

Hampton Bishop Draft Neighbourhood Development Plan – Consultation Responses – July 2018

Table 2 - Responses from Statutory Bodies and Neighbouring Parish Councils

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Natural England	All				No specific comments but referred	Noted.	No change.
Coal Authority	All				No specific comments.	Noted.	No change.
Historic England 1.	All			Support	No adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to historic environment issues pertaining to Hampton Bishop We commend the emphasis on local distinctiveness, protecting local heritage assets and the maintenance of historic landscapes and rural character.	Noted.	No change.
Historic England 2.	P30		New Policy	Comment	We do have one suggestion that you may wish to consider.	Accepted.	Amend Plan.

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					<p>The Parish clearly has a strong agricultural base and numerous historic farmsteads and it is notable that where they become redundant the Plan supports their redevelopment for commercial enterprise.</p> <p>Whilst we would support the conversion of historic farmsteads for beneficial uses, including employment uses, we are concerned to ensure that this is done in a sensitive manner.</p> <p>Therefore we suggest that you consider the inclusion of a Policy with the following wording: "Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due</p>	<p>Insert additional policy as suggested.</p>	<p>Insert further Policy and supporting text under section 5.2 "Protection of the Historic and Natural Environment" after HB4 and renumber other policies:</p> <p><u>" Hampton Bishop Parish has a strong agricultural base and numerous historic farmsteads. At the Regulation 14 consultation Historic England noted that whilst they would support the conversion of historic farmsteads for beneficial uses, including employment uses, they are concerned to ensure that this is done in a sensitive manner. Therefore, a further policy has been added on the advice of Historic England to help ensure any conversions are undertaken in a sympathetic way."</u></p> <p>Insert New Policy:</p> <p><u>"HB5 Protection of Historic Farmsteads Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish for employment or residential uses should be</u></p>

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					<p>reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project”.</p> <p>Further information about this can, if necessary, be obtained from Julian Cotton of HC Archaeology Service.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p>		<p><u>sensitive to their distinctive character, materials and form. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.</u></p> <p>Insert references to Herefordshire Farmsteads Characterisation Project.</p>
Environment Agency	P17 - 18		HB1 HB2	Comment / Support	As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed	Noted. Parish Council asked HC for a map showing pluvial (surface water) as well as fluvial flood risk. However such a map would be chargeable and developers	No change.

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					<p>development in Hereford City and other strategic sites (Market Towns), was viable and achievable.</p> <p>The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We note that the Plan does not allocate sites which, in part, reflect the significant flooding problems within the area. The Plan has a strong focus on flood risk with Policy seeking to ensure that development is located in areas of the lowest risk (HB1)</p>	<p>can access such maps at their own cost.</p> <p>(Government map at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map is very pixelated)</p>	

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					<p>whilst also looking at increased resilience (HB2). The village is currently afforded a level of protection from the raised earth flood defences.</p> <p>We continue to carry out maintenance work on these defences, including operational checks, grass cutting and repairs works. We are also continuing to look at possible options within Hampton Bishop to help further improve the standard of defences and increase the level of protection afforded to existing residents.</p> <p>It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding, which impacts the village along with fluvial</p>		

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					flooding, with Herefordshire Council and their drainage team as the Lead Local Flood Authority (LLFA).		
Woodland Trust 1.	All			Comment / Support	<p><u>Key Issues for Hampton Bishop</u></p> <p>The Woodland Trust is pleased to see that maintaining the quality of your natural environment is identified as one of the key issues for Hampton Bishop, and the need to maintain and enhance its agriculture and environment, its quality of the appearance of its landscape and how it is enriched by its open aspect to the countryside.</p> <p>Trees are some of the most important features of the area for local people. This is being acknowledged with the adopted Hertfordshire Local</p>	Noted.	No change.

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					Plan Core Strategy 2011-2031, which resists development resulting in the loss of woodland, hedgerows and trees. One of the objectives of Policy LD3 (Green Infrastructure) is to protect, manage and plan for the preservation of valued landscapes, such as trees and hedgerows and woodlands. This general Local Plan policy should also be taken into account with the issues, vision and objectives in the Neighbourhood Plan for Hampton Bishop.		
Woodland Trust 2.	P13				Therefore, the text supporting Historic and Natural Environment in the Key Issues of your Neighbourhood Plan, should be amended to also seek to protect and enhance the local landscape character of Hampton Bishop, and include the following:	Accepted. Amend text on p 13 as suggested. Note however there are no areas of ancient woodland in the parish, so this part should not be included.	Amend Plan. Revise final sentence on p13 to: <u>" There is a need for new development to be designed sensitively and appropriately and to protect and enhance the local environment, green and open spaces,</u>

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					"To protect and enhance the local environment, green and open spaces, ancient woodland, veteran trees hedgerows and trees".		<u>veteran and mature trees and hedgerows.</u> "
Woodland Trust 3.			Vision and Objectives	Support	<u>Vision and Objectives</u> We are pleased to see that Objective 2 in the Neighbourhood Plan for Hampton Bishop does identify the need to conserve and enhance its landscape, and how any new development in your Parish needs to respect its distinctive landscape character.	Noted.	No change.
Woodland Trust 4.			Vision and Objectives	Comment	However, your Plan should also seek to ensure development must conserve mature trees and hedgerows, so there is no loss or degradation of ancient woodland in your parish.	Accepted. Insert further text as suggested under first bullet point.	Amend Plan. Insert further text under first bullet point p15: " Trees are a significant local asset. <u>Development should conserve mature trees and hedgerows, so there is no loss or</u>

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					<p>It should also support conserving and enhancing woodland and trees, such as Oak trees, with management, and also to plant more trees in appropriate locations.</p> <p>Increasing the amount of trees and woods in Hampton Bishop will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p> <p>Information can be found here: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-</p>		<p><u>degradation of hedgerows and woodland in Hampton Bishop parish and schemes to increase the quantity of trees and woodland will be supported"</u></p>

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					hunt.org.uk/discoveries/interactivemap/		
Woodland Trust 5.			HB8	Comment	<p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). On 5th March 2018 the Prime Minister Theresa May launched the draft revised NPPF for consultation. Paragraph 173 c states:</p> <p style="padding-left: 40px;">development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused, unless there are wholly exceptional reasons and a suitable mitigation strategy exists. Where development would involve the loss of</p>	<p>Partially accepted.</p> <p>Although this comment refers to the new Draft NPPF, it is accepted that it is appropriate for the NDP to give greater prominence to the protection of trees and woodland as there are several areas of Traditional Orchards (a Priority Habitat) in the Parish as well as a number of veteran trees.</p> <p>However, the Parish does not include any areas of Ancient Woodland - see SEA Map 1 and http://magic.defra.gov.uk/MagicMap.aspx.</p> <p>Inserting the suggested text into an objective</p>	<p>Amend Plan.</p> <p>Insert further supporting text into para 5.2.19 after "flood attenuation":</p> <p><u>" Increasing the number of trees and woods in Hampton Bishop would provide enhanced green infrastructure for local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback). There are opportunities for planting a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites."</u></p> <p>Insert further text into Policy HB8:</p> <p><u>" Development which results in substantial harm to or loss of irreplaceable habitats such as traditional orchards, hedgerows or veteran trees, will be refused"</u>.</p>

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					<p>individual aged or veteran trees that lie outside ancient woodland, it should be refused unless the need for, and benefits of, development in that location would clearly outweigh the loss;</p> <p>Whilst recognising that this policy is draft we believe it must be given due weight in the plan making process as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland.</p> <p>Therefore, we would recommend that Objective 2 of your Neighbourhood Plan should include something along these lines:</p>	<p>would give it less weight than a planning policy.</p> <p>Therefore, insert further text into Policy HB8 as suggested but refer to traditional orchards, hedgerows and veteran trees rather than ancient woodland.</p>	

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					“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.		
Woodland Trust 6.	All			Comment	<p>The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced.</p> <p>Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland in the geographical area of your</p>	<p>Not accepted.</p> <p>There are no known areas of ancient woodland in the parish.</p>	No change.

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					Neighbourhood Plan. Standing Advice from Natural England and the Forestry Commission has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences		
Woodland Trust 7.	P6-7			Comment	The profile of Hampton Bishop identifies the need to retain and enhance its rural character as a small rural settlement, and also the need for development to integrate with the landscape. Given that Neighbourhood Plans are a great opportunity to think about how trees can also enhance your community and the lives of its residents, the natural environment and tree and woodland conservation, should also be	Noted.	No change.

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					taken into account with a Policy in your Plan.		
Woodland Trust 8.	All	5.2.19		Comment	<p>Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Hampton Bishop.</p> <p>In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level.</p> <p>Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and</p>	<p>Accepted.</p> <p>Add further text to para 5.2.19 as suggested.</p>	<p>Amend Plan.</p> <p>Insert further supporting text to para:</p> <p><u>"Trees and woodland also can play a key role in delivering improved health and wellbeing at a local level by providing opportunities for relaxation and recreation"</u>.</p>

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					<p>this is reinforced by the Care Act 2014.</p> <p>Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.</p>		
Woodland Trust 9.			HB7 and HB10		<p><u>Protection of the Historic and Natural Environment</u></p> <p>Whilst Policy HB7 (Landscape Design Principles) and Policy HB10 (Development on the Urban Fringe) does seek to protect and enhance trees, whilst also planting new ones, it should also seek to protect ancient hedgerows and deciduous woodlands, as well as also seeking to retain and enhance open green spaces and resist the loss of open space.</p>	<p>Partially accepted.</p> <p>Amend Policy HB7 as suggested but do not include references to ancient woodland.</p> <p>Amend Policy HB10 to strengthen wording in relation to tree planting.</p> <p>There is suitable and adequate public open space provision for the village provided in the area around the village hall.</p>	<p>Amend Plan.</p> <p>Insert additional text to Policy HB7: " Development schemes should protect deciduous woodlands, as well as retain and enhance open green spaces. Any loss of public open space will be resisted."</p> <p>Amend Policy HB10. Delete first and third paragraphs and replace with:</p> <p>"Any development in areas of high and high medium landscape sensitivity on the urban fringe of the City of Hereford must be avoided in order to protect both the rural and historic character of the Parish and the visually unique approaches to Hereford from Lugwardine and Mordiford.</p>

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					<p>It should also ensure the provision of some more, to what extent there is considered to be enough accessible open space in your community also needs to be taken into account. There are Natural England and Forestry Commission standards which can be used with developers on this:</p> <p>The Woodland Access Standard aspires:</p> <ul style="list-style-type: none"> • That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. • That there should also be 		<p>The planting of trees within the urban fringe area of the Parish is strongly encouraged to assist with reduction of excess surface water. Trees and orchards are preferred to large areas of grassland. Existing trees should be protected wherever possible."</p> <p>Retain second paragraph.</p>

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					at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.		
Woodland Trust 10.		5.2.19		Comment	<p>The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events.</p> <p>This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use</p>	<p>Noted.</p> <p>Also refer to the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/.</p>	<p>Amend Plan.</p> <p>Amend 5.2.19:</p> <p>Insert further reference to Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/</p>

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					change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stepping-the-flow/ .		
Bartestree & Lugwardine PC 1.		Map 5		Comment	The Parish Council didn't feel it was very clear that the settlement boundary was written as such when in fact there are two boundaries.	Not understood. This could relate to the boundary to the urban area of Hereford City? If so this settlement boundary will be a matter for Herefordshire Council.	No change.
Bartestree & Lugwardine PC 2.		Map 8	HB9	Comment	Map 8 is missing.	This is a drafting error. Policy HB9 should have referred to Map 5. However, Policy HB9 and the proposed Local Green	No change.

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						Spaces are not being carried forward into the Submission Plan following objections from local residents and landowners.	
Dormington & Mordiford GPC	All			Support	<p>The Parish Council felt that the proposals outlined in the Hampton Bishop NDP would only bring benefit to the local area and there was nothing that would adversely impact on Mordiford Parish.</p> <p>Councillors particularly welcomed proposals on flood alleviation issues and on speed restrictions.</p>	Noted.	No change.