

# Draft Neighbourhood Plan

**Public consultation 1 August – 15 September 2015**

## Schedule of comments and responses

Approved by the NDP Steering Committee, 2 November 2015

This document details all of the comments received during the Regulation 14 public consultation. The first table lists those who submitted comments; the second table lists the comments themselves and the response made to each comment. Where amendments are proposed to the Draft Plan, these are indicated by red text.

**Table 1: List of those who submitted comments**

Respondent ID	Name/ organisation	Address	Date received	Type of respondent
1	Mrs Patrick	Foxes Way, Risbury HR6 0NQ	04/08/15	Resident
2	Paul Arnold	Stoke Haven, Stoke Prior	03/08/15	Resident
3	George Marshall, Group Commander Operational Assurance, Hereford & Worcester Fire and Rescue Service		04/08/15	Local Organisation

4	Steph & Alex Wilson	Tullamore, Risbury HR6 ONQ	06/08/15	Resident
5	Philip Dodd	Prospect Cottage, Normans Lane, Stoke Prior HR6 OLO	06/08/15	Resident
6	Rosalind Randle	Lower Marston Farm, Risbury HR6 ONJ	23/08/15	Resident
7	Rosemarie Yardley	Station Cottage, Steens Bridge	23/08/15	Resident
8	Sheila Shepherd	Oaktree Bungalow, Risbury HR6 ONQ	25/08/15	Resident
9	David A Ryall	39 Walkers Green, Marden, nr Hereford	26/08/15	Resident
10	Mr D Harcombe	The Field Stud Farm, Poplands Lane, Risbury	28/08/15	Resident
11	Mr & Mrs J Hopcutt	Holly Barn, Risbury	03/09/15	Resident
12	Mrs Joan Lloyd	Highgrove, Risbury HR6 ONQ	05/09/15	Resident
13	Dr Stewart R Korn	New Maidenhyde, Risbury HR6 ONH	08/09/15	Resident
14	Pete Boland Historic Places Adviser, Historic England	8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG	01/09/15	Statutory consultee
15	Miss Kayleigh Cheese Sustainable Development Team, South Mercia Area, Natural England	Customer Services, Hornbeam House, Crewe Business Park Electra Way, Crewe, Cheshire CW1 6GJ	08/09/15	Statutory consultee
16	David Bromley	Belmont, Stoke Prior	10/09/15	Resident
17	Mrs JM Jackson	Wallend Farm, Stoke Prior HR6 OND	12/09/15	Resident/Local Business
18	Zoe White	4 The Stables, Risbury HR6 OQE	14/09/15	Resident
19	Scott & Victoria Rolfe	Ash Tree House, Risbury	14/09/15	Resident
20	Ann Ivall	Butt Oak Farm, Risbury HR6 ONQ	14/09/15	Resident
21	John Hopkins	Yew Tree Cottage, Stoke Prior HR6 ONB	14/09/15	Resident
22	Lorraine Silk	Butterfield, Risbury HR6 ONQ	14/09/15	Resident
23	Derek Silk	Butterfield, Risbury HR6 ONQ	14/09/15	Resident
24	Molly Firth, Anna Firth, Joe Thompson	The Hollies, Stoke Prior HR6 OLH	14/09/15	Resident
25	Roger & Zena Helme	Ford Farm, Fordbridge HR6 OLE	15/09/15	Resident/ Local Business
26	Tom & Olwen Helme	The Granary, Ford Farm, Fordbridge HR6 OLE	15/09/15	Resident
27	Craig Saxon	Fir Tree Cottage, Stoke Prior HR6 OLH	15/09/15	Resident
28	Lizzie Thomas	Hopfields, Risbury HR6 ONG	15/09/15	Resident
29	Diane Thomas	Risbury Court, Risbury	15/09/15	Resident
30	Richard Thomas	Ellanfield Cottage, Risbury	15/09/15	Resident
31	Adam Firth, Amanda Preece	The Hollies and Annexe	15/09/15	Resident
32	Dr AE Montgomery	Great Marston Barn, Risbury HR6 ONJ	15/09/15	Resident
33	Claire Bushnell	Pen-y-Bryn, Risbury HR6 ONN	15/09/15	Resident
34	Fiona Stephens	3 The Stables, Risbury	15/09/15	Resident
35	Pencombe Parish Council		15/09/15	Adjacent local authority
36	Herefordshire Council		15/09/15	Statutory Consultee

## Table 2: Comments and Responses

Respondent ID	Type of respondent	Policy/ paragraph no.	Comment	Response
1	Resident	[HFSP3/HFSP5]	<p>Why don't you build council houses? It's just an excuse so that moneyed people can get more money!! But you won't listen to the local people because you do what you want!! It is not a democracy in this country!! It's a dictatorship! Why do you bother asking for my comments when you won't listen!! I want a reply!!!!</p> <p>Why are you building houses to buy when the local young people who want the houses can't afford to buy them? Are you building them for second homes or for people to buy to let and then charge extortionate rent! We don't want those sort of houses. It's a disgrace!!!</p>	<p>The Parish Council is not a housing authority with the power, land or resources to construct council houses. Objective Two of the Neighbourhood Plan is to meet housing needs, and policies HFSP1(b), 4(g), 5(g), 6(e) require new housing to include a mix of types, sizes and tenures to meet needs, including those of local people.</p>
2	Resident	HFSP4	<p>We were disappointed to see that the southern edge of the settlement boundary does not include all the land we own around our property.</p> <p>1) We had previously noted and placed a flag on the site we own on the southern boundary of our property, Stoke Haven, as a potential site for us, in the future, to apply for a change to our current approval for a 'Residential Mobile Home' ( see attached retrospective planning approval ).</p> <p>2) The site in question has had an occupied residential caravan and several structures since c 1976, Stoke Haven was built in 1985 (see grainy picture taken 1985 showing site with structures).</p> <p>3) The occupants of the caravan have always had vehicles using Normans Lane for access and log supply activities. They also own tractors for various farming tasks locally, again using Normans lane, ( see picture of vehicles &amp; tractor).</p> <p>4) We have owned the land since 2009 and we sought and obtained the planning permission to legalize the residential caravan and we have no intention of asking the current resident to leave. However when he vacates we intend to apply for change of planning for a bungalow and garage.</p> <p>5) A residential mobile home can be 20 x 6.8 metres (1463 square feet) therefore not significantly smaller than a reasonably sized bungalow.</p> <p>We would be grateful if the NDP committee could reconsider the southern boundary adjacent to our property to include the site we own which has an occupied residential mobile home on it.</p>	<p>Not all sites with residential use permission are necessarily included within the proposed Settlement Boundary, even if adjacent to that boundary. The upper part of Normans Lane is judged to be unsuitable for inclusion within the settlement boundary for residential development under Policy HFSP4 because of the narrow access up the lane. The housing targets for Stoke Prior also do not require the Settlement Boundary to be extended beyond that proposed.</p> <p>Some types of development on sites outside the Settlement Boundary could be permitted under Core Strategy Policy RA3.</p>

3	Local Organisation	General	Many thanks for providing me with a copy of your Neighbourhood Development Plan. HWFRS provided our response as part of the overall Herefordshire Core Strategy consultation and have no further comment at this stage.	Noted.
4	Resident	[HFSP4,5,6,7 ]	If possible we need to tighten up on the description of affordable + retirement houses. Our aim has been for these to be very small, cheap units, but I don't feel we have got that definition tight enough yet to withstand people trying to get larger units through on that policy.	Paragraphs 9.2.9, 10.28 and 11.2.7 will be amended to add that there is a need for a high proportion of 2- and 3-bedroom houses for young families and older people.
5	Resident	1.2	There are in fact 2 village greens in Stoke Prior. One is outside the Prill – see the back cover of your “August Draft Plan”. The other is at the bottom of Norman’s Lane, opposite Mr Jackson’s “Border Oak” house.	Paragraph 1.2 is a direct quote from the 2008 <i>Parish Guide</i> . The small grass roundabout outside The Prill and the triangle of land at the bottom of Normans Lane are technically land within the curtilage of the highway rather than ‘village greens’.
5	Resident	HFSP13	Whilst some village centre broadband speeds are diabolical, outside the village it has always been good – mine was 5.5 Mbps until I gave up fixed line broadband. For village centre residents, BT should be replacing the old lines with new ones capable of good broadband speeds until such time as “FASTERSHIRE” arrive. Personally, I can’t see anything happening on the latter front by your quoted deadline of the end of 2016, so BT should be replacing village centre lines.	HFSP13 supports development which will improve broadband access. The <i>Fastershire</i> programme is already delivering increased broadband speeds to some areas of the neighbourhood through upgrading of local exchanges.
5	Resident	General	The word “excellent” doesn’t do justice to the overall project and the plan. Congratulations to all concerned. You have ensured that we have a sustainable future. Nobody could have done more than you have. Thank you!	Noted with thanks.
6	Resident	HFSP5 10.2.5	As Risbury is essentially a ‘ribbon development’ I agree that it is a good idea to fill in the gaps in this main thoroughfare with low-cost housing.	Noted.
6	Resident	HFSP13 17.2.3	We think the Fastershire project is a very good idea. We run a small business interacting with o/seas customers & find the present broadband very inadequate.	Noted.

6	Resident	HFSP16 20.2.6 & Table HFSP16	I think the spectacular views from the raised plateau on which Gt Marston and Lower Marston farmhouses lie, stretching to the Welsh mountains, should be included in this table.	Table HFSP16 lists views and green open spaces which are part of the landscape character of the main settlements' immediate vicinities and which should be protected from inappropriate development, given that most housing development will take place within the main settlements. The table is not an exhaustive list of all views in the neighbourhood area: protection of broader landscape character is covered by Core Strategy policies. <b>The title of Table HFSP16 will be amended to clarify its scope.</b>
7	Resident	HFSP1 (d) 6.2.9	Traffic speeds along this stretch of the A4 is excessive – always above the 50mph – however even this is too fast to get out a lane or driveway & for walking up from Humber Close. A pavement from Humber Close up to the lane is <u>very necessary</u> . I have been requesting this from the Council for 10 years – to no avail. Someone is going to get hurt walking along this road.	Noted. Parish Action Plan T3 addresses the problem of traffic speeds. The need for a footway at Steen's Bridge is included in Policy HFSP6(f) and paragraph 11.2.8.
7	Resident	General	Maintaining our area as a rural community is of paramount importance. So the minimum amount of change & alteration is what most local people want.	Noted.
8	Resident	HFSP5	Future housing must consider small affordable homes for first time buyers.	Policies HFSP1(b), 4(g), 5(g), 6(e) require mix of housing types and tenures. <b>Paragraphs 9.2.9, 10.28 and 11.2.7 will be amended to add that there is a need for a high proportion of 2- and 3-bedroom houses for young families and older people.</b>

9	Resident	HFSP5	<p>My initial response to the designated area, is that it tends to make the village much longer towards the west when in fact the village has traditionally been taken to stretch from Turningways to just below Risbury Cross.</p> <p>Also, the western extension tends towards Risbury Camp. I personally feel that you cannot assume that all archeological interest can be confined to the camp limits and that a fair amount of ancient activity may well have taken part in that area.</p> <p>I also feel that an area between C1110 and Bowley Lane could be put to use and give easy access to both roads for any properties located there.</p> <p>The area north of New House Farm and adjacent to C1110 should not be considered as, to my understanding, it will be objected to by planning officers due to ... and I quote ... THE PROPOSED SITE FORMS PART OF THE LOWER SLOPES OF HEGDON HILL AND IS THEREFORE VISIBLE FROM A NUMBER OF VIEWING POINTS, INCLUDING THE PROW THREE RIVERS RIDE AND BUCKLAND; AN UNREGISTERED PARK AND GARDEN. THEREFORE, GIVEN THAT THE SITE CANNOT BE READILY SCREENED ALONG THE SOUTHERN BOUNDARY, THIS WOULD CONSTITUTE A FURTHER FUNDAMENTAL GROUND FOR RESISTING DEVELOPMENT GIVEN THE ADVERSE IMPACT IT WOULD HAVE ON THE WIDER LANDSCAPE.</p> <p>Extending east rather than west will give better access to any sites as the road is both flatter and straighter and therefore it would constitute a safer option. Also it will have less visual impact from the C1110 road.</p> <p>This would also give a good reason to extend any village public transport as far as Turningways. Something that has sadly been lacking for many years.</p> <p>On a final note, the initial areas proposed appear to be owned mainly by the two biggest land owners in the area. I feel that my proposal [see attached drawing] gives a better spread of opportunity for people to benefit from the village expansion proposal.</p>	<p>The proposed Settlement Boundary has been set with regard to the existing main settlement area of the village and access restrictions (see paragraphs 10.2.1-10.2.6). The housing targets for Risbury in the current plan period do not require the Settlement Boundary to be extended beyond that proposed.</p> <p>The site north-west of Risbury Cross is judged as suitable for development because of its proximity to the village centre, the greater width of the road at this point, and the topography of the site.</p> <p>Blacksmiths Lane is judged to be unsuitable for inclusion within the settlement boundary for residential development because of the narrow nature of that lane.</p> <p>The area south of the C1110 Pencombe Road is identified as suitable for development as it is a large gap within the existing main settlement area. Development of this site would be subject to the criteria in Policy HFSP5, guided by paragraph 10.2.5. The NDP, as part of the Local Plan, would replace earlier planning guidance.</p> <p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary will therefore include only the existing continuous limits of housing development, and for this reason will be adjusted to exclude the paddock immediately east of Butterfield.</b></p> <p>Policy HFSP17 and Core Strategy policies provide protection for any currently unknown archaeological sites. <b>Policy HFSP17 will be strengthened by the addition of a paragraph (c): "Where necessary proposals for development of any site may require an archaeological evaluation or even a full archaeological investigation. In the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the NPPF."</b></p>
10	Resident	HFSP1(b)	<p>With the demographic profile identified at Clause 6.2.7, this policy is discriminatory on an age basis and the word 'young' at line 1 should be deleted. This would not be in conflict with the Core Strategy which we should not be obliged to follow slavishly – this is a local plan based on local needs &amp; evidence based. Subsequent comments in HFSP1(b) provide the necessary qualification.</p>	<p>Policy HFSP1 aims to meet the needs of all residents. A specific need for smaller homes for young families and older people has been identified through local consultations, as the current housing stock does not provide these.</p>

10	Resident	HFSP16(f)	Reference to 'protected' views north of the road through the village conflicts with an 'entitlement' to develop within the identified settlement boundary. 'Intermittent views' between houses falls short, I believe of identification of a 'public amenity' and simply protects and legitimises 'private views' (not permitted in planning law). If retained this would provide grounds for objection to any 'in-fill' or other development within the agreed settlement boundary.	There is no entitlement to development within the settlement boundaries – such development would have to conform to appropriate policies, including HFSP16 which seeks to ensure that development in Risbury does not unacceptably adversely affect the landscape character of the settlement.
10	Resident	HFSP5(a)	If Poplands Lane offers 'scope for development' (Clause 10.2.6) should not the Settlement Boundary be extended to allow development in that area subject to being 'in keeping with the character of that area' without being subject to the restrictions of RA3 or criteria for 'affordable housing'. Control could be exercised through imposing 'self-build' conditions only? This additional area of development would help promote the vision promulgated at 5.2 & 5.4 & does not qualify as 'open countryside' to which RA3 must apply.	Paragraph 10.2.6 explains the reasons why Poplands Lane is not considered suitable for inclusion within the Settlement Boundary for development under Policy HFSP5, whilst acknowledging some limited scope for development there under the policies applicable to open countryside. The housing targets for Risbury in the current plan period do not require the Settlement Boundary to be extended beyond that proposed.
11	Resident	HFSP5 10.2.2	Currently there is no identified settlement for Risbury, traditionally the village extends from Turningways to Risbury Cross.	No previous settlement boundary was set for Risbury, although the draft boundary proposed in 1995 extended only as far as Butt Oak Farm to the east. The area between here and Turningways is mostly open countryside.
11	Resident	HFSP5 10.2.4	As above. However the eastern village signage is considerably more easterly than the proposed settlement area. Utilising this is far more sustainable and will support extensions to public transport provision which is poorly represented and sadly lacking.	Village signage is placed by the highways authority for the purpose of traffic information and warning. It does not indicate physical limits or planning limits to settlements.
11	Resident	HFSP5 10.2.5	The land north of New House Farm – already opposed by Herefordshire Council given the site elevation, considerable groundworks may be required, will these works fit in with the reasoned justification.	The area south of the C1110 Pencombe Road is identified as suitable for development as it is a large gap within the existing main settlement area. Development of this site would be subject to the criteria in Policy HFSP5, guided by paragraph 10.2.5. The NDP, as part of the Local Plan, would replace earlier planning guidance.

11	Resident	HFSP5	<p>Our initial thoughts of the designated settlement area within the draft neighbourhood plan for Risbury are:</p> <ul style="list-style-type: none"> <li>• It makes the village much longer toward the west, this is contrary to the traditional informal settlement which has been taken to extend from Turningways to Risbury Cross.</li> <li>• The proposed extension of the settlement beyond Risbury Cross encroaches into Risbury Camp, as such, it should not be assumed that archaeological interest will be confined to the camp limits. Ancient activity may well extend into the proposed settlement area. This may have an impact on any proposed development.</li> <li>• We feel the inclusion of the area north of New House Farm and adjacent to C1110, will continue to meet resistance from the unitary authority (Herefordshire Council and its Planning office) given its previous position on development. To quote Herefordshire Council; <i>"The proposed site forms part of the lower slopes of Hegdon Hill and is therefore visible from a number of viewing points including the PROW Three Rivers Ride and Buckland; an unregistered park and garden. Therefore Given that the site cannot be readily screened along the southern boundary, this would constitute a further fundamental ground for resisting development given the adverse impact it would have on the wider landscape."</i> (Herefordshire Council, Economy, Communities and Corporate Directorate, December 2014)</li> <li>• We believe that an area on Blacksmiths Lane U94010 should be identified within the settlement, this area could be utilised within the settlement granting easy access to both roads for any development and property located there.</li> <li>• The proposed settlement area excludes the development of land at Holly Barn, this is contrary to Parish Council approval for such development in 2014. As such, we feel it is prejudicial to now exclude this land from the settlement.</li> <li>• Extending the settlement to the east is far more sustainable, access is safer, given the road is flatter and straighter. Additionally, any development will have less visual impact from the C1110</li> <li>• It would also provide a stronger case to extend public transport as far as the traditional settlement boundary at Turningways, something that has not been supported and sadly lacking for many years.</li> <li>• The two main development areas identified within the draft neighbourhood plan, apart from being highly likely to face considerable challenge from the Herefordshire Council, appear to be owned by the two biggest land owners in the area. We feel our proposed settlement area for Risbury reduces the risk of Herefordshire Council resistance to development, it extends the newly identified settlement more towards its traditional boundaries and creates better opportunity for more residents to benefit from local housing and further enhances opportunity for rural employment, thus increasing sustainability.</li> </ul> <p>Our proposal is identified on the attached map in green and includes;</p> <ul style="list-style-type: none"> <li>• Reducing the size of the land identified within the settlement beyond Risbury Cross</li> <li>• Including more land adjacent to the lane leading to Bowley Lane</li> <li>• Including the land north of New House Farm despite identified opposition from Herefordshire Council</li> <li>• Including the land North of C 1110 from Butt Oak Farm to Brick House. To include land previously approved by the Parish Council for development at Holly Barn.</li> </ul>	<p>The proposed Settlement Boundary has been set with regard to the existing main settlement area of the village and access restrictions (see paragraphs 10.2.1-10.2.6). The housing targets for Risbury in the current plan period do not require the Settlement Boundary to be extended beyond that proposed.</p> <p>The site north-west of Risbury Cross is judged as suitable for development because of its proximity to the village centre, the greater width of the road at this point, and the topography of the site.</p> <p>Blacksmiths Lane is judged to be unsuitable for inclusion within the settlement boundary for residential development because of the narrow nature of that lane.</p> <p>The area south of the C1110 Pencombe Road is identified as suitable for development as it is a large gap within the existing main settlement area. Development of this site would be subject to the criteria in Policy HFSP5, guided by paragraph 10.2.5. The NDP, as part of the Local Plan, would replace earlier planning guidance.</p> <p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary will therefore include only the existing continuous limits of housing development, and for this reason will be adjusted to exclude the paddock immediately east of Butterfield.</b></p> <p>Parish Council <i>support</i> for specific applications (which may be in open countryside) does not imply that these sites should be included within settlement boundaries for specific policies.</p> <p>Policy HFSP17 and Core Strategy policies provide protection for any currently unknown archaeological sites. <b>Policy HFSP17 will be strengthened by the addition of a paragraph (c): "Where necessary proposals for development of any site may require an archaeological evaluation or even a full archaeological investigation. In the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the NPPF."</b></p>
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12	Resident	HFSP5 10.2.5	The land to south of Pencombe Road is a lot higher than the road and a lot of excavation would be needed if houses were to be level with the road. The run off water is too much for the drains to cope a new drainage system would help.	Development of this site would be subject to the criteria in Policy HFSP5, guided by paragraph 10.2.5. This includes setting back houses from the road to provide a landscape buffer and shared access. Policy HFSP14 would also require development here to address any surface-water issues.
12	Resident	HFSP14	Most of the properties to the north of Pencombe Road have problems with sewage. The water does not drain properly through the clay soil a mains sewage system is probably the only answer for more houses as well as surface water on the roads as seen when Old Cobblers flooded.	A mains sewage system for Risbury is not likely to be a viable option. New housing will have to have appropriate alternative foul-drainage which meets other planning requirements.
12	Resident	HFSP11	The traffic through Risbury is increasing as is the speed of some cars and a lot of farm tractors they do not keep to 30mph and at times are positively dangerous More driveways and cars pulling out could cause problems not to mention children and pets.	One driveway only specified in proposed policy
12	Resident	HFSP5	There is a property in Risbury (Kia-Ora) that has been unoccupied since 2010 and is a prime building site can anything be done to trace the owner who may be willing to discuss selling it for building land.	This dwelling is currently not inhabited but is on the market for sale. The site falls within the proposed settlement boundary.
13	Resident	HFSP11 15.2.2 15.2.3	Highways: I do not believe that the provision or enhancement of passing places will increase overall speed, BUT.... Most of the lanes are narrow, with blind corners, made worse by summer growth of hedges. I believe that the 40mph area in Bowley Lane should be removed and the entire road from the A44 (Roman Road) to the A49 (Bowley Lane) should be a 30mph maximum.	Parish Action Plan T3 addresses the problem of traffic speeds – the Parish Council will discuss with the Highways Authority necessary speed limits. Generally, highways issues are outside the scope of a Neighbourhood Plan.
13	Resident	General	The overall plan is comprehensive, fair and rational. A thoroughly good job.	Noted with thanks.

14	Statutory consultee	General	<p>Historic England is supportive of the content of the document and we applaud the comprehensive approach taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon “constructive conservation”. We are particularly pleased to see the emphasis on local distinctiveness including non-designated heritage assets and the recognition that highly locally significant “green gaps” between buildings in the dispersed settlement pattern should be protected. Equally, the protection of rural landscape character including the need to ensure the sensitive conversion of historic farm and other rural buildings and the identification of important views and local green open spaces is supported.</p> <p>We also note and commend the identification for protection of the scheduled Roman settlement (list entry Number: 1005322) that is currently “At Risk”.</p> <p>Overall Historic England considers that the Humber, Ford &amp; Stoke Prior Neighbourhood Plan is a well-considered, concise and fit for purpose document that takes a suitably proportionate approach and constitutes a very good example of community led planning.</p> <p>Beyond these observations we have no other substantive comments to make.</p>	Noted with thanks, particularly the endorsement of Policy HFSP16.
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15	Statutory consultee	HFSP16	<p>Natural England welcomes Policy HFSP16: The Natural Environment, which aims to protect and enhance landscape and biodiversity. Paragraph 20.2.5 makes reference to the River Lugg SSSI, which becomes a Special Area of Conservation (SAC) further downstream and acknowledges care is required in accommodating drainage through any tributaries from development, and to ensure the biodiversity of the river is conserved or enhanced. This policy could be strengthened to ensure that that development can only proceed where any adverse likely significant effects on the SSSI and SAC can be avoided or mitigated. The NDP should also include references to ensure that the ability of the Nutrient Management Plan to deliver the necessary water quality targets, should not be compromised. This could be included in Policy HFSP14: Surface and foul water drainage. See details on this below.</p> <p>We are pleased to see reference has been made to the National Character Area Humber, Ford &amp; Stoke Prior falls within NCA Profile:101 Herefordshire Plateau. Protection and preservation of trees and hedges is important as they form an important part of the ecological network; providing connectivity, creating breeding and foraging habitat and contributing to local landscape character. We also support retention of local green spaces.</p> <p>You may wish to consider identifying within the plan potential areas to be targeted for creation of wildlife corridors, to improve connectivity between habitats, and could link this with this policy. The MAGIC website can help you identify areas of priority habitat and ancient woodland.</p> <p>Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting and we advise including within a green infrastructure policy the requirement for ecological enhancements.</p>	<p>Nearly all development (concentrated in the three main settlements) will be distant from the Lugg SSSI and SAC (Part of River Wye SAC). The extensively rural and agricultural nature of the group parishes is such that environmental issues are addressed through measures promoted by DEFRA (eg Countryside Stewardship). Core Strategy policies will provide protection for wildlife sites and habitats throughout the neighbourhood area. Together with supporting documents such as Herefordshire Council's Green Infrastructure Strategy these will assist in promoting positive measures. It is difficult to see what might be added in practical terms without considerable external assistance. In addition it is uncertain how such measures could be covered through neighbourhood planning policies. Specific Ancient Woodlands and SSSIs are detailed in the Plan at paragraphs 20.24-20.2.5.</p> <p>However, the concerns are noted and the following amendments proposed:</p> <p>Amend first two sentences of Policy HFSP14 to read  <u>“Development should not cause or increase surface water flooding or risk of pollution from unsatisfactory foul water drainage, in particular where this might compromise the ability to achieve water quality targets for the River Wye (including River Lugg) SAC. Where any of these ..... ”</u></p> <p>In relation to Policy HFSP16 insert new criterion between (c) and (d):  <u>“(d) Development proposals will in particular not be permitted where they would have a significant adverse effect upon the River Lugg SSSI, which flows into the River Wye (including River Lugg) Special Area of Conservation, unless they can be satisfactorily mitigated;” (re-number subsequent criteria)</u></p> <p>Add at end of paragraph 20.2.4:  <u>“Note should be taken of Herefordshire Council's Ecological Network Map, its Green Infrastructure Strategy and Landscape Character Assessment when considering proposals and what positive measures might be brought forward in association with development proposals.”</u></p>
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15	Statutory consultee	HFSP8 & 16	<p>We note in Policy HFSP8: Design criteria for housing and sites, section (f) includes reference to green infrastructure to help support energy conservation. Whilst we support this, green infrastructure could have its own section within Policy HFSP16: The Natural Environment. Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can be designed to maximise the benefits needed for development, such as promoting opportunities for recreation, improving links between communities and promoting sustainable transport, such as walking and cycling routes. For further information on GI, including its economic benefits, see Natural England's website. You may also wish to refer to Herefordshire Green Infrastructure Study (2010).</p>	<p>Amend criterion HFSP16 (d) to read:  “(d) Contribute towards the ecological network and green infrastructure of the area with measures to support the biodiversity value of designated and local sites, and also to add to the extent of local natural and wildlife assets;”</p> <p>The suggested addition to paragraph 20.2.4 will also support this amendment by explaining where advice can be found that will support the wider natural environment.</p>
15	Statutory consultee	HFSP12	<p>We also support, within Policy HFSP12: Developing and supporting local businesses, part (b) Proposals should not adversely affect landscape character or heritage assets, or result in the loss of good quality agricultural land. Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. For guidance on how adverse impacts on soils can be minimised please refer to Defra's Good practice guide for handling soils and Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites.</p>	<p>The DEFRA guidance suggests the issue of soils relates to soil within the waste framework and also the construction process. Herefordshire Core Strategy does not include any reference to waste and this is to be dealt with through a separate development plan document that will have similar weight to the Neighbourhood Plan. The protection of good quality agricultural land is considered most relevant to the issue of soils in relation to supporting local business. <b>With regard to the construction process, the issue might most appropriately be considered through an amendment to Policy HFSP8 (i) to read:</b>  “(i) minimising construction traffic, reducing waste and the management of soil during construction”</p>

15	Statutory consultee	Habitats Regulations Assessment	<p>Natural England welcomes the opportunity to provide comments on the Habitats Regulations Assessment screening report as a statutory consultee and specialist adviser on the application of the Conservation of Habitats and Species Regulations 2010, the "Habitats Regulations".</p> <p>As pointed out within the HRA, The Herefordshire Local Plan (Core Strategy) is in its final stages of production, and the inspectors report is anticipated for September 2015. Assumption is made that the Herefordshire Local Plan will be adopted before the Humber Ford Stoke Prior Neighbourhood Development Plan. Until such time as the Herefordshire Local Plan is adopted the plan and policies within it cannot be relied upon to ensure the NDP will not have a likely significant effect. In order to conclude that the NDP will not have a likely significant effect, we advise that either the NDP is adopted only after the Herefordshire Local Plan is adopted, or suitable policies are included within the NDP. It therefore may be advisable at this stage to await the outcome of the Inspectors report.</p> <p>We note the HRA report has suggested in paragraph 7.4 Mitigation of some of the identified potential effects could be achieved through additional policy wording and the implementation of the other policies within the NDP. We suggest an additional criterion within these policies to ensure that development can only proceed where any adverse likely significant effects on the River Wye SAC (including the River Lugg) can be avoided or mitigated. We also recommend that the policy stipulates that development will only be permitted when it does not compromise the ability of the Nutrient Management Plan: River Wye to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC (including the River Lugg) which are already exceeding water quality targets or are at risk of doing so.</p>	<p>It is understood Herefordshire Council may adopt Herefordshire Local Plan (Core Strategy) in October 2015 and this Neighbourhood Plan will not be adopted until after this date.</p> <p><b>Amend first two sentences of Policy HFSP14 to read:</b>  <b>"Development should not cause or increase surface water flooding or risk of pollution from unsatisfactory foul water drainage, in particular where this might compromise the ability to achieve water quality targets for the River Wye (including River Lugg) SAC. Where any of these ..... "</b></p> <p><b>In relation to Policy HFSP16 insert new criterion between (c) and (d):</b>  <b>"(d) Development proposals will in particular not be permitted where they would have a significant adverse effect upon the River Lugg SSSI, which flows into the River Wye (including River Lugg) Special Area of Conservation, unless they can be satisfactorily mitigated;" (re-number subsequent criteria)</b></p>
15	Statutory consultee	Environment Report	<p>Natural England welcomes the production of the Environmental Report. Having reviewed the report we can confirm that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions. We are pleased to see our previous comments have been taken into account and added into the relevant sections.</p>	Noted
16	Resident	HFSP4 9.2.3	<p>The team working on the Plan are to be thanked for all their hard work. I make two comments which I think require further emphasis namely:</p> <p>HFSP 9.2.3 I remain very concerned about the water table in the Village and I cannot see any mention of flooding of C1112,(Ford Lane) east of The Bury caused by the streams running of the fields to the south and north east of the lane and the Prill. The lane is badly affected at times due the the water table from the junction with Stoke Prior Road to The Bury. The water comes up through the road surfate by the island and of course the Prill overflows. The properties when approved to the east of The Bury and Belmont should be limited to road frontage only and only when the water table problems have been addressed.</p>	<p>The flooding problem in Stoke Prior and elsewhere is acknowledged in the Plan and Policy HFSP14 requires that all development adopts measures to address increased flood risk and mitigate existing flood problems.</p> <p>The Plan does not aim to list every site where surface flooding has been a problem: the specific location mentioned in 9.2.3 is discussed as this is part of the rationale for the settlement boundary.</p>

16	Resident	HFSP4 9.2.8	HFSP 9.2.8 Bearing in mind the proposals in HFSP3 this section is concerning and requires clarification	Paragraph 9.2.8 gives some specific examples of where departure from the normal policy of single-plot development may be permitted. Most available plots within the settlement boundary would not give any scope for other than single-plot development.
17	Resident/Local Business	HFSP16 Table HFSP16	[Land north of C1112 School Lane between School House and Stoneleigh, Stoke Prior] The whole farm is under the HLS. Natural England did a survey in 2012 of the whole farm. This field was considered of no interest – it has a “sandpit”, as indeed there are several in Stoke Prior.	The field is listed as one of 9 Special Wildlife Sites in the data provided for the Strategic Environmental Assessment (see SEA Map 2).
17	Resident/Local Business	General	Very disappointing! As a resident of 30 yrs it would appear everything is to remain the same – re planning boundaries except for Croft Gate orchard. The comments on the school parking, nursery and village hall everyone would agree with but no solutions. Why are the Parish Council obsessed with “The Lamb”? it is a private business. Where as many would like to see a thriving local pub – it is only as good or as bad as the people running it! It has nothing to do with the Parish Council. This plan had a lot of support initially, however it would appear to be an expensive white elephant!	The NDP includes numerous policies which are a significant change to the planning policies in force locally under the Unitary Development Plan. There has been no village ‘envelope’ since 2007. The proposed Settlement Boundary (HFSP4) differs from the old village envelope at several points, notably to the south-east and to the north-west, providing greater scope for sustainable development and controlled housing growth to meet the targets of the Core Strategy. Without land offered specifically for the re-location of the village hall, the Plan can only support its re-location (see HFSP9 and paragraph 14.2.2). Retention of The Lamb Inn as a community facility (Policy HFSP10) was an important issue for many residents in the public consultations (see para 14.2.4).
18	Resident	HFSP5(b)	I agree with this as a large number of houses would not be in keeping with existing houses. I feel that to ensure they are in keeping any new builds in the top part of the village should be bungalows like all others on that side of the road. They would then also have a lower intruding impact on current houses that would be opposite.	Noted.

18	Resident	HFSP5(c)&(e). 10.2.5	<p>To protect current hedgerows &amp; privacy for existing residents, one single access drive way to then separate to each house would be a great idea. Also if it was further down towards the chapel it would prevent more care pulling onto the road so close to the brow of the hill – which is dangerous.</p> <p>“greater plot depth” this I feel is a great idea as it will protect privacy and allow the shared access.</p> <p>I think the line where the houses are to stop should end at the 30mph sign (just past Butt Oak), so planning could be applied for in Butt Oaks end field as its up to the sign but not the field at the Hope Pole as the is past the limit. The sign indicates the end of the village &amp; on past their is a fast stretch of road not really suitable for driveway.</p> <p>Having said this it is a shame that only two identified areas ti be built on, all of which would have an impact on current residents. Other areas that are only a few hundred meters away (from the Hop pole – Turning Ways) would be ideal and not really impact on as many current residents, but as I’ve said above not necessarily suitable as it does tend to be a fast stretch.</p>	<p>Noted.</p> <p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary will therefore include only the existing continuous limits of housing development, and for this reason will be adjusted to exclude the paddock immediately east of Butterfield.</b></p>
19	Resident	HFSP5	<p>We are really happy with the proposed number of new dwellings and the border outlined in Risbury. However we do feel that it is important that the border ends with the speed limit sign by Butt Oak Farm. This straighter piece of road can lead to faster vehicles and any turn offs could prove dangerous. We also feel that it is important to not extend the village boundaries, and to keep a “heart” to the centre of the village. An increased boundary offering potential new homes would certainly lead to that.</p>	<p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary will therefore include only the existing continuous limits of housing development, and for this reason will be adjusted to exclude the paddock immediately east of Butterfield.</b></p>
19	Resident	HFSP13	<p>We do feel that it is imperative to increase our access to faster broadband, not only for those who work from home, run holiday lets but for families whose children need it as a vital tool for their homework and studies.</p>	<p>HFSP13 supports development which will improve broadband access. The <i>Fastershire</i> programme is already delivering increased broadband speeds to some areas of the neighbourhood through upgrading of local exchanges.</p>
20	Resident	HFSP5	<p>We feel that the plan needs adjustment in that it should start from each of the 30mph signs. In the east side of the village it allows for a more balanced plan, as Butterfields is included partly beyond the 30mph sign, but the land to the north of the road is not included making for an unbalanced view of the Plan.</p> <p>10.2.1 states that the proposed growth of the village should be accommodated within existing limits – the village speed signs are within or at the points of the village at either end. This would be in accordance with the Core Strategy (Policy RA2) (Reasoned Justification).</p> <p>Any development outside the speed limit signs which signifies the boundary would contravein the HFSP5.? Any new development would need to be screened as suggested if not already by natural hedges etc.</p>	<p>Speed-limit signage is placed by the highways authority for the purpose of traffic safety. It does not necessarily indicate physical limits or planning limits to settlements.</p> <p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary will therefore include only the existing continuous limits of housing development, and for this reason will be adjusted to exclude the paddock immediately east of Butterfield.</b></p>

21	Resident	HFSP1 6.2.9 15.2.2	In the last few months, I have noticed that more vehicles on Stoke Prior Lane seem reluctant to slow down on seeing an approaching car/van etc. I am often passed at 30mph+ when I am doing 10 or 15 mph. Would signs or a ramp or two help?	Parish Action Plan T3 addresses the problem of traffic speeds – the Parish Council will discuss with the Highways Authority necessary speed limits and other traffic-calming measures. Generally, highways issues are outside the scope of a Neighbourhood Plan.
21	Resident	HFSP11 15.2.5	New housing in and around the villages is likely to increase traffic in the area, especially at school starting/finishing times, adding to congestion and risks.	Noted. Policy HFSP11 seeks to mitigate these issues.
21	Resident	HFSP12 16.2.7	A small general shop would be a useful addition in Stoke Prior – newspapers are at present available at filling stations on the A49 and in Leominster, each about 3 miles distant.	Noted.
21	Resident	HFSP14 18.2.1	Sections of S.P. Lane are very liable to surface water flooding after heavy rain. Can this be reduced via new drainage?	Flooding of sections of roadway is noted in para 18.2 and Policy HFSP14 seeks to mitigate this when new development takes place. Provision of new drains is outside the scope of a Neighbourhood Development Plan, but Parish Action Plan point T2 also addresses this, and drains have been maintained better in the last year, leading to less severe flooding after heavy rain.
21	Resident	HFSP17 21.2.3	It is vital to preserve all ancient sites and buildings as a key constituent of this area's unique Herefordian character.	Noted.
22	Resident	HFSP5	I agree with the NDP's settlement boundary as outlined in red on the Risbury inset map ( pg 25 ) I believe that this gives ample space for any required development and once agreed should be rigorously adhered to.	Noted. Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b>

22	Resident	General	<p>This process of producing a draft plan for comment, gives all the opportunity to agree the final version. I am happy with the version the draft plan proposes but I have a serious concern that if alterations are made to the plan as a result of comments received through the consultation, a final version may be drawn up with changes being unseen by all but the committee &amp; those proposing the changes.</p> <p>Please explain how any alterations you may make to the circulated draft plan will be considered agreed to by the wider community?</p>	<p>All comments received and responses to comments will be published, together with proposed amendments. These will be considered by the Parish Council at a meeting which will consider submission of the Plan to the local planning authority, Herefordshire Council. Parish Council meetings are open to the public and there is an opportunity for members of the public to speak.</p> <p>Following submission of the Plan, Herefordshire Council will undertake a further 6-week public consultation on the submitted Plan, before the independent Inspection, which provides a further opportunity for public comment.</p>
23	Resident	HFSP5	<p>I believe the proposed settlement boundaries identified in the NDP to represent the best compromise for growth of the village. I can see no reason for these boundaries to be extended any further and would be very opposed to any further addition.</p>	<p>Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b></p>
23	Resident	General	<p>Good as it stands</p>	<p>Noted.</p>

24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24.</i>	<p>The proposed Settlement Boundary has been set with regard to the existing main settlement area of the village and factors such as access and topography (see paragraphs 9.2.1-9.2.7). The housing targets for Stoke Prior in the current plan period do not require the Settlement Boundary to be extended beyond that proposed.</p> <p><b>The proposed boundary at The Hollies was based upon incorrect mapping information provided, which did not take account of the exact location of the Annexe building. This boundary will therefore be adjusted to include the existing plot on which The Annexe is constructed.</b></p> <p>It is not proposed to extend the boundary further east as has been suggested in this comment, for the following reasons: it would extend the boundary unnecessarily into open countryside; further development than that already approved on this stretch of road would have implications for flooding, traffic levels, loss of green space and natural habitat and possibly the water supply to other properties; the small gap east of The Hollies and the proposed settlement boundary should mark the separation between the main body of the village where infilling would take place, and the area of scattered development further east.</p> <p>The Plan generally supports housing development to meet the needs of local young families (HFSP1) but this has been balanced against the need to set physical limits for the growth of the villages (HFSP2).</p> <p>However, some development may be permitted outside of the settlement boundary where this meets criteria in Core Strategy policies for open countryside, particularly RA3.</p>
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation A (Croft Gate)</i>	Access to any new development on this site would be required to comply with HFSP11(a), and retention of hedgerows wherever possible is required by HFSP16(e). An estimated 4 (not 8) dwellings would be appropriate for this site, which could require only a single access point.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation B (Croft Gate)</i>	Access to any new development on this site would be required to comply with HFSP11(a), taking account of the bend at Croft Gate.

24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation C (NW boundary)</i>	Development on the western side of the road at this point would be more prone to flooding than the higher ground on the eastern side, would impede views from the road across countryside, and would be less in keeping with the existing character of housing in the village, most of which backs onto open land.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation D (Between The Bury and Belmont)</i>	This site is included within the settlement boundary and identified as a potential site for future housing in Appendix G, although one without any definite indication of availability. The site was also suggested in earlier consultation exercises as suitable for the re-location of the Village Hall. Extension of the settlement boundary further south as suggested (to go behind the existing housing and village hall site) would be less in keeping with the existing character of housing in the village, most of which backs onto open land.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation E (Normans Lane)</i>	The upper part of Normans Lane is judged to be unsuitable for inclusion within the settlement boundary for residential development under Policy HFSP4 because of the narrow access up the lane. The housing targets for Stoke Prior also do not require the Settlement Boundary to be extended beyond that proposed
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation F (Railway embankment)</i>	Although part of the railway embankment is within the lines of the settlement boundary (following the old Leominster District Plan boundary at this point), it is listed in Table HFSP16 as green space within or adjacent to settlement boundaries which should be retained. The settlement boundary to the south of the houses built on the old railway embankment follows the line of the original plots for these houses, which is still marked by hedges and other boundary markers. It does not include the strip of farmland south of these plots which was added to the back gardens, as this could lead to inappropriate development there.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation G (Orchard/field east of embankment)</i>	The land to the east of the railway embankment was not considered to have sufficient merit for designation as green space to be retained under HFSP16.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation H (Fir Tree Cottage)</i>	Any development on this site would be required to comply with HFSP17 concerning the protection of important buildings and other heritage assets, and HFSP14 concerning surface and foul water drainage.

24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation I (Field with planning permission)</i>	There is no proposal in the Plan for a children’s play area on this site, although HFSP9(d) supports development of such facilities on appropriate sites.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation J (Field with planning permission)</i>	This site has existing outline planning permission for 8 dwellings, which pre-dates the preparation of the Plan. The Parish Council considered this site suitable in principle for development but wished to see a smaller development.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation K (Old Hall)</i>	This site has existing outline planning permission for a dwelling, which pre-dates the preparation of the Plan.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation L (The Hollies)</i>	The proposed boundary at The Hollies was based upon incorrect mapping information provided, which did not take account of the exact location of the Annexe building. <b>This boundary will therefore be adjusted to include the existing Annexe building.</b>
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation M&amp;N (Existing planning permissions)</i>	These developments are included in Appendix G under existing housing commitments.
24	Resident	HFSP4, 9.2.6, Stoke Prior Inset Map	<i>See attached document, Comment 24 – Annotations to map provided in comment. Annotation O (Outlying farmsteads)</i>	Normans Farm, The Bury Farm and Hill Top Farm are noted in Appendix G as farmsteads which may have potential conversion buildings outside of settlement boundaries, and may come under windfall development under Core Strategy RA3, which permits conversion of farm buildings.
25	Resident/ Local Business	[HFSP2] 14.1	No mention of development at Fordbridge which has better road access. It has a church and comprehensive amenities. A bus route that is nearby and is easily serviced and connected from A49. Although not as accessible as Steensbridge superior links than Risbury. 16.2.1 highlights the struggle with existing traffic which will be exacerbated by development in Risbury and Stoke Prior. Positioning new development next to trunk road would not add to a very constricted road network.	Ford is not a rural settlement identified for growth under Core Strategy RA1. Other policies for open countryside (such as RA3) may permit appropriate limited development.
25	Resident/ Local Business	HFSP12 16.1	Conversion of buildings may be required for accommodation and residential use as well as employment in the Ford area.	Noted.

26	Resident	HFSP11	We are extremely disappointed there was no mention of Ford for development. We have the best access to the A49 Hereford – Leo road and are able to accommodate extra traffic without the need of passing points.	Ford is not a rural settlement identified for growth under Core Strategy RA1. Other policies for open countryside (such as RA3) may permit appropriate limited development.
26	Resident	HFSP16	[Ford] is the biggest area of employment of the combined parishes. The two golf courses have licensed bars and restaurants open to the public with ten-pin bowling and a driving range suitable for adults and children. It is possible that conversion of the listed barns may be required in the near future for employees and/or family.	Noted.
27	Resident	HFSP3	Housing is vital, on that we can all agree. The problem is where, and what kind. The outline housing developments that have already been nodded through by Herefordshire Council's Planning Committee have paid no or scant regards to the wishes of the village. What is the point of a Development Plan when events have superseded it? The Parish Council has no control over where houses will be built in the village and the input by residents is ignored – there is no local democracy. The plan to build opposite Old Hall Farm is a case in point. No one wants a small estate built on a green field site. The environmental impact this will have is well known: the increase in traffic and the danger of more, severe flooding. But it will happen. Villages will end up with poorly designed housing on green fields and the money will go in to the pockets of the developers and the owners – not the local community. We will all be poorer for it. If you want to see a coherent, forward-thinking policy on the future of housing in the countryside look at the report Garden Villages by the thinktank The Policy Exchange. I'm afraid that when it comes to housing, the Development Plan has been a waste of time.	The Neighbourhood Plan is the vehicle for putting into place local planning policies which reflect the views of local people. A very large proportion of residents have taken part in the consultations, and the proposed policies have arisen from the issues and options raised. The site opposite Old Hall in Stoke Prior emerged from the consultations, and was considered suitable for development in principle by the Parish Council (although it opposed the specific application put forward).
28	Resident	HFSP5	I agree with the proposed settlement boundaries in the neighbourhood plan, APART from in HFSP 5, where I feel that the eastern end of Risbury's settlement boundary should not extend beyond the existing speed limit boundary as the road is extremely narrow and fast beyond this point and it is obvious open countryside. When walking up there with the buggy I find cars drive quickly along this stretch and as it is so narrow, there isn't room to get the buggy on the side of the road. I agree with the other proposed settlement boundary lines in Risbury.	Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b>

29	Resident	HFSP5	I am emailing with feedback about the plan which appears to me to be fine, apart from HFSP 5. Due to the high speed of traffic and the road being so narrow, I feel that the eastern boundary of Risbury's settlement should not extend beyond the existing speed limit boundary. Also this is clearly open countryside and I feel it should stay this way. As per the plan we have more appropriate areas for new development in the village, and I do agree with the other proposed settlement boundary lines in Risbury.	Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b>
30	Resident	HFSP5	Re the parish plan I am in full support apart from HFSP 5. Due to the high speed of traffic and the road being so narrow, I feel that the eastern boundary of Risbury's settlement should not extend beyond the existing speed limit boundary. Also this is clearly open countryside and I feel it should stay this way. As per the plan we have more appropriate areas for new development in the village, and I do agree with the other proposed settlement boundary lines in Risbury. This may seem improper as a land owner some of our land is included with in the proposed development area. However to extend the village outside the speed limit area in the direction of pencombe on the northern side of the road, would also open up proposals for the same on the southern side of the road. The village is already too much of a ribbon development, decreasing it's character and further such development would not in my opinion, be in the interest of the community as a whole.	Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b>
31	Resident		<i>See attached document, Comment 31</i>	See responses to Comment 24
32	Resident	8. [HFSP3]	This seems most important section affecting future of group neighbourhood. Proposals appear proportionate & realistic. Settlement boundaries should be set firmly along lines proposed.	Noted.
32	Resident	HFSP14(a)	If intention is to replace Stoke Prior Village Hall, replacement of <u>both</u> village halls by a new <u>Group</u> Parish hall makes sense in the long-term, and funding would be more justifiable.	Whilst a large number of residents have supported the need to re-locate Stoke Prior Village Hall, there has been almost no support for combining this with Risbury Village Hall.
32	Resident	HFSP17	Broadband should be given v. high priority. Currently only possible through v. expensive options (private satellite or BT operating well below claimed speeds).	HFSP13 supports development which will improve broadband access. The <i>Fastershire</i> programme is already delivering increased broadband speeds to some areas of the neighbourhood through upgrading of local exchanges.

32	Resident	HFSP14(b)	Expansion of the school is tricky. Numbers fluctuate all the time. Over-expansion (hard to predict) would damage school's credibility with local authority.	The school's policy is to expand slightly in order to ensure it meets the economic viability criteria of the local authority.
32	Resident	General	A lot of hard work and constructive thought has gone into this document. The community is indebted to the Steering Committee for producing this clear report & constructive proposals.	Noted with thanks.
33	Resident	HFSP5	I agree with the proposed settlement boundary, except on the Pencombe side of the village, the boundary should be brought back into line with the speed limit signs. No development should take place beyond this point as the road beyond is extremely fast.	Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield</b>
33	Resident	HFSP5 10.2.6	I agree that development on Poplands Lane should have to meet policy RA3 or meet the criteria for affordable housing including self-build, otherwise a dangerous indefensible precedent will be set for others intent on developing adjacent tracts of open countryside. In recent planning applications the planning officer confirmed that Poplands Lane was an open countryside location.	Noted. The NDP, as part of the Local Plan, would replace earlier planning guidance.
34	Resident	HFSP5	Having read the literature, I was pleased to see that nothing will be approved beyond the 30mph sign towards Pencombe. Also I fully agree with houses on the field opposite my house provided they are set back off the road and just the one entrance onto the road.	Noted. Expansion of the settlement boundary east beyond the existing continuous limits of housing development would lead to unnecessary linear growth into open countryside, in contravention of Core Strategy policies. <b>The eastern Settlement Boundary therefore will include only the existing continuous limits of housing development. For this reason it will be adjusted to exclude the paddock immediately east of Butterfield.</b>
35	Adjacent local authority	General	Having read through the document, the Plan appears to be sound, sensible and well constructed. Pencombe and Little Cowarne wish you every success and hope that most, if not all, of your objectives are reached. In addition, it was so worthwhile to sound out the residents on other matters and to include these items in your 'Parish Action Plan'. Well done!	Noted with thanks.
36	Statutory Consultee		<i>See attached document, Comment 36 and following specific comments.</i>	Noted – and see responses below.

36	Statutory Consultee	HFSP3	The figure of 43 new homes should be referred to in the plan as a minimum target rather than approximate. This is to reflect the post-examination hearing modification made to the Core Strategy to ensure rural housing delivery.	HFSP3 will be amended to read "a minimum of 43 new homes"
36	Statutory Consultee	HFSP11	Measures such as additional street lighting and footpaths may be necessary to ensure a safe access is provided for proposals. These should not be unduly restricted where this is the case.	Policy HFSP11(e) would permit street lighting or footways where these were demonstrated to be necessary. The policy gives voice to the overwhelming views of residents against unnecessary urbanisation.
36	Statutory Consultee	HFSP7 12.1	I have concerns regarding the parish council identifying local need. I believe there could be data protection issues with regards to single plots. If the parish council undertake a housing need survey will it be impartial robust data. Also the local authority has the statutory duty to assess housing need.	Policy HFSP7(i) will be amended to: "The proven local need for affordable housing should be identified by <a href="#">Herefordshire Council</a> in consultation with Humber, Ford and Stoke Prior Group Parish Council."
36	Statutory Consultee		<p>My understanding is that no specific sites have been identified in this plan and as such I would advise: Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <p>General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	Noted.

**Comments on specific policies**

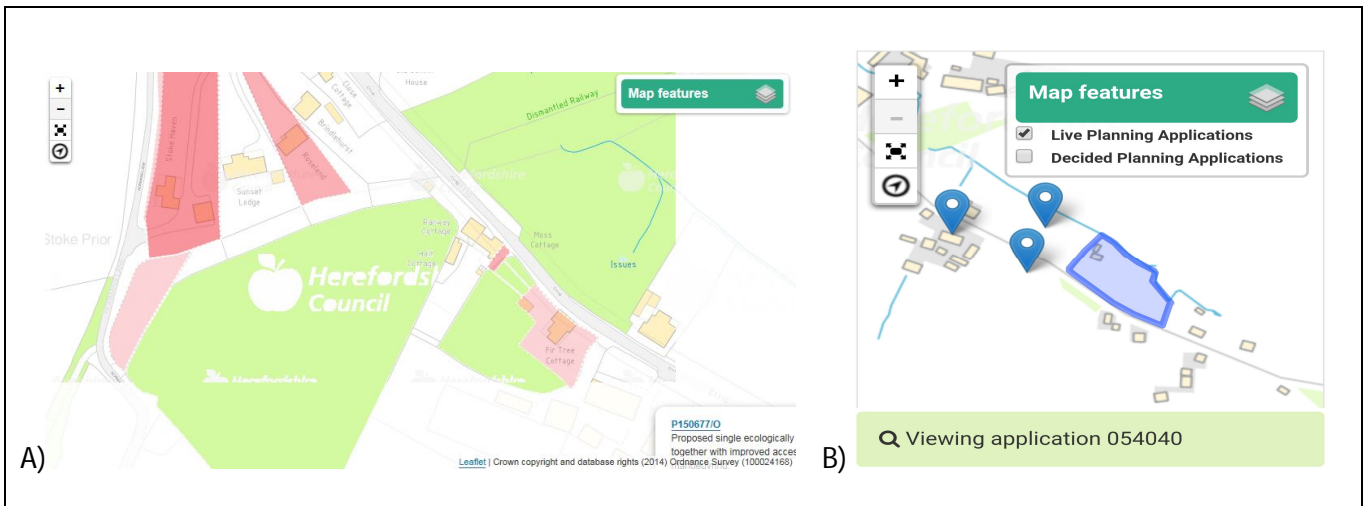
If you would like to comment on a specific policy, please state the policy number (and if appropriate any specific paragraph number).

Policy No.	Para No (if applicable)	Comments and/or suggested changes
HFSP <b>9</b>	<i>Stoke Prior Inset Map &amp; Suggested Boundary</i>	<i>Please Note: Over the years, Several Gardens &amp; Boundaries in Stoke Prior have Changed So, it appears that the Draft FHSP O/S map used is Slightly out of Date A Few Examples are: All Houses on the Old Embankment (Pic Ref:A) The Hollies &amp; Annexe at the Hollies (Pic Ref:B)</i>
HFSP <b>9.2.6</b>	<i>Stoke Prior Inset Map &amp; Suggested Boundary</i>	<i>Further to the Above Comment: Even though you have included a portion of The Hollies in the New Boundary "The Hollies" (&amp; Annexe at the Hollies) are of One Property &amp; Boundary (In fact, even when it was called "Rose Cottage" 54yrs ago) (Pic Ref:B)  So, Please Include &amp; Update The New HFSP Planning Boundary to reflect What is Already Shown Clearly on The Herefordshire Planning Portal.!</i>
HFSP	<i>Note</i>	<i>As you may already know:  Myself &amp; Adam were both approached in early July &amp; asked if we would Consider The Property of The Hollies (Outlined in blue) As a possible 1 to 2 Self-build infill development which we agreed to... Only to point out Our only need &amp; request would be for an affordable self-build to be taken into consideration due to our previous request in Jan 2006 (Pic Ref:B)  Yet, it now appears that with our honesty you have now presented &amp; divided Our Property like no other in the village  Our Land is of one Boundary &amp; is no different to that of any other In the Village - In fact The whole property is mown every 2wks &amp; used as an extended play area for My Grandson Harry (Otherwise it is only being used for my Hobby &amp; Pets)</i>
HFSP	<i>Registered Need for a Local Family Dwelling</i>	<i>Further to Our Established need in 2004 &amp; Application in 2006  Unlike others who have jumped the Ship or Retrospectively Continued on With what They want to get planning permission... It now appears that Our needs are being Overlooked &amp; Cast aside by the local Parish for waiting patiently as requested</i>

<b>HFSP</b>	<i>Ticking Boxes</i>	<p><i>The Hollies (&amp; Annexe) HFSP own Draft Neighbourhood Policy's</i></p> <p><i>Page 11 &amp; 12 ... 5:4 Objective's One, Two &amp; Four</i></p> <p><i>Page 12 ... 6:1 Policy HFSP1 (b)</i></p> <p><i>Page 14 ... 6:2:7</i></p> <p><i>Page 20 ... 8:2:2 &amp; 8:2:3</i></p> <p><i>Page 21 ... 9 ... HFSP4 (a) (b) &amp; (c)</i></p> <p><i>Page 22 ... 9 ... HFSP4 (d) (e) &amp; (g)</i></p> <p><i>Page 22 &amp; 23 ... 9:2:1</i></p> <p><i>Page 24 ... 9:2:6 &amp; 9:2:9</i></p> <p><i>Page 30 ... 12:1 ... Policy HFSP7 (I) (II) (III) &amp; (V)</i></p> <p><i>Page 30 ... 12:2:1</i></p> <p><i>Page 31 ... 12:2:2, 12:2:3 &amp; 13:1 if not more - Appendix "1", RA1 &amp; "2" etc</i></p>
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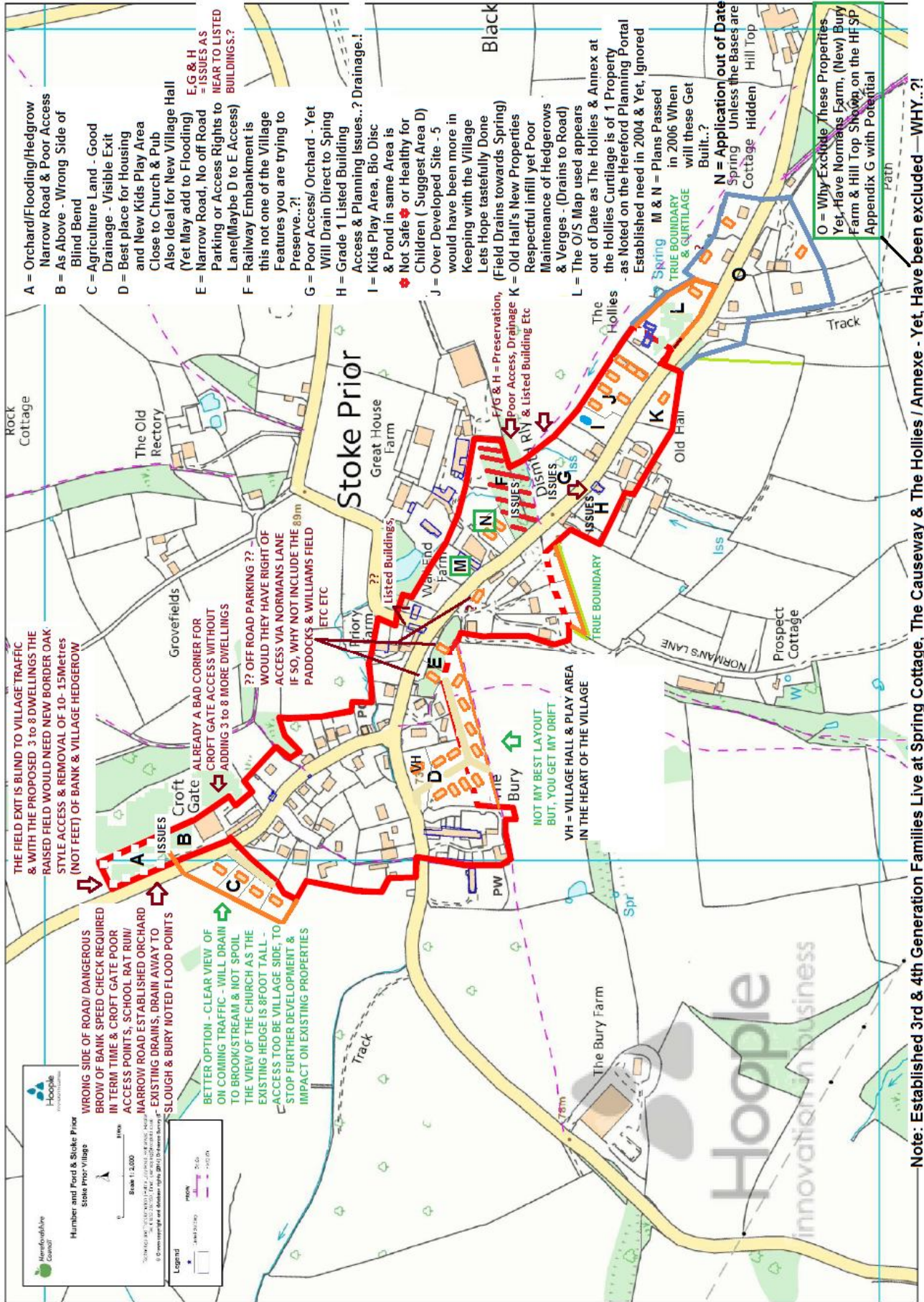
<b>Policy No.</b>	<b>Para No (if applicable)</b>	<b>Comments and/or suggested changes</b>
<i>Supporting Comment By Others</i>	<i>N.D.Preece Consultants Ltd</i>	<p><i>The Hollies is 1 domestic property &amp; development plans should not dissect it!</i></p> <p><i>The HFSP states the need to "9.2.6 include the neighbouring existing property (The Hollies)" - However You are not complying by only including part!</i></p> <p><i>A Big National Planning issue at this present time is the immense need for "affordable housing for local young families".</i></p> <p><i>Policy 1b of the HFSP Neighbourhood Plan declares this as does The Herefordshire Core Strategy for sustainability.</i></p> <p><i>Extending the NDP to include The Hollies certainly goes a long way to achieve the demands of this policy Indeed inclusion of the remaining village properties up to Spring Cottage &amp; Bank Cottage will also Help achieve this respectfully.</i></p>
<i>Supporting Comment By Others</i>	<i>Mrs A.Watts Development Control Planner</i>	<p><i>Areas to be designated they need to meet the points below, and having looked at the red line, I'm not sure it does:</i></p> <ul style="list-style-type: none"> <li><i>· village or settlement boundaries, which could reflect areas of planned expansion</i></li> <li><i>· the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities</i></li> <li><i>· the area where formal or informal networks of community based groups operate</i></li> <li><i>· the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style</i></li> <li><i>· whether the area forms all or part of a coherent estate either for businesses or residents</i></li> <li><i>· whether the area is wholly or predominantly a business area</i></li> </ul>

		<ul style="list-style-type: none"> <li>· <i>whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway</i></li> <li>· <i>the natural setting or features in an area</i></li> <li>· <i>size of the population (living and working) in the area</i></li> </ul> <p><i>Also, if they are going to leave the red line as it is, and only part of the Parish's area is designated, then it is helpful for the Parish to provide the reasons for the exclusion in a supporting statement.</i></p>
<i>Supporting Comment By Others</i>	<i>M.K.Preece Previous Head of Hereford &amp; Worcester Technical Services</i>	<p><i>That is Bloody ridiculous – Stop being so silly &amp; Include the Whole Property of The Hollies as it should be (Pic Ref:B)</i></p> <p><i>Just because You previously didn't want development above the old railway line of Stoke Prior - You now have a further 10 New registered developments Outlined for the near future - plus the possibilities of a linked Annexe at Fir Tree Cottage &amp; 2 more builds between The Trug &amp; dismantled Railway line So, excluding the whole Property known as the Hollies seems somewhat Contradictory &amp; Absurd Especially with Hill Top Farm now noted under Appendix G for Potential Development</i></p> <p><i>This word of mouth reason doesn't cover a justifiable reason for the exclusion or dissection of this property - In fact with the New Builds on the Horizon it Strongly supports the need to include the remainder of the other village Properties in this New Proposed Boundary - Up to &amp; including Spring Cottage</i></p>
<b>Further to Above</b> <b>9</b> <b>9:2:6</b>	<i>Our Only Request</i>	<p><i>Please include the Whole Property of The Hollies (&amp; Annexe at the Hollies) In the New Parish Boundary with our only Thought &amp; Request for a future Single 3to4 bed plus garage to be registered – Under keeping existing local young families in the area &amp; enabling them to Self-Build an affordable Home</i></p> <p><i>Note: We have no other intention of any other development on this land apart from maybe a stable or small out building – leaving the existing Apple trees intact (Trees Given by Shirley Bemand &amp; Planted By John Firth less than 30yrs ago) to create a light &amp; noise Break for The Hollies (&amp; now Annexe) In fact we have several Years of aerial photos to support this – 1980 – 1984 etc)</i></p>



<p>HFSP</p> <p>9</p> <p>9:2:6</p>	<p><i>Stoke Prior Inset Map &amp; Suggested Boundary</i></p>	<p><i>Why haven't You included Spring Cottage, The Causeway, Bank Cottage etc in the New Parish Boundary - As all of these houses have 2<sup>nd</sup> 3<sup>rd</sup> &amp; 4<sup>th</sup> Generations of Families Living in them who need / require affordable Self-build plots &amp; Housing. Surely this will Tick all the Boxes &amp; still be in keeping with the New Parish Council Village Development Especially now that the Lower properties are about to be Infilled In doing this You will release at least 10 to 40thousand to the local Authorities Via new builds &amp; a further 2 to 6 thousand in Council taxes each year</i></p> <p><i>* Yet Not Cause any extra traffic on these roads as we already live here *</i></p>
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<p>HFSP</p> <p>9</p>	<p><i>Stoke Prior Inset Map &amp; Suggested Boundary</i></p>	<p><i>To save time &amp; words Please note Picture Below with general Notes for A to O Explaining most of my thoughts on Village of Stoke Prior Village</i></p>
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**Note:** Established 3rd & 4th Generation Families Live at Spring Cottage, The Causeway & The Hollies / Annexe - Yet, Have been excluded — WHY..?!

**General comments:** (Please View Hereford Planning Portal on full magnification for up to date O/S mapping or for Even slightly better satellite views of the Village Try using "Bing" for Free on Gridreferencefinder.com Unfortunately both of

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*these are still missing a few New Properties, Out Buildings, Hedgerows, Missing Hedgerows, Tennis courts, Stables etc. etc.*

*Google Earth is out of Date (ie 2009) Please Use Bing (2014) as it will give you a better idea of how the village looks*

*General Notes & Further to Private Consultation Please Note:*

*The FHSP O/S plan is out of Date with the Hereford 2014-5 Planning Portal  
"The Hollies" & "Annexe at the Hollies" are of One Property & land  
which can only be sold as one property (ie Electric, Phone, Water & Grounds etc)  
Registered to Mrs Molly Doreen Ann Firth (Mother) & Mr Adam Joh Firth (Son)*

*Yet the New Boundary has been Shown straight through the middle of the Main tied Dwellings  
Note: The whole of this property is mown upto The Causeway every 1 to 2wks like any other garden in the village  
(Example of similar land is - Fir Tree Cottage extended pasture/garden – But, then we are Not Classed as Grade 1 or 2)*

***So, Could you update your Parish Plan & Boundary to include The correct outline of The Hollies & Annexe grounds without dissecting it from its true property boundary Many thanks***

***As you may already Know Spring Cottage, The Causeway & The Hollies all have long term village Families that have contributed to the up keep of the village for well over 50+ years – Margret (& Keith) Strangwood, Carol & Susan Berrett & Molly (& John) Firth with all 3 families ages ranging from 3 to 75 in each property..***

***To include these properties would enable these long term Residence & Families to continue living in the area they much love***

*We can only wonder why we haven't been included in the Planning envelope – As these properties are neither Farming or Forestry - They drain away for the C1110 – They are all mown every 1 to 2wks & the road side appearance has been annually maintained by all - Surely with All the New Developments appearing East of the Embankment & with No Listed Buildings or Features of interest near these 3 properties... The possibility of smaller family self-build projects would be in keeping with the Village character & requirements*

*Areas of concern & with issues Yet You have included them :*

***Croft Gate's "Established Apple Orchard" & outbuildings which are set on a very narrow stretch of road which is recorded as a rat run with minimal passing space – This, area will need New improved off road access much like Border Oaks style Drive way & Access - which will be out of character with the village - plus set between a blind corner & crown of bank***

***"This is a dangerous place at the best of times"* especially at 8:30 to 9 – 12:30 to 13:30 & 14:45 to 15:30**

*Housing Behind & Either side of the Pink House – Will they have right of access via Norman Lane or Access directly off the main drag – where will they park their cars – if passed Surely these will need to be Bungalows as overlooking a Listed Building? & The Pink House*

***Surely if you open the door to these developments & with Norman's farm under Appendix G for potential development***

***\*\*Williams' Field & The Paddocks should have right of access & development too\*\****

*The Old Railway embankment & Between The Trug outlined*

*Yet Shown & suggested as Under Preservation, Drainage Problems & in the locality of a Listed Building...*

*Fir Tree Cottage field/garden Outline (Yes, agree to Linked Annexe – But, for New Builds or major development)*

***(If Bemand's don't mind) The only one I agree with 100% is the land between The (Old) Bury upto Towards Old Village Hall***

***Why Not take this out to the public foot path – Include a New Village Hall with combined shop, Picnic & Play area for all...***

*If you look at the boundary & listen to hear say –*

*Will Bemand's & Bailey's actually release their land...?*

*Will Bemand's ever get round to developing their 6 existing developments that are already on Hold...*

*HFSP7 – is this for all Families of the Village or Just Farming & Forestry tied properties*

***Final Question – Where in this New Stoke Prior Proposed Boundary are the New Self Build affordable allocations for existing Young Families of the Village.?***

**Comments on specific policies**

If you would like to comment on a specific policy, please state the policy number (and if appropriate any specific paragraph number).

Policy No.	Para No (if applicable)	Comments and/or suggested changes
<p>HFSP</p> <p><b>9</b></p> <p><b>9:2:4</b></p>	<p>Stoke Prior Inset Map &amp; Suggested Boundary</p>	<p><i>The C1110 30mph (LOL) Sign &amp; Croft Gate (Bad Corner) into Stoke Prior</i></p> <p>A: <i>This area of the Village is Dangerous enough as it is.! Ref: 15:2:2</i></p> <p>B: <i>It is just wide enough for a Tractor - Let alone a car passing a pedestrian Ref: 15:2:5 ... HFSP11 (a) &amp; (c)</i></p> <p>C: <i>As the Orchard &amp; Outbuildings all drain towards the road the Existing drains can Only Channel water off too two noted "Flood Points" Devon Cottage/The Bury &amp; Slough /Cross Cottage Ref: 13.2.5 &amp; 13:1(e)</i></p> <p>D: <i>The Land is set 4to6ft higher than the road &amp; with 7 to 8 New Dwellings it will need extensive ground works &amp; removal of Hedgerow Ref:9.1 (e) &amp; (f) ... HFSP16 view, vistas, Orchards etc</i></p> <p>E: <i>Surely This Land comes under an Established Orchard Ref: 20.1(e)</i></p> <p>F: <i>Admittedly adding 4no. New houses behind the hedge sounds perfect. But, you will need a New Border Oak Style access if not bigger To handle the possible 14to21 cars from these Suggested 7 New Builds &amp; Croft Gate</i></p>
<p>HFSP</p> <p>West of Bury</p> <p><b>9</b></p> <p><b>9:2:3</b></p> <p><b>9:2:5</b></p> <p>East of Bury</p>	<p>Stoke Prior Inset Map &amp; Suggested Boundary</p>	<p><i>The Bury &amp; Ford Road into Stoke Prior</i></p> <p>A: <i>Yes agree West of Bury – Flooding Point – Yet Field North of Church In Theory Will Drain to Stream &amp; Track - Not Back towards C1112</i></p> <p>B: <i>East of Bury - Yes, Agree – Hopefully Bemand’s will release this Land</i></p> <p>C: <i>Why not extend Out to the public foot path – this will enable better access Old Village Hall – Avoiding Norman’ Lane Right of Access Issues</i></p> <p>D: <i>Why not Include a New Village Hall with a Picnic/Play area Here</i></p> <p>E: <i>Keep the Village Hall in The Heart of the Old Village</i></p> <p>F: <i>Plot Ideal for small Semi’s – 4 main Builds 3to4 Beds &amp; Catering for 4 New Bungalows up &amp; behind Border Oak Properties to Pink House</i></p>
<p><b>9:2:5</b></p> <p>East of Bury</p>	<p>Stoke Prior Inset Map &amp; Suggested Boundary</p>	<p><i>East &amp; West of the Embankment (Dismantled Railway – Heritage Feature)</i></p> <p>A: <i>Statement – C1110 No Existing Settlement Limit – True</i> <b>Yet with All Old &amp; New Application taken into account – False</b></p> <p>B: <i>Old Village Hall, Next to Pink House &amp; Close Cottage Makes 3 or 4</i></p> <p>C: <i>Will they have right of Access Via Normans Lane or shared Private Drive</i> <b>**Surely this will open the Access Rights to The Paddocks &amp; Williams’**</b></p> <p>D: <i>Appendix "F" Norman’s Farm shown as Potential (Ref Note C:)</i></p> <p>E: <i>02/1159 - When will these get built – (Just asking)</i></p> <p>F: <i>05/1938 - Will they need to re-apply for Planning (Bases...2005 – 2008?)</i></p> <p>G: <i>East of Dismantled Railway &amp; towards The Trug – Shown in New Boundary Yet, Orchard - Folding issue, Poor Access, Listed Building</i></p> <p>H: <i>When App 143630 (Old Hall) 141849 (Williams’ Field 8) &amp; 150677 (Old Hall Field) are Finally Built The Properties upto Spring Cottage Village appears Dissected from the Village Yet have longer Ties than most</i></p> <p>I: <i>Appendix "F" Hill Top Farm shown as Potential – (Ref Note J:)</i></p> <p>J: <i>Why Have Ashbed &amp; Land of the Hollies – upto - Spring Cottage &amp; Trap</i></p>

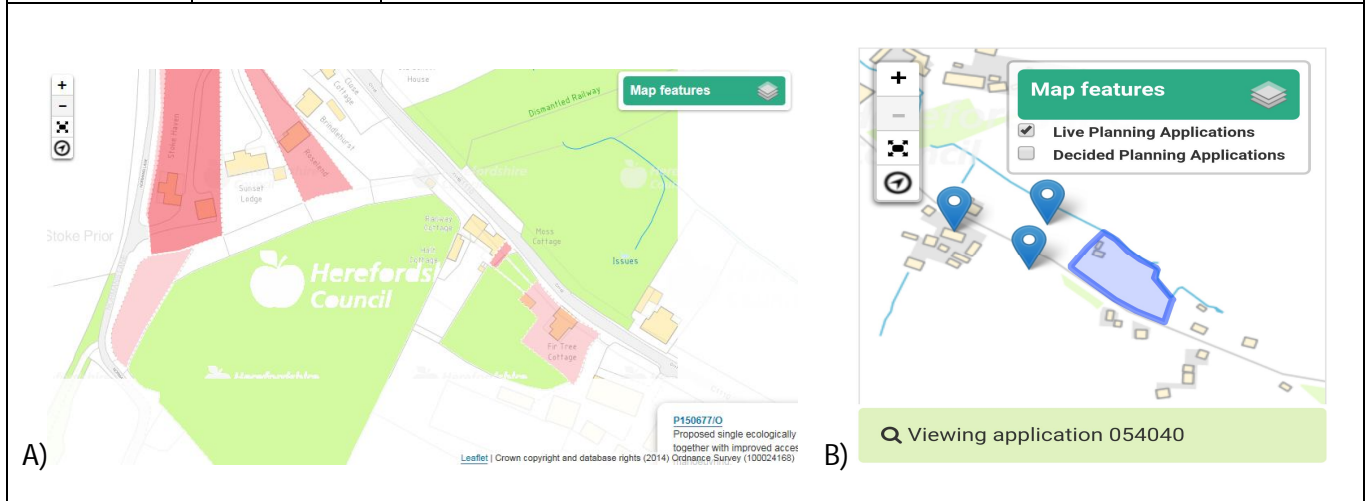
		<i>house been Excluded as it seems silly to Dissect them from The Village K: Not sure if Trap House needs to be included as possibly under Farming Rights of Planning anyway - But, I have..?! (Equal Rights &amp; All That ✓)</i>
<b>Policy No.</b>	<b>Para No (if applicable)</b>	<b>Comments and/or suggested changes</b>
<b>HFSP</b>  <b>9</b>	<i>Stoke Prior Inset Map &amp; Suggested Boundary</i>	<i>Please Note: Over the years, Several Gardens &amp; Boundaries in Stoke Prior have Changed So, it appears that the Draft FHSP O/S map used is Slightly out of Date A Few Examples are: All Houses on the Old Embankment (Pic Ref:A) The Hollies &amp; Annexe at the Hollies (Pic Ref:B)</i>
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<b>HFSP</b>	<i>Note</i>	<i>As you may already know:  Molly (Mum) &amp; I were both approached in early July &amp; asked if we would Consider The Property of The Hollies (Outlined in blue) As a possible 1 to 2 Self-build infill development which we agreed to... Only to point out Our only need &amp; request would be for an affordable self-build to be taken into consideration due to our previous request in Jan 2006 (Pic Ref:B)  Yet, it now appears that with our honesty you have now presented &amp; divided Our Property like no other in the village  Our Land is of one Boundary &amp; is no different to that of any other In the Village - In fact The whole property is mown every 2wks &amp; used as an extended play area for My Son Harry (&amp; possibly a Pony) (Otherwise it is only being used for Mothers Hobby &amp; Pets)</i>
<b>HFSP</b>	<i>Registered Need for a Local Family Dwelling</i>	<i>Further to Our Established need in 2004 &amp; Application in 2006  Unlike others who have jumped the Ship or Retrospectively Continued on With what They want to get planning permission... It now appears that Our needs are being Overlooked &amp; Cast aside by the local Parish for waiting patiently as requested</i>

HFSP	Ticking Boxes & more	<p><i>The Hollies (&amp; Annexe) HFSP own Draft Neighbourhood Policy's</i></p> <p><i>Page 11 &amp; 12 ... 5:4 Objective's One, Two &amp; Four</i></p> <p><i>Page 12 ... 6:1 Policy HFSP1 (b)</i></p> <p><i>Page 14 ... 6:2:7</i></p> <p><i>Page 20 ... 8:2:2 &amp; 8:2:3</i></p> <p><i>Page 21 ... 9 ... HFSP4 (a) (b) &amp; (c)</i></p> <p><i>Page 22 ... 9 ... HFSP4 (d) (e) &amp; (g)</i></p> <p><i>Page 22 &amp; 23 ... 9:2:1</i></p> <p><i>Page 24 ... 9:2:6 &amp; 9:2:9</i></p> <p><i>Page 30 ... 12:1 ... Policy HFSP7 (I) (II) (III) &amp; (V)</i></p> <p><i>Page 30 ... 12:2:1</i></p> <p><i>Page 31 ... 12:2:2, 12:2:3 &amp; 13:1 if not more - Appendix "1", RA1 &amp; "2"</i></p> <p><i>Appendix "F" Page 4 ... 3:19 ,</i></p> <p><i>Page 7 &amp; 8 ... section 4 , 4:1, 4:2, 4:3 Table 3 (3bed 75.8% requirement), 4:5</i></p> <p><i>Page 9 ... Appendix 1 ... "RA2 1, 2, 3 &amp; 4</i></p> <p><i>Page 10 ... Appendix 2 ... "H6" 1, 2 &amp; 3 etc... etc... etc...</i></p>
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Policy No.	Para No (if applicable)	Comments and/or suggested changes
HFSP <b>9</b>	<i>Note : My Thoughts</i>	<p><i>Admittedly I have a tad of dyslexia &amp; sometime interpret things slightly of Context &amp; feel Victimised – where as it could actually in my favour... But, If you read all the presented HFSP Literature from Draft Neighbourhood to Appendix 'F' etc – The Hollies is really the Only Property of the Village that appears to be Dissected &amp; Left out from future planning Yet, has a true Genuine need to develop &amp; I don't think that the HFSP7 will cover this...</i></p>
<i>Supporting Comment By Others</i>	<i>N.D.Preece Consultants Ltd</i>	<p><i>The Hollies is 1 domestic property &amp; development plans should not dissect it!</i></p> <p><i>The HFSP states the need to "9.2.6 include the neighbouring existing property (The Hollies)" - However You are not complying by only including part!</i></p> <p><i>A Big National Planning issue at this present time is the immense need for "affordable housing for local young families".</i></p> <p><i>Policy 1b of the HFSP Neighbourhood Plan declares this as does The Herefordshire Core Strategy for sustainability.</i></p> <p><i>Extending the NDP to include The Hollies certainly goes a long way to achieve the demands of this policy Indeed inclusion of the remaining village properties up to Spring Cottage &amp; Bank Cottage will also Help achieve this respectfully.</i></p>

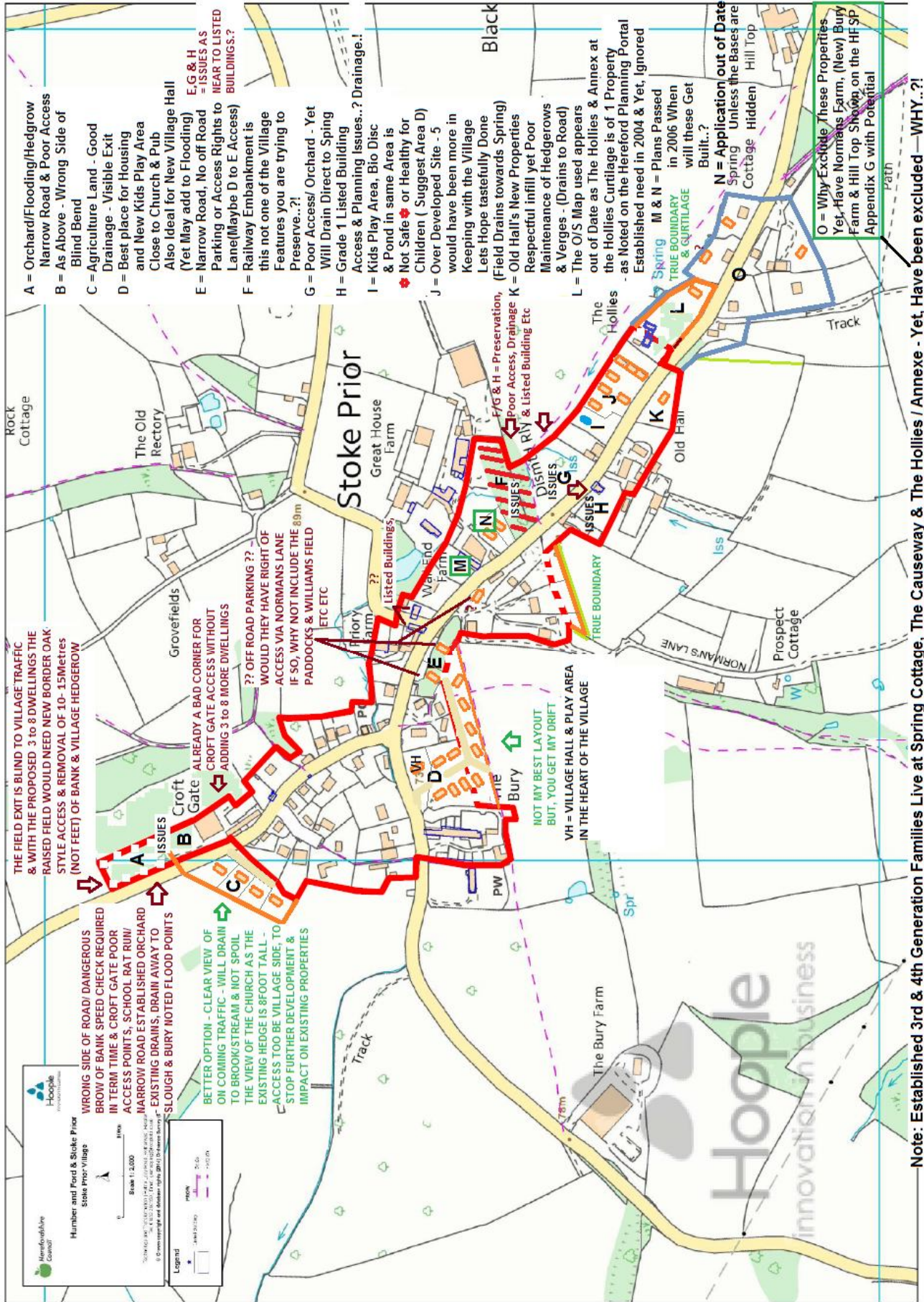
<p><i>Supporting Comment By Others</i></p>	<p><i>Mrs A.Watts Development Control Planner</i></p>	<p><i>Areas to be designated they need to meet the points below, and having looked at the red line, I'm not sure it does:</i></p> <ul style="list-style-type: none"> <li><i>· village or settlement boundaries, which could reflect areas of planned expansion</i></li> <li><i>· the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities</i></li> <li><i>· the area where formal or informal networks of community based groups operate</i></li> <li><i>· the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style</i></li> <li><i>· whether the area forms all or part of a coherent estate either for businesses or residents</i></li> <li><i>· whether the area is wholly or predominantly a business area</i></li> <li><i>· whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway</i></li> <li><i>· the natural setting or features in an area</i></li> <li><i>· size of the population (living and working) in the area</i></li> </ul> <p><i>Also, if they are going to leave the red line as it is, and only part of the Parish's area is designated, then it is helpful for the Parish to provide the reasons for the exclusion in a supporting statement.</i></p>
<p><i>Supporting Comment By Others</i></p>	<p><i>M.K.Preece Previous Head of Hereford &amp; Worcester Technical Services</i></p>	<p><i>That is Bloody ridiculous – Stop being so silly &amp; Include the Whole Property of The Hollies as it should be (Pic Ref:B)</i></p> <p><i>Just because You previously didn't want development above the old railway line of Stoke Prior - You now have a further 10 New registered developments Outlined for the near future - plus the possibilities of a linked Annexe at Fir Tree Cottage &amp; 2 more builds between The Trug &amp; dismantled Railway line So, excluding the whole Property known as the Hollies seems somewhat Contradictory &amp; Absurd Especially with Hill Top Farm now noted under Appendix G for Potential Development</i></p> <p><i>This word of mouth reason doesn't cover a justifiable reason for the exclusion or dissection of this property - In fact with the New Builds on the Horizon it Strongly supports the need to include the remainder of the other village Properties in this New Proposed Boundary - Up to &amp; including Spring Cottage</i></p>

<p><b>Further to Above</b></p> <p><b>9</b></p> <p><b>9:2:6</b></p>	<p><i>Our Only Request</i></p>	<p><i>Please include the Whole Property of The Hollies (&amp; Annexe at the Hollies) In the New Parish Boundary with our only Thought &amp; Request for a future Single 3to4 bed plus garage to be registered – Under keeping existing local young families in the area &amp; enabling them to Self-Build an affordable Home</i></p> <p><i>Note:</i>  <i>We have no other intention of any other development on this land apart from maybe a stable or small out building – leaving the existing Apple trees intact (Trees Given by Shirley Bemand &amp; Planted By John Firth less than 30yrs ago) to create a light &amp; noise Break for The Hollies (&amp; now Annexe) In fact we have several Years of aerial photos to support this – 1980 – 1984 etc)</i></p>
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<p><b>HFSP</b></p> <p><b>9</b></p> <p><b>9:2:6</b></p>	<p><i>Stoke Prior Inset Map &amp; Suggested Boundary</i></p>	<p><i>Why haven't You included Spring Cottage, The Causeway, Bank Cottage etc in the New Parish Boundary - As all of these houses have 2<sup>nd</sup> 3<sup>rd</sup> &amp; 4<sup>th</sup> Generations of Families Living in them who need / require affordable Self-build plots &amp; Housing. Surely this will Tick all the Boxes &amp; still be in keeping with the New Parish Council Village Development Especially now that the Lower properties are about to be Infilled In doing this You will release at least 10 to 40thousand to the local Authorities Via new builds &amp; a further 2 to 6 thousand in Council taxes each year</i></p> <p><i>* Yet Not Cause any extra traffic on these roads as we already live here *</i></p>
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<p><b>HFSP</b></p> <p><b>9</b></p>	<p><i>Stoke Prior Inset Map &amp; Suggested Boundary</i></p>	<p><i>To save time &amp; words</i>  <i>Please note Picture Below with general Notes for A to O</i>  <i>Explaining most of my thoughts on Village of Stoke Prior Village</i></p>
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**Note:** Established 3rd & 4th Generation Families Live at Spring Cottage, The Causeway & The Hollies / Annexe - Yet, Have been excluded - WHY..?!

PS - THESE PROPERTIES WILL ONLY ADD TO VILLAGE COUNCIL TAXES & NOT ADD TO THE VILLAGE TRAFFIC AS WE ALREADY LIVE & TRAVEL TO & FROM THEM

**General comments:** (Please View Hereford Planning Portal on full magnification for up to date O/S mapping or for Even slightly better satellite views of the Village Try using "Bing" for Free on Gridreferencefinder.com Unfortunately both of

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*these are still missing a few New Properties, Out Buildings, Hedgerows, Missing Hedgerows, Tennis courts, Stables etc. etc.*

**Google Earth is out of Date (ie 2009) Please Use Bing (2014) as it will give you a better idea of how the village looks**

*General Notes & Further to Private Consultation Please Note:*

*The FHSP O/S plan is out of Date with the Hereford 2014-5 Planning Portal  
"The Hollies" & "Annexe at the Hollies" are of One Property & land  
which can only be sold as one property (ie Electric, Phone, Water & Grounds etc)  
Registered to Mrs Molly Doreen Ann Firth (Mother) & Mr Adam Joh Firth (Son)*

*Yet the New Boundary has been Shown straight through the middle of the Main tied Dwellings  
Note: The whole of this property is mown upto The Causeway every 1 to 2wks like any other garden in the village  
(Example of similar land is - Fir Tree Cottage extended pasture/garden – But, then we are Not Classed as Grade 1 or 2)*

***So, Could you update your Parish Plan & Boundary to include The correct outline of The Hollies & Annexe grounds without dissecting it from its true property boundary Many thanks***

***As you may already Know Spring Cottage, The Causeway & The Hollies all have long term village Families that have contributed to the up keep of the village for well over 50+ years – Margret (& Keith) Strangwood, Carol & Susan Berrett & Molly (& John) Firth with all 3 families ages ranging from 3 to 75 in each property..***

***To include these properties would enable these long term Residence & Families to continue living in the area they much love***

*We can only wonder why we haven't been included in the Planning envelope – As these properties are neither Farming or Forestry - They drain away for the C1110 – They are all mown every 1 to 2wks & the road side appearance has been annually maintained by all - Surely with All the New Developments appearing East of the Embankment & with No Listed Buildings or Features of interest near these 3 properties... The possibility of smaller family self-build projects would be in keeping with the Village character & requirements*

*Areas of concern & with issues Yet You have included them :*

***Croft Gate's "Established Apple Orchard" & outbuildings which are set on a very narrow stretch of road which is recorded as a rat run with minimal passing space – This, area will need New improved off road access much like Border Oaks style Drive way & Access - which will be out of character with the village - plus set between a blind corner & crown of bank***

***"This is a dangerous place at the best of times" especially at 8:30 to 9 – 12:30 to 13:30 & 14:45 to 15:30 (School Run)***

*Housing Behind & Either side of the Pink House – Will they have right of access via Norman Lane or Access directly off the main drag – where will they park their cars – if passed Surely these will need to be Bungalows as overlooking a Listed Building? & The Pink House*

***Surely if you open the door to these developments & with Norman's farm under Appendix G for potential development***

***\*\*Williams' Field & The Paddocks should have right of access & development too\*\****

*The Old Railway embankment & Between The Trug outlined*

*Yet Shown & suggested as Under Preservation, Drainage Problems & in the locality of a Listed Building...*

*Fir Tree Cottage field/garden Outline (Yes, agree to Linked Annexe or Bungalow – But, Not for 2 story New Builds or major development)*

***(If Bemand's don't mind) The only one I agree with 100% is the land between The (Old) Bury upto Towards Old Village Hall***

***Why Not take this out to the public foot path – Include a New Village Hall with combined shop, Picnic & Play area for all...***

***1no. Village Hall & Parking - 2no. Semi affordable (ie 2to3bed) 4no. (3to 4 Beds) & 4no. (Bungalow for the Retiring)***

*If you look at the boundary & listen to hear say –*

*Will Bemand's & Bailey's actually release their land...?*

*Will Bemand's ever get round to developing their 6 existing developments that are already on Hold...*

*HFSP7 – is this for all Families of the Village or Just Farming & Forestry tied properties*

***Final Question – Where in this New Stoke Prior Proposed Boundary are the New Self Build***

***Affordable allocations for existing Young Families of the Village.?!***

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