

Border Group Parish Neighbourhood Plan Changes to Draft Plan Following Regulation 14

| Alteration Ref No | Draft Plan Section/reference | Proposed Change | Reason |
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| 1 | Front Cover | <p>Amend to read</p> <p>BORDER GROUP Neighbourhood Development Plan 2011 – 2031</p> <p>Submission Draft June 2016</p> | To roll forward and indicate plan time-span |
| 2 | Regulation 14 Consultation Notice | Delete Notice | The plan has now passed this stage |
| 3 | Footer | <p>Amend footer to read:</p> <p>Border Group Neighbourhood Plan – Submission Draft Plan, June, 2016</p> | To reflect rolling forward to next stage of the process |
| 4 | Contents page | Amend page numbering as appropriate | To reflect change in pages as a consequence of additions and deletions |
| 5 | Whole Plan | Refer to 'Border Group Parish' throughout instead of other variations | To be consistent |
| 6 | Para 1.2 | Amend date of adoption of Core Strategy to 16 th October 2015 | To correct error |
| 7 | Map after Para 1.6 | <p>Add Ordnance Survey Copyright reference:</p> <p>© Crown copyright and database rights [2015] Ordnance Survey 100054737</p> | To correct an omission. |
| 8 | Policy BG2 | Replace 'controlled' by 'managed' in bullet points 1 and 3. | To address the concerns of Herefordshire Council |
| 9 | Para 2.16 | <p>Replace final sentence with:</p> <p>'However sufficient sites are known to be available and suitable for development and will</p> | To address the concerns of Herefordshire Council |

| | | <p>exceed the housing target set for the Group Parish to a limited extent. Sufficient owners of individual plots or small sites who were approached have confirmed this to be the case. There are a further limited number of potential sites where housing might take place but where there remains uncertainty that their development will materialise during the plan period.'</p> <p>Add footnote to show where the evidence for this is available.</p> | | | | | | | | | | | |
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| 10 | Para 3.1 | <p>Revise paragraph to read and add table:</p> <p>'The housing target set by Herefordshire Core Strategy Policies RA1 and RA2 for the four parishes with settlements is 36 dwellings. Herefordshire Council has indicated that between 2011 and 2014 no dwellings had been constructed although commitments in terms of planning permission granted during that period amounted to three dwellings. A further 2 rural windfall sites have come forward since 2014. Herefordshire Council's rural windfall allowance of 19% over the plan period would amount to 7 dwellings although four of the outstanding commitments would be included within that total with the remainder coming forward primarily through Herefordshire Core Strategy Policy RA3. Consequently, the minimum target to be provided within the four settlements listed in Herefordshire Core Strategy Tables 4.14 and 4.15 for the remainder of the plan period is 28 dwellings. Table 1 sets out how it is expected that the housing target for the plan period will be met. The evidence setting out how these figures were derived is set out on the Border group neighbourhood plan website. '</p> <p>Table 1: Summary of Commitments, Rural Windfall and Available Sites within Settlement Boundaries Defined in this Neighbourhood Plan.</p> <table border="1"> <thead> <tr> <th></th> <th><i>Number of dwellings</i></th> </tr> </thead> <tbody> <tr> <td>Target 2011-2931</td> <td>36</td> </tr> <tr> <td>Completions/under construction 2011-2014</td> <td>0</td> </tr> <tr> <td>Outstanding planning permissions 2014 (HC advice)</td> <td>3</td> </tr> <tr> <td>Rural windfall approved since 2014*</td> <td>2</td> </tr> </tbody> </table> | | <i>Number of dwellings</i> | Target 2011-2931 | 36 | Completions/under construction 2011-2014 | 0 | Outstanding planning permissions 2014 (HC advice) | 3 | Rural windfall approved since 2014* | 2 | To address the concerns of Herefordshire Council |
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| Target 2011-2931 | 36 | | | | | | | | | | | | |
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| | | <table border="1"> <tr> <td>Land available within settlement boundaries</td> <td>35</td> </tr> <tr> <td>Rural windfall allowance (outstanding)</td> <td>3</td> </tr> <tr> <td>Total</td> <td>43</td> </tr> </table> | Land available within settlement boundaries | 35 | Rural windfall allowance (outstanding) | 3 | Total | 43 | |
| Land available within settlement boundaries | 35 | | | | | | | | |
| Rural windfall allowance (outstanding) | 3 | | | | | | | | |
| Total | 43 | | | | | | | | |
| | | Add footnote to show where the evidence for this is available. | | | | | | | |
| 11 | Para 3.5 | <p>Revise paragraph to read:</p> <p>'The contribution made by Adforton to the housing target for the Group Parish will be through enabling limited development through infilling within a defined settlement boundary. Sites known to be available within the defined settlement boundary include the conversion of two existing non-residential buildings, the redevelopment of a brownfield site where agricultural buildings are no longer required and able to accommodate at least 5 dwellings, and a site able to accommodate at least two further dwellings. It is accepted that the opportunities to provide a mix of house types and tenures through this approach will be limited but there should still be an emphasis upon family accommodation, by avoiding bungalows and larger properties. Further sites exist and may come forward during the plan period although at the current time the relevant landowners have not confirmed they are available.'</p> <p>Add footnote to show where the evidence for this is available.</p> | To address the concerns of Herefordshire Council | | | | | | |
| 12 | Paras 3.8 and 3.9 | <p>Revise paragraph to read:</p> <p>'3.8 Brampton Bryan is maintained as an historic estate village with a special character that the community wishes to retain. Although services and facilities are limited, there are a notable number of enterprises located in various converted rural buildings throughout the village. There are no particular pressures for new residential development on undeveloped land and this is anticipated to remain the case during the plan period. There is however a range of agricultural buildings that have significant potential for conversion to dwellings that is likely to become available.</p> <p>3.9 The opportunity available through this policy should provide the potential for some 8</p> | To address the concerns of Herefordshire Council | | | | | | |

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| | | <p> dwellings in Brampton Bryan enabling it to make a contribution to the Group Parish’s housing target although this is anticipated to be towards the end of the plan-period.’</p> <p>Add footnote to show where the evidence for this is available.</p> | |
| 13 | Policy BG4 | In final paragraph delete ‘ or extension ’ | To add clarity |
| 14 | Policy BG4 | <p>Add new criterion iii) and renumber subsequent criteria</p> <p>iii) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel.</p> | As requested by Herefordshire Council |
| 15 | Para 3.12 | <p>Add at end of paragraph:</p> <p>‘on sites known to be available.’</p> <p>Add footnote to show where the evidence for this is available.</p> | To address the concerns of Herefordshire Council |
| 16 | Para 3.15 | <p>Add after 6th sentence in the paragraph:</p> <p>‘Two sites known to be available and falling within Flood Risk Zone 1 sit within the settlement boundary and would provide for at least 8 dwellings.’</p> <p>Add footnote to show where the evidence for this is available.</p> | To address the concerns of Herefordshire Council |
| 17 | Policy BG6 d) | <p>Amend criterion to read:</p> <p><u>d) Landscape proposals should form an integral part of the design for the development and include measures to protect and enhance the biodiversity value of the Limebrook stream along its northern and eastern edges.</u></p> | To ensure the biodiversity value of this feature is maintained and enhanced as part of the village’s green infrastructure network. It will also address concerns expressed by Natural England |

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| 18 | Paragraph 3.11 | <p>Redraft to read:</p> <p>Lingen, as does Adforton, comprises two distinct areas: the first being the main village to the south of St Michael and All Angel’s Church and Court House Farm including the George Public House, and the second buildings to the north including the village hall. Both areas fall within Lingen Conservation Area although some buildings within the northern area including The Turn Farm and a number of recently built properties to the east are outside its boundary. Areas of ‘Local Green Space’ have been defined that, among other reasons for their importance, contribute towards the character and appearance of Lingen Conservation Area (see Policy BG18). These include:</p> <p>i) The separation between the two parts of the village which is of significant importance to the character and local distinctiveness of the village and marked by the open space comprising the village churchyard and Motte and Bailey Scheduled Monument to its north and the gap between The Old Farmhouse and The Turn Farm to their south. This latter gap is important both in terms of views into the village core where All Angel’s Church is prominent, and also out from the church across its graveyard to the wooded hill beyond rising above hedgerows and fields of pasture land (see Figure 6).</p> <p>ii) The area opposite and to the south of Court House Farm is an important heritage asset that was identified as such by Herefordshire Council’s archaeology section and reflected in the Historic Environment Record. Together with the Motte and Bailey Scheduled Monument it adds importance to the separation between the two parts of the village.</p> <p>iii) The open view westwards across to The Grange and Brierley Hill out of the northern end of the village is also particularly important to the character of the Conservation area as well as contributing to the isolated context of the Turn Farm.</p> <p>The separation created by these important central spaces has resulted in an approach based upon two development boundaries rather than one settlement boundary. Other frontage gaps are important to the setting of the conservation area as well as offering well appreciated views into and out of the village.</p> | To set out more specifically the importance of the areas defined as Local Green Space. |
| 19 | Paragraph 3.12 | <p>Amend the second sentence in this paragraph to read:</p> <p>‘Development within the village will be limited to sites within its defined development boundaries where proposals respect density of the particular part of the village and, where appropriate, conserve or enhance the character and appearance of the Conservation Area.</p> | To add clarity |

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| | | Where this comprises infilling of gaps within frontages, these gaps should be of sufficient width to accommodate new houses without leading to an overcrowded frontage.' | |
| 20 | Map 2 | <p>Extend housing notation to cover the garage area</p> <p>Exclude the land that extends the southern development boundary southward beyond the farm track on the west side of the village street from being within the development boundary.</p> <p>Area to be excluded from Development Boundary (in red):</p>  <p>© Crown copyright and database rights [2015] Ordnance Survey 100054737</p> | <p>To add clarity</p> <p>To be more consistent with the Conservation Area Boundary and protect the appearance at the entrance to the village from the south. It is considered that the site retained can be landscaped suitably to ensure the village entrance is not harmed whereas the removed area would be more difficult to treat sensitively.</p> |
| 21 | Policy BG10 | <p>Add new criterion v) and renumber subsequent criteria</p> <p>v) Opportunities should be taken to develop routes and off-site measures which facilitate and</p> | As requested by Herefordshire Council |

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| | | encourage active travel. | |
| 22 | Paragraph 4.2 | Add new sentence before final sentence in this paragraph as follows: 'However, there is concern that such uses should be compatible with the general serenity of the area and protect the amenity of residents, tourism and leisure proposals should not adversely affect the tranquillity that that residents experience and which is a characteristic of the landscape.' | To clarify criterion iii) of the policy. |
| 23 | Policy BG12 | Amend final sentence in policy to read: Proposals for wind energy schemes will not be supported, apart from individual turbine proposals that meet the above criteria. | To add clarity as suggested by Herefordshire Council |
| 24 | Policy BG13 | Add new criterion e) e) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel. | As requested by Herefordshire Council |
| 25 | Policy BG14 (Heading) | Delete 'and Foul' from Policy heading | The policy does not cover foul/waste water drainage but paragraph 5.6 refers to this matter being one to be considered under Herefordshire Local plan Core Strategy SD4. |
| 26 | Policy BG14 | Redraft first sentence in the policy to read: New development will not be permitted in areas identified as flood zones 2 and 3 unless there are no other options where development is necessary, in which case full and effective mitigation measures must be provided. | To ensure the policy better reflects NPPF paragraph 100 |
| 27 | Para 5.5 | Amend final sentence to read: | |

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| | | 'This reinforces Herefordshire Local Plan Core Strategy Policy SD3 and where a detailed flood risk assessment is required for development that is necessary it should cover issues set out in NPPF paragraph 102.' | |
| 28 | Para 5.6 | Add at the end of para 5.6 'This is particularly the case within the River Lugg catchment into which the Limebrook flows, because the River Lugg forms part of the River Wye Special Area of Conservation further to the south and measures are being pursued to improve both its water quality and biodiversity. ' | |
| 29 | Policy BG15 | Amend policy to read: Existing community facilities such as village halls and other premises used to accommodate local services shall be retained and protected from development which might unnecessarily restrict their current use. Proposals to enhance existing or provide new or additional community facilities within such village halls or other premises, (which may include small business premises such as a village shop or public house), will be supported where: a) They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads but, where possible, promote active travel to and from the facility.; c) Appropriate parking can be satisfactorily provided without harming existing residential and other uses. | To improve the sense of the policy |
| 30 | Policy BG16 | Amend criterion d) to read: d) Not adversely affect important biodiversity habitats and species but contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites and ecological networks; | To address the concerns of Natural England |

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| 31 | Para 6.3 | <p>Add to the end of the paragraph:</p> <p>'Policy BG16 should be read in association with Herefordshire Local Plan Core Strategy LD2 which sets out the levels of protection that should be afforded to particular biodiversity and geodiversity assets.</p> | To address the concerns of Natural England |
| 32 | Policy BG17 i) | <p>Amend to read:</p> <p>i) Development should not adversely affect important buildings and other heritage assets within the village and elsewhere in the Group Parish, including their setting.</p> | To correct an omission, phrase more positively, and to ensure the policy cover the whole plan area. |
| 33 | Policy BG17 ii) | <p>Amend to read:</p> <p>ii) Retaining and enhancing the character of traditional rural buildings, the historic landscape and archaeological sites.</p> | To respond to advice by Herefordshire Council |
| 34 | Policy BG17 | <p>Add additional criterion to read:</p> <p>iv) In considering repair, alteration or conversion of historic farm buildings due reference should be made and detailed consideration be given to the Herefordshire Farmsteads Characterisation Project.</p> <p>Add footnote to this:</p> <p>http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704</p> | On the advice of English Heritage |
| 35 | Appendix 1 Section 2 | <p>Delete part a) and amend first paragraph of part b (deleting reference to b)) to read:</p> <p>Detailed planning permission will be granted subject to the applicant, prior to the issue of permission, entering into agreements with the Local Planning Authority and/or Local Highway Authority, as appropriate and set out in this brief. Agreements may be needed to comply with highway requirements and to meet the requirements of Herefordshire Council's Supplementary Planning Document upon Planning Obligations (or Community Infrastructure requirements as the case may be)</p> | As pointed out, outline applications should not be submitted for development in conservation areas and in any event with the land being designated for development it would generally be unnecessary. Other |

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| | | | minor changes are needed given Herefordshire Council's impending introduction of CIL. |
| 36 | Appendix 1 Section 2 | List of criteria - Renumber lines in Roman numerals top start with i rather than iii With regard to criterion v (to become iii revise to read: iii. landscaping and biodiversity enhancement measures related to the Limebrook stream running adjacent to the site, including the arrangements for the permanent maintenance of landscaped areas; | To correct a typographical error. To incorporate biodiversity measures and address concerns expressed by Natural England |
| 37 | Appendix 1 Para 4.2 a) | Delete final sentence i.e. 'As there is no public transport and little social infrastructure nearby and consequently provision of housing specifically for old people or larger families are not indicated.' | To avoid confusion |
| 38 | Appendix 1 Para 4.2 b) | Amend paragraph to read: 'Factors affecting the extent to which the site might accommodate development include: ensuring properties both on site and downstream are protected from flood risk, maintaining access to the Brook for maintenance, retention of the Public Right of Way, and protecting the views eastwards from the village across to Oldcastle Wood. The density of development will also be influenced by the need to reflect that of surrounding properties and to conserve the character and appearance of the Conservation Area, and to provide small and medium sized family homes. In addition it is understood part of the site accommodates foul drainage infrastructure and there will be a need to provide SuDs drainage. If these matters can be accommodated on adjacent land then more of the site can accommodate development. The acceptability of the design concept will heavily influence housing density on the site but on the assumption that drainage matters can be satisfactorily provided on adjacent land a figure of 6 to 8 dwellings is considered appropriate with the type of dwellings meeting the community's aspiration to see houses for young families.' | To take into account advice in relation to the potential for drainage infrastructure to be on adjacent land. |

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| 39 | Appendix 1 para 4.3 (3 rd Part) | Revise to read: 'Tree planting should be extended round the periphery of the site to provide an appropriate level of screening in order to soften the effect of development and reflect the rural setting of the village. ' | |
| 40 | Appendix 2 para 2.1 | Amend to read 'Take every opportunity to <u>develop active travel routes and</u> utilise rural transport initiatives to improve public transport services within the Group of Parishes, including alternative transport systems.' | To meet the request of Herefordshire Council |
| 41 | Appendix 2, Section 6 | Amend title to read: 'Tourism, Footpaths and Cycle routes' | To meet the request of Herefordshire Council |
| 42 | Appendix 2, para 6.1 | In paragraph replace 'footpaths' with 'Public Rights of Way' | To utilise the appropriate specific term so that there is no misunderstanding. |