

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

Table 3 Responses from Local Residents and Developer / Landowners

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
Resident 1. A	40 &	5.2.20 - 5.2.21	Map 5 HB9	Objection	<p>Garden of Hampton House Cottage opposite entrance road to Village Hall. The garden and cottage were purchased in good faith by the occupiers. The NDP was not conceived at that time and no one could be expected to know this might be considered a green space. The land should not be in the settlement boundary.</p> <p>Local Green Space 2 – Field The field should not be within the settlement boundary therefore excluded for building. However, the owners purchased the property in good faith and NDP green space was not considered or planned for at that time.</p>	<p>Accepted.</p> <p>The proposed Local Green Spaces should be deleted from the Submission Plan.</p>	<p>Amend Plan.</p> <p><u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u></p>

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Resident 1. B	12 30- 31	3.1 5.2.6	HB4	Comment	Delete reference to land east of Holywell Gutter Lane. 190 no longer live – abandoned. No current large scale planning applications.	Accepted.	Amend Plan. P12 Delete:" The scale of proposed development within the rural Parish of Hampton Bishop is considered out of all proportion to its size and character. If current planning applications are granted, they would treble the number of homes currently within the Parish. The idyllic rural setting of Hampton Bishop's farm land and orchards, nestling between two rivers on the approach road to the busy City of Hereford would be lost forever." Add text to beginning of remaining paragraph: <u>"The idyllic rural setting of Hampton Bishop's farm land and orchards, nestling between two rivers on the approach road to the busy City of Hereford is under significant and constant threat from</u>

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							<p><u>proposals for development on the edge of Hereford City.</u></p> <p>P30-31 delete: " • Land to the east of Holywell Gutter Lane Hampton Bishop (Outline application S102921/O2012, October 2010) and Reserved Matters application P152631/RM - still live) for 190 units; "</p>
Residents 2 & 3	32	5.2.20-5.2.21	Map 5 HB9	Objection	Green Space ... Part of our property (Hampton House Cottage) has been suggested to be designated as green space. The area is identified on map 5 Page 32, north of Hampton House and east of Church Lane. The area in question is private property (our garden) and does not in any way meet the specific criteria mentioned in paragraph 77 of NPPF. It does not serve the local community, is not demonstrably special or hold particular	Accepted. The proposed Local Green Spaces should be deleted from the Submission Plan.	<p>Amend Plan.</p> <p><u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u></p>

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					<p>significance and it is not necessarily local in character. As it is a private garden owned by private individuals, to be a suitable area for designation it should be valued for “wildlife, historic significance and/or beauty”. None of these criteria apply in this case.</p> <p>Neighbourhood planning officers at Herefordshire Council have advised us that the matter cannot proceed without the landowner’s consent therefore we would like to reiterate our objections, as stated in our previous letter to the parish council dated 21.06.16.</p>		
Resident 4	32	5.2.20-5.2.21	Map 5 HB9	Objection	I write to formally object to an attempt to designate a parcel of land we own as ‘Local Green Space’. I must apologise for my delay in registering this objection but having been unable to attend any of the meetings when the initial stages of the Neighbourhood Plan were in	Accepted. The proposed Local Green Spaces should be deleted from the Submission Plan.	Amend Plan. <u>Delete paras 5.2.20 - 5.2.21 and Policy HB9.</u>

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					<p>discussion I was somewhat surprised to discover the inclusion of the land we own without receiving any formal notification. The land I refer to has been listed in the Neighbourhood plan as:</p> <p><i>Local Green Space 2 - Field Proximity to the community South and west of the junction of Church Lane and Whitehall Road Demonstration of special value to the local community This open space is immediately opposite Saint Andrews Church and graveyard and as indicated, sits a road junction. The view to the church is currently unrestricted when approached from the west and the south. Any construction in the field marked "2" would disrupt the sight lines to the church when approached from the south. The church is active and parking is limited and it could be argued that it is near, if not the centre of the village. The western edge of the</i></p>		

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					<p><i>church is designated a public right of way and used frequently by villagers and ramblers.</i></p> <p>Our paddock is already protected from development by a section 106 agreement. It is not available to the village for use and certainly not as an overflow car-park! There is no public right of way across the paddock and the sight line to the church is along the lane and not over paddock although the point about the view being marred by any construction in the paddock is irrelevant as it is already protected from development.</p>		
Residents 5 & 6 A.	All			Comment	<ul style="list-style-type: none"> We welcome the opportunity to respond to the draft Hampton Bishop Neighbourhood Plan, and we would like to thank the parish council officers and the 	Noted.	No change.

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					<p>parish clerk for preparing the draft plan.</p> <ul style="list-style-type: none"> • We welcome the proposals on protecting and enhancing valued landscapes, geological conservation interests and soil, enhancing biodiversity, enhancing heritage assets and green infrastructure, rural resilience, and access to services. • We need to learn lessons from the widespread flooding in 2000, 2013, and 2014 in Hampton Bishop. Unfortunately, the causes of flooding have not been addressed in the neighbourhood plan. There are no 		

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					<p>provisions which focus on reducing the impact of extreme floods by, for example, increasing protection on properties themselves and managing river catchments so rain runs off hills more slowly. Plans and policies or progress in addressing vulnerabilities are lacking.</p>		
Residents 5 & 6 B.	All			Comment	<ul style="list-style-type: none"> We are concerned that the plans puts more emphasis on house building which may impact on flooding, landscape, water quality, biodiversity, community infrastructure, and access to services. 	<p>Not accepted.</p> <p>NDPs have to plan positively for new development but Hampton Bishop NDP notes the significant constraints related to flooding, landscape character and built heritage etc and that</p>	No change.

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						the required housing target for the plan period has already been met. The NDP does not therefore support significant additional development over the plan period.	
Residents 5 & 6 C.		5.1.27		Comment	<ul style="list-style-type: none"> We welcome the recognition that <i>“the residual risk of flooding is relatively high behind flood defences and must be specifically addressed level 2 Strategic Flood Risk Assessment (SFRAs) or detailed Flood Risk Assessments (FRAs).”</i> Hampton Bishop is surrounded by stank, which only provide a certain level of protection. Defences cannot be considered to 	<p>Noted.</p> <p>The NDP does direct development away from areas at greatest risk of flooding and the Environment Agency supported the approach and policies in the NDP - see Table 2.</p>	No change.

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					<p>remove the risk of flooding entirely.</p> <ul style="list-style-type: none"> We maintain that residual” flood risk – the flooding resulting from extreme weather events that cannot be prevented by normal flood defences – is increasing. Hence, we think that housing development should be avoided by directing development away from areas most at risk of flooding from all sources (the “sequential test”) to ensure that development can be safely and sustainably delivered. 		
Residents 5 & 6 D.		5.1.27		Comment	<ul style="list-style-type: none"> We propose that the plan should seriously consider 	Noted.	No change.

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					Paragraph 5.4.3 of the SFRA which stated that “... the defended areas at Leominster, Hereford and Hampton Bishop pose a relatively high degree of residual risk to existing and new development.”	This is noted and addressed in the NDP.	
Residents 5 & 6 E.	All			Comment	<ul style="list-style-type: none"> The rush to build new homes is set to increase flooding by overwhelming drains, according to the nation’s building and flooding professionals. New housing developments can simply connect to existing drains, increasing the risk of floods. There are no plans for increased public spending on 	<p>Noted.</p> <p>The NDP supports this approach, limiting new housing development to sites within the tightly drawn settlement boundary and directing new building to areas at lowest risk in line with policies in the core strategy.</p> <p>The Environment Agency supports the approach in the NDP.</p>	No change.

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					<p>drainage and flood defences.</p> <ul style="list-style-type: none"> The Herefordshire Core strategy provides that in Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031. The core strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The main challenge Hampton Bishop village faces is the threat of flooding, which when left unheeded will impact on sustainable development, 		


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					<p>which is the cornerstone of the core strategy.</p> <ul style="list-style-type: none"> • All residential development proposals will need to take account of capacity of the drainage network in the area and the impact of future development on water quality. Hampton Bishop falls within the catchment for the River Wye and River Lugg. • The River Wye Special Area of Conservation (SAC) currently includes sections where the water quality exceeds phosphate level targets and this prevents sections of the river from achieving favourable 		

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					<p>condition. It is also necessary to ensure that sections of river currently meeting the water quality targets do not fail as a result of new development.</p> <p>Agriculture, industrial and household sources contribute the bulk of the phosphate going into the Wye and Lugg rivers.</p> <p>Hence, we do not encourage house building in the village.</p>		
Residents 5 & 6 F.			HB1	Comment / Support / Object	<ul style="list-style-type: none"> To conclude, we welcome the proposal to resist new residential development in Flood Zone 3. However, we strongly oppose the proposal to allow 	<p>Not accepted.</p> <p>Policy HB1 directs new development to Flood Zone 1 but requires development proposals in Flood Zones 2 and 3 to submit a sequential text and then to apply</p>	No change.

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					housing development in Flood Zone 2.	the Exception test in line with national planning policy.	
			HB7	Comment	<ul style="list-style-type: none"> We also support the redevelopment of existing or redundant farm or commercial buildings for new commercial enterprise on condition that the economic activity will not result to biodiversity loss and flooding, and negatively impact on water quality, soil health and landscape. 	<p>Accepted.</p> <p>Add further text to HB7 as suggested.</p>	<p>Amend Plan.</p> <p>Insert further criterion to Policy HB7: <u>"Proposals for the redevelopment, alteration or extension of existing or redundant farm or commercial buildings for new commercial enterprises or residential uses will be supported provided that proposals do not result in any net loss to biodiversity or increase risk of flooding, and do not negatively impact on water quality, soil health and landscape."</u></p>
Resident 7			HB10	Comment	What do we really want? I suggest that one of the main objectives should be to preserve the integrity of the village, and to prevent further encroachment of housing development on the City fringe, because we will	<p>Not accepted.</p> <p>Policy HB10 has to be positively worded and it was supported by Herefordshire Council at Regulation 14. Trees and woodland have been given additional</p>	No change.

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					<p>otherwise lose the unique rural setting, destroy the landscape on the City approaches, and increase the risk of flooding.</p> <p>We have already exceeded the Parish's 18% target under RA1 (see p.11), so surely any further development outside the Settlement Boundary should be unacceptable. Otherwise, what's the point of the Boundary?</p> <p>Hampton Bishop Suburb seems a deeply unattractive prospect to me, and no doubt to the overwhelming majority of the village that opposed the Rugby Club Application.</p> <p>It seems to me that this objective would be most conveniently achieved by</p>	<p>protection in the NDP following comments submitted by the Woodland Trust - see Table 2.</p> <p>As and when Herefordshire Council consider any future planning applications on the urban fringe, both Herefordshire Council and NDP policies will apply. As Hampton Bishop has already exceeded its housing target by some margin, it is hoped that this will be given suitable weight in decision making.</p> <p>No further change is required.</p>	

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					<p>amending Draft Policy HB10 along the following lines: "Further development on the urban fringe of the City of Hereford is unacceptable, and will be resisted in order to protect both the rural and historic character of the Parish, and the visually unique approaches to Hereford from Lugwardine and Mordiford. 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>		
Resident / Landowner 8			HB5 Map 5	Comment / site submission	Please see the attached plan for some parcels of land within the parish, which I wish to be	Not accepted. The NDP aims to direct new housing	No change.

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					<p>considered for possible housing development.</p>  <p>Looking at both the scattered boundary and conservation boundary in detail, it seems clear that the land situated to the east</p>	<p>development to sites within the identified settlement boundary, subject to constraints such as flooding. The Parish has already more than met the target housing requirement as set out in the Core Strategy through existing commitments and recent developments.</p> <p>Therefore, there is no need at this stage to include one or more site allocations in the Submission NDP; the existing approach as set out in the Regulation 14 Draft Plan is supported by Herefordshire Council - see Table 1.</p> <p>Development on the urban fringe of the City</p>	

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					<p>of 'Box Tree Cottage' and to the west of 'Beggar's Roost' is a suitable candidate for the introduction of linear development.</p> <p>This area could be used to create a sympathetic development in the heart of the village, allowing for the introduction of charming, picturesque and sustainable homes. Please see the attached maps which show some suitable development areas.</p>	<p>of Hereford will be considered against all the policies in the NDP, and in particular Policy HB10. The proposed sites are currently considered to be the rural area and Core Strategy Policy RA3 will apply.</p> <p>Proposals that come forward for sites within the settlement boundary will be considered n their own merits, according to the policies in the development plan ie the NDP and Core Strategy.</p>	

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					Section 5.2.5 makes reference to the need for 32 units to support the local Hereford Core Strategy within the Parish of Hampton Bishop. The next paragraph makes reference to 110 units of existing commitments. These, however, are widely accepted to be situated at the very extremities of the parish.		
RCA Regeneration Planning agents for resident / landowner 9.	42 & 43		HB6 HB7 HB10 HB1 HB2 HB3	Comment / site submission	It is noted that pages 42 & 43 identify that the Neighbourhood Plan has been designed with suitable flexibility, should proposals come forward to facilitate the relocation of Hereford Rugby Club to the urban fringe of Hereford via an enabling residential development. This flexibility is welcomed, as you may be aware that STL Energy Ltd are progressing work to submit an outline application with all matters reserved (except for access and layout) on the site	Not accepted. The NDP aims to direct new housing development to sites within the identified settlement boundary, subject to constraints such as flooding. The Parish has already more than met the target housing requirement as set out in the Core Strategy through existing commitments	No change.

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					<p>known as 'Land to the east of Holywell Gutter Lane, Hereford'. The extent of the site is demonstrated in the accompanying red line plan. In examining the Neighbourhood Plan the independent examiner will assess whether the contents of the Neighbourhood Plan is sound. The assessment of 'soundness' considers whether the plan is positively prepared, justified, effective and consistent with national and local planning policies.</p> <p>It is clear that the lack of consultation with Hampton Bishop Parish, Hereford Rugby Club and all other interested parties led to the previous application being poorly designed and did not take the concerns of local residents or the Rugby Club into account. This then led to the subsequent demise of that application and its removal from</p>	<p>and recent developments.</p> <p>Therefore, there is no need at this stage to include one or more site allocations in the Submission NDP; the existing approach as set out in the Regulation 14 Draft Plan is supported by Herefordshire Council - see Table 1.</p> <p>Development on the urban fringe of the City of Hereford will be considered against all the policies in the NDP, and in particular Policy HB10. The proposed site is currently considered to be the rural area and Core Strategy Policy RA3 will apply.</p>	

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					<p>the NDP. However, we would urge you to reconsider as our client has now acquired the site and begun work from scratch in partnership with the Rugby Club. The Rugby Club will now be a central feature of the revised proposals, which are to be underpinned by fresh and comprehensive evidence. The residential development accompanying it is necessary to fund the relocation of the Rugby Club and will comprise a mix of market and affordable housing, complemented by public play areas and public open space. Reconsidering a potential allocation for the site will, in our view, ensure the Neighbourhood Plan is positively prepared: providing a much needed sporting facility for the county and positively contributing towards housing supply for Herefordshire.</p>		

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					<p>The new application being progressed is entirely separate from the previous outline and reserved matters applications on the site. All new technical reports and surveys are currently being undertaken to identify a set of opportunities and constraints that will shape an indicative masterplan.</p> <p>The work being undertaken includes:</p> <ul style="list-style-type: none"> *Transport Assessment and vehicular access strategy (including Road Safety Audit). *Landscape and Visual Impact Assessment incorporating illustrative landscape strategy and landscape design strategy. *Arboricultural Survey. *Archaeology and Heritage desk-based assessment. *Flood Risk Assessment and Drainage Strategy. *Phase 1 Ecological Survey. *Breeding Birds Survey. *Bat Transect Survey. 		

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					<p>*Bat Dusk/Dawn Emergence/Return to Roost Survey. *Reptile Survey. *Great Crested Newt Survey. We are aware of the Draft Neighbourhood Plan Policies HB6 and HB7 which guide new development proposals in the Hampton Bishop Neighbourhood Plan area and we recognise the importance of protecting the existing landscape character of this part of the county.</p> <p>The proposals being worked-up are very 'landscape-led'. We have sought to retain the existing orchards fronting onto the B4224 to retain the rural character of the approach into Hampton Bishop which maintains settlement separation and the distinct identity of the village. As part of the strategy for green infrastructure and public open space, the scheme will</p>		

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					<p>incorporate a significant number of the existing orchard trees, avoiding large areas of un-vegetated open space which would be distinctly visible from long distance views of the site and less characteristic of the area.</p> <p>Having reviewed the Neighbourhood Plan in detail, it is clear that flooding and achieving effective drainage schemes are extremely important considerations for Hampton Bishop residents. With this concern in mind the application for the Rugby Club and associated development will be accompanied by an application for a pumping station situated within the applicant's land to the west of Mordiford Bridge. Draft Neighbourhood Plan Policies HB1, HB2 and HB3 are clear and provide targets for any decision maker to use to assess whether</p>		

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					development proposals are compliant with the Neighbourhood Plan Policies. In addition to the above, we would also like to support Draft Neighbourhood Plan Policy HB8 as this policy seeks to integrate drainage, public open space and ecological enhancement proposals into a single holistic approach.		