

Representations on Allensmore NDP Regulation 14 Draft  
made on behalf of [REDACTED]  
Cobhall Common

**1.0 Introduction**

1.1 Responses to the contents of the Allensmore Regulation 14 Draft NDP have been invited by the Parish Council.

1.2 The Basic Conditions that all NDPs must meet are as follows:

- NDPs are to have regard to national policy;
- NDPs must contribute to sustainable development;
- NDPs must be in general conformity with strategic policies in the development plan; and
- NDPs must be compatible with EU obligations.

1.3 The correspondent raises objection to the following aspects of the draft NDP and considers that it should be amended so that it would meet the Basic Conditions.

1.4 The objectives for the NDP (on page 16) are supported as is the statement the "planning policies should be designed to meet the identified objectives" (paragraph 4.1). In particular, support is given to Objective 2 and its sentiment that the parish character is enriched and the landscape is protected "...so that its impact on the environment is minimised...".

1.5 Support is given to draft Policy A1 in particular, that buildings are "... provided at low densities in large plots ....." (page 19).

The correspondent supports the approach of applying settlement boundaries (paragraph 5.22.17). However, strong objection is made to the proposed delineation of the settlement boundary of Cobhall Common (see Map 4, page 28).

1.6 The correspondent's home, Cobhall Common House, on the north-western edge of the settlement (see Appendix 1) together with two neighbouring dwellings, 'Cobhall Cottage' and 'Rose Cottage' and a third property to the south have been omitted from the draft settlement boundary of Cobhall Common. This is despite these properties being contiguous and historically integral parts of the settlement and visually and functionally divorced from the open countryside.

1.7 The draft NDP states under paragraph 5.2.18 that the settlement boundaries would help ensure that the character of small communities is maintained (paragraph 5.2.18). It is expressed that the overriding objective of the settlement boundary is to "...adhere to the policy of ensuring development remains linear (i.e. not building more than one deep)" (paragraph 5.2.20). No clear justification or objective of this 'linear' policy has been provided. Whilst the southern and eastern sections of this settlement could be described as being 'linear' this is not the case for the village in the vicinity of Cobhall House or its neighbours.

1.8 The alleged linear pattern of Cobhall Common is not formally valued or designated. There is no evidence from public consultation exercises that this settlement characteristic is of such importance to be protected or the objective of seeking to restrict new housing to linear

development. The excluded properties are not seen from public vantage points and their inclusion would not compromise this perceived settlement pattern.

1.9 The exclusion of Cobhall House and its two neighbours from the draft settlement boundary contradicts Neighbourhood Planning Guidance Note 20 'Guide to settlement boundaries' published by Herefordshire Council.

1.10 The guidance note acknowledges that a settlement boundary does not necessarily have to cover all of the village nor to be limited to its built form although any land and buildings are usually considered to be open countryside. Clearly Cobhall House does not lie in open countryside but rather forms an integral part of the village.

1.11 Amongst the advantages of settlement boundaries is that it is easy to identify the 'settlement' from 'open countryside', to protect the countryside from unnecessary development and to allow the development of small sites which cannot be identified as allocations. The exclusion of Cobhall House serves no of these purposes.

1.12 Cobhall House is clearly a historic part of the settlement and it does not comprise part of the open countryside.

1.13 The Council's Guide on Settlement Boundaries requires that a set of criteria should be applied to define the extent of settlement boundaries lest they are drawn up arbitrarily.

1.14 These criteria are as follows:

- the boundaries trace the edge of the built up area (Cobhall House lies within the built up area of settlement – criterion met);
- boundaries should follow physical features (trees and substantial site boundary hedges divorce Cobhall House functionally and visually from the open countryside - criterion met);
- planning history (Cobhall House is historically part of the village);
- village enhancements/boundaries should include buildings and land that make up the village form (Cobhall House and its neighbours are integral components of the village form – criterion met);
- should include recent development (not relevant);
- should include important amenity areas (not relevant);
- settlement boundaries should be drawn to facilitate proportional growth (Cobhall House, if developed, could contribute modestly to the proportionate growth of the settlement in a way that its effect upon its surroundings would be minimised in compliance with NDP Objective 2.

1.15 Therefore, the inclusion of Cobhall House within the NDP settlement boundary would meet all relevant criteria advocated by the Herefordshire Council as the objective means of properly delineating boundaries. The failure of the draft NDP to meet these criteria indicates that its draft settlement boundary is incorrectly drawn.

1.16 Objection is raised to Draft Policy A4 'Criteria for Development Settlement Boundaries'. Criterion 1 does not support new houses being erected "behind other houses". This criterion is imprecise and seeks to dictate a pattern of development with no justification as to why non-compliant development would cause harm. Criterion 6 should be

expanded to treat proposals that would improve highway visibility for existing properties as a significant material consideration in favour of proposed development.

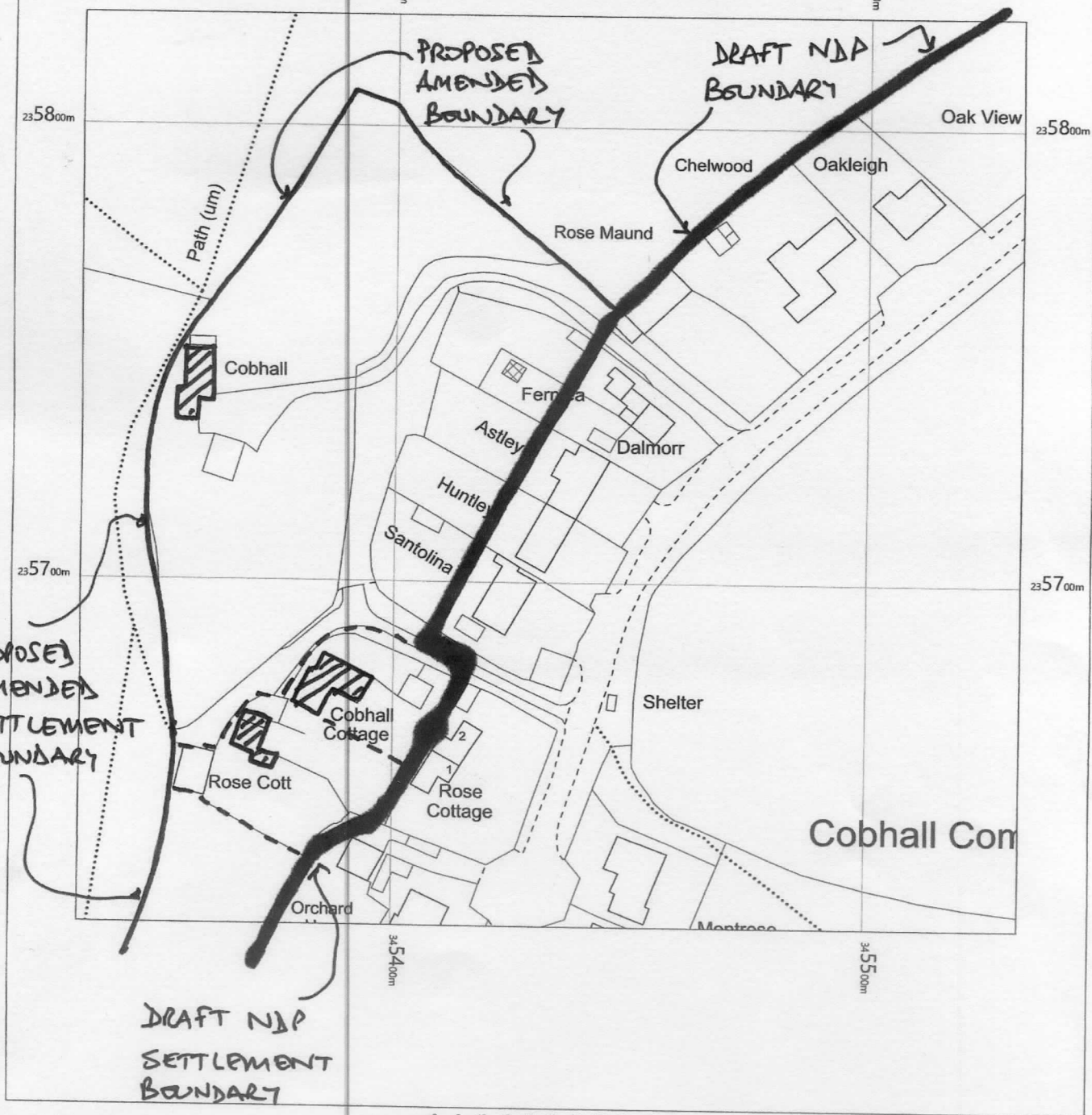
1.17 A further criterion to Draft Policy A4 should be added to permit limited residential development adjoining the settlement boundary to provide the NDP will limited flexibility to provided provide a different stream of potential proposals to contribution to proportional growth.

1.18 Objection is raised to Draft Policy A6 as it relates solely to "former agricultural buildings". Proposals for the conversion of all redundant of disused buildings should be considered favourably.

1.19 The correspondence considers there to be sound planning grounds to amend the Draft NDP in the way described above.

# APPENDIX 1 :

## PROPOSED AMENDMENT TO DRAFT NDP SETTLEMENT BOUNDARY



OS MasterMap 1250/2500/10000 scale  
Friday, August 17, 2018, ID: HMC-00735574  
[www.themapcentre.com](http://www.themapcentre.com)

1:1250 scale print at A4, Centre: 345433 E, 235724 N

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