

## Neighbourhood Development Plan Consultation January/February 2019 - Consideration of Questionnaire Responses

### GLOSSARY

- **AM** = Allensmore: when AM is used in this document, it refers to the whole of the parish within the designated area of our draft plan unless we specify that it refers only to the settlement around the church.
- **NDP** = Neighbourhood Development Plan: an NDP that is approved by residents in a local referendum, will form a vital part of the larger development plans for local authorities. An adopted NDP is a powerful tool when planning applications are being considered as they influence where housing can be built and of what type and number.
- **Steering group** = a group established by the Allensmore Parish Council to take the lead on managing the NDP process. The steering group are all residents of AM: at the time of writing this report there are 7 members of the group, 3 of whom are also parish councillors.
- **PC** = [Allensmore] Parish Council
- **HCC** = Herefordshire County Council
- **Core Strategy** = Herefordshire Local Plan Core Strategy 2011-2031. The Core Strategy is part of the county's overall plan to guide development and change in the area up until 2031. The strategic purpose of the local plan – covering housing, as well as broad range of other issues - is encapsulated in paragraph 1.2 (p2) of the Core Strategy. The document may be found on the Herefordshire Council website.
- **AECOM** = AECOM Ltd: this company has the contract from the Ministry of Housing, Communities & Local Government to deliver a wide range of planning and environmental services to help communities across England deliver their neighbourhood plans and shape development and growth in their local area. As part of our NDP process we applied to Locality for assistance with technical support services in assessing the sites that came forward in the 'Call for Sites' - AECOM provided independent consultants to undertake this task.
- **Ref. no.** = reference number in the tables below. As your anonymous questionnaires were returned, we assigned them numbers. Given that some respondents made numerous points relating to different aspects of the draft NDP, we have split them under general comments, vision and objectives, the draft policies 1-8, and Appendix V (non planning issues to be worked on in the future). This classification leads to some individual respondents having multiple entries in the table – for example, with a reference number looking like 86.4, that is, respondent 86, point 4 of their response.
- **CON** = A reference number given to consultation responses written during the open session at the village hall on 21<sup>st</sup> January 2019
- **E** = A reference number given to email communications received as part of the consultation process during January 2019

### General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
35	A good piece of work!	Noted	None
26	A well-presented and planned NDP. Thank you.	Noted	None
78	At the moment we have a wonderful village community. Please no more houses to ruin our country village.	The steering group (all residents) also value the village community, however, the government & county council have set growth targets for new housing, so no more houses is not an option. An adopted NDP means that residents can influence the location, style and type of development in the parish; without one, the HCC will make all the decisions on our behalf without necessarily understanding our context.	None
76	Don't ruin the village and parish by building more houses - thus allowing more people, traffic etc.	Noted (see answer to 78 above)	None
30	Excellent development plan addressing the key planning issues for the benefit of the Allensmore Community in all aspects, social and environmental in particular. Thank you!	Noted	None
27	First class piece of work	Noted	None

## General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
61.1	<p>Notice of this Draft Plan was not made known to me as technically I am right on the boundary of Allensmore Parish, although one of the proposed sites is directly opposite my property. Hence to all intents and purposes I and others will become effected members of the community and to assume we are not, on a technicality of where the parish is drawn will be open to challenge as and when further drafts or proposals are issued. Fortunately, I became aware of this document and hereby submit my views. Having said that, I believe the NDP 2018-31 to be a well drafted document of which I am in agreement with most aspects. I have accessed who owns the land submitted for development along with the details of the members of the parish council, to scrutinise for any conflict of interest and will be following updates.</p>	<p>We recognise that Allensmore’s plans may impact on residents in other parishes and have tried to publish our processes as widely as possible e.g. in The Hereford Times. The Kilpeck and Much Dewchurch designated areas adjoin our own around The Three Horseshoes Inn. We will give notice of events /findings etc at the public house and Lock’s Garage in order to try and broaden our reach.</p> <p>The minutes of our meeting on 21/8/17 show that all steering group members completed the form used by parish councillors to declare any conflicts of interest and any changes are requested on each new agenda/meeting. Where a member has a conflict of interest, they do not participate in any discussions related to that interest e.g. the minutes from 16/4/18 show that two members of the steering group declared that they would respond to the call for sites [one has since resigned from the group].</p>	None

### General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
86.4	Paragraph 5.3.10: There is no evidence to support the assertions within the paragraph.	Checked for assertions and wording changed	<p>Change to 'Job opportunities are relatively limited in AM and the nearest job opportunities are likely to be in Hereford or further afield'.</p> <p>Change 'this would provide excellent opportunities for working from home' to 'this could improve opportunities....</p> <p>Remove sentence starting 'This would provide local employment opportunities'</p> <p>Change 'the advent of the University of Hereford would' to 'could'</p>
79	Play areas - designated for young people.	Difficult given the lack of public green spaces in the parish & the diverse nature of the settlements. Could discuss this with the village hall trustees.	None
44.2	NDP para: 1.4: Issue: NPPF 2012; Comment: The revised NPPF was published in July 2018.	A new revised NPPF was published in February 2019 which may be revised again due to legal challenges.42.2	Amend para 1.4 to refer to latest version.

## General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.7	NDP paras: 5.1.3 and 5.1.4: Issue: Views; Comment: Would be better to represent these views on a plan to be more specific.	Difficult given that AM lies in 'basin' with pleasant views all around – it would be hard to settle on only a handful. After much discussion, we've decided to leave policy A1 largely unchanged as we do already make reference to Garway, Hay Bluff and the Black Mountains. We will include a small change in the wording of Policy A1 about green spaces within the village and over the fields	Under Significant Views Policy A1 ..... change to <b><i>'Residents value the green spaces within the settlement areas as well as the sweeping nature of views to the outlying hills, both of which make an important contribution to the landscape character of the parish.</i></b>  <b><i>Development proposals should therefore respect the open nature that green spaces provide within the village as well as sustaining the widespread views over fields to surrounding hills such as Garway, Hay Bluff and the Black Mountains'</i></b>

## General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.17	<p>NDP para 5.4.1: Issue: Guide development to more accessible locations; Comment: The NDP does not achieve this by precluding development in proximity to the A465 along which there is a regular bus service (see paragraphs 5.4.14). Indeed, the photograph is of a bus stop in an area which is excluded from the settlement boundary despite is lying close to the village hall (the only community building (paragraph 5.5.1) commercial building and a collection of houses.</p>	<p>5.4.1 is only an example of how development can be linked to existing infrastructure – of which AM has very little! The bus stop shown in 5.4 serves the parish by providing access to more frequent services than the stop in Cobhall Common but as the respondent notes, it is away from the main settlement areas. However, to conform with the Herefordshire Core Strategy 2011-31, p107, <b><i>‘the main focus for development will be within or adjacent to existing settlements’</i></b>. In the absence of an adopted NDP, the council is assessing ‘any applications for residential developments [in locations allocated for ‘proportionate growth’] against their relationship to the main built up form of the settlement’ (Core Strategy, p11, para 4.8.23). Recent planning decisions in AM have already impacted on the NDP process in terms of indicating where development would and would not be suitable.</p> <p><b>Pages 109-110 of the Core Strategy sets out that:</b></p> <ul style="list-style-type: none"> <li>• <b>Winnal is one of the rural settlements within the Ross-on-Wye district ‘which will be the main focus of proportionate housing growth’. [p109]</b></li> <li>• <b>Allensmore and Cobhall Common are ‘other settlements where proportionate housing is appropriate’. [p110]</b></li> </ul> <p><i>Notwithstanding the above, residents should be clear that any development still needs to satisfy planning/building regulations and address contextual issues such as drainage.</i></p> <p>Although none of AM’s main settlements are along the A465, site 14 in Winnal, is on the B4348 adjoins settlement areas in other parishes and is on a school/bus route as well as being close to the shop/ PO/ garage at Lock’s &amp; The Three Horseshoes Inn. It could therefore be deemed to be sustainable in terms of its immediate access to infrastructure.</p> <p>The steering group also notes that the independent assessors, AECOM, rejected some of the original sites put forward which were closer to the A465 due to traffic speed/frequency/noise considerations. [see AECOM summary on sites 5, 8, 17]</p>	No change

### General Comments

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
6	The document is an excellent attempt to influence how the parish evolves in the future, so as to maintain the characteristics that we, as residents, know and enjoy. Well done to all those involved in producing the draft plan.	Noted	None
2	The ultimate success of this plan will be how effective it is in building community - getting people working together to improve aspects of life in the parish. This is a good start.	Noted. The parish council is keen for residents to continue working together with appropriate agencies on non-planning issues raised during the consultations, such as traffic speed, litter, foot and cycle paths.	None although we anticipate that there will be regular updates of progress on Appendix 5, non planning issues

## Vision & Objectives

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
86.1	Objective 4: "Enhance" - no evidence of how any enhancement will be achieved.	<p>The diocese is currently working on plans to enhance churches within the deanery, of which St Andrew's is one; an initial meeting is scheduled at the church on 13/3/19. It is anticipated that a working group of residents, on behalf of the Parish Council will liaise with the church and support their initiatives to further improve facilities for the community at large.</p> <p>The village hall has its own group of trustees and the parish council is keen to work with them in ensuring the long-term future of this amenity.</p>	No change
57.2	Draft Objective 3. Include clause to ensure that existing intensive broiler units are NOT expanded and that further proposed developments of the type are rejected.	Neither the steering group nor the Parish Council has the power to prevent this, but objective 3 does specify businesses only being encouraged 'provided that they are in scale with, and sensitive to, the rural character of the locality'. We have also specified that any adverse impact [from farming/business] must be minimal – particularly pertinent in the context of AM's high water table/poor drainage/flooding issues.	No change



## Vision & Objectives

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.6	NDP para: Draft Vision and Objectives: Issue 1: Draft Vision; Comment: Agreed Issue 2: Objective 1: Housing; Comment: Would prefer the term 'proportionate growth' is incorporated in line with the Core Strategy. Issue 3: Objective 2: Environment; Comment: Would prefer that the character and landscape of the parish is also enhanced where possible which will encourage 'betterment' in new development.	Objective 1 – change agreed as per p110 Core Strategy  Objective 2 – more difficult to achieve – especially for those who do not want any new development! However, can try to influence this by adding in 'where possible'	Insert to objective 1:- 'To develop policies, within the framework of Herefordshire's Core Strategy, which <b>deliver proportionate growth, and</b> which ensure that new housing development preserves & enhances aspects that people value, <b>makes optimum use of sustainable technologies</b> whilst meeting the current & future needs of both residents & businesses, <i>[additions also in response to 36.1 &amp; 38 below]</i>  Insert to objective 2: 'To ensure that all housing and business development preserves, <b>and, where possible, enhances,</b> the character of the parish etc etc

## Vision & Objectives

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
36.1	<p>Thank you again for your sterling efforts in taking this work forward. I think the draft plan is shaping up very well. I attach my completed Preferred Options Consultation form. As you will see, I have agreed with the vision, objectives and all of the policies proposed. I do, though, have some suggestions regarding the objectives, which i have noted on the form. However since there is insufficient space on the form to do so, I would like to add the following comments below, regarding the policies and appendix 5: [Now included below]. Whilst agreeing with the general provisions of the vision, objectives and policies, I would request consideration of the following (please also see comments on policies and appendix 5 on attached email) [Now included below]:</p> <ul style="list-style-type: none"> <li>• Objective 1: Housing; Insert “adopts sustainable technologies and ensures that new housing development.....” (consistent with Policy A4)</li> <li>• Objective 2 The Environment; insert: “preserves and enriches the character.....impact on the environment is positive or minimal”</li> <li>• Objective 3 Business; change to read: “and any effect on residents’ wellbeing or the environment is positive or minimal”</li> </ul>	<p>Addition to objective 1 agreed Objective 2 &amp; 3 partially agreed</p>	<p>Objective 1 - see amendment change under 44.6 above Obj. 2 – change to “preserves <b>and, where possible, enriches</b> the character of the parish ...’ Obj. 3: change to ‘and any <b>effect on residents’ wellbeing or the environment is minimal</b>’</p>
10.1	<p>While I agree with the sentiments of the vision and objectives of the plan ...</p>	Noted	No change
38	<p>Whilst agreeing with the general provisions of the vision, objectives and policies, I would request consideration of the following (please also see comments on policies and appendix 5 on attached email): [nothing further attached].</p> <ul style="list-style-type: none"> <li>• Objective 1: Housing; Insert “adopts sustainable technologies and ensures that new housing development.....” (consistent with Policy A4)</li> <li>• Objective 2 The Environment; insert: “preserves and enriches the character.....impact on the environment is positive or minimal”</li> <li>• Objective 3 Business; change to read: “and any effect on residents’ wellbeing or the environment is positive or minimal”</li> </ul>	<p>Noted – see response to 44.6 and 36.1 above</p>	<p>Changes as 44.6 and 36.1 above</p>

**Policy A1 Protecting and enhancing local landscape character**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
8.1	A1. Housing should not just be for rich people. Site size & materials should be to suit the purpose of the build.	Noted. Please see Policy A5 which promotes a suitable mix of housing.	None
39	I live on Church Rd, Allensmore and I think that the proposal is sensitive to the protection and enhancement of the local landscape and also the drainage situation.	Noted	None
53.1	Policy A1: Views should include views and green spaces WITHIN the village and not just outlying hills.	Agreed	See 44.7 in General Comments section
44.8	Draft policy A1: Landscape: Issue 1: Significant views; Comment: This is too generalised diluting the effectiveness of this policy. More Specific views would be preferable. Issue 2: Local built character; Comment: Agreed.	The steering group have wrestled with this before given that there are many beautiful but distant views from all areas of the parish. We opted not to try and provide a map but have included more general examples of views to Garway, Hay Bluff and the Black Mountains. See also response to 44.7 above	See 44.7 in General Comments section
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None
36.2	Policy A1 I believe that the views over fields are intrinsically valuable and valued, so I would suggest that the words "fields and" are inserted in paragraph 3 before "surrounding hills ....."	Agreed	See changes in 53.1 above

**Policy A1 Protecting and enhancing local landscape character**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
Con1	'I live at [name removed] 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'	<p>Loss of a view is often cited in planning objections by home owners concerned about how this will affect their property. Whilst there is no right to an unrestricted view under the planning system, private interests are protected from unreasonable intrusion such as being excessively overlooked or where loss of your more immediate outlook would result in an oppressive living environment for existing and future residents.</p> <p>Public views are different in that they are of public interest. National and local planning policies include measures to protect landscape, including important public views e.g. from a road or public footpath. There are various special designations, such as conservation areas and Areas of Outstanding Natural Beauty, that afford further protection although AM does not have any of these classifications.</p> <p>[ref: Simon Miles, Chartered Town Planner]</p>	None

### Policy A2: Protecting and enhancing local wildlife

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.9	Draft policy A2: Wildlife: Issue 1: "Avoid impacts"; Comment: It is excessive to seek to avoid all impacts. Only adverse impacts should be avoided. Issue 2: Landscaping/buildings/light; Comment: Agreed.	Point 1 accepted	Change draft policy A2 first sentence <b><i>'to avoid harmful impact on biodiversity, but in exceptional circumstances, where impact cannot be avoided, then mitigation measures should be provided'</i></b> .
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None
36.3	Policy A2 I believe that the NDP should seek to discourage proposed new developments which impact negatively on biodiversity, unless exceptional conditions apply. Compensation should be a last resort. I therefore propose that the words "In exceptional circumstances..." before "where impact cannot be avoided ....."	Points accepted	See changes to wording in 44.9 above
70.1	The overall priority is the needs of the population this trumps issues such as wildlife etc though this will be a consideration. The development of high tech will much depend on infrastructure currently not available.	Noted	None
10.2	I feel the protection of local environments, wildlife and recommendations in respect of further development do not go far enough.	Noted – we feel this is reasonable as it stands	None
Con2	Some properties have still not replaced hedgerows uprooted after their last development'	Noted	None
Con3	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'	Noted. As this is a 'live' planning application, this is a matter for those affected to raise through the planning process.	None

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
84	A3 - Site 14 not suitable, road too busy for access. Spoil surrounding area. Too close to agricultural business i.e. smells, noise, loss of farm land.	<p>The independent assessors of sites (AECOM) supported part= development of site 14 in Winnal with the caveats noted on p29 of the First Draft Plan (Preferred Options).</p> <p>This section of the B4348 is the only road in the parish where a national speed limit of 60 mph does not exist - on this stretch of the road, the limit is 40 mph. Whilst speed limits are an Appendix 5 (i.e. non planning) issue, the parish council intends that a group of residents will work with appropriate agencies to look at such matters.</p>	None
14.2	Policy A3: Highway safety - important consideration, clear speed signs etc.	Although this is not strictly within the remit of the NDP, many residents are clearly concerned about such issues. The parish council proposes that a group of residents will work with relevant agencies on such issues during and after the NDP process	None

74	I agree with most of policy A3 but do not think that more than 3 dwellings on a site would be suitable to a rural village.	<p>We have seen from the consultation process that most people prefer small sites. In draft policy A4 (p32 Issues &amp; Options document) the suggested criteria includes a statement that ‘<b>development is small in scale, preferably no more than 3 dwellings</b> on small, infill sites of single depth.....’. This of course takes no account of the size of the development plots that came forward in the call for sites. Of those sites that the independent assessors, AECOM, deemed suitable, and, <b>using the steering group density calculations</b>, then only 3 of the potential plots would be large enough for more than 1-2 houses: these are:-</p> <ul style="list-style-type: none"> <li>- site 15 (4 dwellings);</li> <li>- site 20 (8 dwellings but subject to current planning application for 4 houses); and</li> <li>- site 14 (13 dwellings if the whole site were used, but only part development is recommended by AECOM).</li> </ul> <p>Where land is available, there needs to be a balance between using it efficiently &amp; in harmony with the size/type of property, whilst aiming to retain the open character of the settlement which we all enjoy. This is the reason we have taken the unusual step of calculating existing settlement densities to inform our preferences about the number of houses on each site – this being lower than both the national calculations for rural density and the indicative housing capacity given by AECOM (see Table 1 – Preferred Option Housing Sites, p23 First Draft Plan).</p> <p>The Core Strategy (p107) notes that housing affordability is a significant issue in rural Herefordshire. Site 14 is in Winnal – an area regarded as a ‘main focus of proportionate housing development’ most likely due to its proximity to the services around the garage/shop/public house (see Core Strategy p109 / &amp; response to 44.17 in ‘General Comments’ section above). In consequence of the above points, site 14 could be seen as a special case for exceeding the <i>preferred</i> ‘ceiling’ of 3 in that it is the only recommended site with the capacity to trigger the threshold for what legally constitutes affordable housing (i.e. 10+ houses) – even then, this is marginal given that AECOM do not recommend using the whole site. Notwithstanding this, we recognise that other developers could build lower cost dwellings on smaller sites within the settlement boundaries, although this cannot be enforced.</p> <p>Retaining all 7 sites recommended by AECOM does give us more scope to try and provide a good mix of housing types to meet local need (see also draft policy A5 – Housing Mix).</p>	None
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**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
88.1	I do not understand how site 15 is considered suitable for 4 dwellings when it states that Cobhall Lane has so many constraints including only 1 passing place therefore how will lorries and building supplies access the site!! Also with an additional 8 vehicles when houses built [will] travel along the lane with causing accidents, including pedestrians walking down the lane. Along with the drainage issues and flooding in Cobhall Lane I do not see how this meets the objectives of the NDP.	AECOM, the independent assessors of the sites that were offered by land owners, did note the constraints of Cobhall Lane but recommended that, on balance the site was suitable. This site is already subject to planning applications and therefore any decisions are the responsibility of the planning department at the HCC. Residents & the local PC have had the opportunity to respond to the planning applications. Site owners will have to demonstrate how they could address the usual planning and building regulations.	None
87	I feel the larger developments are too big and the village will lose its character and the extra traffic will cause congestion and danger to other traffic and pedestrians on the narrow lanes.	Please see response to 74 above	None
37	I live in Church Road, Allensmore. I am happy with the proposals for this area. They are sensitive to the concerns of villagers living along the road. I don't think feel they will impact on traffic or drainage, or spoil the village or the open views. [Policy A3]: I don't feel qualified to comment on proposed developments outside this area, as I do not know the sites concerned or how they will impact residents.	Noted	None
39	I live on Church Rd, Allensmore and I think that the proposal is sensitive to the protection and enhancement of the local landscape and also the drainage situation.	Noted	None



**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
40	I would ask the steering group committee to read and take note of all that has been said by the people of Cobhall Common and Lane with regard to planning applications P174681/F and other ongoing planning applications in this area.	The steering group (which also includes parish councillors who review and respond to planning matters where they have no personal conflicts of interest) do keep abreast of current planning applications, which includes the views submitted by residents during the process and reports from experts such as drainage consultants. Also, see our response to 88.1 above	None
61.2	I have accessed who owns the land submitted for development along with the details of the members of the parish council, to scrutinise for any conflict of interest and will be following updates.	Please see our response to 61.1 above about how we deal with conflict of interest	None

86.2	<p>Policy A3: "This site is considered suitable..." means virtual outline planning permission. This is not made clear to (or is concealed from?) those who will be asked to vote on the document.</p>	<p>The steering group have reviewed the section in the First Draft Plan (Preferred Options) to make clear that anything in the settlement boundary will have a presumption in favour of development (dependent on the usual planning/building regulations including satisfactory resolution of issues such as drainage) whilst any sites outside these boundaries will be classed as open countryside.</p> <p>This discussion led to a further reviews of settlement boundaries to check that we were applying our policies as consistently as possible. In consequence, we have tightened the settlement boundary in the centre of Cobhall Common in order to fully adhere to the policy of ensuring future remains linear (i.e. not building more than one deep). See map at the end of this document.</p> <p>We also considered a request for a change to the settlement boundary in Winnal Common; following extensive discussion amongst the Steering Group, we have adjusted the boundary around the curtilage of one property, thereby returning the boundary to that we put before residents in earlier consultations. See map at the end of this document.</p> <p>These boundary adjustments required a minor recalculation of the existing settlement density (See Table 1, para 5.2.14 in First Draft Plan (Preferred Options) January 2019).</p> <p><i>Note for Consultant when editing document: See separate map – changes in settlement boundaries for Cobhall Common and Winnal Common marked in fuschia. Cobhall Common has a reduction in area and 3 properties less for the recalculation; Winnal Common has a small increase in area. We think the new density for Cobhall Common would be around 7.9 dph which would keep the "capacity" of sites 15 and 20 unchanged.</i></p>	<p>Settlement Boundaries (p30 Draft Plan) Para 5.2.19 amend: .....taking into account the Preferred Option housing sites, the proposed settlement boundaries were reviewed and amended <b>and further comments were invited in the January 2019 consultation.</b></p> <p><b><i>Settlement boundaries mean that a site within that boundary will have a presumption in favour of development (dependent on the usual planning/building regulations including satisfactory resolution of issues such as drainage). In consequence of this, and in response to feedback from residents, as well as advice from our professional consultants, we have tightened the settlement boundary in the centre of Cobhall Common in order to adhere to the policy of ensuring development remains linear (i.e. not building more than one deep). Following residents' communications in January 2019, we have also made a small adjustment to the settlement boundary in Winnal Common, returning that section to the line that we put before you the consultation in January 2018.</i></b> (See revised maps at end)</p>
57.1	<p>Policy A3 - 4 bedroom family houses should also be included.</p>	<p>Only 17% of respondents to the preferred options consultation were in favour of building more 4 bedroom properties in AM. The Core Strategy says that</p>	<p>None</p>

### Policy A3 Proposed site allocations and settlement boundaries

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
		there is a greater need for 1-3 bedroom properties and much lower need for 4 bedroom houses across the county as a whole. So, we believe that the document as it stands, meets identified housing need plus it addresses the preferences of the large majority of residents.	
46.1	Policy A3: Site 1 - Not holiday accommodation (C1) not in keeping of area. Site 4 - Hedgerows & drainage: cutting through mature hedgerows for access can never be good.	Noted although we do think that encouraging more tourism in the district is positive in terms of supporting economic well-being.	No change
54.1	Policy A3: All sounds acceptable but I'm not very familiar with individual locations. As a general comment the amount of building in the locality - Kingstone, Clehonger etc will alter the area vastly. Has the council done real estimates of how much housing is needed?	We can only note that the Herefordshire Core Strategy sets out growth targets for each area within the county. AM parish comes under the Ross on Wye 'housing market area' – one of 7 altogether in the county. Figures 4.14 & 4.15 (pp109-110 Core Strategy) states that Winnal, Allensmore and Cobhall Common are rural areas within the Ross on Wye district where 'proportionate housing is appropriate' [Winnal being regarded as a 'main focus' area and the other two settlements being deemed 'appropriate' [see also response to 74 under draft policy A3]	None
85.1	Policy A3: Winnal Site 14. Inappropriate site. Unsafe access. Middle right turn lane needed travelling towards A465 junction. Reduced speed to 30. Landscape - prominent position. Noise and smell complaints from dairy i.e. slurry. Negative impact on existing business and homes. Existing drainage problems running towards A465. Site 1 and 2: Drainage?	Site 14: Please see response to 74 and 84 above.  Site 1: This was deemed suitable by the independent assessors AECOM (see p28 for summary in First Draft Plan (Preferred Options)) – however, any planning application would have to demonstrate how drainage issues could be addressed (see also draft policy A7 in the First Draft Plan which sets out conditions relating to drainage, flooding and sewage).  Site 2: the planning application appeal on this site was refused in July 2017 on the grounds that: <i>'The proposal by reason of its location within open countryside would result in unwarranted residential development that does not meet any of the prescribed exceptional criteria contrary to Policies SS1, SS2, SS3, RA2 and RA3 of the Herefordshire Local Plan: Core Strategy and the National Planning Policy Framework which seeks to promote sustainable development'.</i>	None

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
P29 60.3	Policy A3: Sites 14 and 20 excessive in scale.	See response to 74 above which relates to the issue of scale.  Both of these sites were considered as suitable by the independent assessors AECOM with certain qualifying conditions.  Site 20 is currently subject to a planning application for 4 houses - decisions about this site are therefore the responsibility of the planning department.	None
13.2	Policy A3: footpath available for residents to be considered prior to building approval.	Noted	None
29.2	Remain concerned regarding proposed site 20. Eight houses is far too many. There are no village facilities - bus, shop, pub. Potentially an increase of at least 16 cars.	See response to 74 and 60.3 above. Site 20: a planning application is currently in process for 4 houses; this is therefore in the hands of the HCC Planning Department	None
44.3	NDP para: 2.9 Settlement Boundaries: Issue 1: Support for boundaries; Comment: Agreed provided that they are delineated logically and in accordance with agreed criteria. Issue 2: Cobhall Common; Comment: Object. Draft boundary is illogical as it excludes Cobhall House and its gardens.	See also response to 86.2 above.  Whilst there are some exceptions within the centre of Cobhall Common, the overall pattern within the 3 main settlement areas is linear. Where historic exceptions occur, they are usually down unadopted, narrow tracks, as is the case with Cobhall House. In draft policy A4 part of the criteria for settlement boundaries is that, in the future, we retain a pattern of single depth housing, that is, not building behind other houses. The settlement boundary is also drawn fairly tight to the housing line in order to prevent gardens from being split up.  This discussion led to a further review of settlement boundaries to check that we were applying our policies as consistently as possible. In consequence, we have tightened the settlement boundary in the centre of Cobhall Common in order to fully adhere to the policy of ensuring development remains linear (i.e. not building more than one deep). This means that Cobhall House remains excluded from the settlement boundary along with a few other properties which were previously included on the First Draft Plan.	Small adjustments to ensure consistency against policies by tightening settlement boundary in the centre of Cobhall Common where dwellings are more than one deep

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.10	NDP para: Housing: Issue: Settlement boundaries Map 4: Cobhall Common; Comment: Object. The draft boundary illogically omits Cobhall House and its grounds. This is despite it being contiguous with five dwellings included within the settlement and is the only residential property in the main body of the village so excluded. Settlement boundaries should be delineated using logical and consistent criteria. Map 4 should be enlarged as cross hatched in red on the attached map.	See 86.2 and 44.10 above	As 44.3
44.11	NDP para 5.2.20: Issue: “boundaries drawn fairly tightly”; Comment: The boundary has excluded Cobhall House and its grounds (see objection above).	See response to 86.2 and 44.10 above	As 44.3
44.12	Draft Policy A3 – Proposed Site Allocations Draft Policy A4 – Criteria for Development in Settlement Boundaries: Issue: Sites 15 and 20: Cobhall Common; Comment: The scale of these proposed would exceed residents’ preference for small-scale housing development and not so large as to secure affordable housing.	Please see response to 74 above which relates to the issue of scale, balanced against the actual sites that came forward in the ‘Call for Sites’ exercise.	None

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
42.2	<p>However when it comes to A3: 'proposed site allocations and settlement boundaries' what the NDP is supporting in Cobhall Common area does not reflect their declared objectives. For example: Re A2: 'protecting and enhancing local wildlife' - allowing mature trees and hedgerows to be removed even if later replaced by new planting does not achieve this. Re A4: while advocating a limit of 3 dwellings they are supporting up to 4 at Site 15 and up to 8 at Site 20. Brownfield sites are recommended but Sites 15 and 20 are greenfield ancient pasture. Sites should have suitable and safe access and the impact of additional traffic should be considered - this is being totally ignored at Site 15. Re A7: practically every resident in Cobhall has told the steering committee of the insurmountable problems with drainage, sewage and flooding and yet they are still supporting further development against the expressed wishes of the community. The steering committee might like to visit Planning Application P174681/F and take note of the points raised in the many letters of objection.</p>	<p>See responses to 74 and 40 above</p> <p>The sites that have been put forward for consultation are those that were deemed suitable by the independent assessors AECOM provided certain conditions were met.</p> <p>Site 15 is currently subject to a planning application, the developers will therefore be responsible for demonstrating how they could address issues such as those you have raised. The professional planners at HCC will have the responsibility of deciding whether or not this site is suitable &amp; will take into account views already expressed by residents and the PC.</p>	None
47	<p>Sites 1 &amp; 4 - at odds with policies A1, A2 &amp; A7. Access road not wide enough for increase of traffic. Used by dog walkers, horses, cyclists very often. More traffic could result in danger to residents and visitors.</p>	<p>Noted – the narrowness of the lanes is a constraint throughout the parish.</p>	None

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
65.3	Of all the settlements, Allensmore has the highest average density of housing (P23) so development should be limited to Site 6. An explanation of who Aecom are should be included. The only reference us a passing one on page 22. The number of dwellings included in the proposed site allocations (30) (P23) far exceed the housing growth target of 12 for the NDP (P21).	<p>Site 6 was the only site that the independent assessors deemed suitable in the Allensmore part of the parish (i.e. east of the A465). The owners have already gained planned permission to erect two dwellings on this site and this will count as commitments to our growth targets. The growth target of 12 should be seen as a 'floor standard' or minimum expectation. The figure of 30 to which you refer includes 13 for the whole of site 14 – but the independent assessors recommended that only part of this site should be used. It may be the case that not all the sites that have responded to the 'Call for Sites' will necessarily be taken forward, so retaining all the ones that AECOM* deemed suitable, gives us some contingency.</p> <p>*See also Glossary on Page 1 for an explanation on AECOM's role.</p>	Add into 5.2.10: "AECOM are the nationally appointed consultants engaged to carry out technical site assessments under the Locality Technical Support Programme for neighbourhood plans."

**Policy A3 Proposed site allocations and settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
10.3	<p>Additionally, I cannot support any future proposed development in Winnal Common, an area well recognised as an area with poor drainage, a high water table, little or no fall to enable even the best drainage systems to function at certain times. No amounts of drainage pipes can function when submerged under the water table. I enclose a copy of a letter from the Planning Inspectorate dated 1st July 1998 regarding an appeal for development in Winnal which was rejected at that time. The Inspectorate stated (page 2, para 8) "... Winnal Common is not a location where further housing development should be encouraged." Whilst I recognise these comments were made almost twenty years ago there has been little or no change to the drainage / water infrastructure during this time and in fact, weather patterns are becoming more unpredictable and erratic. I would also draw your attention to the Inspectorate's additional comments regarding encroachment into open countryside and further detriment of rural landscape and character of the area. I therefore wish to register my objection to any further development proposals in the Winnal Common area and [comment ends abruptly]</p>	<p>See also draft policy A7 on Drainage, Flooding and Sewage, p41 First Draft Plan (Preferred Options)</p> <p>Sites 1 &amp; 4 in Winnal Common were deemed to be suitable by the independent assessors AECOM, provided certain conditions were met (their methodology took into account recent planning history). Should any planning applications be made in Winnal Common, this longer-term planning correspondence would remain pertinent &amp; it would be for the owners to demonstrate how they could address drainage issues.</p> <p>Once the NDP reaches the next stage, known as the formal Regulation 14 Consultation, then the proposed site allocations and NDP Policies will go before statutory consultation bodies, including the Environment Agency and Welsh Water. These bodies are likely to make detailed comments which can then be incorporated into the relevant sections of the NDP.</p>	None



E1	<p>[Question emailed 16 Jan 2019] Dear Sir/Madam, We are writing to you at this time to request your assistance and advice regarding the Allensmore Neighbourhood Development Plan 2018 - 2031 First Draft Plan (Preferred Options) January 2019.</p> <p>In mid November we purchased a property within Winnal known by the name [house name]. This property is sited within a small parcel of land, approximately 0.6 of an acre, mainly laid to the front of the property. Please find attached a map identifying the property [see map TC091]. Since purchasing the property we have been made aware of Allensmore's NDP and have been looking into it to see whether our land can be identified as land with building potential. Furthermore, this would imply that the land to the front of the property would be included within the settlement boundary which it currently isn't. This is shown on Map 2 Winnal Settlement Boundary and Sites 1, 4 and 14. We understand that the process is underway, however, as we did not own the property at the original call for sites, and the previous owner was unable to offer the property as a potential site, we would very much like to do so now.</p> <p>We would appreciate some guidance from yourself as to what we need to do in order to get our site considered as a potential development site.</p> <p>We will attend the consultation meeting on Monday 21/1/19, but if you could offer some advice beforehand, that would be much appreciated.</p> <p>Looking forward to hearing from you. With kind regards &lt;name&gt;</p>	<p>Thank you for your enquiry as a recent resident to the parish. The call for sites exercise has now closed and all the sites that came forward have been independently assessed for their suitability – this process cannot be re-opened as we are constrained by limited funds. However, as a result of your communication we have revisited how the settlement boundary has been drawn through your curtilage. After extensive discussion about the existing placement of properties in the Winnal hamlet we propose a small adjustment to the boundary so that all of your curtilage would now be classed as within the settlement. This adjustment would mean returning this section of the settlement boundary in Winnal to the line we originally proposed in initial consultations (no comments about this section have been received from anyone other than yourself at any time in the consultation process thus far – our second proposals for the boundary simply represented a general 'tightening' across all three areas).</p>	<p>Adjustment to settlement boundary in the centre of Winnal Common – returning it to original proposal.</p>
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**Policy A4: Criteria for development in settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
81.1	Are the utility services that we have capable of meeting the extra demand as we have to cut down on fossil fuels. The use of electric cars and heating will be greater in the future. Will cables be strong enough for the increasing demand for broadband etc.	In draft policy A4 we encourage the use of sustainable design technologies in any new development so as to maximise resource and energy efficiency.	None
64.1	Kirkwells methodology suggests that Allensmore and surrounding hamlets will soon become a chocolate box of timeless character, mundane perhaps boring, suitable as a back drop of rural England for Country File and Mid Summer Murders where nothing happens except the occasional social outrage. It reminds me of the Gentrification of Hereford Town centre purchased from a catalogue and exactly the same as every other town centre in the west midlands. A tourist exploring their rural inheritance will turn up here and remark how it's kept its charm and history intact. In twenty years' time Brick and Timber design will be grossly out dated as it is now, but held onto for obtaining PP for new builds. The cost of heating homes even with links to the Natural gas system will become exorbitant so recommending and building such energy inefficient style of houses is a cold blast from the 1800 & 1900' with gentrification like the Cotswolds and Chilterns. Hardly a step into a brighter future. Why don't we have a varied housing stock, no more than three together, noted for its new contemporary design, Its energy efficiency with quality build at its core, encouraging unique one off properties, some self-build or self-designed with enhanced living space and beautiful built areas surrounding them to become a haven for fauna and wildlife. NB. I do have the potential of 3 or 4 farm buildings which I will release in the next 5-10 years as development sites.	Noted – see response to 81.1 above  Please refer to the First Draft Plan (Preferred Options) document: Draft policy A4, point 5, does state that the NDP will support 'modern and innovative designs [which] incorporate sustainable design technologies to maximise resource and energy efficiency.....'	None
88.2	The proposal of site 15 goes against Policy A4 i.e. small scale, no more than 3 dwellings,	See response to 74 above	None

### Policy A4: Criteria for development in settlement boundaries

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
53.2	Policy A4: The need to protect green spaces WITHIN village i.e. fields and orchards.	Agreed (see also 53.1)	Under Significant Views ..... change to <i>'Residents value the green spaces within the settlement areas as well as the sweeping nature of views to the outlying hills, both of which make an important contribution to the landscape character of the parish.</i>  <i>Development proposals should therefore respect the open nature that green spaces provide within the village as well as sustaining the widespread views over fields to surrounding hills such as Garway, Hay Bluff and the Black Mountains'</i>
31	Policy A4: point 7 [re provision for off-street parking] Concerned with increased frequency of cars parking in pull-in areas on narrow roads which could impact on accessibility and safety. Discussed with [named member of steering group] on open day tightening [wording of] point 7. If committee agrees to extended wording rating would change to Strongly Agree.	As we lack any authority to restrict parking on public roads this is one that lies outside our remit. However, we are sympathetic to the issue & recognise that the only public car parking of any size is at the village hall – which lies some distance from any of the main settlement areas!	Add to A4 point 7: Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads. <b><i>In addition, and where feasible, we encourage the construction of designated passing places outside of developments, so as to prevent damage to verges and drainage ditches from encroaching cars'</i></b>
60.4	Policy A4: In the case of the Winnal sites (not in front of) i.e. not in front of the cattery,	Noted	None
44.13	NDP para 5.2.21: Issue: Different criteria; Comment: Object. The same criteria should be adopted throughout the NDP area.	Noted – we have used the same criteria for different parts of the parish which is what the majority of residents told us they wanted.	None

**Policy A4: Criteria for development in settlement boundaries**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.14	Draft Policy A4 – Criteria for Development in Settlement Boundaries; Issue: Criterion 1: “small infill sites of single depth (that is, not behind other houses)”; Comment: Object. This is too prescriptive. Need to refer only to “small infill sites”. The extent of the settlement boundary should define the extent of this policy.	Noted	None
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None
Con4	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	See response to 31 above	See 31 above

### Policy A5 Housing mix

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
48.2	If we are to impose more housing into the area, I think it should be restricted to affordable housing to encourage young families into the village. Allensmore is becoming an old village.	See response to 74 (affordable housing is triggered when 10 or more dwellings are being built). However, should developers choose to build smaller / lower cost housing on smaller sites within the settlement boundaries, this would be welcomed.  Draft policy A5 aims to address the need for a housing mix – including starter homes of one or two bedrooms (60% of respondents in the January 2018 phase of consultation wanted this type of housing)	None
81.3	If any homes then starter homes are required. Soft verges and pot holes - more traffic - more problems.	See response to 48.2 above	None
41.2	I also consider 2/3 bedroom properties preferable to larger ones.		
89.1	Important for developments to provide affordable housing to retain young generation in village.	See response to 48.2 above	None
86.3	Policy A5: The text within this policy is a worthless sop to those hoping for smaller or affordable housing. The reality is that proposals for homes with fewer than three bedrooms is highly unlikely. Moreover, given that there are no sites within the settlement boundaries that would trigger the affordable threshold, the last paragraph of the policy is pointless.	See response to 74	
46.3	Policy A5: Not affordable housing.	Noted / see also response to 74	None
54.2	Policy A5: As above. What housing mix is needed and do the provisions meet requirement? Or are there excesses and shortfalls?	In the January 2018 consultation with residents, 75% of respondents wanted to see 3 bedroomed family homes, whilst 60% were keen on starter homes of 1-2 bedrooms	
60.1	Policy A5: An element of social housing should be essential in any amenity.	See response to 74 & 54.2 above	None
5	Priority should be given to affordable housing for the youth of the community.	See response to 74 & 54.2 above	None

### Policy A5 Housing mix

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
44.4	NDP para: 2.9 Housing: Issue 1: Common criteria required; Comment: Agreed. Issue 2: Small-scale housing; Comment: Agreed. Issue 3: House type; Comment: Should reflect local need.	Issue 1 – common criteria is being used across the parish in accordance with the views of the large majority of respondents in the January 2018 phase of consultation. Issue 2 – see response to 48.2 and 54.2 above	None
44.15	Draft policy A5 – Housing Mix: Issue: “Whilst plot size should have regard to local density calculations, the actual plot should be appropriate to the type of dwelling proposed”; Comment: Agree to general principle but Object to the wording (together with the need for small scale development) would result in an inefficient use of land by compelling small houses to occupy larger plots.	We agree that a balance needs to be struck between the existing – very low density – characteristic of the settlements and the efficient use of land. We also recognise that some residents may not wish to have a large garden to manage.	Add to A5 2 <sup>nd</sup> par: Whilst plot size should have regard to local density calculations (see 5.2.14), the actual plot density should be <b><i>considered according to the type and size of dwelling being proposed, so as balance the need for efficient use of available plots.</i></b>
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None

### Policy A6 Conversion of former agricultural buildings for business use

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
64.2	<p>Secondly as farming becomes less and less able to provide income for the remaining farming families perhaps it would be good to have a more in depth plan for sensitive development of the final properties as they come on the market for redevelopment using some of the ideas highlighted above to enable beautiful homes to be made functional, energy efficient, with character without fighting a slow, always recreating the past planning system that never probably existed.</p>	<p>This is addressed in policy A6 &amp; A4. The conversion of agricultural buildings for domestic use is covered in the Herefordshire Core Strategy Policy RA3 (p111). Site 16 in the call for sites was the only one that would come under this policy.</p> <p>New paragraph added about energy efficiency.</p>	<p>Heading of A6 change to: "Conversion of Former Agricultural Buildings"</p> <p>Also add "residential or ..." before "small scale..." in para 1 in the body of the policy. See full revised paragraph 1 in 57.1 below.</p> <p>Add new penultimate paragraph in Policy A6: "Schemes should provide functional, energy and resource efficient buildings which are likely to be sustainable and resilient and offer a high quality living or working environment."</p>
57.1	<p>Policy A6 - add 'or does not lead to adverse impact on local residents or the use and engagement of highways and be of a small scale' to reflect the grain of development in the locality.</p>	<p>Agreed to adjust policy A6 / see also 64.2 above.</p> <p>The issue of scale is already incorporated in paragraph one of draft policy A6 where we talk about 'small scale business accommodation'</p>	<p>Amend A6 / para 1: 'The sensitive re-use of redundant or disused former agricultural buildings, including farmsteads for residential or small-scale business use such as workshops, offices and studios will be supported where it does not lead to unacceptably high impact on local residents or on existing agricultural or commercial activities. The amenity of occupiers should not be adversely affected by existing agricultural practices such as dairy/poultry farming, muck spreading etc.'</p>

**Policy A6 Conversion of former agricultural buildings for business use**

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
54.3	Policy A6: Having had broiler chicken units thrust upon us irrespective of extensive objection re-designation of use worries me. Plant hire damages the lanes, scrap metal is an eyesore and some farms become dumping areas. Trail bikes are a noise nuisance etc.	See also 57.1 and 57.2 above Neither the steering group nor the Parish Council has the power to prevent decisions such as those relating to chicken units, but objective 3 does specify businesses only being encouraged 'provided that they are in scale with, and sensitive to, the rural character of the locality'. We have also specified that any adverse impact [from farming/business] must be minimal – particularly pertinent in the context of AM's high water table/poor drainage/flooding issues. Draft policy A6 does go on to state that any conversions of agricultural buildings should be small in scale to reflect the character of the settlements.	See changes in 57.1 above
85.2	Policy A6: Agree with conversion but include residential use, oversubscribed business premises.	See 64.2 and 57.1 above	As per 64.2 & 57.1
44.16	Draft Policy A6 - Conversion: Issue: criteria; Comment: Agreed.	Noted	None
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None
34.2	Policy A6: They need to be preserved.	Noted	None
Con5	Should include adverse impact on local residents and use of highways and be of a suitable scale'	See response to 57.1 above	As per changes in 57.1 above



### Policy A7 Drainage, flooding and sewage

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
48.1	An important issue concerning the Cobhall Common and Lane area is drainage and sewage. A drainage scheme was carried out some years ago which helped at the time, but some properties in the area still have problems. Is it fair to make this worse by covering the area with properties, thereby reducing the run off area for drainage even more.	<p>Given that we have no mains drainage anywhere in the designated area for AMs' NDP, residents will recognise the familiar issues of drainage, flooding and sewage. Notwithstanding this, AM parish has been designated in the Core Strategy as an area for 'proportionate growth' over the next decade or so. This is why an NDP is so important in trying to influence this development in the context of local knowledge.</p> <p>Draft policy A7 sets out the need for developers to provide high levels of evidence in any proposals they might put forward in planning applications e.g. fully documented porosity and percolation tests may be required.</p>	None
80	Are existing services capable of coping with extra usage? Drainage is a big concern if we are to have wetter seasons.	See 48.1 above	None
81.2	The drainage is a big problem - more property - more problems.	See 48.1 above	None
11	Feel strongly that development must take into account the known areas of flooding and other drainage problems in Allensmore. Not sure that the suggested sites particularly in Winnal and Cobhall take the problems into account and could just create problems elsewhere.	<p>See also 48.1 above</p> <p>The Environment Agency maps on surface flooding have proved very useful to the steering group to further inform local knowledge, however, it would be for any developers to provide professional evidence that their plans sufficiently address the parish wide constraints arising from a high water table and lack of mains drainage system.</p>	None

### Policy A7 Drainage, flooding and sewage

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
50	Historical bad drainage in the area. Strongly advise improving sewerage draining. Main drains before any more building in any strength in this area.	<p>Parish council minutes from the 1960's show that plans to serve the 'Cobhall Common area' were well advanced for a sewage scheme linked to two pumping stations in Clehonger. Residents' contributions to the scheme were estimated at £786 in April 1963 [for the history buffs among you, this is about the average annual salary of a male manual worker at the end of 1962; women manual workers at this time earned about half as much].</p> <p>The PC minutes for 2/4/1963 show that the amount of £768 was deemed to be 'in excess of what those concerned were prepared to finance'. Although the scheme was still being discussed by the PC in 1975 – as we now know – it never came to fruition and all parts of the parish, apart from the small section in Poplar Road on the Clehonger border, remain without mains drainage.</p> <p>Even where sites have been deemed to be suitable by AECOM any actual development will be constrained by its context – including sewerage/ drainage issues.</p>	None
41.1	I am very concerned about drainage.	See 48.1 above	None
88.3	Policy A7 heightened flooding, surface water issues and the draft objectives - housing and environment.	Noted	None
39	I live on Church Rd, Allensmore and I think that the proposal is sensitive to the protection and enhancement of the local landscape and also the drainage situation.	Noted	None
89.2	Great concern over water table height on Cobhall Common. Existing gully blocked or inadequate. As table rises due to more properties, existing systems do not work as should. Some more sewage systems allow 'grey' water into surface drains - smell is unacceptable.	Noted. See also 48.1	None

### Policy A7 Drainage, flooding and sewage

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
46.2	It seems site recommendations contradict policies. Consideration must be given to the poor drainage of storm water in a flat area like Winnal Common.	See response to 48.1 and 10.3 above about Winnal Common sites	None
60.2	Policy A7: Both Winnal sites are flood potential where drainage of existing established properties experience difficulty i.e. effluent draining to ditches!	See response to 48.1 and 10.3 above about Winnal Common sites	None
13.1	Policy A7: High water table to be considered prior to building drainage approval.	See response to 48.1 above about Winnal Common sites	None
29.1	Remain concerned regarding proposed site 20. Drainage problems persist.	See response to 48.1 and 74 + 60.3 regarding site 20	None
42.1	Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with	Noted	None
66.1	There will always be drainage issues in Allensmore (as defined in the draft NDP) which will be made worse by development whatever type of foul and surface water drainage system is used. The water table, especially in winter, is simply too high. It is also apparent that the new type of domestic treatment plant is often not kept properly maintained by individual householders.	Noted – this is why we have made the case for a high level of evidence such as porosity and percolation tests in Draft policy A7 on ‘Drainage, Flooding and Sewage’. We propose adding an extra sentence about maintenance of sewage systems into policy A7	Add further point at end of A7  ‘Current and subsequent owners will be made aware of the requirement for appropriate maintenance of the foul and surface water drainage systems and the potential penalties to which they may be liable in the event of land or water courses being contaminated as a consequence of inadequate maintenance’
65.1	The high water table / drainage is a serious problem, and development should only be supported if there is NO risk at all (not just minimum risk - P41) of pollution or flooding elsewhere.	Noted – it would be difficult to give 100% guarantees	None
70.2	Maybe the sewage and water problems could be solved by connection to the mains sewage - an issue that should be investigated?	See response to 50 above	None
Con6	Implementation of proven drainage (effluent) systems to be of utmost importance, due to local geology and the prevailing high water table’	Noted	None

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

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
58	[Policy A8 - Church crossed out] Due to lack of parking facilities, cost of heating such a large, cold building, lack of kitchen and sanitation facilities and the substantial increase in traffic down this narrow lane, the focus should be on the village hall. Perhaps the village hall could consider acquiring some land from [named landowner] to provide adequate parking facilities.	See 86.1 in the Vision and Objectives section	None
59	[Policy A8: the word 'church' crossed out in policy wording]	Noted	None
8.2	A8. I support the protection of the Village Hall (old school). The Church does not bother me. That is a great expense for the benefit of a few. We are in the 21st century not the 20th.	Noted. Many residents who are not necessarily worshippers at the church, value it for its place in history and as a constant focal point for the community over many centuries. Current initiatives across the whole deanery are aimed at improving facilities in churches for the use of the whole community.	None
44.18	Draft Policy A8 – Supporting Investment: Issue: ‘development that contributes to investment will be considered more favourably’; Comment: Object. Whilst financial considerations are capable of being planning material considerations where required under planning policy. It is to express policy that any contributions will be material considerations. Such an approach is contrary to national planning guidance.	The wording in draft policy A8 is actually: ‘Development or investment which contributes towards the improvement of existing facilities, or provision of new recreational, community and educational resources and/or infrastructure in AM Parish will be considered more favourably’.	Amend our wording: at the end of the sentence say ..... will be encouraged instead of will be considered more favourably
34.3	Policy A8: Problem parking at Church?	Yes – this is a constraint in community use of the church, any suggestions would be welcome! In the meantime, we very much appreciate the generosity of the church’s neighbours who permit parking in their orchard when the ground is firm enough.	None

## Appendix 5

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
43	<p>5.4.10: We think something should be done asap about speed on A465. We live along it and have witnessed at least 2 accidents in the last few months and several near misses. Vehicles slow to turn off at a junction or pull into a layby and the ones behind don't slow and try to overtake causing big problems for oncoming traffic. Sometimes we don't believe what we see and hear. Motor bikes often use it as a race track it's getting ridiculous. The residents in the village don't experience any of this. Also since the road was resurfaced some of the curb stone are missing so if a vehicle goes too close to the edge they will not be veered back onto the road but could end up on the grass verge or worse come through the fence towards our house. Someone is going to be seriously hurt one day. Also the lack of broadband is now causing issues for business and I guess everyone really. It is taking far too long and the date seems to be forever being pushed further back. This needs sorting sooner rather than later. Sorry if 'other comments' box was not for issues I have mentioned but they are, for now the ones which concern us the most.</p>	<p>Although this is not strictly within the remit of the NDP, many residents are clearly concerned about such issues – which is why we have devised this 'Appendix 5' section of the NDP. The Parish Council proposes that a group of residents will work with relevant agencies on such issues following the NDP process. Advice has already been sought from the councillor for our ward, Jon Johnson &amp; we anticipate holding a public meeting in the village hall for those interested in getting involved in such issues.</p> <p><b>Broadband</b>            Much of the parish has benefitted from Superfast broadband being implemented as part of the first phase of the Fastershire programme. The remaining areas (primarily Church Road and a section of the A465 from Goosepool along towards Lock's Garage) have been included in Fastershire phase 2. This will provide a very high speed connection by installing fibre direct to the premises however the programme has been slipping badly. Initially, due to be complete between Q1 and Q3 2019, in October 2018, the contractors Gigaclear were showing a completion date of Q2 2021. At this point the plan was "pulled" with a revised plan expected in December 2018. At the time of writing (March 2019) this plan has not been seen but publication date is now stated as March 2019 – subject to approval. We do not have an implementation date until this plan is published.</p>	<p>None although we anticipate that there will be an ongoing dialogue with residents about such issues and we hope that people will get actively involved</p>

## Appendix 5

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
48.3	Another problem is the road network, with a number of roads being single track and with large scale development in surrounding villages, will it be possible to get to Hereford.	Noted	None
49	As Allensmore is split in half by the A465 I am concerned for pedestrians, cyclists and horse riders crossing the road. Traffic moves very fast on the main. There has been a number of accidents, with vehicles turning right off the A465. A speed limit is needed.	We agree that this is a major issue for those crossing between the different settlement areas e.g. to go from Cobhall Common to the church or village hall. See the response to 43 above.	None although see 43 above
64.3	Finally there is comment about connecting the Hamlet to Locks garage via path which seems a useful idea although I do wonder what demand there would be, equally a pathway, using the wide verges to Belmont Abbey and Tesco seems a much more useful idea, allowing residents to walk, cycle, horse ride or use slow electric vehicles to gain access to Hereford for work and leisure.	See 43 above	None
75	Enforce the speed limit through Winnal	This is a matter for the police: officers who attend the PC meetings ask that the registration number of those regularly exceeding the speed limits be reported to them. We anticipate meeting with police officers in response to specific 'Appendix 5 issues' such as speeding.	None
14.1	Footpath available for residents	See 43 above	None
1	It is to be hoped that more people will volunteer a little time to assist with the "non-planning" actions outlined in appendix V. Well done to the NDP committee.	Noted	None

## Appendix 5

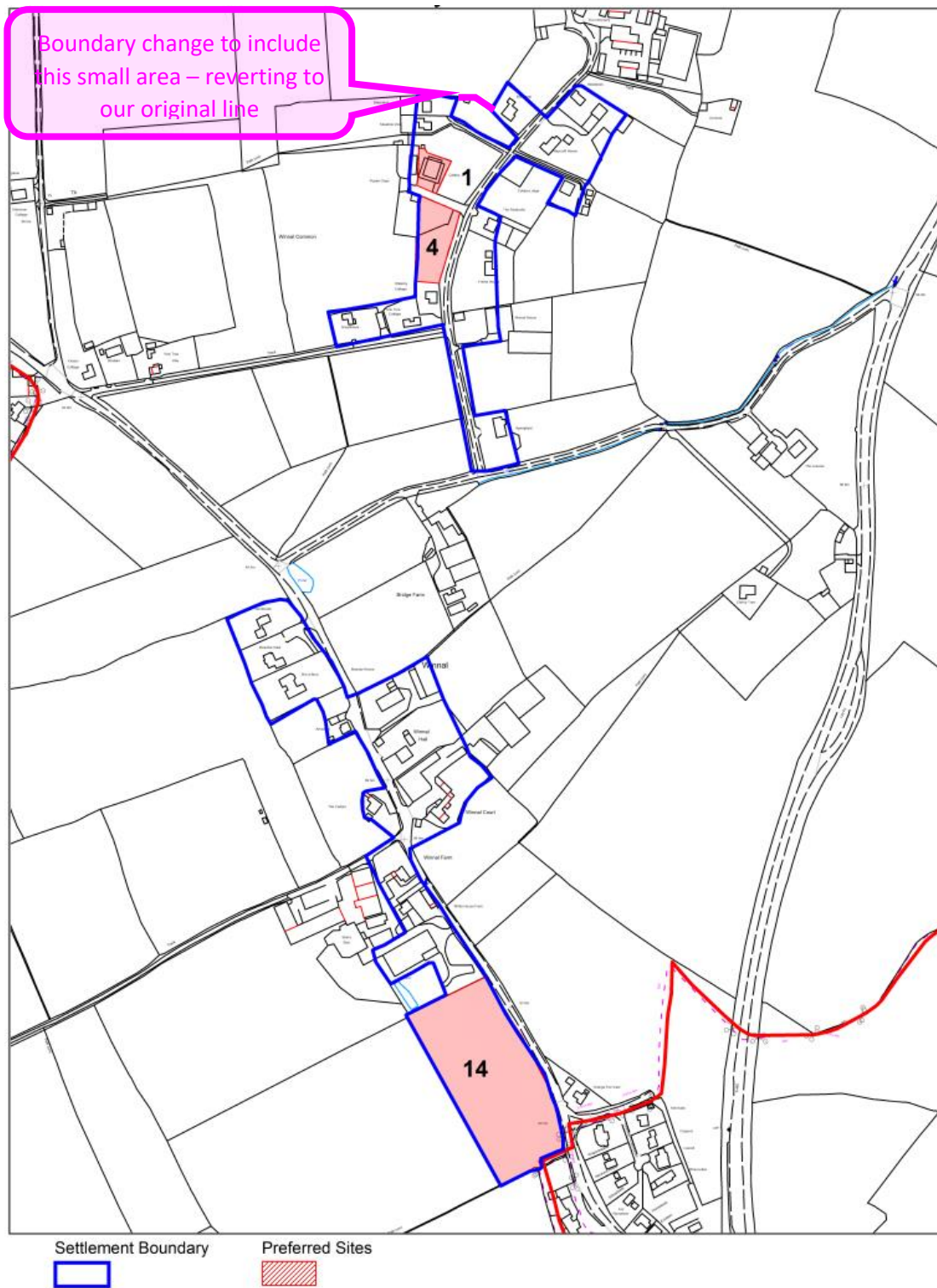
Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
4	Litter is still a real problem - need a plan to deal with this. Also the verges are getting very cut up due to the narrow roads and some people not parking on their own property. Village beginning to look untidy and not cared for.	<p>A Litter Pick is shortly being organised as part of the Herefordshire Spring Clean initiative (22 March-23 April 2019) - so look out for details about this &amp; how you can help.</p> <p>A number of residents already pick up litter when they walk round the parish but ideally we want people to stop dropping litter in the first place in line with the county's 'Stop the Drop' campaign.</p> <p>Parking/driving on verges – please see response to 31 in policy A4.</p>	None but look out for details about the forthcoming Litter Pick campaign around the village
86.4	Paragraph 5.4.9: This is an irresponsible paragraph. To talk of speed limits without also considering careless or dangerous driving gives an incomplete and misleading picture. This is beyond your expertise. Consult the police before endorsing high speed driving through our village!	<p>Police officers regularly attend PC meetings and respond very constructively when residents raise concerns about speeding vehicles in our settlements [they do need registration numbers to act on individual cases].</p> <p>The steering group recognises that Appendix 5 issues are beyond the remit of the NDP but are a considered response to wider issues generated through consultation with residents. At no stage have we proposed acting without input from professionals such as the police, Highways Authority etc.</p> <p>We have revisited the wording of this paragraph in response to your comments.</p>	Amend 5.4.9: ‘All roads within the parish – including the many single track lanes - have the national speed limit of 60mph with the exception of a stretch of the B4348 past The Three Horseshoes Inn where the limit reduces to 40 mph. However, to ensure the safety of pedestrians and horse riders, as well as those travelling in vehicles, most of the village roads require drivers to drive much more slowly. Unfortunately, not all drivers exercise such restraint, therefore investigating the imposition of lower speed limits could be an option (even though we recognise that enforcement is another issue entirely).’
44.5	NDP para: 2.9 Roads: Issue: Lower speed limits; Comment: Agreed. Pedestrians and cyclists should be prioritised.	Noted	None

### Appendix 5

Ref no.	Comment	Steering Group consideration	Suggested changes to NDP
36.4	Finally, I would like to signal my strong support for the provision of walking and cycling paths from Lock's garage to Belmont (Appendix 5). [name provided]	Noted	None
66.2	There is a continuing need for a lower speed limit on the A465. Emerging from Church Road can be a scary business, especially with south bound traffic often travelling in excess of the current 60mph limit. It appears, however, that the local authority will not even consider such a move unless a serious road accident occurs, one which either causes serious injury or loss of life. I am retired. My wife and I have lived in Allensmore for over 35 years. We have adult children who do not live at home.	See 43 and 49 above	Noted
65.2	RE traffic, any development will generate more traffic thereby increasing the existing danger posed by fast traffic on the A465. Both the Church and the village hall generate much traffic both by local people and visitors at a junction which is unmarked. Does a death have to occur before traffic calming measures and signage are put in place?	See 43 and 49 above	None
34.1	To be able to receive Internet.	See 43 above	None



Proposed boundary adjustments – Winnal Common



Proposed boundary adjustments – Cobhall Common

