10am until 3pm. The event was publicised on the Parish Council website, in the parish magazine and by flyers delivered to all households (see **Appendix I**). The NDP website invited residents and stakeholders to "drop in to find out more about the NDP such as what it is, what it achieves and how we all agree its contents prior to a referendum which gives everyone in the community the opportunity to vote for or against it."
- 2.2 64 people attended the event and were invited to write their comments about the neighbourhood area on post-it notes. Comments were collected on what residents liked about living in Allensmore, as well as another 51 post-it notes on what were felt to be 'issues and options' for the future. These comments are transcribed and grouped in tables in Appendix I.

- 2.3 The comments were considered carefully by the steering group and used to inform the Issues and Options document which was published for informal consultation in January 2018.

3.0 Issues and Options Consultation, 9th January to 11th February 2018



Drop in event, Village Hall, 28th January 2018

- 3.1 The Issues and Options consultation was publicised by on the NDP website and in the parish magazine - see **Appendix II**.
- 3.2 The Issues and Options document was published on the parish council website (Allensmore.org.uk) on 9th January 2018 and hard copies were made available in several public places (the church, village hall, micro-library in Cobhall and on request from any member of the steering group).
- 3.3 A drop-in event was held in the village hall on 28th January 2018 at which residents could discuss and feedback their views to members of the steering group. In addition, a response form was prepared which provided a limited summary of the document and all the questions contained in it. These were available for downloading from the NDP website and delivered to every household in the designated area and residents aged 16 and over were invited to return these before the consultation closing date on 11th February. These forms could also be downloaded from this website and emailed to ndp@allensmore.org.uk .
- 3.4 A total of 372 response forms were delivered to 198 houses in the designated area between 12th and 17th January 2018. 89 forms were returned before 12th February. Based on an estimate of 474 people aged 16 and over resident in the designated area (derived from 2011 census figures), the returned forms represented 21% of those aged 16 and over.
- 3.5 A detailed report was prepared setting out the results of the consultation on Issues and Options and this is available on the neighbourhood plan pages of the parish council website: <http://allensmore.org.uk/documents/Allensmoreissuesandoptionsconsultationsurveyresults v1-2.pdf> .

About the respondents

- Of the 89 respondents to the survey, 42% were from Allensmore, 35% from Cobhall / Cobhall Common and 16% from Winnal / Winnal Common and 2 (2%) each from the Mawfield, Hungerstone and Webtree areas.
- Just 10% of the respondents were under 50 years old, while 24% were in their fifties, 28% in their sixties and 37% were older. 80% of the respondents had no children usually living in their household.
- Approaching half (46%) of respondents have lived in this parish for over 25 years, while 12% have lived here for less than 5 years.
- 36% of respondents are not in work or full-time education and 31% work from home.

Vision and objectives

- A large majority (83%) of respondents felt the document provided a good summary of the local context, compared with 5% who did not.
- There was also strong support for the draft vision and objectives with 77% of respondents in agreement and 11% who disagreed.

Landscape and wildlife

- A very high proportion of respondents (88% in favour, 6% not) felt that the NDP should include a planning policy similar to the one suggested to protect the local landscape character. A number of suggestions were made for further features and views which should be protected by planning policies.
- Similarly, a very high proportion (82%) of respondents felt that the NDP should include a policy to protect wildlife.

Settlement boundaries

- When asked if the NDP should include settlement boundaries, around two-thirds (68%) of respondents felt they should, while a fifth (20%) did not think so.
- The majority (60%) of respondents thought the suggested settlement boundary for Allensmore was about right, while 20% felt it should be extended and 4% considered that it should be made smaller.
- With regard to the suggested settlement boundary for Cobhall Common, again a majority of respondents (56%) felt it was about right compared with 18% who considered that it should be extended and 10% who would have liked to see it made smaller.
- A large majority of respondents (63%) felt that the draft settlement boundary for Winnal was about right, compared with 13% who would have liked to see it extended and 1% who felt it should be made smaller.

Housing

- The majority of respondents agreed that each of the suggested criteria (Brownfield, Infill, Scale/size of development, Access and Parking) should be used as a guide for speculative new housing. A number of people also commented that drainage should also be a factor.
- There was little support for having different criteria for each settlement with 44% of respondents saying “No” while 28% felt these should differ between the settlements.

- A majority (63%) of respondents felt we should plan for 12 new houses, the minimum number required by the Core Strategy, while 25% felt 13 – 20 houses was a more appropriate number and 11% felt the number should be in the range of 21 to 30.
- Most respondents (63%) considered that the new homes should be spread about evenly across the three settlements compared with 38% who disagreed.
- Most respondents believed the new developments should be either single houses (67%) or small-scale developments of 2-3 houses (71%).
- The most popular types to be included in the new homes built were family homes (3 bedrooms) (75% of respondents would have liked to see these), starter homes of 1-2 bedrooms (60%) and conversion of existing non-residential buildings (60%).
- A large majority supported the new homes to be privately owned (88% of respondents) with the next most popular being affordable housing for sale (41%).
- There was strong support (75% of respondents) for the NDP to include a policy supporting the conversion of former agricultural buildings to promote economic development.

Roads, traffic and infrastructure

- More respondents were in favour of a cycleway from the village hall to Locks garage (58%) than were against (31%) while the views were about balanced for and against for a cycleway from the village hall to Belmont.
- Most respondents (61%) feel there was no need for additional directional signage, and there was little or no overall demand for “slow down” signs or for pursuing a lower speed limit on the A465. (However this does not reflect the views in the wider consultation from the drop in post it notes etc)
- Nearly half (46%) of respondents found illegal dumping of waste to be a problem, while over a quarter (28%) did not, and a large majority (71%) said they would support or take part in an annual litter pick.
- Most respondents (60%) liked the idea of a lower speed limit in the centre of their community while 31% disagreed. Support was particularly strong amongst respondents of Cobhall Common where 67% supported the idea.
- A large majority (83%) of respondents did not support the installation of speed bumps or other traffic calming measures.
- An overwhelming majority of respondents wanted the NDP to include a policy to protect the village hall as a local community facility and encourage investment in new or improved facilities.
- Most respondents (59%) felt a policy should be included in the NDP to encourage improvements to the Church in order to enable a wider use of the building.
- Subsequent to the Issues and Options consultation, the steering group recognised that they had only asked about cycleways and not footpaths, which they believe may have elicited a stronger response as evidenced by comments at the initial launch event in July (see transcribed comments in Appendix I).

3.6 The responses to the Issues and Options were considered very carefully and used to inform the First Draft NDP. The steering group also decided to proceed with a call for sites and sites assessment process to identify housing sites in the NDP.

4.0 Call for Sites, March - April 2018

- 4.1 A "Call for Sites" was publicised by the steering group on 10th March 2018. This invited residents and landowners with potential sites for housing development to submit an application. The Call for Sites was publicised on the parish council website, by email to residents and landowners, a notice in the Hereford Times and by posters and notices. Further information about the publicity is provided in **Appendix III**.
- 4.2 The NDP website advised that the parish council would like to identify land which has potential for new housing up to 2031. Following the Issues and Options consultation, it was clear that a number of smaller sites would be preferred to a single large site and therefore the parish council particularly welcomed submissions for small sites (single dwellings or small scale developments of 2-3 dwellings).
- 4.3 Land owners and agents were asked to complete the Site Submission Form and to provide a clear site plan with the site boundary marked in red. Completed Site Submission Forms were submitted as hard copies to Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE or by email to clerk@allensmore.org.uk by 8th April 2018. Landowners of sites which were the subject of a planning application were also invited to complete a submission so that the site could be assessed and considered along with any other new submitted sites.
- 4.4 All 23 submitted sites were subjected to an independent technical site assessment undertaken by consultants AECOM through the Locality Technical Support programme. The report was published on the neighbourhood plan pages of the parish council website - see http://allensmore.org.uk/documents/SiteAssessmentReportfortheAllensmoreNP_V2.0_240918.pdf.
- 4.5 The steering group agreed to follow the recommendations in the technical site assessment report. The consultants recommended that six sites were considered potentially appropriate for allocation in the NDP. In addition, Site 14 was considered suitable in part (the south east corner which adjoins existing built form in the neighbouring parish of Kilpeck). All the recommended sites were included in the First Draft Plan for public consultation.

5.0 First Draft Plan (Preferred Options) Consultation, January 2019



Drop In Event, Village Hall, 21st January 2019

- 5.1 The First Draft Plan for Allensmore was published for informal public consultation during January 2019. The First Draft Plan document was placed on the Parish Council website and hard copies were made available in several public places (St Andrews Church, the village hall and the community library in the former Cobhall Common phone box) and on request from any member of the steering group. Publicity for the consultation included notices, posters, emails and information on the website and further information about this is provided in **Appendix IV**.
- 5.2 A response form (see **Appendix IV**) was prepared to accompany the main Draft Plan document. Copies were delivered to all houses in the Allensmore NDP area. Comments from every individual were encouraged and the group especially welcomed comments from any younger residents (there are no schools, scouts or guide groups etc in the NDP area). Further copies of the form were available online at Allensmore.org.uk.
- 5.3 An open drop-in event was held on Monday 21st January 2019 between 7pm and 9pm at the village hall where copies of the First Draft Plan were made available for reading and residents and stakeholders could complete response forms or discuss their ideas in person with steering group members.
- 5.4 Response forms could also be downloaded the response form from Allensmore.org.uk (MS Word format), and emailed to NDP@allensmore.org.uk or posted to any steering group

member or dropped them into the comments box at St Andrews Church and the community library in the former Cobhall Common phone box.

- 5.5 The deadline for comments was the end of January 2019.
- 5.6 By the close of the survey 90 responses had been returned, which included 8 emailed responses and 3 online responses. There was one further contact with the steering group asking for advice regarding their particular property and its inclusion in the sites allocated. The 90 returned responses is 21% of the number of people aged 16 and over usually resident in the parish in 2011.
- 5.7 The full report of the consultation is published on the neighbourhood plan pages of the parish council website - see <http://allensmore.org.uk/documents/Allensmorepreferredoptionssurveyresultsv1-0.pdf> .

Summary of Consultation Responses

- 5.8 367 response forms were delivered to residents of the designated area and by the extended closing date on 3rd February 2019, 90 completed or partially completed forms had been returned (including 8 by email and 3 online). According to the 2011 census, there were 474 people aged 16 or over usually resident in the parish on census night in 2011 . After allowing for the part of the parish that is not in the Allensmore NDP designated area (it is in the Clehonger area) there are an estimated 429 residents aged 16 and over in the area designated for the Allensmore NDP. The 90 returned responses was 21% of the number of people aged 16 and over usually resident in the parish in 2011.
- 5.9 The Report sets out that a majority, and in most cases a large majority, agreed with each of the draft policies.
- 5.10 A large majority supported the *vision and objectives* (46% strongly agreed + 46% agreed) and over 90% of respondents agreed or strongly agreed with each of the other policies other than *policies A3, A4 and A5*.
- 5.11 Whilst attracting the support of the majority of respondents, there was least agreement with *policy A3* (Site allocations and settlement boundaries) with which 65% of respondents agreed and 29% disagreed, including 10% who strongly disagreed.
- 5.12 Amongst the respondents from Allensmore a large majority (around 90%) agreed or strongly agreed with *policy A3*, however amongst the respondents from Cobhall and also those from Winnal, the views were about equally balanced between agreement and disagreement. (Note that for Winnal in particular, the number of respondents was small, so whilst the results suggested these contrasting views in the different areas, the statistical evidence is limited).
- 5.13 *Policies A4* (criteria for developing in settlement boundaries) and *A5* (Housing mix) received the next highest level of disagreement (9% and 13% respectively) however they still attracted support from most respondents (87% and 83% respectively).

Comments

- 5.14 The questionnaire invited people to make comments and 55 people did so, frequently making more than one point. The comments are provided in full in Appendix 1 of the Report.
- 5.15 The comments were made on a broad range of subjects, the most frequent included:

- Concerns about traffic on the lanes within the parish and the speed of traffic on the A465;
- Thoughts on the policies concerning housing mix, style, design and type;
- Flooding and drainage in the parish;
- Comments on a number of the specific sites allocated;
- Appreciation for the report and work done so far;
- Thoughts on the environment, landscape and views around and from the parish;
- Church and Village Hall usage; and
- Footpaths.

5.16 A response table ("Neighbourhood Development Plan Consultation January/February 2019 - Consideration of Responses") is published on the neighbourhood plan pages of the parish council website - see: <http://allensmore.org.uk/documents/ResponsestoresidentsfeedbackFeb2019v4.pdf> . This sets out in detail how the comments were considered and used to inform amendments to the final version of the Regulation 14 Draft Plan.

6.0 Regulation 14 Public Consultation 27th May 2019 - 12th July 2019



Publicity, Regulation 14 NDP and Response Forms in Former Phone Box

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

Before submitting a plan proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

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

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

(iii) details of how to make representations; and

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

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

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

- 6.2 The Allensmore Draft Neighbourhood Plan was published for formal consultation for just over 6 weeks from 27th May 2019 until 12th July 2019.
- 6.3 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Allensmore as an event had already been organised fairly recently at the informal consultation stage, providing an opportunity to comment on and discuss the content of the emerging Draft Plan with steering group members. Instead other methods of raising awareness and encouraging engagement were used including the following (see **Appendix V**):
- Emails to all on the consultation database;
 - Posters and flyers on notice boards and in the public places used in previous consultations;
 - Notices in the Hereford Times and Tracking the News; and
 - Publicity on the website.
- 6.4 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan pages of the parish council website <http://allensmore.org.uk/Regulation-14-Stage.php> . Screenshots of these web pages are provided in **Appendix V**.
- 6.5 Hard copies of the Draft Plan were available to borrow from Allensmore Church, Cobhall Common telephone box community library, Pateshall Hall and the Belmont Library.
- 6.6 Comments on the Draft NDP or any of the other supporting documents including the Environmental Report were invited using the response form which could be downloaded from the website for completing and emailing (see **Appendix V**). Return details were provided on the form and included:
- Paper copy - taking completed response forms to Allensmore church, Cobhall Common telephone box community library and Pateshall Hall;
 - Email - scanning completed response pages and attaching them to an email and emailing to: ndp@allensmore.org.uk; or
 - By post to Mrs Alison Wright, Allensmore Parish Clerk, Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE
- 6.7 A list of the consultation bodies' contact details was kindly provided by Herefordshire Council and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments. Copies of the letter and list of consultation bodies and other local organisations contacted are provided in **Appendix V**.
- 6.8 A copy of the Draft Plan was sent to Herefordshire Council.

Summary of Responses to the Regulation 14 Public Consultation

- 6.9 The responses from Herefordshire Council are provided in the accompanying document **Table 1 Herefordshire Council's Consultation Responses**. The Neighbourhood Planning team note that *"Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy."*

- 6.10 The Strategic Planning Team considered the policies in terms of conformity with the Core Strategy Policies and concluded that all are in general conformity. There were some concerns about duplication with Policy A7 Drainage, Flooding and Sewage but these are significant issues locally and the Parish Council would prefer to retain the policy in the Plan due demonstrate to local residents that their particular concerns about these matters have been addressed in the NDP. There were also concerns about *"over dependency on a few sites to rise [sic] contribution may jeopardise viability of developments and hinder the deliverability of affordable housing"* in relation to Policy A8 which supports investment, including developer contributions towards improvements in local community facilities. There were detailed comments from the "Air, land and water protection" department about sites and possible risks of contamination but these are detailed matters and will be dealt with through conditions during the development management process.
- 6.11 The responses from the consultation bodies and other organisations are provided in the accompanying document **Table 2 Consultation Bodies' and Other Organisations' Consultation Responses**. The Environment Agency advised that they *"would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time."* The EA also advised that *"the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA)."*
- 6.12 Historic England were highly supportive of the NDP and *"commend the commitment in the Plans Vision, objectives and policies to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green spaces."*
- 6.13 Welsh Water *"are particularly welcoming of Policy A7, including the specific criterion on the requirement for SuDs."* They also noted that *"only a very small element of the Parish Council is served by the public sewerage network, namely the area adjoining the settlement and Parish Council area of Clehonger. As such, any new development will more than likely need private drainage in line with Policy SD4 of the Core Strategy."* Welsh Water went on to note that *"with regard to the proposed allocations within the settlements of Winnal, Allensmore and Cobhall Common there is no issue in providing any of these sites with a supply of clean water though in some instances, off-site water mains may be required to enable the specific site to connect to the existing water network."*
- 6.14 The Coal Authority and Natural England did not provide detailed comments.
- 6.15 Neighbouring Kilpeck Parish Council were supportive of the NDP and commented that it is *"a very good presented and professionally produced plan"*.
- 6.16 The responses from local residents are set out in the accompanying document **Table 3 Residents' and Landowners' Consultation Responses**. Responses were submitted by 16 local residents and landowners, but 4 of these were in duplicate. There were several comments congratulating the Steering group / Parish Council on their hard work on the document and supporting the document overall.
- 6.17 There were also several detailed comments and objections to the settlement boundaries, namely proposals, namely at Cobhall Common (Map 4) and at Winnal (Map 2). These proposals were considered and rejected by the Steering Group and Parish Council on grounds of impact on local character and the findings of the AECOMM Technical Site

Assessment Report. There were also queries / concerns about the housing target for the Parish (as set out in the Core Strategy and updates to the target figure taking account of commitments and completions), impacts of development on local highways / additional traffic problems and the lack of a rural exceptions policy (which is addressed in the Core Strategy).

- 6.18 Overall no significant changes were made to the NDP at this stage following consideration of the representations submitted.

Appendices

Appendix I

Launch Event, 29th July 2019

Copy of Flyer / Notice

Have a say about the future of
your community



In case you are wondering ... the pelican motif is from the Pateshall family coat of arms on a stained-glass window in St Andrews Church vestry.

**Help shape
the future
of our parish**



**Neighbourhood Development plan
community launch event**

Saturday 29th July 2017
Allensmore Village Hall

Allensmore Parish
Neighbourhood Development Plan
planning the future where you live

What is a Neighbourhood Development Plan or NDP?

The power for communities to devise Neighbourhood Development Plans is set out in national legislation - Herefordshire Council have adopted this within their Core Strategy for the future growth of the county. An NDP carries real weight within the planning system and parishes locally and nationally are evolving their own plans to shape opportunities for their communities across a broad range of issues.

As part of the NDP process, each resident in a parish, as well as local businesses, has a chance to comment on planning policies that reflect their agreed priorities and which are aimed at delivering tangible local benefits. A Neighbourhood Development Plan is:

- a document that sets out planning policies for the parish: these policies are used by the county council to decide whether to approve planning applications.
- written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- voted on by every adult resident in the parish through a referendum: if agreed, the Local Authority brings the NDP into force and is required to have regard to it.

In consequence, an NDP can be a powerful tool to ensure a community gets the right types of development, in the right places. Working together to devise and adopt an NDP helps local communities to influence their future and helps avoid damaging development proposals.

Where is Allensmore in the process?

As an NDP is an important document with real legal force, there are certain formal procedures to go through. Our Parish Council have just begun the process and volunteers have formed an NDP Steering Group.

The Steering Group meets on the third Monday of every month at 8pm in the Village Hall. These meetings are open to everyone. We have started to look at what grants are available to cover all the costs, and we have appointed an external consultant to help us

How can you find out more?

We want everyone in Allensmore to tell us their views in order to make a plan that reflects what we want for the future of the parish. To begin this process, we will be holding a 'drop-in' event on Saturday 29th July. People who live or work in the parish are invited to call into the village hall any time between 10am and 3pm.

The purpose of the event is to:

- share more information about the NDP over a cup of tea or coffee ...
 - What it is
 - What it achieves
 - How we all agree its contents
- gather views about the parish.
- set out how you could become involved.

Why not come and meet some of the Steering Group members and have an initial say about the future of your community. We need all your ideas and opinions to make our NDP a success.

**We look forward to seeing you on
Saturday 29th July any time between
10.00 a.m. to 3.00 p.m.**

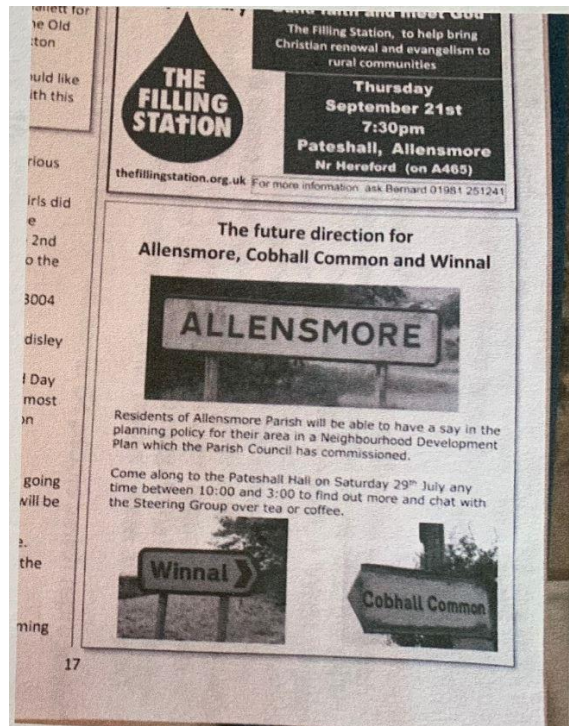
The Allensmore NDP Steering Group
www.allensmore.org.uk www.facebook.com/AllensmoreNDP

Other Publicity

Extract from Hereford Times, 27th July 2017



Notice in Tracking the News, July 2017



Launch Event Questions and Answers

Questions and Answers for the Allensmore NDP Launch event – 29th July 2017.

What is a Neighbourhood Development Plan?

An NDP sets out planning policies for the parish: these policies must be used by Hereford Council to decide whether to approve planning applications.

An NDP is written by us, the local community, the people who know and love the area, rather than Hereford Council.

An NDP is voted on by every adult resident in the parish through a referendum. If agreed, the Local Authority brings the NDP into force and is required to have regard to it.

Who pays for the Neighbourhood Development Plan?

Staged grants of up to £9,000 can be applied for as part of a national funding strategy (the Steering Group has just started this process).

Some additional minor expenditure may be requested by the Steering Group and approved by the Parish Council to be paid from their budget. However, other funding sources are being explored and may cover this.

Steering Group members are all unpaid volunteers.

How are my views as a resident included in the Neighbourhood Development Plan?

The village website enables communication with the Steering Group and we would like your constructive input and feedback (www.allensmore.org.uk)

This launch event invites you to comment on how you see Allensmore developing in the future

An “Issues and Options” document will be produced for consultation with you, and may go through several drafts over the next two years

A referendum will be held on the final version of the NDP. Everyone on the electoral roll in the parish can vote.

A simple majority for, and it’s accepted

Why do we need a Neighbourhood Development Plan?

If we do not produce our own NDP, Hereford Council will make decisions on our behalf within their Local Core Strategy

All communities evolve over time. An NDP will allow Allensmore residents to influence this process over the next decade or so

An NDP allows residents to have their say on housing development in the parish together with other issues they think are important

An NDP helps residents to manage change as Hereford Council must take it into account when deciding on planning applications

“Herefordshire Local Plan – Core Strategy”

Some extracts-

What issues are priorities for Allensmore in the future?

What are the solutions?

(please feel free to add your thoughts on a post-it note!)

These are examples of other parish’s NDPs in various states of preparation

Allensmore’s “designated area” for the Neighbourhood Development Plan - all Allensmore parish apart from a few houses in Clehonger

Thank you for coming today!

If you have any final thoughts, please let us know.

Please keep in touch ...

Website: www.allensmore.org.uk

Facebook: www.facebook.com/AllensmoreNDP

Email: ndp@allensmore.org.uk

Allensmore NDP Steering Group:

Nick Chapman (chairman and resident)

Tony Cramp (Parish Council Chairman and resident)

Sally Lawrence (Parish Councillor and resident)

Jeremy Lawrence (Parish Councillor and resident)

Yvonne Chapman (resident)

Merle and Tim Hancox (residents)

Louise and Jim Hamilton (residents)

Michael Owens (resident).

Table 1 - What residents enjoy about living in Allensmore

Main Themes from Launch Event 29/7/17	Number of Comments on this Theme 29/7/17	Actual Transcribed Comments 29/7/17
Community spirit	6	<ul style="list-style-type: none"> • 'Sense of community' • 'Wonderful neighbourhood with strong values' • 'Rural, quietish, friendly neighbours' • 'Small community where people know each other' • 'Peaceful, friendly, unpopulated' • 'Friendly community. Great community spirit. Quiet' • 'Lovely neighbours'
Rural environment	13	<ul style="list-style-type: none"> • 'Beautiful rural area' • 'Peaceful rural area' • 'Peaceful! Quiet rural location' • 'Rural feel. Good fresh air' • 'Rural environment' • 'Rural, quietish, friendly neighbours' • 'Beautiful views, peaceful apart from A465!' • 'Peace and quiet' • 'Peaceful, friendly, unpopulated' • 'Rural location. Small size' • 'Small community where people know each other' • 'Open countryside' • 'Quiet lovely countryside, under populated!'
Safe environment	4	<ul style="list-style-type: none"> • 'Safe community for children' • 'Feel safe' • 'Low crime rate' • 'Tranquil and secure'
Wildlife	3	<ul style="list-style-type: none"> • 'Wealth of wildlife' • 'Abundant wildlife' • 'Wildlife'
Listed buildings	1	<ul style="list-style-type: none"> • 'We have a number of Grade II listed buildings'
Access to facilities	1	<ul style="list-style-type: none"> • 'Close to facilities (library, shops etc)'
Dark skies	2	<ul style="list-style-type: none"> • 'No street lights – the dark sky is wonderful after city living!' • 'No light pollution. Dark skies!'

51 post it notes raised a range of issues documented in Table 2.

Table 2 Residents' comments about issues and options for the future

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
Drainage	19	<ul style="list-style-type: none"> • High water table causing flooding issues (1) • Improve drainage to get rid of unpleasant smells (9) • Proper draining on Cobhall Common to facilitate more building (11) • Draining a perpetual problem. (16) • Planting native trees to support drainage and wildlife diversity. (21) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • No building on Cobhall Common we have been SERIOUSLY flooded. Not fun (27) • Mains drainage. (29) • Clogged ditches (32) • Drainage is a major issue for Winnal Common. (33) • Improved drainage before more house building. (34) • Ditch clearance. (36) • We need a good drainage and sewage system soon. (37) • Drainage a major issue. (38) • Mains sewage. Having a tanker to empty cess pits is not a good idea. (39) • In winter sewage overflows into ditches. (40) • Drainage problems. Cobhall Common not address after 30 years. (44) • High water table. (48) • Drainage is a big issue especially since the environment agency stopped flailing ditches. (50)
Housing - including Age Profile Types of housing Affordability	11	<ul style="list-style-type: none"> • A peaceful area to live. Convenient to Hereford but we need to encourage young people as the village is becoming a retirement area. We need affordable housing (2) • Church Lane has already increased by more than 75% (3) • Create affordable housing for young families to keep Allensmore alive. Housing that blends in, not stick out. Homes for all. (5) • Cheap housing (6) • Allensmore needs to grow for its future. (7) • No council housing. Any development should be in keeping with existing buildings. (10) • Affordable housing. Family housing keeping youth in the community. (22)

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
		<ul style="list-style-type: none"> • Yes. Affordable housing to encourage and enable young people to live in Allensmore. (25) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • Need for affordable housing for young people maybe mobile/park homes otherwise the countryside will be an open area for pensioners. No future in this. Young people are the future. (28) • Design of new housing in harmony / keeping with local area. (45)
Farming	4	<ul style="list-style-type: none"> • No more chicken farms. (10) • No more chicken sheds. Use brown field sites for building not green field. (13) • Stop broiler units near local housing. Unpleasant smells drifting far afield. (17) • Broiler Units – Bowling Green Farm – Issues: water pollution, traffic increase, odour nuisance, visual impact – NO MORE (23)
Infrastructure Including access to Hereford / public transport and broadband	10	<ul style="list-style-type: none"> • Lack of infrastructure. Accessing city down Abergavenny road. (12) • A cycle path to Hereford would be a great boon and would avoid the potential for accidents on the main road (14) • Give residents the tools and responsibility to cut back grown around road signs and clear ditches (19) • Cycleway to Hereford. (20) • Access to services – eg no medical facilities, shop, school, bus services (once a week in Cobhall). (24) • Gas main. Fibre optic cable. Regular main road bus service. Junction sign off A465 denoting Church Road. Footpath alongside all main A465. (29) • No footpath between village and Hereford so walking into town is not safe on A465. (30) • Public transport to Hereford is poor. Lower speed limit on A465. (31) • What about Broadband? (43) • Public transport is an issue especially with an ageing population. (49)
Traffic including signage and speed limits	11	<ul style="list-style-type: none"> • Speeding traffic on A465 and risky joining from Allensmore because of restricted visibility. Options 1. Slow traffic (40-50mph) 2. Cut back trees. 3. Do both slow traffic and cut back trees. (15) • Traffic on main road needs to be slowed (16)

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
		<ul style="list-style-type: none"> • 30mph speed limit plus flashing sign on road from Locks to beyond sharp bend – dangerous speeding. (18) • Junction sign of A465 denoting Church Road. (29) • Lower speed limit on A465. (31) • We need a road sign showing the junction by the village hall and a speed limit of 50mph on the main road. The hall and the church generate a lot of traffic though the year. (35) • Traffic calming – Limit on A465, 20mph on local lanes (to accommodate horse riders, cyclists and walkers. (41) • Traffic too fast on A465. What about footpath / cycle way between Locks and Belmont. (Good idea and second that added on post-it). (42) • Belmont traffic major issue. Before considering development must consider additional traffic and infrastructure. (46) • Speeding vehicles from Thruxton past the Butts to the A465 must reach 70mph. (47) • Very narrow lanes mean access and passing places for traffic can be very tricky. (51)
Misc	2	<ul style="list-style-type: none"> • Are there conflicts of interest with land owners on NDP committee? (4) • Why has planning permission been turned down on John Rucks property? (8)

Copy of Follow Up Email sent to attendees, August 2017

Email sent to launch day visitors who left contact details.

Allensmore Neighbourhood Development Plan

Nick Chapman

Thu 03/08/2017 07:47

On behalf of the Steering Group, set up by the Parish Council, thank you for attending the Launch Event for Allensmore Neighbourhood Development Plan in the Village Hall last Saturday. 64 people visited our display and we had lots of positive feedback about what we are doing. We are busy collating all the responses and aim to collect more through future events in the parish. Your comments will enable us to work with the NDP consultants to draft an 'Issues and Options' Document, which will form the basis for ongoing consultation with everyone in our parish during the development of the emerging plan (i.e. up to two years).

If you have thought of anything to add since our launch event, you can email either me directly or our NDP mailbox at NDP@allensmore.org.uk at any time, or we will have our NDP display next at the village BBQ at Home Farm on Saturday 5th August. You would be most welcome to join us for a leisurely ramble over local footpaths starting from Home Farm at 3 p.m. or just come to the BBQ starting around 5 p.m.

One of you asked about potential conflict of interest for steering group members. It is important to note that we are all residents in the parish and unpaid volunteers. However, we work within Terms of Reference which have been agreed by the Parish Council (we looked at examples from neighbouring parishes when devising ours). Declarations of interest are a standing agenda item and members withdraw from any discussion and decision-making in which they might be personally involved e.g. as when we decided which consultants to appoint to advise us. In order to ensure total transparency, we have agreed with the Parish Council that steering group members will also complete the Declaration of Interest Forms that the Hereford Council use for all their parish councillors. As with any public organisation, individual members will have their own views and opinions, but action can only be taken by the group as a whole and within the parameters of the Terms of Reference. The independent consultants appointed will draft the plan using feedback from the launch event, the steering group and future consultations as well as other documents such as Herefordshire's Core Strategy. And don't forget, the final plan will need to be accepted by a majority of residents of the parish in a referendum before it comes into force.

The full Terms of Reference are in the Neighbourhood Development Plan section at our parish website at www.allensmore.org.uk where you will also find the minutes of our meetings.

Nick Chapman

Chair of Allensmore Neighbourhood Plan Steering Group

Copy of Launch Event Report, July 2017

ALLENSMORE NEIGHBOURHOOD DEVELOPMENT (NDP) PLAN

LAUNCH DAY : 29TH JULY 2017, 10am – 3pm at Pateshall Hall

Allensmore NDP Steering Group members designed a leaflet to explain about the plan and advertise the launch event. This leaflet was hand delivered by steering group members to each property in our NDP designated area.

Members met early on the 29th July to set up the hall with various information stations. These included a register of visitors, the NDP designation map, questions about the NDP process, a 'What do you enjoy about living in Allensmore now?' response board, an Allensmore history section, example NDP's from other parishes, a copy of the Hereford Core Strategy which our final document would sit alongside and an Allensmore 'Issues' board. Visitors were requested to leave feedback on the last board which would be used to help prepare the initial document. Free refreshments with biscuits were also offered.

Members were very pleased to welcome 64 people which represented the areas :

Cobhall	16
Allensmore	34
Winnal	10
Hungerstone	2
Up/low Mawfield	1
Outside parish	1
Other	0

A summary of the 'What do you enjoy about living in Allensmore Now?' board follows.

Allensmore Issues – these comments have been typed up and are presented here but are not summarised yet.

The response boards are being taken to community events around the parish over the next month and we would welcome further comments.

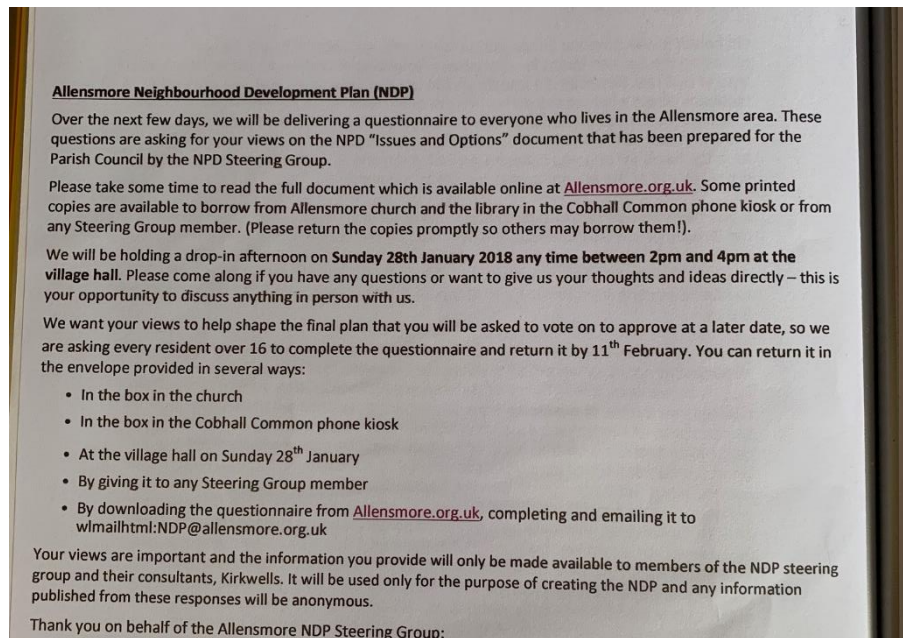
Further comments can be made by email to NDP@allensmore.org.uk or contact a member of the steering group.

Appendix II

Issues and Options Consultation, January 2018

Copies of Publicity

Copy of Email to residents on consultation database



Box for Questionnaire Returns



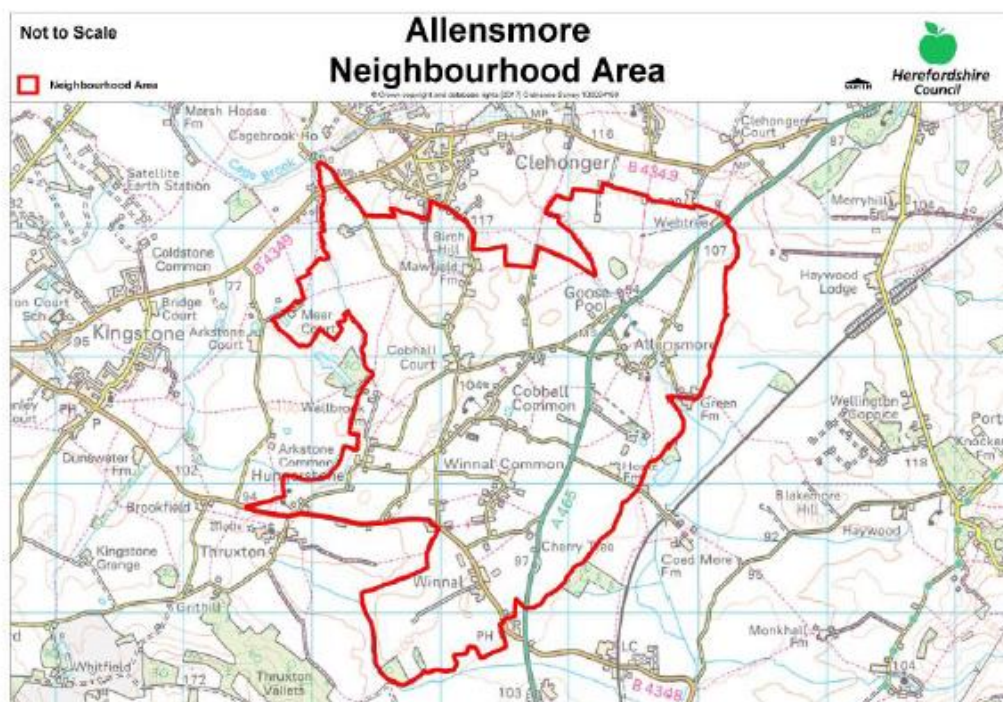
Allensmore Neighbourhood Development Plan 2017-2031

Issues and Options Consultation

January 2018

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

December 2017



How to Comment on the Allensmore Issues and Options Document

The full 48 page Issues and Options document for Allensmore Neighbourhood Development Plan (NDP) can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from the parish clerk and NDP Steering Group members (details on Allensmore.org.uk).

The document has been prepared by the NDP steering group of local residents and parish councillors with the help of Kirkwells consultants. It sets out the key planning issues identified so far from the launch event in July and the steering group's own suggestions, and possible planning policy options for addressing these issues.

Please take some time to obtain and read the full document; we need your feedback to help us move forward with our Draft Plan for Allensmore.

To help you provide your feedback, we have prepared this separate response form to be used as you read the main document. It includes some key points and all the questions included in the main document, and copies are being delivered to all houses in the Allensmore NDP area. Comments from every individual (over 16) are encouraged (on separate forms please) and will be very welcome. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Sunday 28th January 2018 any time between 2pm and 4pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything in person.

You can submit comments and suggestions in several ways:

- Come along to the open event
- If you have Word, you can download and complete the response form on your computer and email to NDP@allensmore.org.uk
- Scan this form and email your completed response form to NDP@allensmore.org.uk
- Give or post your completed response form or written comments to any Steering Group member (see Appendix III of the main document or Allensmore.org.uk) or drop them into the comments box at church.

If you do not have enough room for your answers, continue on the back page or a separate sheet, or email us at NDP@allensmore.org.uk

Please return all comments by 11th February 2018.

Thank you for your time and interest. Your comments will help us with the next stage – the First Draft Neighbourhood Development Plan for Allensmore.

The information you provide will be made available to members of the NDP steering group and the consultants, Kirkwells only. It will be used only for the purpose of creating the development plan and any information published from these responses will be anonymous.

Q1a. Do you think the draft Neighbourhood Development Plan main document contains a good summary of the local context?

Yes ☐ No ☐ Don't know ☐

Q1b. Please provide any further information if you think we have missed anything.

Draft Vision for Allensmore

To protect and enhance the parish's rural way of life through gradual evolution and appropriate development which improves the quality of life for all the community whilst creating a more sustainable environment for the future.

Draft Objectives for the NDP

OBJECTIVE 1: HOUSING

To develop policies, within the framework of Herefordshire's Core Strategy, which ensure that new housing development preserves and enhances aspects that people value, while meeting the current and future needs of both residents and businesses.

OBJECTIVE 2: THE ENVIRONMENT

Ensure that all housing and business development preserves the character of the parish and protects the landscape, so that its impact on the environment is minimised, with particular reference to water, sewage and soil management, as well as energy and water conservation.

OBJECTIVE 3: FARMING AND OTHER BUSINESS

Encourage new business initiatives which promote the economic well-being of the parish provided that they are in scale with, and sensitive to, the rural character of the locality.

OBJECTIVE 4: COMMUNITY FACILITIES AND INFRASTRUCTURE

Sustain and enhance existing community facilities whilst supporting appropriate new infrastructure as needed and desired by residents and businesses.

Q2a. Do you agree with the Draft Vision and Objectives?

Yes ☐ No ☐ Don't know ☐

Q2b. Please provide any comments suggesting how they could be improved.

Policy Options for Landscape:

Q3a. Should Allensmore NDP include a planning policy such as this to protect local landscape character?

Yes ☐ No ☐ Don't know ☐

Q3b. If Yes, is there anything else that we should include in the policy or supporting information (eg other important landscape features, flora and fauna etc?)

Q3c. Are there any specific and/or significant views that you believe should be protected?

Q3d. Or should the NDP be silent on landscape character and leave such policies to Herefordshire Council?

Yes ☐ No ☐ Don't know ☐

Policy Options for Wildlife:

Q4a. Should Allensmore NDP include a planning policy to protect local wildlife?

Yes ☐ No ☐ Don't know ☐

Q4b. If Yes, is there anything else that we should include in the policy or supporting / background information?

Q4c. Or should the NDP be silent on wildlife and leave such policies to Herefordshire Council?

Yes ☐ No ☐ Don't know ☐

Policy 3 – Settlement Boundaries

Policy Options for Settlement Boundaries:

Q5. Should the NDP include Settlement Boundaries for the 3 settlements?

Yes ☐ No ☐ Don't know ☐

Comments:

Map 2 Allensmore Settlement Boundary Options

(for bigger versions of these maps, please refer to the full document)



Policy Options for Settlement Boundaries:-

Q6. Do you think the boundary for Allensmore is

About right ☐

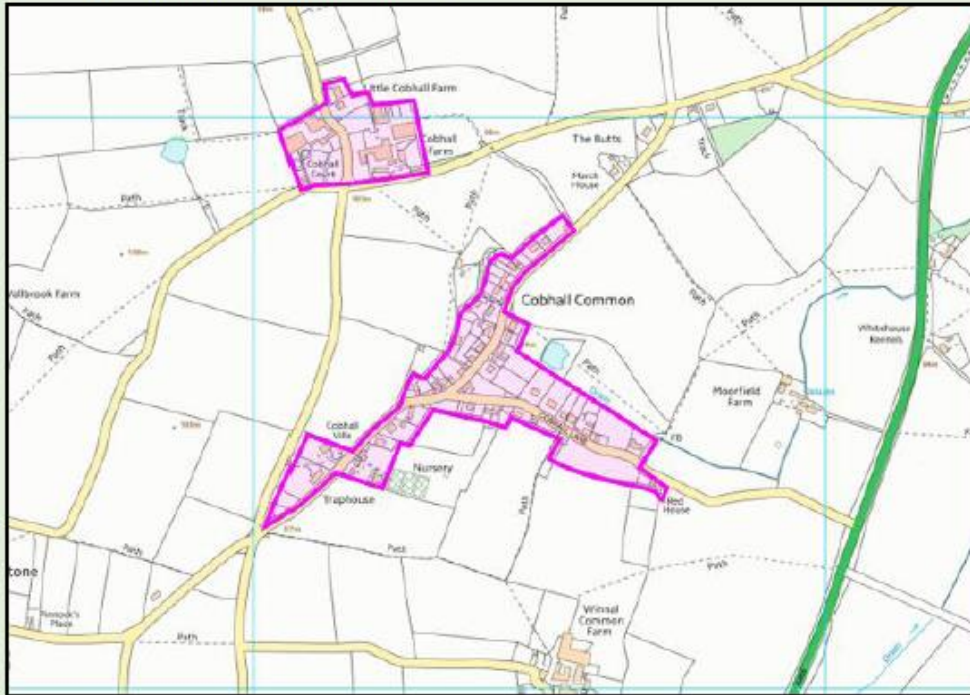
Should be extended ☐ If so, please describe in what way:

Should be made smaller ☐ If so, please describe in what way:

Don't know ☐

Any other comments

Map 3 Cobhall Common Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q7. Do you think the boundary for Cobhall Common is

About right ☐

Should be extended ☐ If so, please describe in what way:

Should be made smaller ☐ If so, please describe in what way:

Don't know ☐

Any other comments

Map 4 Winnal Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q8. Do you think the boundary for Winnal is

About right ☐

Should be extended ☐ If so, please describe in what way:

Should be made smaller ☐ If so, please describe in what way:

Don't know ☐

Any other comments

Policy Options for Criteria in New Housing Developments:

Q9. Which planning criteria should be used to guide speculative new housing in the three settlements?

Please tick all that apply.

Brownfield ☐ Infill ☐ Scale / Size of development ☐ Access ☐ Parking ☐

Other ☐ Please specify

Q10. Do you think we need different criteria for each settlement?

Yes ☐ No ☐ Don't know ☐

If Yes, please tell us about any specific issues that need addressing in each settlement.

Allensmore

Cobhall Common

Winnal

Policy Options for New Housing - Amount of New Housing:

Q11. The Core strategy requires at least 12 new houses between now and 2031. In your view, how many should we plan for?

This minimum number (12) ☐ 13 – 20 ☐ 21 – 30 ☐ 31 or more ☐

Policy Options for New Housing - Location of development:

Q12. How should these new homes be spread across the area?

About evenly across the three settlements ☐ Not evenly ☐

Please explain

Policy Options for New Housing - Scale of each development:

Q13. Should these developments be for: (tick all that apply)

Single houses ☐

Small scale developments of 2-3 houses ☐

Medium scale development of 4-10 houses ☐

Larger developments - over 11 houses ☐

Note - affordable housing can only be required to be provided in schemes of 11 or more houses, so if we only have schemes of 10 or fewer houses, we may not be able to have any new affordable housing in the settlements.

Policy Options for New Housing -Types of Housing:

Q14. Which of the following would you like to see included in the new housing? (tick all that apply)

Starter homes of one or two bedrooms ☐

Family homes (three bedrooms) ☐

Executive homes (four or more bedrooms) ☐

Adapted / easy access homes ☐

Supported housing / retirement homes ☐

Conversion of existing non-residential buildings (e.g. barns) ☐

Other ☐ Please specify

Policy Options for New Housing - Housing Tenure:

Q15. What types of housing should be included in the new homes? (tick all that apply)

Privately rented homes ☐

Privately owned homes ☐

"Affordable housing" for sale ☐ (Note: this is not the same as low cost market housing)

"Affordable housing" for rent (eg registered provider) ☐

Shared ownership (occupant and registered provider) ☐

Other ☐ Please specify

Policy Options for New Housing – other Housing Policy:

Q16. Are there any other policies about housing that you would like to see included in the NDP?

Yes ☐ If so, please describe what to include:

No ☐ Don't know ☐

Policy Options for Local Economic Development:

Q17. Do you think the Allensmore NDP should include a policy supporting conversions of former agricultural buildings to promote local economic development?

Yes ☐ No ☐ Don't know ☐

Comments

Q18. Cycleways

Would a cycleway be well used and/or be useful to you or your family?

a. from Belmont to the village hall Yes ☐ No ☐ Don't know ☐

b. from the village hall to Lock's Garage Yes ☐ No ☐ Don't know ☐

Q19. Road signs

a. Is there a need for additional directional signage?

Yes ☐ If so where?

No ☐ Don't know ☐

b. Do you feel "slow down" or similar signs on the A465 would make it safer for parishioners or visitors?

Yes ☐ If so where?

No ☐ Don't know ☐

Q20. Litter and illegal dumping of waste

a. Is illegal dumping of waste a problem?

Yes ☐ If so where?

No ☐ Don't know ☐

b. Would you support/take part in an annual "litter pick" along the length of the A465 through the parish and/or along our side roads?

Yes ☐ No ☐ Don't know ☐

Q21. Traffic speed.

- a. Given that the A465 divides the settlement areas and is subject to the national speed limit of 60 mph, would you support pursuing a lower speed limit with the relevant agencies?

Yes ☐ No ☐ Don't know ☐

- b. As a resident of Allensmore, Cobhall Common and Winnal would you support pursuing a lower speed limit in the centre of your community with the relevant agencies?

Yes ☐ No ☐ Don't know ☐

- c. Would you support the installation of speed bumps or other traffic calming measures?

Yes ☐ No ☐ Don't know ☐

Q22. Can you suggest any additional features/structures which the parish lacks and that would improve life in Allensmore (for example, public transport)?

Policy Options for Local Infrastructure:

- Q23. Do you think the Allensmore NDP should include a policy protecting the village hall as a local community facility and supporting investment in new or improved facilities?**

Yes ☐ No ☐ Don't know ☐

Comments

- Q24. Do you think the Allensmore NDP should include a policy to encourage improvements to the facilities at St Andrews and by so doing enable a wider use of the church building?**

Yes ☐ No ☐ Don't know ☐

Comments

Q25. Please tell us a little about yourself.

This helps us to check if we have views from a wide range of people living in the parish.

Which area of the parish do you live in?

Allensmore ☐ Cobhall / Cobhall Common ☐ Winnal/ Winnal Common ☐

Other area ☐ Please specify

Your age?

Under 30 ☐ thirties ☐ forties ☐ fifties ☐ sixties ☐ older ☐

Number of children aged 16 or under usually living in your household?

How long have you lived in this parish?

Under 5 years ☐ 5 to 10 years ☐ 10 – 25 years ☐ over 25 years ☐

If you work or are in full time education, where do you mostly do so?

Not applicable ☐ Home ☐ Allensmore area ☐ within 10 miles ☐ further than 10 miles ☐

Would you like to make any further comments?

Copy of Follow Up Email

NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) ISSUES AND OPTIONS DOCUMENT – WHERE NEXT?

Thank you to the 89 respondents to our recent questionnaire about the initial Issues and Options document and also to the 45 residents who were able to attend the 'drop-in' session held in the village hall on 28th January. We appreciate the time involved in considering the first draft of this weighty piece of work!

The NDP Steering Group met on 22nd February and we agreed to publish the collated results of this early stage in the consultation process so that you can share what other residents have said. Attached is a summary of your feedback but if you wish to read the responses in full, you can find these on the Allensmore Parish Council website at

<http://allensmore.org.uk/Issues-and-options.php>

What happens next?

Working with our professional consultants [and our liaison official at the Herefordshire Council as needed], we will:

- Review the responses from this stage of the consultation and start drafting a **preferred options plan** (excluding the housing site section at this stage).
- Undertake a 'call for sites' from landowners in the parish. Potential sites submitted will then undergo technical assessments from independent professionals and be rated by them according to suitability for building.
- In view of the above, revise and finalise the draft NDP.
- Consult residents in the parish on the revised plan and redraft as necessary.

Given that the 'call for sites' may elicit responses from across the whole parish, the steering group have decided to wait for this information (together with the subsequent technical assessments) before making any amendments to the initial proposals for settlement boundaries contained in the Issues and Options document. This will also allow us time to study your comments from the recent questionnaire alongside feedback from the professional assessors before finalising the next draft of the NDP to put forward for consultation.

A reminder about the role of the steering group

- The steering group and parish council have no authority to decide the NDP. Once the finalised (but still draft) plan has been quality assured by Herefordshire Council to check that it complies with current legislation, it will be subject to a referendum. It is residents who will decide whether it is accepted (if you say no then the county council resume control). Having an NDP in place means that the planners at the council have to take it into account.
- The steering group is currently made up of ten members, three of whom are also parish councillors and all of whom are unpaid volunteers. As chair of the steering group, I am not a parish councillor, but I provide a report at the council meetings of how the process is going. Steering group meetings are open to residents to attend (see <http://allensmore.org.uk/Neighbourhood-Development-Plan.php> for information about this).
- All steering group members are residents and landowners within the parish – so like you, we care about what happens to this lovely part of the country in which we live and many of us work. However, we recognise that this also has the potential for both actual and perceived conflicts of interest to arise: we aim to respect the integrity of our colleagues whilst maintaining transparency in our processes. We have declared our interests on the Herefordshire council forms for this purpose and minute any

changes to our declarations at start of each steering group meeting. Formal or final decisions can require individual steering group members to withdraw from the discussions.

We look forward to liaising with you again during the next stage of the NDP process. In the meantime, if you have any queries please do not hesitate to contact me or one of my colleagues on the steering group.

Yours sincerely,

Nick Chapman (chair of the NDP steering group)



Allensmore Neighbourhood Development plan

Summary of the Key Findings from the issues and Options document consultation

In March 2017, Allensmore Parish Council decided to create a Neighbourhood Development Plan and established a steering group comprising a number of parish councillors and local residents.

With help from consultants, Kirkwells Limited, this steering group has developed an issues and options document which sets out the key planning issues identified so far from the launch event in July 2017 and suggestions from the steering group and the consultants. It also includes some possible planning policy options for addressing these issues.

The document is considered a starting point and a consultation has been conducted to enable residents to comment upon and suggest changes in order to best reflect the views of the community.

The document was published on the parish council website (Allensmore.org.uk) on 9th January and hardcopies were made available in several public places and on request from any member of the steering group.

In addition to hosting a drop in event on 28th January, a response form or questionnaire was prepared and delivered to every household in the NDP area and provided a mechanism for every resident to comment on the document.

This is a brief summary of some of the key findings of that survey. Much more detail can be found in the main report, available on the Allensmore.org.uk website together with a series of files containing annotated maps and further attachments provided in response to the consultation. Please note that a large number of comments have been made on the response forms, which provide an important element of the feedback, however they are not summarised here, please see the main document for these.

A total of 372 response forms were delivered to 198 houses in the designated area between 12th and 17th January 2018.

89 forms were returned before 12th February. Based on an estimate of 474 people aged 16 and over resident in the designated area (derived from 2011 census figures), the returned forms represent 21% of those aged 16 and over.

About the respondents

- Of the 89 respondents to the survey, 42% were from Allensmore, 35% from Cobhall / Cobhall Common and 16% from Winnal / Winnal Common and 2 (2%) each from the Mawfield, Hungerstone and Webtree areas.

- Just 10% of the respondents were under 50 years old, while 24% were in their fifties, 28% in their sixties and 37% were older. 80% of the respondents had no children usually living in their household.
- Approaching half (46%) of respondents have lived in this parish for over 25 years, while 12% have lived here for less than 5 years.
- 36% of respondents are not in work or full time education and 31% work from home.

Vision and objectives

- A large majority (83%) of respondents felt the document provided a good summary of the local context, compared with 5% who did not.
- There was also strong support for the draft vision and objectives with 77% of respondents in agreement and 11% who disagreed.

Landscape and wildlife

- A very high proportion of respondents (88% in favour, 6% not) felt that the NDP should include a planning policy similar to the one suggested to protect the local landscape character. A number of suggestions were made for further features and views which should be protected by planning policies.
- Similarly, a very high proportion (82%) of respondents felt that the NDP should include a policy to protect wildlife.

Settlement boundaries

- When asked if the NDP should include settlement boundaries, around two-thirds (68%) of respondents felt they should, while a fifth (20%) did not think so.
- The majority (60%) of respondents thought the suggested settlement boundary for Allensmore was about right, while 20% feel it should be extended and 4% consider that it should be made smaller.
- With regard to the suggested settlement boundary for Cobhall Common, again a majority of respondents (56%) felt it is about right compared with 18% who considered that it should be extended and 10% who would like to see it made smaller.
- A large majority of respondents (63%) felt that the draft settlement boundary for Winnal is about right, compared with 13% who would like to see it extended and 1% who would feel it should be made smaller.

Housing

- The majority of respondents agreed that each of the suggested criteria (Brownfield, Infill, Scale/size of development, Access and Parking) should be used as a guide for speculative new housing. A number of people also commented that drainage should also be a factor.
- There was little support for having different criteria for each settlement with 44% of respondents saying "No" while 28% felt there should differ between the settlements.

- A majority (63%) of respondents felt we should plan for 12 new houses, the minimum number required by the Core Strategy, while 25% felt 13 – 20 houses was a more appropriate number and 11% felt the number should be in the range of 21 to 30.
- Most respondents (63%) considered that the new homes should be spread about evenly across the three settlements compared with 38% who disagreed.
- Most respondents believe the new developments should be either single houses (67%) or small scale developments of 2-3 houses (71%).
- The most popular types to be included in the new homes built were family homes (3 bedrooms) (75% of respondents would like to see these), starter homes of 1-2 bedrooms (60%) and conversion of existing non-residential buildings (60%). Of the types listed, there was least support for executive homes (4 or more bedrooms) which 17% would like to see included.
- A large majority support the new homes to be privately owned (88% of respondents) with the next most popular being affordable housing for sale (41%).
- There was strong support (75% of respondents) for the NDP to include a policy supporting the conversion of former agricultural buildings to promote economic development.

Roads, traffic and infrastructure

- More respondents were in favour of a cycleway from the village hall to Locks garage (58%) than were against (31%) while the views were about balanced for and against for a cycleway from the village hall to Belmont.
- Most respondents (61%) feel there is no need for additional directional signage, and there was little or no overall demand for "slow down" signs or for pursuing a lower speed limit on the A465.
- Nearly half (46%) of respondents find illegal dumping of waste to be a problem, while over a quarter (28%) do not, and a large majority (71%) would support or take part in an annual litter pick.
- Most respondents (60%) like the idea of a lower speed limit in the centre of their community while 31% disagree. Support was particularly strong amongst residents of Cobhall Common where 67% support the idea.
- A large majority (83%) of respondents do not support the installation of speed bumps or other traffic calming measures.
- An overwhelming majority of respondents want the NDP to include a policy to protect the village hall as a local community facility and encourage investment in new or improved facilities.
- Most respondents (59%) felt a policy should be included in the NDP to encourage improvements to the Church in order to enable a wider use of the building.

Issue 1-1, Feb 2018

Appendix III

Call for Sites, March to April 2018

Publicity

Copy of Notice

Allensmore Neighbourhood Development Plan (NDP) **Call for Sites**

Allensmore Parish Council wishes to announce its Call for Sites for its Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new housing up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Overall the NDP is required to support housing growth of at least 12 new dwellings over the plan period – up to 2031.

Land must be within our designated Neighbourhood Area which includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

Anyone with land who would like it to be considered for inclusion in the Plan is asked to submit an application. For a map of our area and more details of how to submit an application, please see the Neighbourhood Development Plan section of our website (www.Allensmore.org.uk) or email NDP@Allensmore.org.uk. Closing date is **8th April 2018**.

Copy of Poster

Allensmore Neighbourhood Development Plan (NDP) **Call for Sites**

Allensmore Parish Council wishes to announce its Call for Sites for its Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new housing up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Overall the NDP is required to support housing growth of at least 12 new dwellings over the plan period – up to 2031.

Land must be within our Neighbourhood Area which includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets. You can see a map of the Area on the Neighbourhood Development Plan section of our website (www.Allensmore.org.uk).

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to submit an application. Please do so using the Site Submission Form, available on our website (www.Allensmore.org.uk) and providing a clear site plan with the site boundary marked in red. (You may find the map available by going to the Herefordshire.gov.uk website and searching for “Explore Herefordshire Map” useful.) This will give us the information we need to make sure your site is properly assessed.

Please send your completed Site Submission Form to **Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE** or email to clerk@allensmore.org.uk to be received by **8th April 2018**.

If you have a site which has been or is currently the subject of a planning application, we would also like you to complete a submission so that your site can be assessed and considered along with any other new submitted sites.

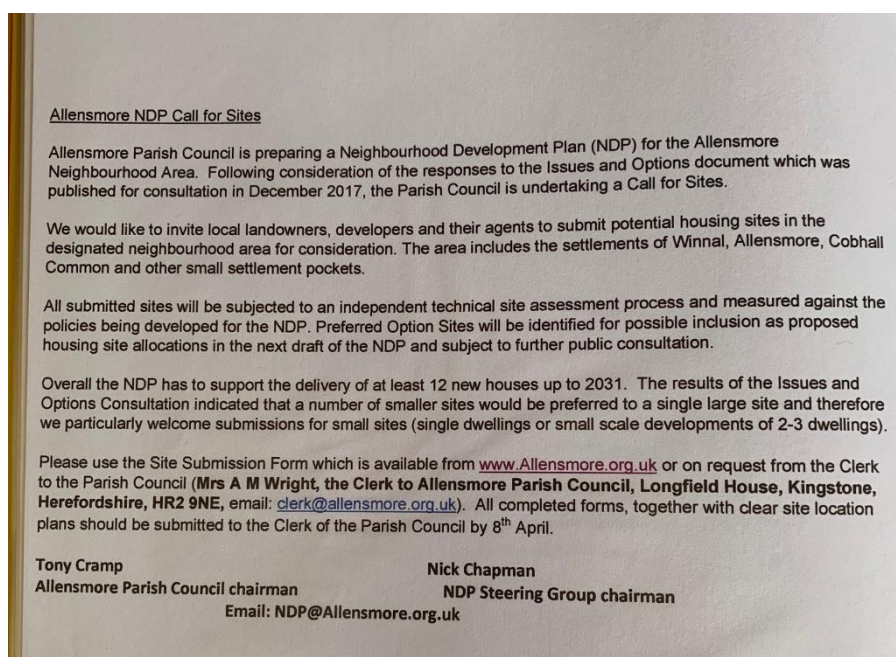
All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP. Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further community consultation in the spring / summer 2018.

Tony Cramp
Allensmore Parish Council chairman

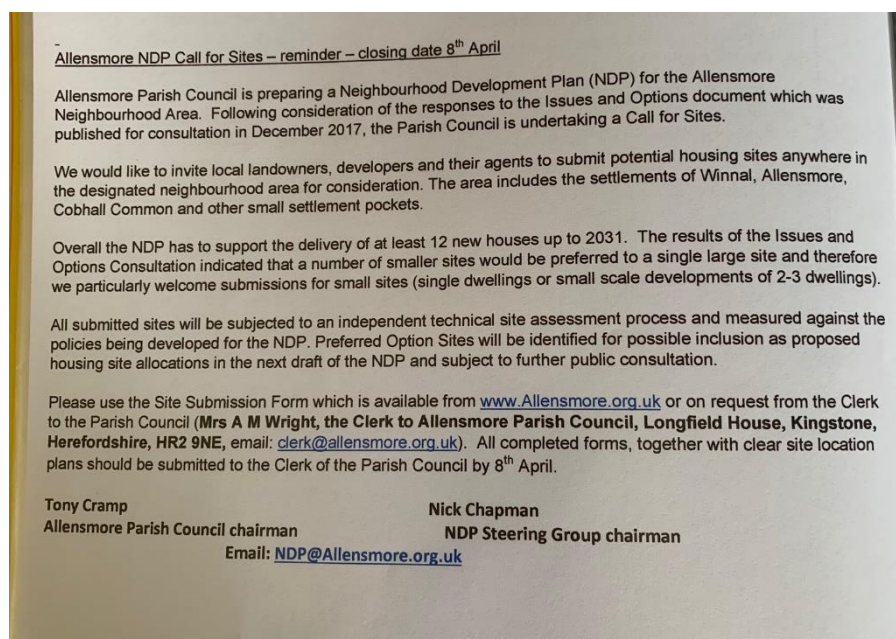
Email: NDP@Allensmore.org.uk

Nick Chapman
NDP Steering Group chairman

Copy of Email to Residents



Reminder Email



Press Release for Notices in Hereford Times and Tracking the News

Allensmore Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Allensmore Neighbourhood Area. Following consideration of the responses to the Issues and Options document which was published for consultation in December 2017, the Parish Council is undertaking a Call for Sites.

We would like to invite local landowners, developers and their agents to submit potential housing sites in the designated neighbourhood area for consideration. The area includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP. Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further public consultation.

Overall the NDP has to support the delivery of at least 12 new houses up to 2031. The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings).

Please use the Site Submission Form which is available from www.Allensmore.org.uk or on request from the Clerk to the Parish Council (**Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE**, email: clerk@allensmore.org.uk). All completed forms, together with clear site location plans should be submitted to the Clerk of the Parish Council by 8th April.

CountyTimes

Allensmore

ALLENSMORE PARISH COUNCIL - Is preparing a Neighbourhood Development Plan (NDP) for the Allensmore Neighbourhood Area. Following consideration of the responses to the Issues and Options document which was published for consultation in December 2017, the Parish Council is undertaking a call for sites.

We would like to invite local landowners, developers and their agents to submit potential housing sites in the designated neighbourhood area for consideration.

The area includes the settlements of Winnal, Allensmore, Cobhall Common and other small settlement pockets.

All submitted sites will be subjected to an independent technical site assessment process and measured against the policies being developed for the NDP.

Preferred Option Sites will be identified for possible inclusion as proposed housing site allocations in the next draft of the NDP and subject to further public consultation.

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The results of the Issues and Options Consultation indicated that a number of smaller sites would be preferred to a single large site and therefore we particularly welcome submissions for small sites (single dwellings or small scale developments of 2-3 dwellings). Please use the Site Submission

Scouts fun



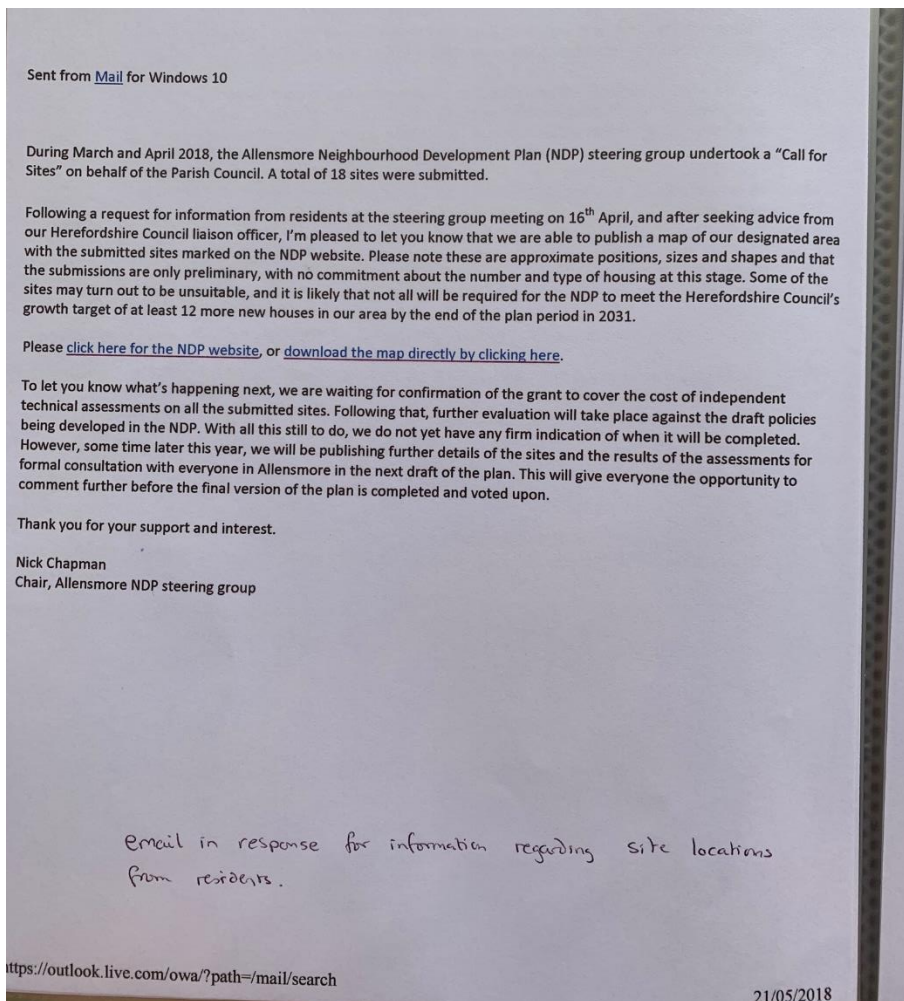
THE 1st Holmer (Hereford) Scout Group recently took over the book table at Tesco Belmont for the month of February.

Form which is available from www.allensmore.org.uk or on request from the clerk to the Parish Council (Mrs A M Wright, the clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE, email: clerk@allensmore.org.uk).

All completed forms, together with clear site location plans should be submitted to the clerk of the Parish Council by April 8.

Copies of Update Emails

May 2018



June 2018

Allensmore Neighbourhood Development Plan (NDP) – June update

I'm pleased to be able to tell you that after a slight delay (not our fault), we now have confirmation from AECOM that the funding is in place for them to carry out their independent technical assessments on the "call for sites" submissions.

In the meantime, a further 5 sites have been submitted and advice from our consultants was to accept them as we are able to include them in the site assessment process. As this process has now started, we will not be accepting any further submissions for the NDP. We have published a revised map on the [Allensmore Parish Council website](#) which can be downloaded by clicking [here](#).

As a reminder of what happens next after the AECOM assessments, further evaluation will take place against the draft policies being developed in the NDP. We will be publishing further details of the sites and the results of the assessments for formal consultation with everyone in Allensmore in the next draft of the plan later this year. This will give everyone the opportunity to comment further before the final version of the plan is completed and voted upon.

Nick Chapman
Chair, Allensmore NDP steering group
June 2018

* You have been sent this as you are registered with the Allensmore NDP steering group. If you do not want to receive any more correspondence from us, please reply with "Unsubscribe" in the subject or body of your email.

Email sent 25/6/18 village e-board + subscribers.

Copy of Website Update, May 2018

Allensmore Neighbourhood Development Plan – Call for Sites April 2018

As part of preparing the Allensmore Neighbourhood Development Plan (NDP), the steering group undertook a "Call for Sites" during March and April 2018 on behalf of the Parish Council. A total of 18 sites were submitted.

We are waiting for confirmation of the grant to cover the cost of independent technical assessments on all the submitted sites. When this has been done, further evaluation will take place against the draft policies being developed in the NDP.

With all this still to do, we cannot give you any firm indication of how soon this will all take place. Please be aware that some of the sites may turn out to be unsuitable, and it is likely that not all will be required for the NDP to meet the Herefordshire Council's growth target of 12 or more new houses by the end of the plan period in 2031.

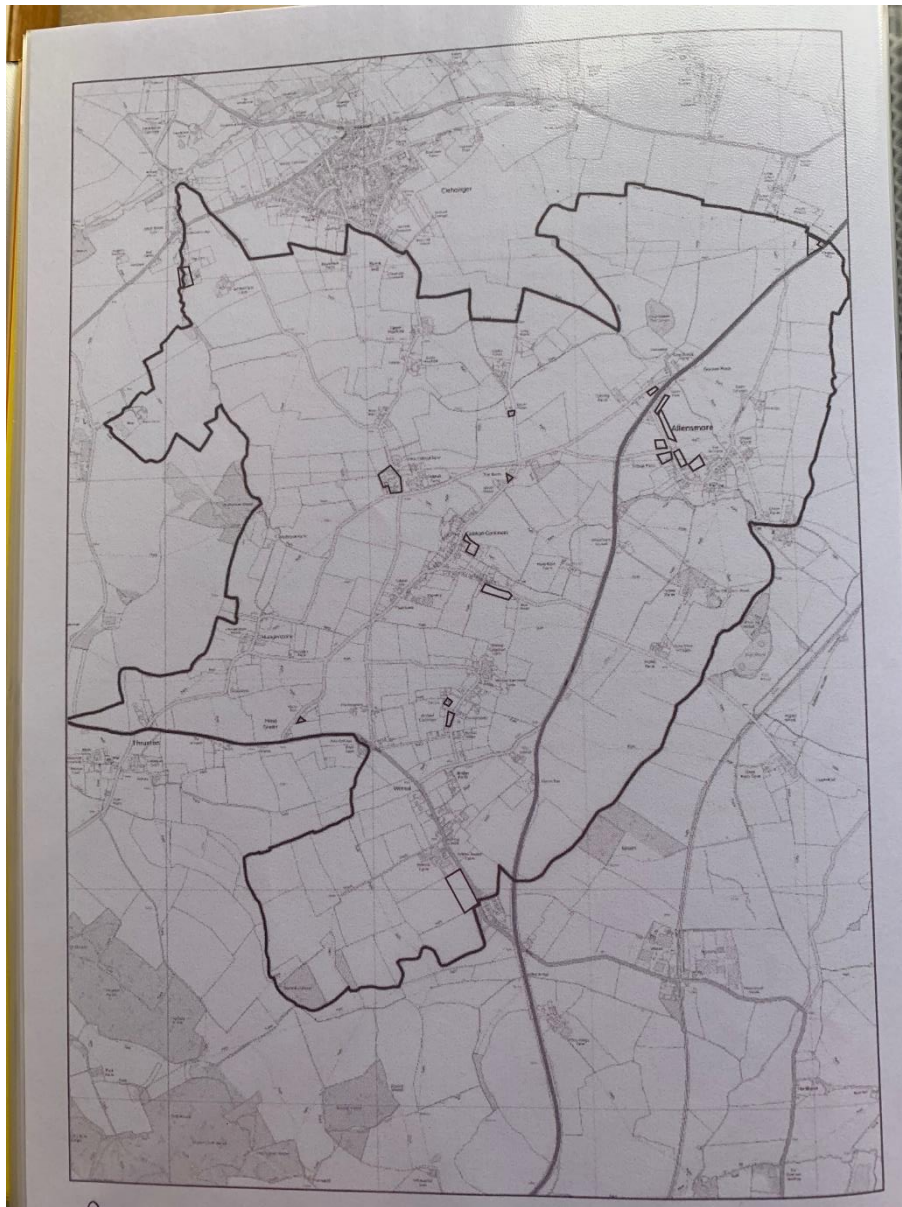
Following a request for information from residents at the steering group meeting on 16th April, we have agreed to publish this map of our designated area with the submitted sites marked by blue outlines. Please note these are approximate positions, sizes and shapes; also the submissions are only preliminary, with no commitment about the number and type of housing at this stage.

Further details of the sites and the results of the assessments will be published for consultation with everyone in Allensmore in the next draft of the NDP later this year. This will give everyone the opportunity to comment on the proposed sites.

In the meantime, and until the consultation is published, the steering group cannot make any further comment or enter into any discussions about individual sites.

Nick Chapman
Chair, Allensmore NDP steering group.

See map below



Copy of Site Submission Form

Allensmore Neighbourhood Development Plan

Site Submission Form

Allensmore Parish Council is looking at the potential availability of land for housing and other uses across the Allensmore Neighbourhood Area up to 2031. This exercise is being undertaken as part of the preparation of the Allensmore Neighbourhood Development Plan. This form should be used to identify sites which will be considered by the Parish Council for their suitability for the uses proposed over the lifetime of the Plan. Not all sites will be necessary or acceptable.

Please use a separate form for each site and complete the form to the best of your knowledge. Only sites within the Neighbourhood Area should be included. A plan of the Area can be seen at

[www.allensmore.org.uk/documents/Neighbourhood area boundary map Allensmore.pdf](http://www.allensmore.org.uk/documents/Neighbourhood%20area%20boundary%20map%20Allensmore.pdf)

Sites submitted to the Parish Council will be in the public domain and the information given will not be treated as confidential.

A map showing the exact site location and boundary marked in red must be submitted.

YOUR DETAILS:

Title:.....**Name:**.....

Organisation/company: (If applicable).....

Address.....

Postcode:..... Tel No..... Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....

Address.....

Postcode:..... **Tel No.**..... **Email:**.....

1. Site Information

Site address:

OS Grid reference:

Site area:

What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:

Existing use:

Proposed use:

(Please tick the appropriate box)

Housing

☐

Employment

9

Other (please specify

.....)

Site description:

3. Timescales

Awaiting relocation of existing use:

Likely timeframe for development: (Please tick the appropriate box)	0-5 years	<input type="checkbox"/>
	6-10 years	<input type="checkbox"/>
	11-15 years	<input type="checkbox"/>
	16-20 years	<input type="checkbox"/>

4. Site Details

Access to an adopted highway (please describe):

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

Are you aware if there are any site contamination issues? Yes No (Please Delete)

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located?

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport? Yes No (Please Delete)

If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Distance from the settlement centre:

Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)

Are you aware of any restrictive covenants within or adjacent to the site?

Completed site submission forms and a clear site plan on a scaled map base with the boundary of the site shown clearly in red must be returned to Mrs A M Wright, the Clerk to Allensmore Parish Council, Longfield House, Kingstone, Herefordshire, HR2 9NE or email to clerk@allensmore.org.uk to be received by 8th April 2018.

Website: www.Allensmore.org.uk

The information collected as part this consultation will be used by the Parish Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Copy of Follow up Email to Landowners

Dear __

Allensmore NDP – call for sites

Thank you for your site submission(s) following our recent “call for sites” as part of the Allensmore Neighbourhood Development Plan (NDP) process.

I am pleased to let you know that the next stage of site assessment is now underway. We have appointed Aecom as our independent assessor and have passed all 23 submissions we received to them. They will first complete a desk review of the submissions, taking into account our local circumstances and looking at the history of planning applications held at Herefordshire Council.

To complete their assessment, Aecom wish to make a brief visit to each site for a quick walkover on Tuesday 15th August. A representative from the Allensmore NDP steering group – most probably myself as someone with no personal interests in any of the sites - will be accompanying them. To make this process as efficient and impartial as possible, Aecom would prefer to do this with no landowners or agents present, but obviously need your permission to access your site at some point during the day. I would be grateful if you could confirm that you agree to Aecom entering your site for this purpose together with any access issues they should be aware of.

Thank you for your interest and co-operation.

N.

Appendix IV

First Draft Plan Preferred Options Consultation, January 2019

Publicity



Copy of Email to Residents

Sat 12/01/2019 14:28

Allensmore Neighbourhood Development Plan 2017-2031

Preferred Options Consultation, January 2019

The draft "Preferred Options" document of the **Allensmore Neighbourhood Development Plan (NDP)** has now been published for consultation with all the residents of the Allensmore area. This document has been prepared by the NDP steering group made up of local residents and parish councillors with the help of our consultants, Kirkwells. It sets out the key planning issues identified so far from the launch event in July 2017 and the consultation held in January 2018.

A full copy can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are being made available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Please take some time to obtain and read the full document; your feedback will help us move forward and produce the final plan for Allensmore.

A questionnaire is being distributed to every residence in the area for you to give us your feedback. Comments from every individual are encouraged (on separate forms please) and will be very welcome. We especially welcome comments from any younger residents as we have no school, scouts, guides etc we can consult with. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Monday 21st January 2019 any time between 7pm and 9pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything with the Steering Group in person.

Closing date for comments is 31st January 2019.

Thank you for your time and interest.

Nick Chapman, chair Allensmore NDP Steering Group.

Open Event Display Material

Draft Policy A1

Protecting and Enhancing Local Landscape Character

Development proposals will be required to demonstrate how siting and design have taken into consideration local landscape character.

Draft Policy A1 - Significant Views

The sweeping nature of views to the outlying hills is valued by residents and makes an important contribution to the landscape character of the parish.

Development proposals should therefore respect the open nature of existing settlement pockets and sustain these widespread views of surrounding hills such as Garway, Hay Bluff and the Black Mountains.

Where necessary, a Landscape and Visual Impact Assessment or similar studies may need to be carried out to ensure that any scheme is designed and sited sensitively and appropriately.

Draft Policy A1 - Landscaping Schemes

Development proposals should include landscaping schemes which protect and enhance the distinctive rural landscape character of the Parish. Hedgerows, mature trees, woodlands, ponds and traditional orchards are important local landscape features and should be retained wherever possible and incorporated into designs.

Draft Policy A1 - Local Built Character

(see also Policy A4, Criteria for Development)

Development should respond to the dispersed local settlement pattern, with buildings provided at low densities in large plots and set back from the road side with front gardens and on-site parking areas.

Traditional materials such as red brick or sandstone should be used in new development, conversions and extensions to ensure development is sympathetic to the local vernacular and surrounding rural character of buildings.

Draft Policy A2

Protecting and Enhancing Local Wildlife

The priority for new development should be to avoid direct and indirect impacts on biodiversity. Where impact cannot be avoided, mitigation and then compensation measures should be provided.

Development proposals should demonstrate how biodiversity will be protected and enhanced, including wildlife in the neighbourhood area as set out in paragraphs 5.1.9 and 5.1.10, ecological networks along water courses and hedgerows, and statutory and non-statutory locally designated wildlife sites and habitats.

Draft Policy A2 - Landscaping

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, retaining existing areas of woodland and hedgerows, and planting new tracts using locally appropriate native species. Where appropriate, planting of wildflower meadows is supported.

Draft Policy A2 - Buildings

Development should take into consideration the need to protect and encourage wildlife which may be using the building(s) as habitats, such as barn owls which are known to nest locally.

Draft Policy A2 - Lighting

Lighting schemes should be designed sensitively to reduce any adverse impact on wildlife and to protect the dark skies which are characteristic of this rural area.

Draft Vision for Allensmore

To protect and enhance the parish's rural character through gradual evolution and appropriate development, which improves the quality of life for current and future generations of residents by creating a sustainable environment, enhancing wellbeing and promoting community cohesion.

Draft Objectives for the NDP

OBJECTIVE 1: HOUSING

To develop policies, within the framework of Herefordshire's Core Strategy, which ensure that new housing development preserves and enhances aspects that people value, while meeting the current and future needs of both residents and businesses.

OBJECTIVE 2: THE ENVIRONMENT

To ensure that all housing and business development preserves the character of the parish and protects the landscape, so that its impact on the environment is minimised, with particular reference to water, sewage and soil management, as well as energy and water conservation.

OBJECTIVE 3: FARMING AND OTHER BUSINESS

To encourage new business initiatives which promote the economic well-being of the parish provided that they are in scale with, and sensitive to, the rural character of the locality and any adverse impact is minimal.

OBJECTIVE 4: COMMUNITY FACILITIES AND INFRASTRUCTURE

To sustain and enhance existing community facilities whilst supporting investment in safe and appropriate new infrastructure as needed and desired by residents and businesses.

Draft Policy A8 – Protecting the Church and Village Hall and Supporting Investment in Improved Facilities

The church and village hall are protected for community type uses.

Development or investment which contributes towards the improvement of existing facilities, or provision of new recreational, community and educational resources and/or infrastructure in Allensmore Parish will be considered more favourably.

Draft Policy A7 – Drainage, Flooding and Sewage

With no mains drainage and high-water tables throughout the plan area, the ground is known to drain very poorly across the parish. Consequently, safe and reliable disposal of foul water is known to be challenging.

Development proposals will not be supported unless they can demonstrate with evidence (which may include fully documented porosity and percolation tests) that:

- a sustainable foul water drainage scheme will be implemented which mitigates against these adverse conditions
- there is minimum risk of pollution or heightened flooding elsewhere
- suitable mitigation can be provided which does not exacerbate run off or higher ground water levels elsewhere
- designs maximise the retention of surface water on the development site and minimise runoff
- a reliable solution is fully compliant with all the most recent applicable national and locally adopted standards (including the Sustainable Drainage Systems (SuDS) hierarchy).

Draft Policy A6 - Conversion of Former Agricultural Buildings for Business Use

The sensitive re-use of redundant or disused former agricultural buildings, including farmsteads, for small scale business accommodation such as workshops, offices, and studios will be supported where it does not lead to unacceptably adverse impacts on existing agricultural or commercial activities and existing agricultural uses do not conflict with proposals.

In particular, appropriate conversions will be supported where redundant or disused buildings are adjoining or located in or in close proximity to the three settlements of Winnal, Allensmore and Cobhall Common.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height. (see also Policy A4, Criteria for Development)

Adequate car parking should be provided on site and there should be suitable existing access to the highway network.

Draft Policy A5 – Housing Mix

All proposals for new housing development and conversions of non-residential buildings to residential uses should demonstrate how they help to maintain a suitable mix of tenure, type and size of dwelling in Allensmore.

Proposals should demonstrate how they respond to local needs for family housing (3 bedrooms), starter homes of one or two bedrooms, and housing for older people. Whilst plot size should have regard to local density calculations (see 5.2.14), the actual plot density should be appropriate to the type of dwelling being proposed.

Any proposals which trigger the threshold for an affordable housing requirement should integrate both the affordable housing and market housing across the site.

Draft Policy A4 – Criteria for Development in Settlement Boundaries

In addition to the identified site allocations, proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:

1. Development is small in scale preferably no more than 3 dwellings, on small infill sites of single depth (that is, not behind other houses), and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities and vice versa;
2. Properties and extensions are no more than two storeys in height and reflect the character of the settlements with housing set back in large plots (appropriate to

the size of the dwelling) and interspersed amongst green spaces. Considerations include size, scale, density, layout and landscaping;

3. Design is sensitive to any nearby built heritage assets such as the church and other Listed Buildings;
4. New developments, extensions and conversions are designed sensitively to respond to the setting of the site, and reflect the rural character of neighbouring buildings, using appropriate materials;
5. Modern and innovative designs incorporate sustainable design technologies to maximise resource and energy efficiency, and which minimise any adverse impacts on local character and setting;
6. Sites have suitable and safe access. The impact of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;
7. Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads;
8. Provision of small-scale office facilities to accommodate home working within residential development will be considered favourably within the above context.

Draft Policy A3 – Proposed Site Allocations

The following sites are identified as Preferred Options for new housing development, subject to the criteria in the policy set out for each site. The sites are identified on Maps 2, 3 and 4.

Site 1, Cats Whiskers Boarding Cattery, Winnal - see Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Site layouts reflect the characteristics of the local area with properties set back from the road and accessed by driveways.
2. Development is sited and designed to minimise overlooking of existing neighbouring properties and local residential amenity is protected.

Development of holiday accommodation (C1) would also be acceptable on this site.

Site 4, Willoughby Cottage Garden, Winnal - See Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Safe and suitable access is provided from the road.

2. Any removal of existing established mature hedgerows or trees for access or development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 6, Church Road, Allensmore - see Map 3.

This site is considered suitable for the development of up to 2 dwellings, provided that:

1. Suitable and safe access is provided from Church Road.
2. Development proposals provide effective surface water drainage measures to protect existing and future residential areas in the Church Road area from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.

Site 14, South of Winnal Farm, Winnal - see Map 2.

This proposed site is significant in scale and development of the entire area may not be appropriate. Development of part of the site for 13 dwellings is supported provided that:

1. Development proposals include suitable screening and landscaping to protect long distance views towards the site from all directions, taking into account the site's prominent location within the landscape which has an open, rural character.
2. Built form is concentrated in the south east corner as this area is considered to have a lower landscape sensitivity and adjoins existing built form at Chimney Meadows.

Site 15, Cobhall Lane, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 4 dwellings. The capacity of the site is constrained by Cobhall Lane which is a high sided single track road with limited passing spaces.

Residential development will be supported provided that:

1. Development proposals are designed and sited to integrate well with the existing built form and reflect the local linear settlement pattern.
2. Residential amenity of existing local neighbouring properties is protected and development is set back from the roadside to maximise separation distances and reduce overlooking of properties on the other side of the lane.

3. Any removal of existing established mature hedgerows or trees for access or other development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 20, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 8 dwellings provided that:

1. Development reflects the existing pattern and grain of nearby development where houses are set in large plots, and development is of a low density (below 30 dwellings per hectare).
2. Proposals are well integrated with the existing settlement pattern and continue the linear form of the village.
3. The design and layout of the development minimises overlooking of existing nearby properties and protects local residential amenity.

Site 16, Court Plocks - Barn Conversion

Map 5 Court Plocks



This site is considered appropriate for a single dwelling through the conversion of the existing barn at Court Plocks from agricultural use to residential use.

Any proposed conversion should be of a high quality design which is sensitive to the barn's existing character.

Draft Policy A3 – Map 3

Allensmore Settlement Boundary and Site 6

Draft Policy A3 – Map 4

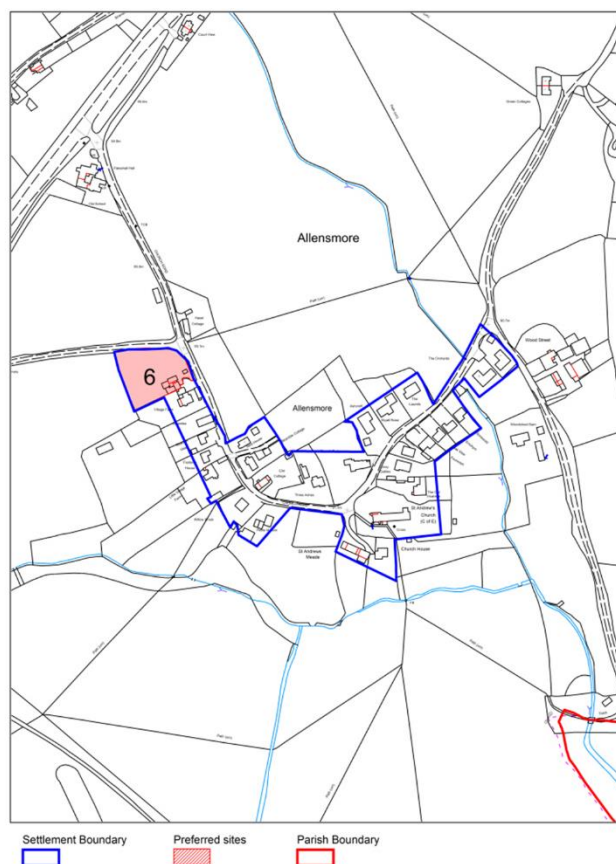
Cobhall Common Settlement Boundary and Sites 15 and 20

Draft Policy A3 – Map 2

Winnal Settlement Boundary and

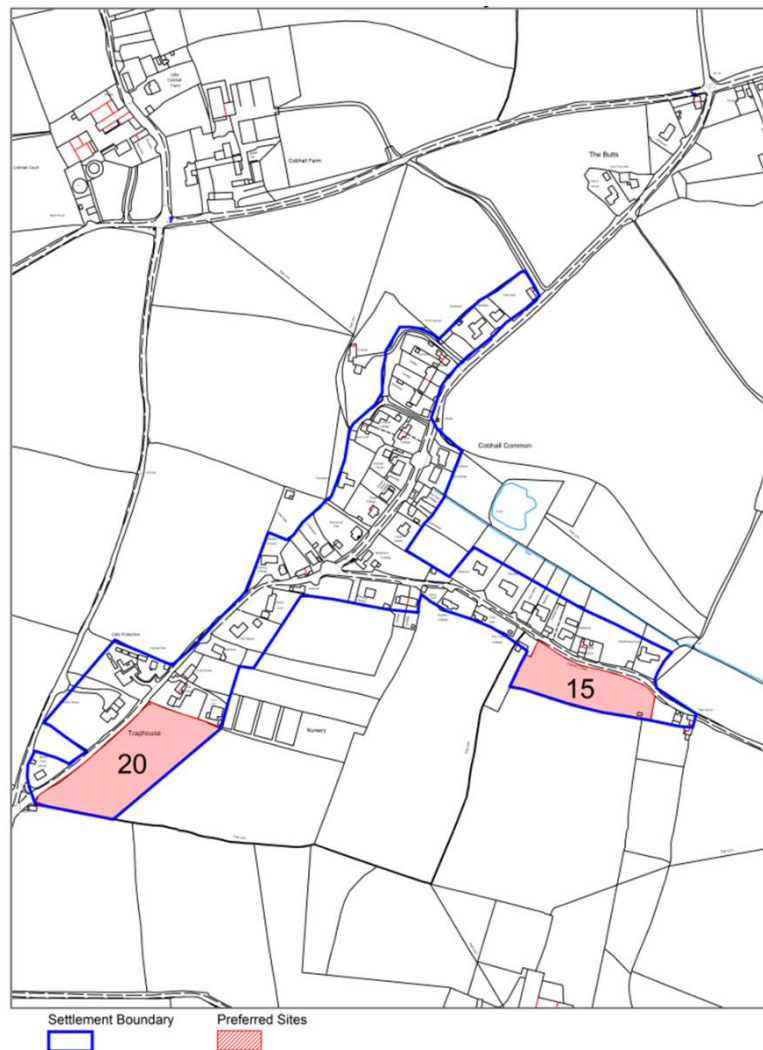
Sites 1, 4 and 14

Draft Policy A3 – Map 3
Allensmore Settlement Boundary and Site 6

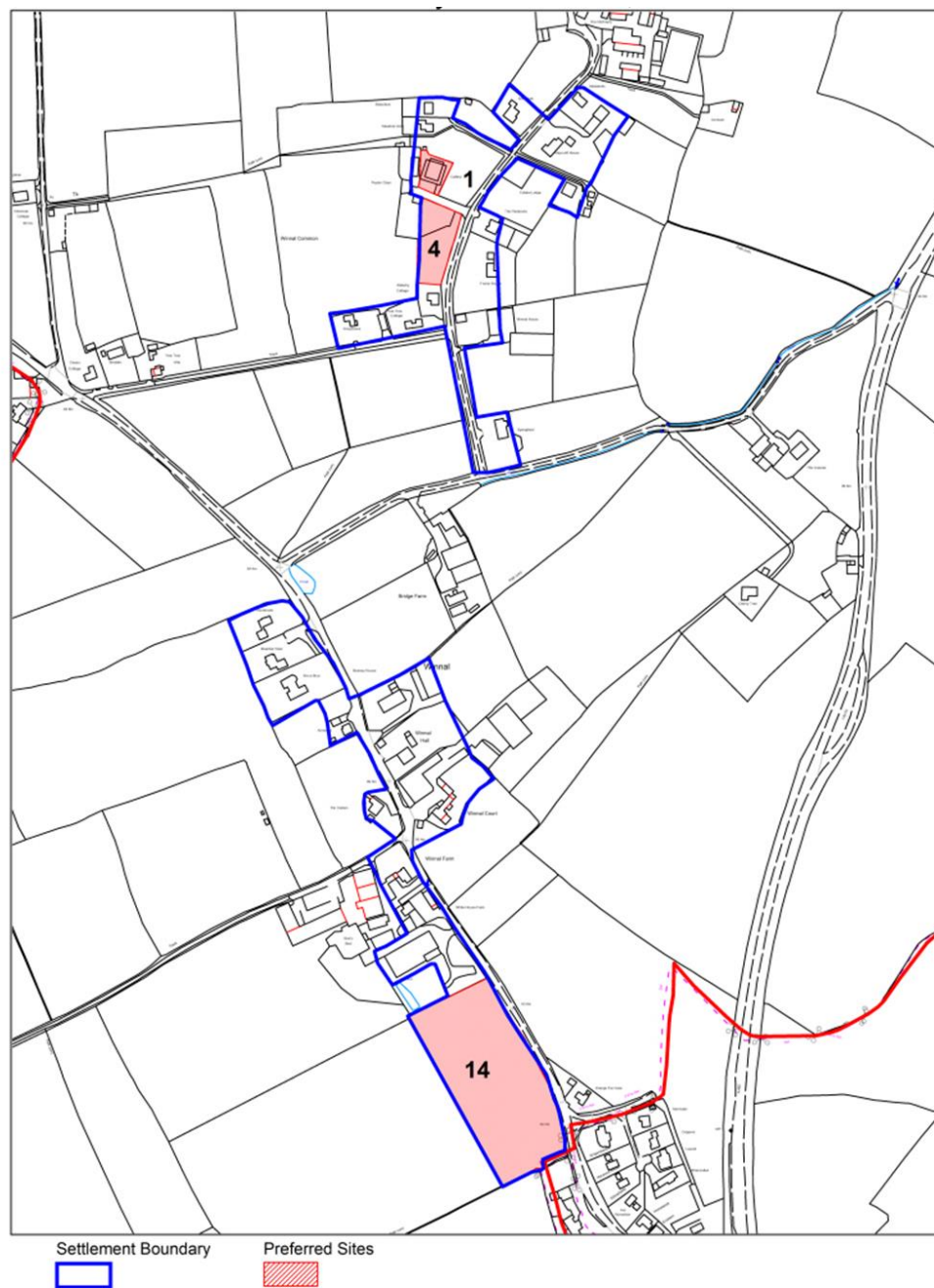


Draft Policy A3 – Map 4

Cobhall Common Settlement Boundary and Sites 15 and 20



Draft Policy A3 – Map 2
Winnal Settlement Boundary and
Sites 1, 4 and 14



Copy of Response Form:

Allensmore Neighbourhood Development Plan 2017-2031

Preferred Options Consultation, January 2019

We would like your views on our Preferred Options document for the **Allensmore Neighbourhood Development Plan (NDP)**. This document has been prepared by the NDP steering group made up of local residents and parish councillors with the help of Kirkwells consultants and is nearing the final version of the plan. It sets out the key planning issues identified so far from the launch event in July 2017 and the consultation held in January 2018.

A full copy can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box. A few printed copies are also available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Please take some time to obtain and read the full document; your feedback will help us move forward and produce the final plan for Allensmore.

To help you provide your feedback, we have prepared the response form overleaf to be used as you read the main document. Copies are being delivered to all houses in the Allensmore NDP area. Comments from every individual are encouraged (on separate forms please) and will be very welcome. We especially welcome comments from any younger residents as we have no school, scouts, guides etc we can consult with. Further copies of the form are available online at Allensmore.org.uk.

Copies of the main document will also be available for reading at the open drop-in event on **Monday 21st January 2019 any time between 7pm and 9pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything in person.

You can submit comments and suggestions in several ways:

- Come along to the open event
- If you have Word, you can download and complete the response form on your computer and email to NDP@allensmore.org.uk
- Scan this form and email your completed response form to NDP@allensmore.org.uk
- Give or post your completed response form or written comments to any Steering Group member (see Appendix VII of the main document or Allensmore.org.uk) or drop them into the comments box at St Andrews Church and the community library in the former Cobhall Common phone box.

If you do not have enough room for your answers, continue on a separate sheet, or email us at NDP@allensmore.org.uk

Please return all comments by 31st January 2019.

Thank you for your time and interest.

Please let us know your opinions of the vision, objectives and policies in the document by ticking the boxes below:

	strongly agree	agree	disagree	strongly disagree	no opinion
Vision and objectives (pages 14 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A1 (page 17): Protecting and enhancing local landscape character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A2 (page 19): Protecting and enhancing local wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A3 (pages 28-30): Proposed site allocations and settlement boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A4 (page 31): Criteria for development in settlement boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A5 (page 33): Housing mix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A6 (page 36): Conversion of former agricultural buildings for business use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A7 (page 41): Drainage, flooding and sewage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy A8 (page 43): Protecting the Church and Village Hall and Supporting Investment in Improved Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments, please add them here:

The information you provide will be made available to members of the NDP steering group and the consultants, Kirkwells only. It will be used only for the purpose of creating the development plan and any information published from these responses will be anonymous.

However, if you are happy to tell us a little about yourself, it would help us to check if we have views from a wide range of people living in the parish.

Which area of the parish do you live in?

Allensmore ☐

Cobhall / Cobhall Common ☐

Winnal/ Winnal Common ☐

Other area ☐ Please specify:

Your age:

Under 16 ☐ 16 - 20 ☐ twenties ☐ thirties ☐ forties ☐ fifties ☐ sixties ☐ older ☐

Thank you. Please return completed forms by 31st January 2019.

Copy of Update Emails

Thu 31/01/2019 18:11

Allensmore NDP Preferred Options Consultation, January 2019

Thank you to everyone who has returned their comment forms so far.

To give you a little more time for those who haven't yet completed theirs, we will be leaving the collection boxes in place at St Andrews Church, the village hall and the community library in the former Cobhall Common phone box until after the weekend ... and if you aren't able to get out because of the cold weather, there is now an [online version of the form](#) you can complete. Please do not complete the online form if you have already submitted your paper copy – these will have already been collected results noted. The online form is at <https://www.surveymonkey.co.uk/r/AllensmorePrefOptions>.

Just as a reminder, copies of the response form are available online at Allensmore.org.uk and a full copy of the document can be downloaded from the NDP Section at Allensmore.org.uk. Printed copies are available to view at the three locations above and we have a few copies available to borrow on request from NDP Steering Group members (details on Allensmore.org.uk).

Thanks again.

Nick Chapman, chair Allensmore NDP Steering Group.

Thu 28/03/2019 12:41

NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) - UPDATE ON PROGRESS

Dear residents

A few weeks ago, we published all the comments we received during the public consultation with you earlier this year. I'm pleased to be able to tell you that the Steering Group has now looked at all your comments and as a result has made a number of changes to the plan. All the comments and Steering Group responses have now been published on our village website here:

<http://allensmore.org.uk/documents/ResponsestoresidentsfeedbackFeb2019v4.pdf>

Next Steps:

- The Neighbourhood Development Plan will now be submitted for the more formal consultation known as "Regulation 14" where Herefordshire Council and other official bodies will be able to give their feedback. This cannot by law begin until after the local council elections in May and will take six weeks. I will keep you informed of progress and exact dates when we know them.
- Once that stage is complete and any further changes made to the plan, we will reach the final stage which will include a referendum for all Allensmore residents to decide whether to legally accept the plan.

A reminder of why the NDP is so important

The process of developing a neighbourhood plan is lengthy and complex and must conform with local and national planning strategies. This means that not building at all cannot be an option as growth targets have been set across the county. Consequently, we believe that the effort of devising an NDP is essential because – *if accepted by residents* – it will give us a legal document influencing permitted development in the settlements during the next decade or so (for example where housing is built, how many and what sort – although all of these will still be subject to the usual building and planning regulations including drainage matters!). If we do not have an NDP for Allensmore, then Herefordshire Council will continue to make the decisions about development on our behalf – this is why it is so important that each resident makes their views known and thereby helps us make a constructive and considered case for how the village evolves in the coming years.

Nick Chapman, on behalf of the Allensmore NDP Steering Group

**Neighbourhood Development Plan Consultation Evening on the
Allensmore First Draft Plan
21st January 2019 from 7-9.00 p.m.**

Process

This consultation event was publicised via:

- Village email and NDP electronic circulation lists
- Notices at key road junctions
- Notices and consultation documents in usual village focal points such as the church, village hall, telephone kiosk library, bus stop
- Explanatory notes from the chair of the steering group on the questionnaires that went to every household in the designated area

- An open session was organised in the village hall on 21st January 2019 from 7-9 p.m. at which residents could look at a display of the First Draft Plan and talk to NDP steering group members about it.
- There was also the opportunity to comment on each of the draft policies on display.
- History research arising from the initial launch in July 2017 and later work done on the centennial commemorations for the First World War were also on display for residents to peruse.

The event was attended by 40 residents including 6 members of the steering group.

Feedback received

- *Many of those attending the open event chose to complete their personal questionnaires during the session; these will be analysed separately and in conjunction with all other responses, once the consultation period closes at the end of January 2019.*
- *The following, therefore, represents only the few responses that were written under the displayed policies at the open events. These responses are reproduced in full below:-*

Draft Policy A1 – Protecting and Enhancing Local Landscape Character

'I live at Elm Tree Cottage, Cobhall Lane and I am concerned that I shall certainly lose my view of Aconbury Hill if houses are built next to mine as proposed'.

Draft Policy A2 – Protecting and Enhancing Local Wildlife

- a) *'Some properties have still not replaced hedgerows uprooted after their last development'.*
- b) *'There are great crested newts in my garden pond and my pond is filled from the well into which the proposed soakaway would drain on the proposed site in Cobhall Lane'.*

Draft Policy A3 – Proposed Site Allocations
No comments received via this medium

Draft Policy A4 – Criteria from Development in Settlement
'Point 7 needs more emphasis: suggest
All developments must have sufficient/adequate off-street parking, i.e. no necessity
to park on road / pull-in particularly where road is narrow

Draft Policy A5 – Housing Mix
No comments via this medium

Draft Policy A6 – Conversion of Agricultural Buildings for Business Use
'Should include adverse impact on local residents and use of highways and be of a
suitable scale'.

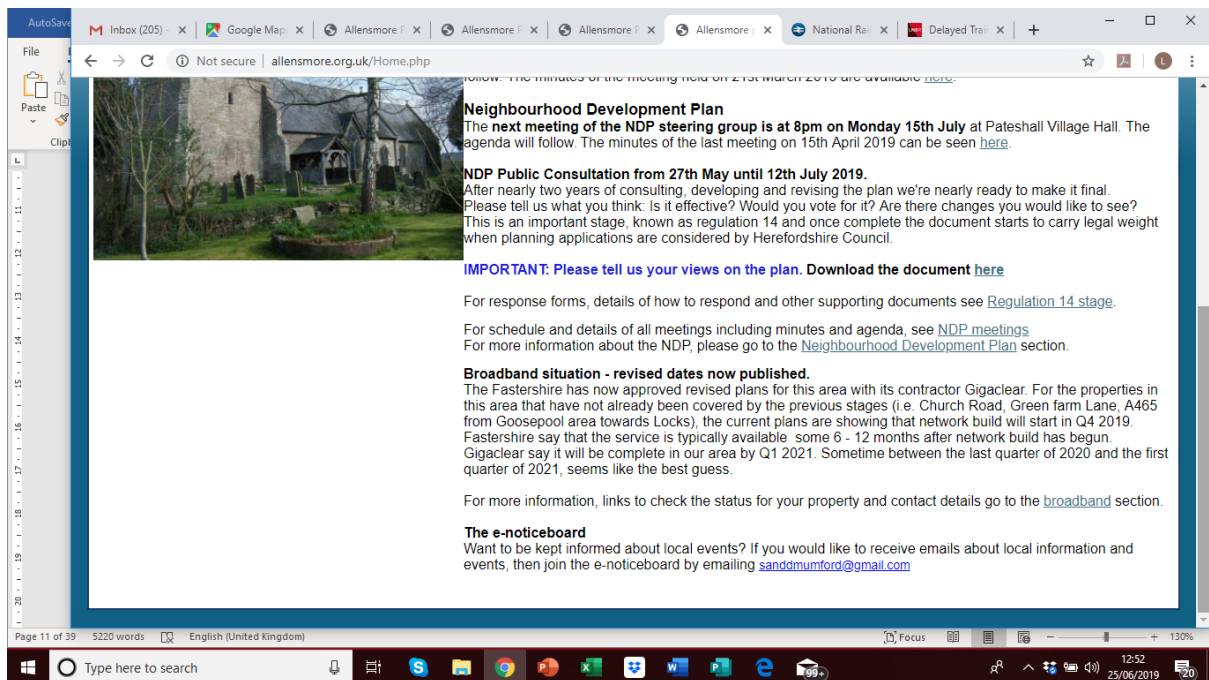
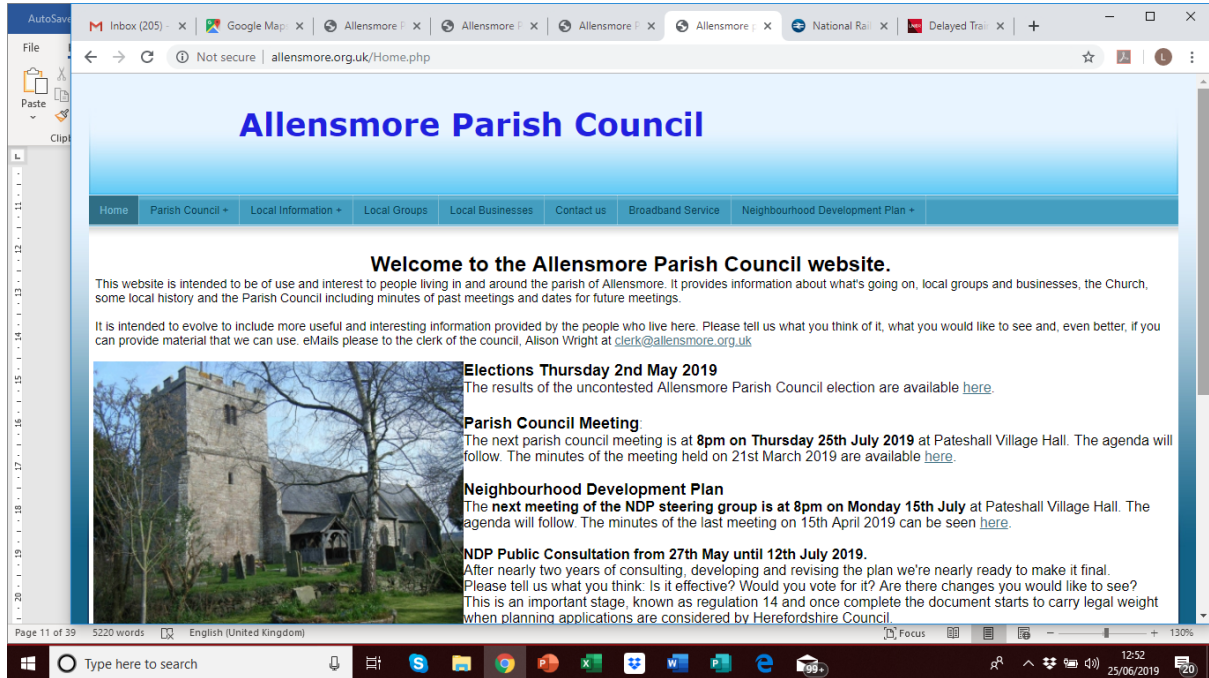
Draft Policy A7 – Drainage, Flooding and Sewage
'Implementation of proven drainage (effluent) systems to be of utmost importance,
due to local geology and the prevailing high water table'.

**Draft Policy A8 – Protecting the Church and Village Hall and Supporting
Investment in Improved Facilities**
No comments via this medium

Appendix V

Regulation 14 Public Consultation

Parish Council website screenshots



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Allensmore Parish Council

Home | Parish Council + | Local Information + | Local Groups | Local Businesses | Contact us | Broadband Service | Neighbourhood Development Plan +

Home > Neighbourhood Development Plan > Regulation 14 Stage

Regulation 14 stage consultation - Please provide your views before 12th July 2019

The draft Allensmore Neighbourhood Development Plan has now been revised following feedback from the previous consultations and is now ready to proceed to the next step which is known as the Regulation 14 stage. This stage involves an extensive consultation with residents, businesses and statutory bodies (such as Welsh Water, the Environment Agency and many more).

This is a particularly important stage because, once complete, the plan will start to carry legal weight when planning applications are being considered by Herefordshire Council.

The consultation will run from 27th May until 12th July 2019.

The key document that we would like your feedback on is the draft plan which can be downloaded [here](#).

Hard copies of this report are available to borrow from Allensmore Church, Cobhall Common telephone box community library, Pateshall Hall and the Belmont Library.

Other important documents which support this stage and are available here are the [Environmental Report](#), the [Habitats Regulations Assessments Report](#) and the [Planning Policy Assessment and Evidence Base review Report](#).

Please provide your views on the draft development plan or any of the other documents using the response form which can be downloaded as a [PDE](#) file for printing or as a [Word document](#) for completing and emailing.

Page 39 of 39 | 5224 words | English (United Kingdom) | Focus | 130%

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Please provide your views on the draft development plan or any of the other documents using the response form which can be downloaded as a [PDE](#) file for printing or as a [Word document](#) for completing and emailing.

Return details are provided on the form and include Post, email and drop off points in the village.

This is a very important plan for Allensmore which will help shape the way the parish developments for years to come. Please tell us what you like and don't like about the draft and anything you would like to see changed.

Page 39 of 39 | 5224 words | English (United Kingdom) | Focus | 130%

Type here to search

Other publicity

Copy of Poster



Allensmore Neighbourhood Development Plan

Public Consultation

27th May to 12th July 2019

It has taken us nearly 2 years consulting with YOU to create a Neighbourhood Development Plan for Allensmore – we are nearly ready to make it final.

It's YOUR plan!

Please tell us what you think of it

Is the draft plan effective?

Would you vote for it?

Are there any more changes you would like to see?

Don't forget: without an adopted NDP, your wishes carry no legal weight when Herefordshire Council make planning decisions

Have a look at the draft plan:

- Find it on www.allensmore.org.uk
- Borrow a copy from:
 - Allensmore church
 - Cobhall Common telephone box community library
 - Pateshall Hall
 - Belmont Library
- Email ndp@allensmore.org.uk to get your own copy

Response forms for comments are available at all of the above

Closing date for replies: Friday 12th July 2019

Tracking the News, June 2019

ALLENSMORE & THRUXTON NEWS

Allensmore
Churchwardens: Stephen Williams - 01981 570568
Tim Hancox - 01432 276020

Thruxton
Churchwardens: Mrs C. Lloyd - 01981 570235

ALLENSMORE CLEANING & FLOWER ROTA FOR JUNE
Cleaning: Joyce Harrell
Flowers: Faye Turpin

THRUXTON CHURCH
Church is open for worship on the 1st Sunday of every month at 10.30 am and 6.30 pm for visitors and private worship throughout the week.

Ramble & Barbecue
Saturday 1st June
Hillside, Lower Mawfield,
Allensmore, HR2 9BQ.
Walk starts at 9.00pm
Refreshments at 5.00pm
Donations in aid of
St Andrew's Church

Midsummer Cellidh
Saturday 8th June at 8.30pm
St Andrew's Church, Allensmore
Dancing to Bandemonium
Tickets £10 (including left supper)
Bring your own drinks
Proceeds in aid of St Andrew's Church
Tickets available from Carol Williams 07903 181028, Tim Hancox 07967 456643 or Steve Mumford at sandmumford@gmail.com

OPEN GARDEN
The Old Rectory, Thruxton, HR2 9AX
Saturday 15 and Sunday 16 June (1-5)
Entry £5 children free
Home-made teas, and plants for sale.

In memory of the late Daphne Harrell
should like to thank everyone for the unbelievable kindness shown to me and Daphne over the last few months.
Thank you for your good wishes, cards, flowers and cakes and for the lovely display of flowers on Easter Day in her honour.
Thank you.
Joyce

Thank You

Allensmore Neighbourhood Development Plan Public Consultation
23rd May to 12th July 2019

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Closing date for replies: Friday 12th July 2019

**A place to make new friends
Build faith and meet God**
The Filling Station, to help bring Christian renewal and evangelism to rural communities

Speaker
Andy Paine
From Telford

FRIDAY
June 21st 7:30pm
Pateshall, Allensmore
Nr Hereford (on A465)

For more information ask Bernard 01981 251241

thefillingstation.org.uk

Tracking the News, July 2019

Hall: £7 per person, students £4. A fun competitive evening of quizing with a delicious curry included. Bring your own drinks and glasses.

OPEN COFFEE MORNING: Enjoy coffee & biscuits in the Village Hall, a friendly, informal get together. Did you know we have a community library? Come and have a browse, maybe borrow a book or two? A warm welcome extended to everyone. Wednesday 10th & 24th 10.00 - 12.00pm. Phone Julie: 07396 941340.

VILLAGERS WALKS: Routes around the Parish and further afield are organised on a regular basis. Friendly, informal and free of charge, everyone welcome. Most walks are 2-3 hours & appropriate seasonal clothing & sensible footwear is advisable. Bring your own refreshments/ snacks. Varying terrain, every walk is different. Next walk July details will be on website & Facebook. Everyone welcome. Tea & biscuits on return to Village Hall. Enquiries: Mick 01981 250465.

GARDENING CLUB: Meet monthly on a Wednesday evening at 7.30pm in the Village Hall.

DUCK RACE AT GLYNWOOD: A family day commencing at 12 noon, Sunday 14th July. With kind permission of Nigel & Edna. Buy a plastic duck to compete in the race.

SONG ENCHANTED EVENING: A charming medley of light music and song at the Old School House, accompanied by grand piano and pipe organ. Pimms at 7.30pm. Support at 8.15pm. Tickets £7.50 (inc welcome drink & light supper) available from Alison 07790 230420. July 20th at 7.30pm

Unless otherwise stated, more information for all groups/ events can be found on website: www.eatonbishopsparish.org.uk or Facebook: We Are Eaton Bishop.
Email: parish@eatonbishopsparish.org.uk

ALLENSMORE & THRUXTON NEWS

Allensmore
Churchwardens: Stephen Williams - 01981 570568
Tim Hancox - 01432 276020

Thruxton Churchwardens: Mrs C. Lloyd - 01981 570235

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Cleaning: Janet & Melorie
Flowers: Val Lawrence

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23rd May to 12th July 2019

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 - Hereford Hall
 - Hereford Library
- Email ndp@allensmore.org.uk to get your own copy

Response forms for comments are available at all of the above

Closing date for replies: Friday 12th July 2019

Cellidh (see back cover photos)
Bandemonium brought music and dancing to St Andrew's Church, Allensmore on Saturday 8th June. The pews were moved to allow for everyone to join in the dancing in the church. A light supper was served to keep everyone going and it obviously did a brilliant job with the floor packed for each dance. A huge thank you to everyone who helped, supported, cooked, danced and moved pews. This looks like being an annual event so look out for next year's date.

Hereford Times

For Hereford Times County Times section under Allensmore – published Thursday 23rd May 2019

The draft Allensmore Neighbourhood Development Plan has been published for formal public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation period runs from Monday 27th May 2019 until Friday 12th July 2019. The draft report will be available on the Allensmore village website www.allensmore.org.uk and copies available to view at St Andrews Church, Allensmore, the Cobhall Common telephone box community library, Pateshall Hall, Allensmore and Belmont Library, or an electronic copy can be obtained by emailing ndp@allensmore.org.uk. Response forms for comments are available at each contact point above.

List of Consultation Bodies Provided by Herefordshire Council and Notified by Email

Local Planning Authority (Herefordshire Council)

Natural England

Environment Agency

Historic England

Highways England

Welsh Water

Coal Authority

Network Rail

Arriva Trains Wales:

Ward Member

Adjoining Parish Councils:

Cleghonger

Callow and Haywood Group

Much Dewchurch

Kilpeck Group

Kingstone and Thruxton Group

Eaton Bishop

Copy of Email to Consultation Bodies

Dear Consultee

Notification of Formal Public Consultation on the Allensmore Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

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

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local parish councillors and interested residents on behalf of the Parish Council, building on extensive informal public consultation and engagement already undertaken since 2017 including on Issues and Options and then the emerging First Draft Plan.

The consultation period runs from 27th May to 12th July 2019.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <http://allensmore.org.uk/Regulation-14-Stage.php>

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- St Andrew's Church, Allensmore
- Cobhall Common telephone box community library
- Pateshall Hall, Allensmore
- Belmont Library

Hard copies of the Draft Plan will be provided on request from the Parish Clerk:

Mrs Alison Wright, Allensmore Parish Clerk at Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE or email samoyedskye@aol.com

A Representation Form is attached for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to the Parish Clerk (address above) by Friday 12th July 2019

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

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the parish.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

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

Yours Sincerely

Emails

Email to Village Residents

Tue 11/06/2019 10:12

Allensmore Neighbourhood Development Plan

The statutory 6 week "Regulation 14" consultation for Allensmore's Neighbourhood Development Plan is now underway and runs until Friday July 12th 2019 (see below on the ways in which you can respond). This is a major step forward in the process of preparing for the eventual referendum, when residents can give the document legal weight if they vote to accept it.

The next meeting of the NDP Steering Group will be after the consultation period when all comments can be considered together. This meeting – which as usual is open to residents - will be on Monday July 15th at 8.00 p.m. in the village hall. A report of the consultation will be presented to the full Parish Council at their meeting on July 25th 2019.

The latest version of the NDP can be downloaded from the Parish Website here:

<http://allensmore.org.uk/documents/AllensmoreNDPReg14DraftPlanv2c.pdf>. Printed copies are available at the locations below.

If you wish to make any comments, there are several ways:

- Email ndp@allensmore.org.uk
- Download the response form from here: <http://allensmore.org.uk/documents/AllensmoreReg14publicresponseform.pdf> and return it as specified on the form
- Pick up a copy of the response form, and post your response in the boxes at the following locations:
 - o St Andrew's church, Allensmore
 - o Cobhall Common telephone box community library
 - o Pateshall Hall

Thank you for your support.

Nick Chapman (chair of the NDP Steering Group)

Copy of Response Forms



Allensmore Neighbourhood Development Plan Public Consultation 27th May to 12th July 2019

Please use this response form to comment on the draft plan

Personal details	
Name	
Address	
Organisation (if applicable)	
Your contact details (phone/email)	
Tick if it is OK to publish your details with your response	

Before the final submission to Herefordshire Council later this year, the Neighbourhood Plan Steering Group needs to know what is good about this Draft Plan, and what you might want to change.

What parts of the Plan you are most satisfied or in agreement with and why?

Section/Policy number	What is good about it?

What changes would you prefer to see?

Section/Policy number	What changes do you suggest?

Please carry on to page 2

In a few words, what is your overall view of the Draft Plan?

Any other comments?

If you need extra sheets for your reply, please write your name at the top and staple your sheets together.

Return your response by:

A. Paper copy

Take your completed response to any of the following places

- Allensmore church
- Cobhall Common telephone box community library
- Pateshall Hall

B. Email

Scan your completed response pages and attach them to an email to: ndp@allensmore.org.uk

C. Post

Mrs Alison Wright, Allensmore Parish Clerk
Longfield House, Gooses Foot, Kingstone, Herefordshire, HR2 9NE

Thank you for taking part in this consultation!

Closing date for comments – 5.00pm 12th July 2019

Allensmore Matters



Neighbourhood Development Plan

Public Consultation

27th May to 12th July 2019

Please use this response form to comment on the draft plan

Personal details	
Name	
Address	
Organisation (if applicable)	
contact	
Tick if it is OK to publish your details with your response	

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Return your response by:

A. **Paper copy**

Take your completed response to any of the following places

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- Pateshall Hall

B. Email

Scan your completed response pages and attach them to an email to: ndp@allensmore.org.uk

C. Post

Clerk, Allensmore Parish Council, address

Thank you for taking part in this consultation!

Closing date for comments – 5.00pm 12th July 2019

Belmont Library NDP Pack



Update Email

Allensmore Neighbourhood Development Plan

Regulation 14 consultation update

NDP Regulation 14 Consultation

Following the Allensmore Parish Council's approval of the draft Neighbourhood Development Plan at their meeting on 23rd May 2019, it was submitted to Herefordshire Council and other "statutory consultees" for formal public consultation under Regulation 14 of the Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012. The consultation period was from Monday 27th May 2019 to Friday 12th July 2019 – the period being 6 weeks and 5 days.

We had a total of 23 responses, 7 from the statutory consultees and 16 from the public. Here are some key points from the responses:

Herefordshire Council commented: *"overall the plan is well written and well researched ... it is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy"*. All our draft policies are deemed to be in conformity with the Core Strategy.

There were further positive comments from Welsh Water, Historic England and Kilpeck Parish Council.

The Environment Agency commented on the surface water flooding risk.

Responses from Natural England and the Coal Authority made no specific comments.

The majority of public responses were extremely supportive which is very pleasing to report.

Several responses commented on the draft settlement boundaries, suggesting three amendments to extend the boundaries to include land owned by the respondents.

All the responses were discussed at length by the NDP Steering Group at their meeting on July 15th 2019. A couple of minor changes to the NDP were made at this meeting:

- In response to comments from Herefordshire Council and the Environment Agency, flood risk maps have now been included in the NDP.
- We agreed with the Herefordshire Council advice to add the following statement to policies A4 (Criteria for development) and A6 (conversion of former agricultural buildings):
"Consideration should be given to the possibility of encountering contamination on sites as a result of former uses and specialist advice be sought should any be encountered".

The Steering Group made a unanimous decision not to enlarge any of the settlement boundaries. There are several reasons for this decision:

- The draft settlement boundaries were originally drawn up in discussions with Kirkwells and Herefordshire Council consultants and are endorsed by Herefordshire Council in their Regulation 14 consultation response.
- We wish to retain the character of the settlements and reject any "double depth" development – policies that are supported by a significant majority of respondents in previous consultations.
- One of the sites that was suggested for inclusion came forward during the call for sites process and was deemed to be unsuitable by the independent assessors AECOM, whose report was formally and unanimously accepted by the Steering Group.
- None of the other suggested areas came forward during the call for sites process.

- The draft NDP preferred sites already deliver the minimum growth target with additional contingency.
- The draft settlement boundaries were overwhelmingly supported by local residents in previous consultations.
- There are considerable drainage challenges in some of the areas where respondents have suggested changes.

A full report of all the responses together with the Steering Group's considerations is published on the Allensmore Parish Council website www.allensmore.org.uk.

Next Actions

The next stage is to prepare the final version of the NDP and supporting documents for approval by Allensmore Parish Council at their next meeting. It will then be submitted to Herefordshire Council for them to carry out the Regulation 16 Consultation and organise the referendum for local residents.

Recent Planning Applications

Although the draft NDP has now completed the Regulation 14 stage and therefore carries some increased importance in planning decisions, it can still be overridden by the Planning Committee.

We are very disappointed that this happened during a recent planning application when a site, deemed unsuitable in the draft NDP (as recommended by our independent assessors AECOM), was given outline planning approval. This was also despite the strong representations of our Parish Council at the decision-making meeting.

This underlines the importance of completing the NDP as soon as the necessary lengthy processes permit and bringing it before residents to ratify in a referendum. Until this happens, the NDP will not have full legal authority when any future planning decisions are made.

Nick Chapman, Allensmore NDP Steering Group – July 2019

Allensmore Parish Council

September 2019