

**Stretton Grandison, Eggleton, Canon Frome and Castle Frome
Neighbourhood Development Plan
2020 - 2031**

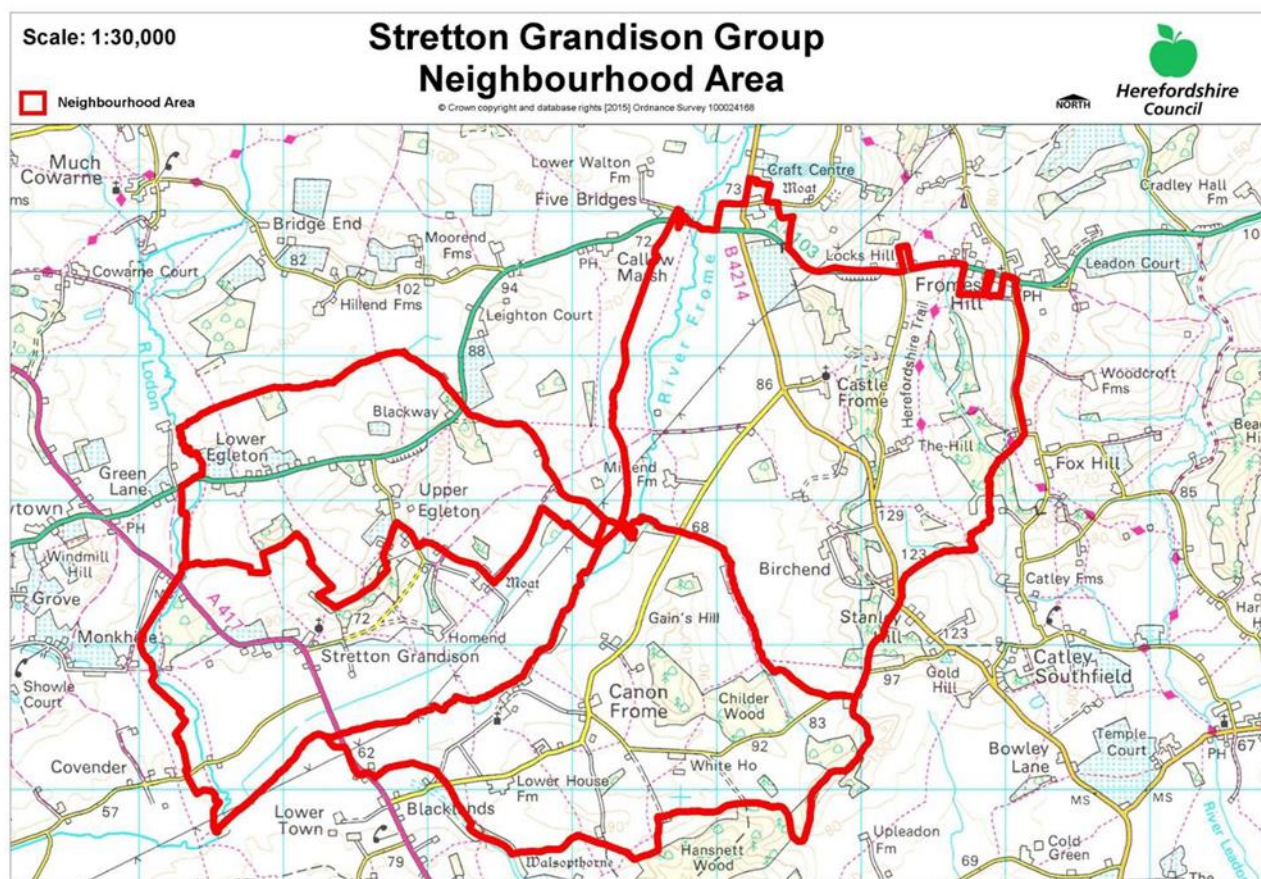
Consultation Statement



Prepared by Stretton Grandison Group Neighbourhood Plan Working Group
On behalf of Stretton Grandison Group Parish Council
January 2020

Supported by

Map 1 Stretton Grandison Neighbourhood Area



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

- 1.2 Planning Practice Guidance provides further advice:

"A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:

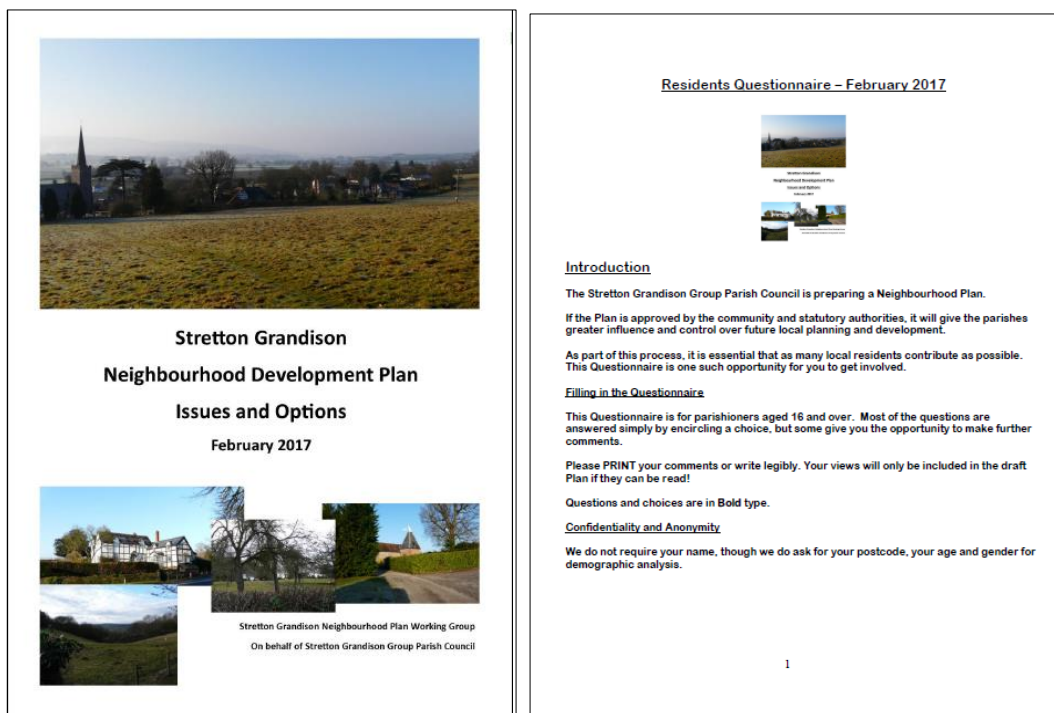
¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- *Is kept fully informed of what is being proposed*
- *Is able to make their views known throughout the process*
- *Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
- *Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).* Reference ID: 41-047-20140306.

- 1.3 Stretton Grandison Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4 The Parish Council is a Group Parish Council and comprises the parishes of Stretton Grandison, Eggleton, Canon Frome and Castle Frome. The neighbourhood area is the same as the Group Parish boundary and is shown on Map 1.
- 1.5 The neighbourhood area was designated by Herefordshire Council on 21st September 2015. A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council in May 2016.
- 1.6 The Steering Group has met regularly throughout the NDP process. Meetings have been held at a local meeting room / conference facility in Stretton Grandison as the Group Parish does not have a parish hall or other public meeting room available. The meetings are open to the public and have been attended on occasion by interested local residents, who were invited to ask questions and contribute comments where appropriate.
- 1.7 Minutes of the Steering group meetings are published on the NDP pages of the website.

2.0 Issues and Options Consultation, February to March 2017

- 2.1 An Issues and Options document and accompanying Residents' Questionnaire were prepared and published for local informal consultation in February 2017². The Issues and Options full document set out the main identified planning issues for the NDP and possible policy options for addressing these issues. **Copies of publicity are provided in Appendix 1.**



Issues and Options Document

Residents' Questionnaire

- 2.2 The Questionnaire asked 26 questions on the vision and objectives for the Plan, and planning themes related to housing, environment, the local economy, flooding, and other issues (sustainable community, and traffic, transport and access). Most of the questions were in multiple-choice format, and also offered the chance to make further comments. The remaining questions were open, asking for views on various planning matters. The questions were organised into 14 groups of 'policy options', to facilitate making best use of the survey findings to inform the planning policies in the Neighbourhood Development Plan.
- 2.3 Copies of the Questionnaires were hand delivered to all households in the Group Parish by volunteer distributors from the NDP Steering Group. All residents aged 16 and over were invited to take part in the survey. Completed questionnaires were hand-collected (with return visits being made as necessary). Overall, 119 completed questionnaires were collected or returned. This is equivalent to 31.6% of the Neighbourhood Area population aged 16 and over (Census 2011).
- 2.4 Residents were invited to attend drop-in events at Canon Frome Court on 17th March 5pm – 8pm or The Stables on Sunday 19th March 2pm – 6pm. Unfortunately, the event at the

² <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/>

Stables was rather poorly attended although more people attended the Canon Frome Court event.

- 2.5 The Issues and Options consultation was publicised on the Parish Council's website and in the introduction to the Questionnaire delivered to local households. Copies of both the full Issues and Options document and the Questionnaire were provided in the NDP website.
- 2.6 DJN Planning Limited was commissioned to undertake a full analysis of the results of the Issues and Options consultation. The full report is published on the evidence base section of the NDP website. The summary of the analysis is provided below:

The survey was undertaken in February 2017 and achieved a response rate of 31.6%.

Draft Vision and Objectives of the Plan

- High and consistent levels of support were shown for the draft vision and the objectives. All were supported by over 90% of respondents.
- The environmental objectives were most favoured (95%).

Housing in our Parishes

- There was majority support (61%) for the draft settlement boundaries. In addition, many detailed suggestions for boundary amendments were made which will require further consideration as the Neighbourhood Development Plan is compiled.
- Almost half of respondents (47%) supported seeking sites for new housing development in all the identified settlements.
- Lower Eggleton and Fromes Hill were preferred as settlements for growth. These are the two higher-level "main focus" villages listed in the Local Plan Core Strategy.
- Half of respondents said that no more than 10 houses in total should be allowed in their village by 2031; a third thought that no more than two houses should be permitted.
- Most wanted to see such new homes provided as single dwellings within the villages, through either the sub-division of gardens or other infill plots. There was little support for a single large housing estate, which was opposed by almost three-quarters of respondents.
- Favoured sizes and types of new homes were 2- and 3-bedroom properties; homes for local people, or those with local connections; adapted/easy access homes; and living/working units.
- Opinion was evenly split as to whether the Neighbourhood Development Plan should include a policy on development in the wider countryside or leave this to the Local Plan Core Strategy.

Protecting our environment

- Protection of the natural environment was of greater importance to respondents than views and vistas, or heritage assets.
- Dark skies were important for 71% of respondents.

- A range of local landscape features were identified for protection, including Homend Park, Canon Frome Court parkland, woodlands and watercourses.
- Over half of respondents (54%) referred to Homend Park as deserving protection as Local Green Space, pointing to its value as a historic, recreational, nature conservation and visual amenity resource.
- Local built features seen as distinctive included individual buildings (eg Canon Frome Court), generic building types (eg hop kilns), and materials (eg brick, stone and slate).

Local economy

- There were many suggestions as to what should be included in policies on the re-use of disused farm buildings and on new agricultural development. These will need to be considered as these policies are written up in the Neighbourhood Development Plan.
- There was support for a positive policy on community-based energy schemes (66% in favour), with the balance of opinion favouring solar and biomass over water and wind power.

Flooding

- As well as the River Frome and its floodplain, other locations where flooding was reported were associated with low-lying land, local watercourses and field run-off.
- Field run-off was the most reported source of property flooding in recent years.

Other Issues

- Asked about creating a sustainable community, the priority issue for most respondents (76%) was attracting younger people to live in the villages and work locally.
- Walking, cycling and using the bus instead of the car (69%), and building energy-efficient homes above current standards and increasing the number and type of community facilities (both 66%), were then preferred over allocating land for residents' food production.
- On traffic and transport, the key issues were road maintenance, bus services, and traffic speed and volume, throughout the villages but particularly the A417 at Stretton Grandison.

About you

- Compared to Census 2011 figures, in the survey returns:
 - Younger age groups were under-represented and older age groups over-represented, and
 - Males were under-represented and females over-represented.

- 2.7 In addition there were many other comments submitted under the various planning themes. These were recorded in their entirety and provided on the NDP website. The analysis and headline results and all the comments submitted were considered very carefully by the NDP Steering group and used to inform the development strategy and draft policies in the First Draft Plan.

3.0 Call for Sites, January - March 2018

- 3.1 In order to provide for the indicative housing requirement for the Group Parish as set out in the Herefordshire Local Plan Core Strategy 2011 - 2031, Stretton Grandison Group Parish Council undertook a 'call for sites' exercise which concluded on the 1st March 2018.
- 3.2 Copies of publicity are provided in **Appendix 2**. A notice was placed on the Parish Council's website and on Parish Council notice boards in various locations around the Group Parish (please provide a copy of final one). Anything else eg parish magazine - please provide? Landowners and agents were asked to complete and return a site submission form with a site location plan (see **Appendix 2**). 12 sites were submitted for consideration within the Neighbourhood Area. In addition, one site was considered which had previously been submitted to the Hertfordshire Strategic Housing Land Availability Assessment (SHLAA 2015).

Technical Site Assessments

- 3.3 The submitted sites and SHLAA site were subjected to a technical assessment by consultants AECOM and the findings are set out in the Stretton Grandison Group Neighbourhood Plan Site Assessment Report, December 2018 which is published on the Neighbourhood Plan Documents page of the NDP website.
- 3.4 The report set out that development may be appropriate in all five settlements identified in the Core Strategy (including Upper Eggleton which was excluded from the Issues and Options consultation) - see Map 2 below.

Map 2 Settlements in Fig 2 Site Assessment Report

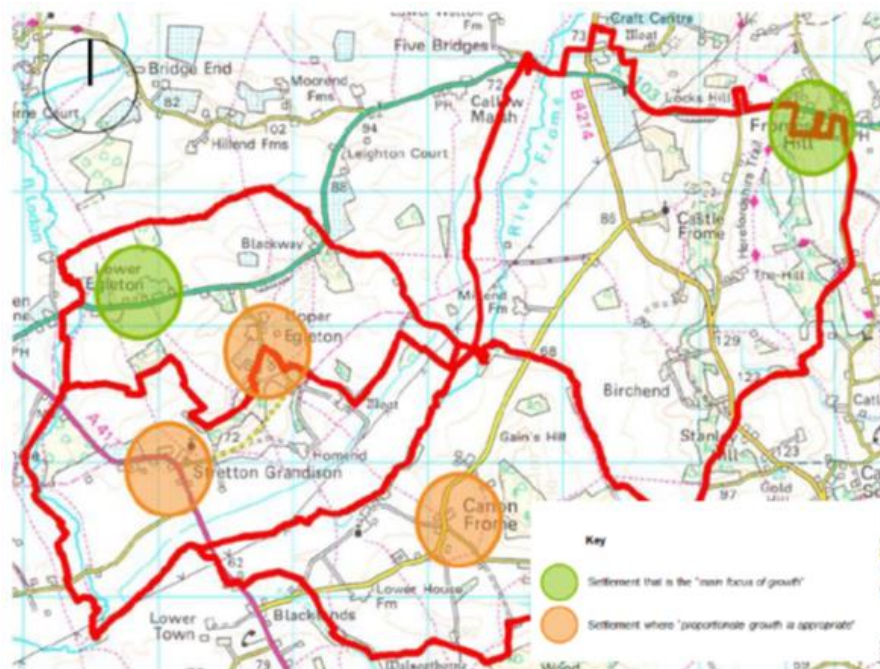


Figure 2. Rural Areas Settlement Hierarchy (Core Strategy Policy RA2)

- 3.5 The 12 sites considered in the technical assessment are listed in the tables from the report reproduced below:

Table 2 Sites Identified in the Stretton Grandison Call for Sites

Reference	Site Name/Address	Gross Site Area (ha)	Indicative Housing Capacity (AECOM calculation)	Indicative Housing Capacity (landowner information)
Site 1	Land at Townsend Barns, Stretton Grandison	0.4		4
Site 2	Land at The Hill Farm, Fromes Hill	1.6	38	Not provided
Site 3	Grain Store, Canon Frome	0.75	18	Not provided
Site 4	Land at The Bramleys, Castle Frome	0.27	6	Not provided
Site 5	Land at Vicarage Cottage, Canon Frome	0.1	3	Not provided
Site 6	Land at The Barn, Canon Frome	0.19	5	Not provided
Site 7	Rochester House, Canon Frome	0.68		4
Site 8	Canon Frome Court, Canon Frome	16* *Entire site, not area of site proposed for development		8
Site 9	Land east of Gospel Ash, Fromes Hill	0.76	18	Not provided
Site 10	Former Orchard area adjacent School Cottages, Stretton Grandison	0.21	6	Not provided
Site 11	Land east of A417 (south), Stretton Grandison	3.97	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided
Site 12	Land north of A4103, Eggleton	0.68	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided

- 3.6 The 2015 Herefordshire SHLAA considered one site in Stretton Grandison and concluded it had medium potential for allocation for residential development.
- 3.7 Table 4 in the Site Assessment Report provided a 'traffic light' rating for each site, indicating whether the site was appropriate for allocation.
- 3.8 The Site Assessment Report set out options for how the housing target (formerly of 18 houses but revised to at least 14 homes as at March 2019) could be distributed through the Neighbourhood Area; one option was to allocate all of the housing on one site and another option was to distribute the growth across a number of sites.
- 3.9 The report considered that there were 6 sites which could in combination accommodate the total housing requirement for the SGG NDP: Site 1, Site 5, Site 6, Site 8, Site 10 and Site 12 with a total indicative capacity of 43 dwellings. Site 8 was proposed for Affordable Housing so would not be included in the 14 minimum requirement as this is for market housing. All of these sites were identified as amber, with minor constraints that needed further consideration or mitigation.

Further Sites

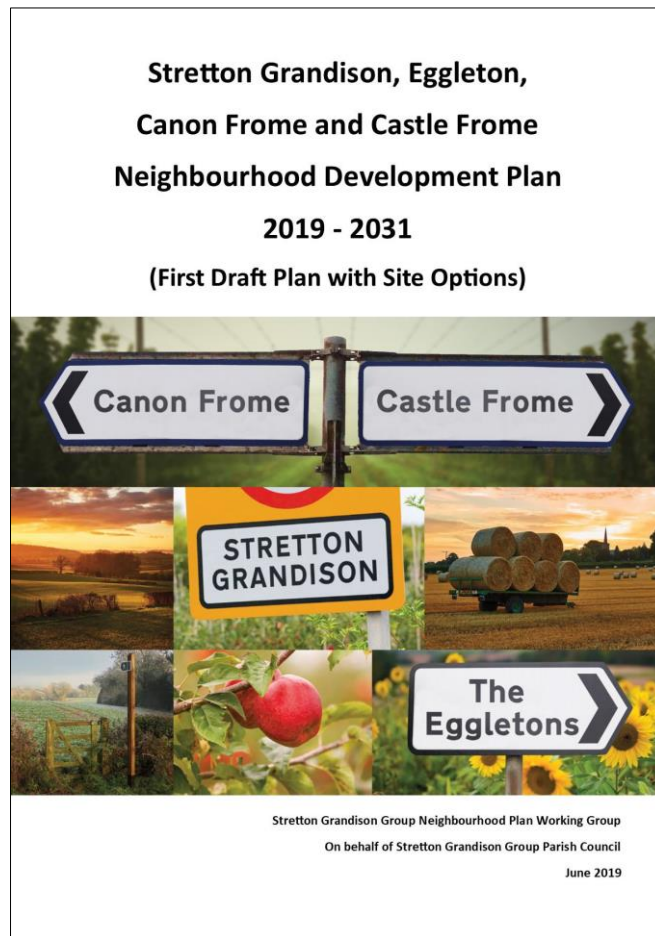
- 3.10 Two further sites were submitted for consideration following the deadline for the AECOM Site assessment process. These were Site 14: Yew Tree Farm, Fromes Hill and Site 15: The Willows, Canon Pyon.

- 3.11 In January 2019 the Parish Council appointed Kirkwells to undertake technical site assessments of the two further submitted sites. The technical assessment report (Site Assessments of Further Submitted Sites, March 2019) is provided on the Neighbourhood Plan Documents page of the website. The report concluded that neither site was considered suitable for development.

Considering the Issues and Options Consultation Responses

- 3.12 The response to the Issues and Options consultation showed that 47% of respondents (56) supported the principle of new housing sites in all of the identified settlements but 33% (39) did not answer or had no opinion. The most popular areas for concentrating development were Lower Eggleton (12% or 14 respondents), and Fromes Hill (10% or 12 respondents): this corresponds with the settlements' identification as the main focus for housing development in the Core Strategy. Preferences for the other settlements were fairly evenly split: Stretton Grandison and Canon Frome were both supported by 4% (5) respondents and Eggleton (Upper Eggleton) by 3% (3). 3% also chose "none of the settlements".
- 3.13 Residents were also asked to give their preference for settlements where development should take place by ranking them. This question was answered by 58 respondents (49% of all respondents). Other respondents either did not answer the question (33% or 39) or said they had no choice or preference (18% or 22). Where a selection was made, the balance of opinion favoured Lower Eggleton and Fromes Hill. These were the first or second choices for 29% and 26% of all respondents respectively, with Canon Frome having the next highest combined score at 16%. In terms of reasons given for choices, the selection of Lower Eggleton and Fromes Hill reflected their main road, accessible locations. For the lower-order preferences, settlements were felt to already have enough (or too many) houses.
- 3.14 The Issues and Options consultation asked residents about the scale of individual housing schemes. Looking at the positive scores, half of respondents (50% or 59 respondents) thought that up to 10 houses would be acceptable, and just under a third (30% or 36) wanted to see no more than 2 homes. Few supported the option of up to 20 houses in their village (6%), and this had the highest 'no' score at 50%. Only 2% (2 respondents) supported provision of all the housing on one large development, 56% (67) wanted to see a number of smaller developments (eg <10 houses) and 76% (90) supported individual released plots. In addition, 54% (64) supported garden infill development.
- 3.15 The preferred options for site allocations were prepared taking into account the results of the technical site assessments and the responses to the Issues and Options consultation from local residents.

4.0 Publication of First Draft Plan with Site Options, June 2019



- 4.1 A First Draft Plan (Preferred Options) with possible options for site allocations was published from Monday 3rd June to Saturday 29th June 2019. **Copies of publicity** and a copy of the questionnaire are provided in **Appendix 3**.
- 4.2 The Draft NDP was published on the NDP website <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/> and hard copies were available on request from the Parish Clerk.
- 4.3 A questionnaire was prepared and copies were delivered to all households in the neighbourhood area and the questionnaire was also placed on the website. Completed questionnaires could be returned by email to pcgroupclerk@gmail.com or by post to The Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP.
- 4.2 Several Open Events were arranged in the local area and free lifts to attend the events were offered by members of the Steering Group:
- Friday 7th June 6-8pm at The Wheatsheaf in Fromes Hill;
 - Friday 14th June 7-9pm at The Stables, Canon Frome;
 - Saturday 22nd June 2-4pm at The Stables, Canon Frome.

Do you have any photos of these please?

- 4.3 The consultation generated a high response rate; 177 questionnaires were issued and 120 completed questionnaire returned, giving a response rate of 68%. Full details of the consultation responses are provided in the report "**Results of the Public Consultation on the Neighbourhood Development Plan For Stretton Grandison Group Parishes, V2 Updated September 2019**" which is published on the NDP website. (The report was updated with the information from a late submitted response form but this did not alter the overall ranking of sites set out in the first version of the report).
- 4.4 The Steering Group considered the findings of the Site Assessment Reports, and local residents' responses to the Issues and Options, and included Small Sites 1, 5, 6, 10 and large Sites 11, 12 and 13 as possible options for new housing sites. The questionnaire asked residents whether they would prefer development to be concentrated on large sites or spread across smaller sites.
- 4.5 The Summary of Results in Numbers is set out below.

Options for Housing Sites

Q1: Would you prefer:

A: Development concentrated on large sites Votes: 44

Or

B: Development spread across smaller sites Votes: 71

Q2: Ranking of Sites*

Large Sites:

Site 11	Points: 111
Site 12	Points: 127
Site 13**	Points: 167

Small Sites:

Site 1	Points: 198
Site 5	Points: 259
Site 6	Points: 228
Site 10	Points: 146

* Points are the total of the ranks given to each site. Hence the max score for a large site would be $3 \times 121 = 363$, and for a small site $4 \times 121 = 484$.

** The validity of Site 13 was challenged during the consultation. See the comment and discussion section for clarification.

- 4.6 At the Steering Group meeting on 18th September 2019, the Group considered the consultation responses and recommended to the Parish Council that development should be accommodated on several small sites in line with most respondents' preferences and that the site allocations should be those sites with the highest level of public support. Although Site 10 had a lower level of support than one of the larger sites (Site 13), it was preferred, on balance, to include this smaller site than all or part of a larger site. The sites taken forward for inclusion in the Stretton Grandison Group Draft NDP were therefore:

- Site 1
- Site 5
- Site 6 and
- Site 10.

(Please note that Sites 5, 6 and 10 were re-numbered as Sites 2, 3 and 4 in the Draft Plan as shown on Policies maps).

- 4.7 In addition some minor amendments were made to the supporting text and wording of other planning policies in response to the results of the informal consultation. The consideration of the responses and resulting detailed changes to the Draft Plan were set out in a table which is provided on the NDP website - see <http://strettongrandisongpc.org.uk/wp-content/uploads/2019/10/Response-Table-v2-Sept-2019-1.pdf> .

5.0 Regulation 14 Public Consultation Monday 4th November 2019 to Monday 16th December 2019.

- 5.1 The public consultation on the Stretton Grandison Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

- 5.2 The Stretton Grandison Draft NDP was published for at least 6 weeks formal public consultation (Regulation 14) from Monday 4th November 2019 to 5pm Monday 16th December 2019.

- 5.3 The notification, Draft NDP and supporting documents and evidence were published on the NDP website:

<http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/> .

Screenshots are provided in **Appendix 4**.

- 5.4 Hard copies of the document could be borrowed on request from The Parish Clerk: Tel: 01885 490414 or email: pcgroupclerk@gmail.com and were available for viewing at the public Drop In event.

- 5.5 The public drop in event was held at The Stables conference room on Friday 22nd November from 7.00pm to 9.00pm and all were invited to attend. Free lifts to attend the event by contacting the Parish Clerk. **SG please insert some more info about this eg photos, provide any display material ort just say copies of the plan and maps were provided on tables? Also how many attended?**

- 5.6 The statutory consultation bodies and Herefordshire Council were contacted by email and invited to comment (the list of consultation bodies and a copy of the email / letter are provided in **Appendix 4**).
- 5.7 Local residents and stakeholders were notified of the Regulation 14 public consultation by ... insert details eg posters, flyers, email etc and please provide copies.
- 5.8 Representations were invited in writing to The Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP and by email to pcgroupclerk@gmail.com. A Response F (see **Appendix 4**) was available to download and print from the NDP website or as a hard copy on request from the Parish Clerk.

Summary of Responses

- 5.9 Insert summary after consideration of responses.
- Insert complete response tables into Appendix 4.

Appendix 1 Issues and Options Publicity, 2017

Insert any publicity eg parish magazine etc

Residents' Questionnaire, February 2017

Residents Questionnaire – February 2017



Introduction

The Stretton Grandison Group Parish Council is preparing a **Neighbourhood Plan**.

If the Plan is approved by the community and statutory authorities, it will give the parishes greater influence and control over future local planning and development.

As part of this process, it is essential that as many local residents contribute as possible. This Questionnaire is one such opportunity for you to get involved.

Filling in the Questionnaire

This Questionnaire is for parishioners aged 16 and over. Most of the questions are answered simply by encircling a choice, but some give you the opportunity to make further comments.

Please **PRINT** your comments or write legibly. Your views will only be included in the draft Plan if they can be read!

Questions and choices are in **Bold** type.

Confidentiality and Anonymity

We do not require your name, though we do ask for your postcode, your age and gender for demographic analysis.

Draft Vision and Objectives of the Plan

The Draft Vision and Objectives have been prepared by the Steering Group.

Draft Vision for Stretton Grandison Group Parish

- To maintain the rural environment and character of the Group Parish.
- To support the provision of affordable housing as part of an overall increase in housing stock of 14% across the area.
- To promote energy efficiency.

Q1. Do you agree with the Draft Vision? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for Housing

HO1. To identify the scale of housing growth across the identified settlements in the Core Strategy.

HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton.

HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process.

Q2: Do you agree with The Draft Objectives for Housing? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for the Environment

ENO1. To conserve and protect Homend Park.

ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome.

ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water.

ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape.

Q3: Do you agree with the draft Environmental Objectives? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for the Economy

ECO1. To support the sensitive conversion of redundant farm buildings to create more local employment opportunities.

ECO2. To support investment in local infrastructure eg broadband and transport.

ECO3. To encourage the use of renewable energy schemes, for instance through community heating schemes.

Q4: Do you agree with the Draft Objectives for the Economy? Yes No
(Please circle one choice)

Further Comments:

Housing in our Parishes

At present, within the Herefordshire Core Strategy Plan, our group of parishes has been allocated a minimum of 14% increase in dwellings in the period 2011 to 2031. This is approximately 18 houses across the whole area. The Core Strategy Plan states that, within the villages, carefully considered development which is proportionate to the size of the community and its needs will be permitted only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.

The Core Strategy identifies that the majority of development should be at Lower Eggleton and Fromes Hill. Proportionate developments would be permissible in the other villages of Stretton Grandison, Canon Frome and Eggleton. The Core Strategy also has a preference for infill development within existing communities and for the re-use of brownfield sites.

Our Plan can set out the types of housing, the approximate number of houses per development and sites in the villages where development would be acceptable. In the Issues and Options, we have indicated possible settlement boundaries for all the identified settlements. Once agreed, any development sites would also be included within the settlement boundaries. In questions in this section we ask you to identify areas where you

would consider development to be acceptable, and to indicate the number and types of housing you would prefer to see.

Policy Option 1 - Identification of a settlement boundary for all identified settlements in the Core Strategy.

This would be a line on a map, identifying where new development would be acceptable in a settlement. It is usually drawn quite tightly around the existing built form, but may include identified site allocations for new development.

The settlement boundaries will eventually include any sites identified for new housing through the site allocation process – see Policy Option 2 below.

Outside this line, the area is considered to be wider countryside and new development will only be acceptable where it is “rural exception housing”.

The NDP could advise that some areas are less suitable for new housing than others ie identify which areas are the priority for local growth.

Settlement Boundary Maps

Lower Eggleton



Fromes Hill



Stretton Grandison



Canon Frome



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Stretton Grandison Parish Council (Licensee) License number 0100058301

Eggleton - It was proposed by the Steering Group that there should be no new build housing in Upper Eggleton subject to consultation responses.

Therefore, no settlement boundary for Upper Eggleton has been identified.

Q5: Do you agree with the settlement boundaries marked in black on the maps?
(Please circle one choice)

Yes

No

Further Comments:

Policy Option 2 – Site Allocations and Criteria

Residents may wish to focus development on 1 or more of the above settlements and limit development in other smaller settlements.

To some extent this may be determined by the sites put forward through a Call for Sites process. This would invite landowners to put forward possible development sites for

consideration and possible inclusion in the Plan. If no sites come forward from landowners in a given settlement, then it would be difficult to allocate any site(s) there.

It is proposed that a Call for Sites process will follow this first consultation. Sites would be assessed using locally agreed criteria.

Q6: Should the site allocation process include sites in all the above settlements or only some?
(Please name)

Please explain your answer.

Q7: Please identify, in order of preference, settlements where development would be acceptable. You must give a reason for your first and last choices. You may give a reason for other choices if you wish.

Suitability for Development	Settlement	Reason
1 st		
2 nd		
3 rd		
4 th		
5 th		

Further Comments:

Policy Option 3 – Housing Numbers and Types

Q8: If additional homes are to be built in your village, how many in total should be permitted by 2031?
(Please tick one box in each row)

None	Yes	No
No more than 2 houses	Yes	No
No more than 10 houses	Yes	No
No more than 20 houses	Yes	No

Further Comments:

Q11: When additional houses are to be built, which size or type should they be?
(Please tick one box in each row)

	Yes	No	No Opinion
Starter homes (2 bedrooms)			
Family homes (3 or more bedrooms)			
Executive homes (4 or more bedrooms)			
Adapted/easy access homes (eg bungalows)			
Flats/apartments (1 or more bedrooms)			
Supported housing/retirement homes			
Living/working properties (small scale enterprise located within or adjacent to the home)			
Homes for local people/people with local connections			
Further Comments:			

Q12: Do you wish to make any other comments about housing?

Policy Option 5 – Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside eg Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place eg forestry, charcoal burning etc.

Q13: Should the Plan include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?
(Please circle one choice)

Have a policy

Leave it to Core Strategy

Further Comments:

Policy Option 4 – Housing Mix

Q9: When land is allocated for housing, what are your views on the size of each housing development that should be allowed?
(Please tick one box in each row)

One large estate	Yes	No
A number of smaller developments (eg < 10 houses)	Yes	No
Individual released plots	Yes	No
Garden Infill development	Yes	No

Further Comments:

Q10: When land is allocated for housing, what are your views on the style of housing development that should be allowed?
(Please tick one box in each row)

Single storey	Yes	No
Two storey	Yes	No
Three storey	Yes	No
Flats/apartments	Yes	No
Period style, with use of traditional local materials	Yes	No
Modern style	Yes	No
Design that respects the scale and styles of existing buildings	Yes	No
Smaller style houses	Yes	No
Smaller gardens	Yes	No
Larger gardens	Yes	No
Houses with off-street parking	Yes	No
Houses with a high level of energy conservation	Yes	No

Further Comments:

Protecting our Environment

Policy Option 6 – Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy would define local landscape character and seek to protect it, particularly isolated veteran trees.

New development also could be required to protect wildlife and local species and include landscape designs to enhance local biodiversity eg planting hedgerows, using native tree species, incorporating ponds and bat boxes etc.

The NDP could also identify locally important views and require development to be sited and designed to ensure such views are protected.

Q14: Which of the following are important to you?
(Tick one box in each row)

	Important				Not Important
Improved measures for the conservation of historic or listed buildings and features	1	2	3	4	5
Enhanced protection of the natural environment	1	2	3	4	5
Protection of views and vistas in and around the village and parish	1	2	3	4	5

Further Comments:

Dark skies are also an important feature of the area and development should be designed to protect this.

Q15: How important are dark skies to you?
(Please circle one choice)

Important			Not Important	
1	2	3	4	5

Further Comments:

Policy Option 7 – Local Green Spaces

Are there areas of land within the identified settlements which the local community wish to see protected from development? Local Green Spaces are a new type of planning designation for small local places which have a special value for communities for example because of their beauty, historic, tranquility, recreational or wildlife significance.

The Steering Group are working to identify any candidates for Local Green Spaces in addition to Questionnaire responses. One of the draft objectives seeks to conserve and protect Homend Park. The Steering Group is considering the significance of Homend Park as a candidate for a Local Green Space.

Q17: Which areas of Local Green Space should be protected from development?

Please explain why they are important.

Policy Option 8 – Protecting and Enhancing the Built Heritage

A design policy could be prepared which identifies those features and materials which contribute to the local distinctiveness of the area (eg in each settlement) and encourages new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

The Steering Group are working to identify locally distinctive design. Design and scale should be congruous and sympathetic with immediate surrounding environment

Q18: Please describe any local built features which are distinctive in this area.

Further Comments:

Local Economy

Policy Option 9 - Supporting Economic Re-Use of Redundant Agricultural Buildings

A policy could be prepared which supports the sensitive re-use of disused agricultural buildings for new appropriate economic activity eg workshops, offices etc.

Q19: What should be included in a policy to guide the re-use of existing disused farm buildings for employment uses?

Further Comments:

Policy Option 10 – New Agricultural Buildings

A policy could be prepared which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape.

Q20: What should be included in a policy to guide new agricultural development of large farm buildings?

Further Comments:

Policy Option 11 – Supporting Community Energy Schemes

A policy could be prepared which provides criteria to guide proposals for community based energy schemes.

Q21: Should the Plan include a policy which guides and supports community based energy schemes?

	Yes	No
--	-----	----

Q22: If so, what sort of energy schemes would be appropriate here?

Producing local renewable energy by:	Solar	Yes	No
	Water	Yes	No
	Biomass	Yes	No
	Wind power	Yes	No

Further Comments:

Flooding

Policy Option 12 – Flooding

A policy could be prepared which guides development away from areas at risk of flooding and which encourages siting and design to reduce surface water flooding.

Q23: Do you know of any areas where flooding (eg flash floods and surface water flooding) is a problem?

Further Comments:

Q24: Has your property suffered from flooding in the last 10 years because of:

River/stream overflow	Yes	No
Field run-off	Yes	No
Sewers overflowing	Yes	No
Road run-off (drains/ditches unable to cope)	Yes	No

Further Comments:

Other Issues

Policy Option 13 - Creating a Sustainable Community

Q25: What aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond? (Please circle one choice in each row)

Building homes that exceed government energy-efficiency standards	Yes	No	Don't know
Allocating land to enable residents to grow their own food	Yes	No	Don't know
Walking, cycling and going by bus more-driving less	Yes	No	Don't know

Attracting younger people to live in our villages (and providing homes, employment so they can)	Yes	No	Don't know
--	-----	----	---------------

Increasing the number and type of community facilities	Yes	No	Don't know
--	-----	----	---------------

Further Comments:

Policy Option 14 - Traffic, Transport and Access

Your opinion on the future of road transport in your Village is very important. The topics below will help the Parish Council to prioritise the future structure of the Village.

Q26: In your opinion, are any changes needed with regard to the following transport issues? (Please tick)

Speed and volume of vehicles through:

- Stretton Grandison
- Canon Frome
- Castle Frome
- Upper Eggleton
- Lower Eggleton

Parking in your village

Road maintenance

Road developments

Footpaths

Bus service

Further Comments:

About You

Please enter the following information about yourself.

Your age Group	16-20	21-30	31-40	41-50	51-60	61-70	71-80	81+
(Please Tick)								

Your gender?

Your postcode?

Thank you for your time and interest.

We will consider all completed questions very carefully and use them to inform the next version of the Draft Plan.

Appendix 2 Call for Sites

Notice in Hereford Times, January 2018

Stretton Grandison Group Neighbourhood Development Plan

Planning for the future of the parishes of Stretton Grandison, Canon Frome, Castle Frome and Eggleton

Call for Sites

Stretton Grandison Group wish to announce its Call for Sites for its Neighbourhood Development Plan.

This requires us to identify land which has potential for new housing and other uses up to 2031. We are particularly interested in sites for new housing which are within or adjacent to the settlements of Stretton Grandison, Canon Frome, Castle Frome and Eggleton.

Land must be **within our Neighbourhood Area**, which is also the area covered by our four parishes. You can see a plan of the Area on our website at <http://strettongrandisongpc.org.uk/wp-content/uploads/2016/09/ndp-area-map.pdf>

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to register this interest with us. Please do so using the Site Submission Form, available on our website (see below). This will give us the information we need to make sure your site is properly assessed. Not all sites will be necessary or acceptable.

Send your completed Site Submission Form to Emma Thomas, our Parish Clerk, by 1st March 2018 – her contact details are on the form.

If you have already been in touch, we will be writing to you with a copy of the Submission Form to collect the necessary details.

The sites notified to us will be professionally assessed. We will then consider how best to take the Plan forward in the summer.

Councillor Douglas Smith
NDP Steering Group Co-ordinator

Email: pcgroupclerk@gmail.com

Website: <http://strettongrandisongpc.org.uk/>

Copy of Site Submission Form

Stretton Grandison Group Neighbourhood Development Plan

Planning for the future of the parishes of Stretton Grandison, Canon Frome, Castle Frome and Eggleton

Site Submission Form

Stretton Grandison Group Parish Council is looking at the potential availability of land for housing and other uses across the Stretton Grandison Group Neighbourhood Area up to 2031. This exercise is being undertaken as part of the preparation of the Stretton Grandison Group Neighbourhood Development Plan. This form should be used to identify sites which will be considered by the Parish Council for their suitability for the uses proposed over the lifetime of the Plan. Not all sites will be necessary or acceptable.

Please use a separate form for each site and complete the form to the best of your knowledge. Only sites within the Neighbourhood Area should be included. A plan of the Area can be seen at <http://strettongrandisongpc.org.uk/wp-content/uploads/2016/09/ndp-area-map.pdf>

Sites submitted to the Parish Council will be in the public domain and the information given will not be treated as confidential.

A map showing the exact site location and boundary marked in red must be submitted.

YOUR DETAILS:

Title:.....Name:.....
Organisation/company: (If applicable).....
Address.....
Postcode:.....Tel No.....Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....
Address.....
Postcode:.....Tel No.....Email:.....

1. Site Information

Site address:

OS Grid reference:

Site area:

What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:

Existing use:

Proposed use: (Please tick the appropriate box)
Housing ☐
Employment ☐
Other (please specify)

Site description:

3. Timescales

Awaiting relocation of existing use:

Likely timeframe for development: (Please tick the appropriate box)	0-5 years	<input type="checkbox"/>
	6-10 years	<input type="checkbox"/>
	11-15 years	<input type="checkbox"/>
	16-20 years	<input type="checkbox"/>

4. Site Details

Access to an adopted highway (please describe):

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

Are you aware if there are any site contamination issues? Yes No (Please Delete)

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located?

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport? Yes No (Please Delete)

If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Distance from the settlement centre:

Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)

Are you aware of any restrictive covenants within or adjacent to the site?

Completed site submission forms including site plan must be returned by **31 March 2018** to the Parish Clerk, Emma Thomas preferably via email to pcgroupclerk@gmail.com or to "Hadleigh", Bishops Frome, Worcester, WR6 5AP, telephone 01885 490414.

Website: <http://strettongrandisongpc.org.uk/>

The information collected as part this consultation will be used by the Parish Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Appendix 3 First Draft Plan (with Site Options) Consultation

Insert publicity

Copy of Residents' Questionnaire

Stretton Grandison Group Parish Neighbourhood Development Plan (NDP) Questionnaire February 2017

Stretton Grandison Group Parish comprises the parishes of Upper and Lower Eggleton, Castle Frome (including part of Fromes Hill), Canon Frome and Stretton Grandison - see map below.



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Stretton Grandison Parish Council (Licensee) License number 0100058301

Neighbourhood Plan Questionnaire – Guidance Notes

Dear Resident,

You may be aware that the Group of parishes is developing a Neighbourhood Plan. This Questionnaire aims to collect and collate detailed information about the priorities of the residents.

What is the Plan for?

If approved by the community and statutory authorities, the Plan will give our parishes much greater influence and control over future local planning and development. This is part of a national initiative to enable local communities to have greater input into decisions that directly affect them. Herefordshire Council stipulate that we must make provision for 14% growth (18 dwellings) in housing stock across the group of parishes until 2031.

Who is involved in the preparation of the Plan?

Your Group Parish Council set up a Steering Group of residents to run the project in September 2016.

Why do we need a Questionnaire?

The project is currently at the data gathering stage. We have prepared an Issues and Options document which sets out the main planning issues that the Steering Group have identified so far, together with possible options for planning policies to help address these issues. The full document is available on the Parish Council website www.strettongrandisongpc.org.uk and paper copies are available on request from your volunteer distributor. The questions in this Questionnaire are also in the Issues and Options document.

In order for the data informing our Plan to be reliable and representative, it is crucial that as many residents as possible express their needs and views on future developments in our area. The Questionnaire is an effective means of achieving this. The collated responses will inform the Draft Neighbourhood Plan, which will include local policies on where new houses are to be built, what they should look like and what should be protected. The Neighbourhood Plan will be available for all in the parishes to make comments on and will be presented to Herefordshire Council for their views and acceptance. Following an independent examination, the completed Neighbourhood Plan will be presented to residents in a referendum. If the Plan is accepted by you, the residents, it will become part of the planning process covering the years 2011 to 2031 and be used along with Herefordshire Council's Local Plan Core Strategy.

Who are the Questionnaires for?

We would like each household in the Group Parish to complete a Questionnaire, but everyone in your household, from the age of 16 upwards, is welcome to complete a copy. Please ask your volunteer distributor if you want more than one copy.

Things to remember when filling the Questionnaire

Most of the questions are answered simply by using ticks but some give you the opportunity to add further comments. Please PRINT your comments or write legibly. Your views will only be considered in the Draft Plan if they can be read!

Confidentiality and Anonymity

We do not require your name, though we ask for your postcode, your age group and gender.

What other opportunities will I have to contribute to the Plan?

Please come along to one of our drop-in events at Canon Frome Court on 17th March 5pm – 8pm or The Stables on Sunday 19th March 2pm – 6pm. As the work on the Plan progresses there will be further opportunities to comment and come to open events. Once the Plan is finalised, you will be invited to vote for or against the Plan in a local referendum. A simple majority vote will determine the outcome. If accepted, the Plan policies must be taken into account in any planning decisions at Parish and Herefordshire Council level.

How do I contact my volunteer distributor and return completed Questionnaires?

A volunteer distributor will call to deliver your Questionnaire(s). Your distributor will ask you for a date and time to collect the completed Questionnaire(s) from you. Please phone her or him if you want to change the date. If you need extra copies or have any questions about the distribution and collection process, please contact your volunteer distributor.

Name:

Phone:

Email:

How do I get assistance to complete the Questionnaire?

If you need a large print version of the Questionnaire or assistance to complete it, please contact your distributor.

Thank you for taking the time to complete this Questionnaire.

Residents Questionnaire – February 2017



Introduction

The Stretton Grandison Group Parish Council is preparing a Neighbourhood Plan.

If the Plan is approved by the community and statutory authorities, it will give the parishes greater influence and control over future local planning and development.

As part of this process, it is essential that as many local residents contribute as possible. This Questionnaire is one such opportunity for you to get involved.

Filling in the Questionnaire

This Questionnaire is for parishioners aged 16 and over. Most of the questions are answered simply by encircling a choice, but some give you the opportunity to make further comments.

Please **PRINT** your comments or write legibly. Your views will only be included in the draft Plan if they can be read!

Questions and choices are in **Bold type**.

Confidentiality and Anonymity

We do not require your name, though we do ask for your postcode, your age and gender for demographic analysis.

Draft Vision and Objectives of the Plan

The Draft Vision and Objectives have been prepared by the Steering Group.

Draft Vision for Stretton Grandison Group Parish

- To maintain the rural environment and character of the Group Parish.
- To support the provision of affordable housing as part of an overall increase in housing stock of 14% across the area.
- To promote energy efficiency.

Q1. Do you agree with the Draft Vision?
(Please circle one choice)

Yes

No

Further Comments:

Draft Objectives for Housing

HO1. To identify the scale of housing growth across the identified settlements in the Core Strategy.

HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton.

HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process.

Q2: Do you agree with The Draft Objectives for Housing?
(Please circle one choice)

Yes

No

Further Comments:

Draft Objectives for the Environment

ENO1. To conserve and protect Homend Park.

ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome.

ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water.

ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape.

Q3: Do you agree with the draft Environmental Objectives? Yes No
(Please circle one choice)

Further Comments:

Draft Objectives for the Economy

ECO1. To support the sensitive conversion of redundant farm buildings to create more local employment opportunities.

ECO2. To support investment in local infrastructure eg broadband and transport.

ECO3. To encourage the use of renewable energy schemes, for instance through community heating schemes.

Q4: Do you agree with the Draft Objectives for the Economy? Yes No
(Please circle one choice)

Further Comments:

Housing in our Parishes

At present, within the Herefordshire Core Strategy Plan, our group of parishes has been allocated a minimum of 14% increase in dwellings in the period 2011 to 2031. This is approximately 18 houses across the whole area. The Core Strategy Plan states that, within the villages, carefully considered development which is proportionate to the size of the community and its needs will be permitted only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.

The Core Strategy identifies that the majority of development should be at Lower Eggleton and Fromes Hill. Proportionate developments would be permissible in the other villages of Stretton Grandison, Canon Frome and Eggleton. The Core Strategy also has a preference for infill development within existing communities and for the re-use of brownfield sites.

Our Plan can set out the types of housing, the approximate number of houses per development and sites in the villages where development would be acceptable. In the Issues and Options, we have indicated possible settlement boundaries for all the identified settlements. Once agreed, any development sites would also be included within the settlement boundaries. In questions in this section we ask you to identify areas where you would consider development to be acceptable, and to indicate the number and types of housing you would prefer to see.

Policy Option 1 - Identification of a settlement boundary for all identified settlements in the Core Strategy.

This would be a line on a map, identifying where new development would be acceptable in a settlement. It is usually drawn quite tightly around the existing built form, but may include identified site allocations for new development.

The settlement boundaries will eventually include any sites identified for new housing through the site allocation process – see Policy Option 2 below.

Outside this line, the area is considered to be wider countryside and new development will only be acceptable where it is “rural exception housing”.

The NDP could advise that some areas are less suitable for new housing than others ie identify which areas are the priority for local growth.

Settlement Boundary Maps

Lower Eggleton



Fromes Hill



Stretton Grandison



Canon Frome



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Eggleton - It was proposed by the Steering Group that there should be no new build housing in Upper Eggleton subject to consultation responses.

Therefore, no settlement boundary for Upper Eggleton has been identified.

Q5: Do you agree with the settlement boundaries marked in black on the maps?
(Please circle one choice)

Yes

No

Further Comments:

Policy Option 2 – Site Allocations and Criteria

Residents may wish to focus development on 1 or more of the above settlements and limit development in other smaller settlements.

To some extent this may be determined by the sites put forward through a Call for Sites process. This would invite landowners to put forward possible development sites for consideration and possible inclusion in the Plan. If no sites come forward from landowners in a given settlement, then it would be difficult to allocate any site(s) there.

It is proposed that a Call for Sites process will follow this first consultation. Sites would be assessed using locally agreed criteria.

Q6: Should the site allocation process include sites in all the above settlements or only some?

(Please name)

Please explain your answer.

Q7: Please identify, in order of preference, settlements where development would be acceptable. You must give a reason for your first and last choices. You may give a reason for other choices if you wish.

Suitability for Development	Settlement	Reason
1 st		
2 nd		
3 rd		
4 th		
5 th		

Further Comments:

Policy Option 3 – Housing Numbers and Types

Q8: If additional homes are to be built in your village, how many in total should be permitted by 2031?

(Please tick one box in each row)

None	Yes	No
No more than 2 houses	Yes	No
No more than 10 houses	Yes	No
No more than 20 houses	Yes	No

Further Comments:

Policy Option 4 – Housing Mix

Q9: When land is allocated for housing, what are your views on the size of each housing development that should be allowed?

(Please tick one box in each row)

One large estate	Yes	No
A number of smaller developments (eg < 10 houses)	Yes	No
Individual released plots	Yes	No
Garden Infill development	Yes	No

Further Comments:

Q10: When land is allocated for housing, what are your views on the style of housing development that should be allowed?

(Please tick one box in each row)

Single storey	Yes	No
Two storey	Yes	No
Three storey	Yes	No
Flats/apartments	Yes	No
Period style, with use of traditional local materials	Yes	No
Modern style	Yes	No
Design that respects the scale and styles of existing buildings	Yes	No
Smaller style houses	Yes	No
Smaller gardens	Yes	No
Larger gardens	Yes	No
Houses with off-street parking	Yes	No
Houses with a high level of energy conservation	Yes	No

Further Comments:

Q11: When additional houses are to be built, which size or type should they be?
(Please tick one box in each row)

	Yes	No	No Opinion
Starter homes (2 bedrooms)			
Family homes (3 or more bedrooms)			
Executive homes (4 or more bedrooms)			
Adapted/easy access homes (eg bungalows)			
Flats/apartments (1 or more bedrooms)			
Supported housing/retirement homes			
Living/working properties (small scale enterprise located within or adjacent to the home)			
Homes for local people/people with local connections			
Further Comments:			

Q12: Do you wish to make any other comments about housing?

Policy Option 5 – Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside eg Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place eg forestry, charcoal burning etc.

Q13: Should the Plan include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?
(Please circle one choice)

Have a policy

Leave it to Core Strategy

Further Comments:

Protecting our Environment

Policy Option 6 – Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy would define local landscape character and seek to protect it, particularly isolated veteran trees.

New development also could be required to protect wildlife and local species and include landscape designs to enhance local biodiversity eg planting hedgerows, using native tree species, incorporating ponds and bat boxes etc.

The NDP could also identify locally important views and require development to be sited and designed to ensure such views are protected.

Q14: Which of the following are important to you?
(Tick one box in each row)

	Important				Not Important
Improved measures for the conservation of historic or listed buildings and features	1	2	3	4	5
Enhanced protection of the natural environment	1	2	3	4	5
Protection of views and vistas in and around the village and parish	1	2	3	4	5

Further Comments:

Dark skies are also an important feature of the area and development should be designed to protect this.

Q15: How important are dark skies to you?
(Please circle one choice)

Important			Not Important	
1	2	3	4	5

Q16: Which important local landscape features should be protected and why?

Further Comments:

Are there areas of land within the identified settlements which the local community wish to see protected from development? Local Green Spaces are a new type of planning designation for small local places which have a special value for communities for example because of their beauty, historic, tranquility, recreational or wildlife significance.

The Steering Group are working to identify any candidates for Local Green Spaces in addition to Questionnaire responses. One of the draft objectives seeks to conserve and protect Homend Park. The Steering Group is considering the significance of Homend Park as a candidate for a Local Green Space.

Q17: Which areas of Local Green Space should be protected from development?

Please explain why they are important.

Policy Option 8 – Protecting and Enhancing the Built Heritage

A design policy could be prepared which identifies those features and materials which contribute to the local distinctiveness of the area (eg in each settlement) and encourages new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

The Steering Group are working to identify locally distinctive design. Design and scale should be congruous and sympathetic with immediate surrounding environment

Q18: Please describe any local built features which are distinctive in this area.

Further Comments:

Local Economy

Policy Option 9 - Supporting Economic Re-Use of Redundant Agricultural Buildings

A policy could be prepared which supports the sensitive re-use of disused agricultural buildings for new appropriate economic activity eg workshops, offices etc.

Q19: What should be included in a policy to guide the re-use of existing disused farm buildings for employment uses?

Further Comments:

Policy Option 10 – New Agricultural Buildings

A policy could be prepared which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape.

Q20: What should be included in a policy to guide new agricultural development of large farm buildings?

Further Comments:

Policy Option 11 – Supporting Community Energy Schemes

A policy could be prepared which provides criteria to guide proposals for community based energy schemes.

Q21: Should the Plan include a policy which guides and supports community based energy schemes?

Yes	No
-----	----

Q22: If so, what sort of energy schemes would be appropriate here?

Producing local renewable energy by:	Solar	Yes	No
	Water	Yes	No
	Biomass	Yes	No
	Wind power	Yes	No

Further Comments:

Flooding

Policy Option 12 – Flooding

A policy could be prepared which guides development away from areas at risk of flooding and which encourages siting and design to reduce surface water flooding.

Q23: Do you know of any areas where flooding (eg flash floods and surface water flooding) is a problem?

Further Comments:

Q24: Has your property suffered from flooding in the last 10 years because of:

River/stream overflow	Yes	No
Field run-off	Yes	No
Sewers overflowing	Yes	No
Road run-off (drains/ditches unable to cope)	Yes	No

Further Comments:

Other Issues

Policy Option 13 - Creating a Sustainable Community

Q25: What aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond? (Please circle one choice in each row)

Building homes that exceed government energy-efficiency standards	Yes	No	Don't know
Allocating land to enable residents to grow their own food	Yes	No	Don't know
Walking, cycling and going by bus more-driving less	Yes	No	Don't know

Attracting younger people to live in our villages (and providing homes, employment so they can)	Yes	No	Don't know
Increasing the number and type of community facilities	Yes	No	Don't know
Further Comments:			

Policy Option 14 - Traffic, Transport and Access

Your opinion on the future of road transport in your Village is very important. The topics below will help the Parish Council to prioritise the future structure of the Village.

Q26: In your opinion, are any changes needed with regard to the following transport issues? (Please tick)

Speed and volume of vehicles through:

- Stretton Grandison
- Canon Frome
- Castle Frome
- Upper Eggleton
- Lower Eggleton

Parking in your village

Road maintenance

Road developments

Footpaths

Bus service

Further Comments:

About You

Please enter the following information about yourself.

Your age Group	16-20	21-30	31-40	41-50	51-60	61-70	71-80	81+
(Please Tick)								

Your gender?

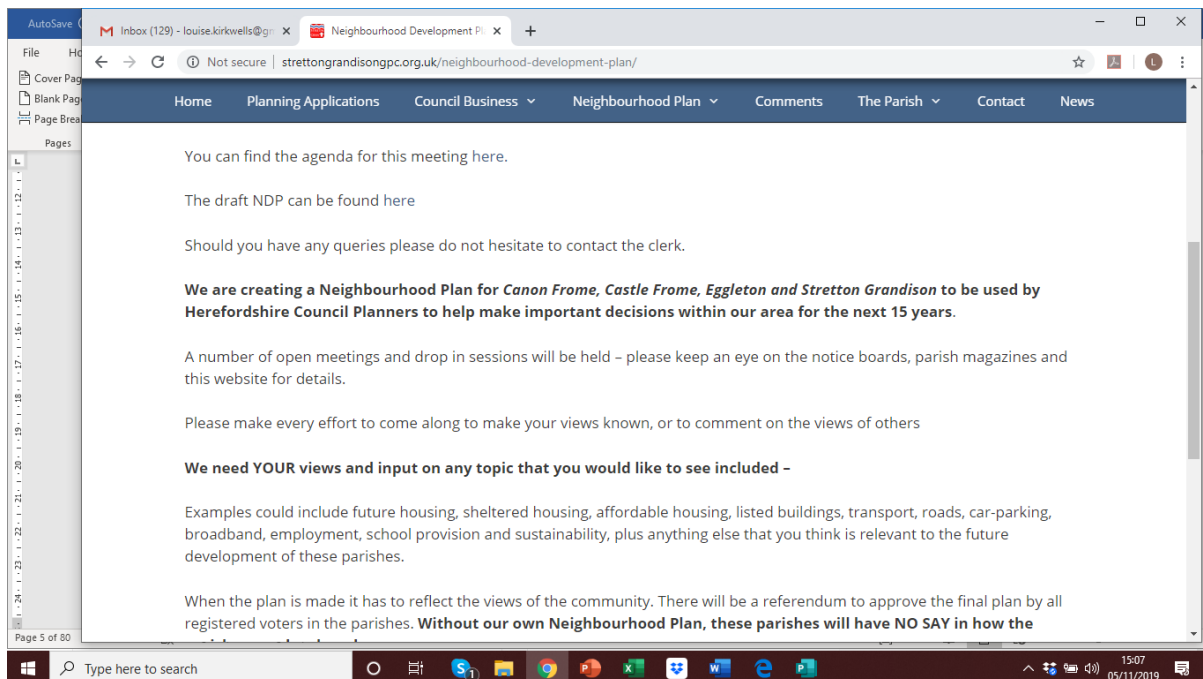
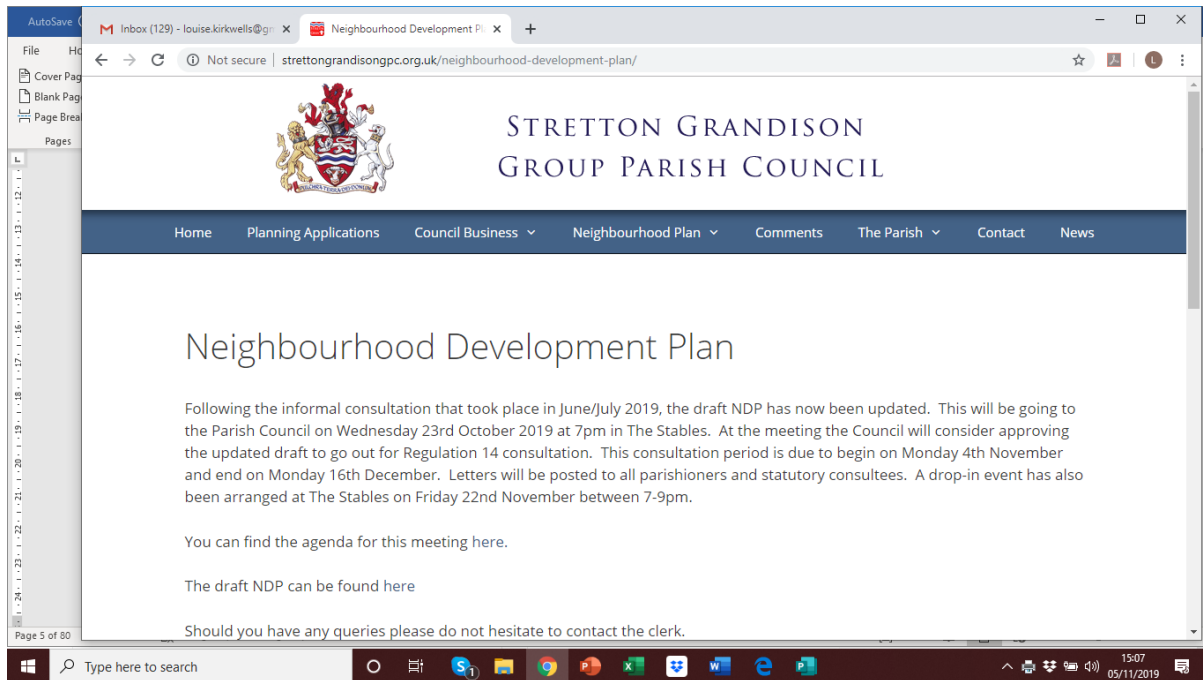
Your postcode?

Thank you for your time and interest.

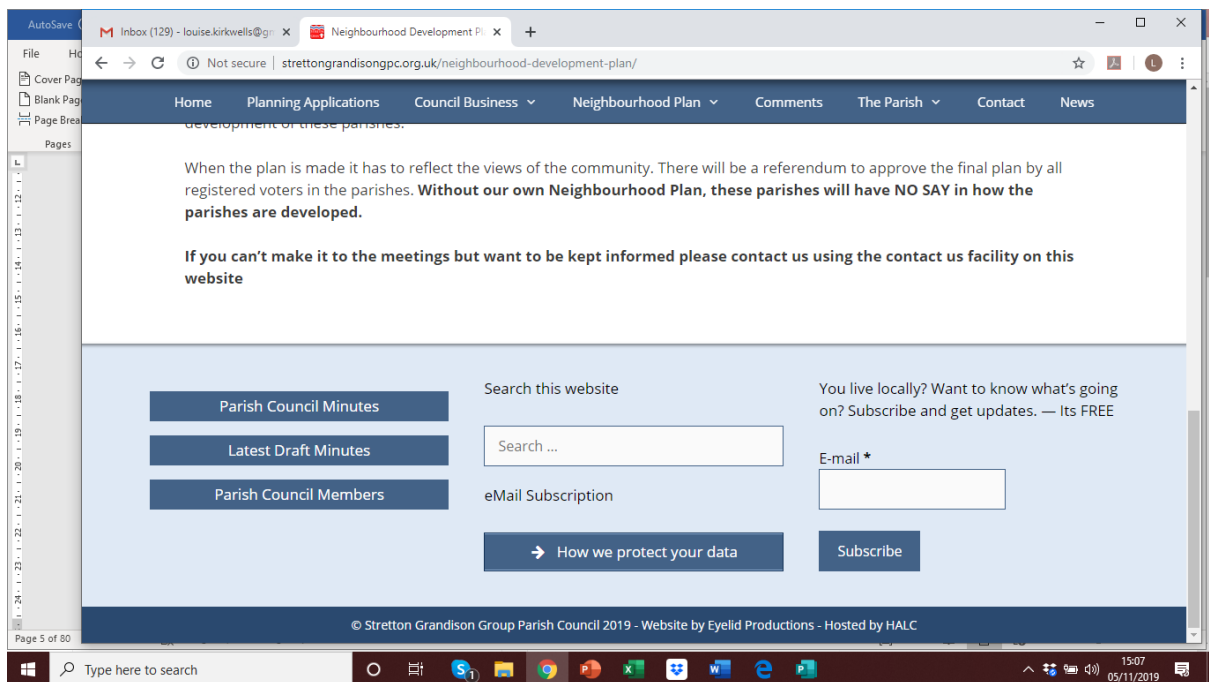
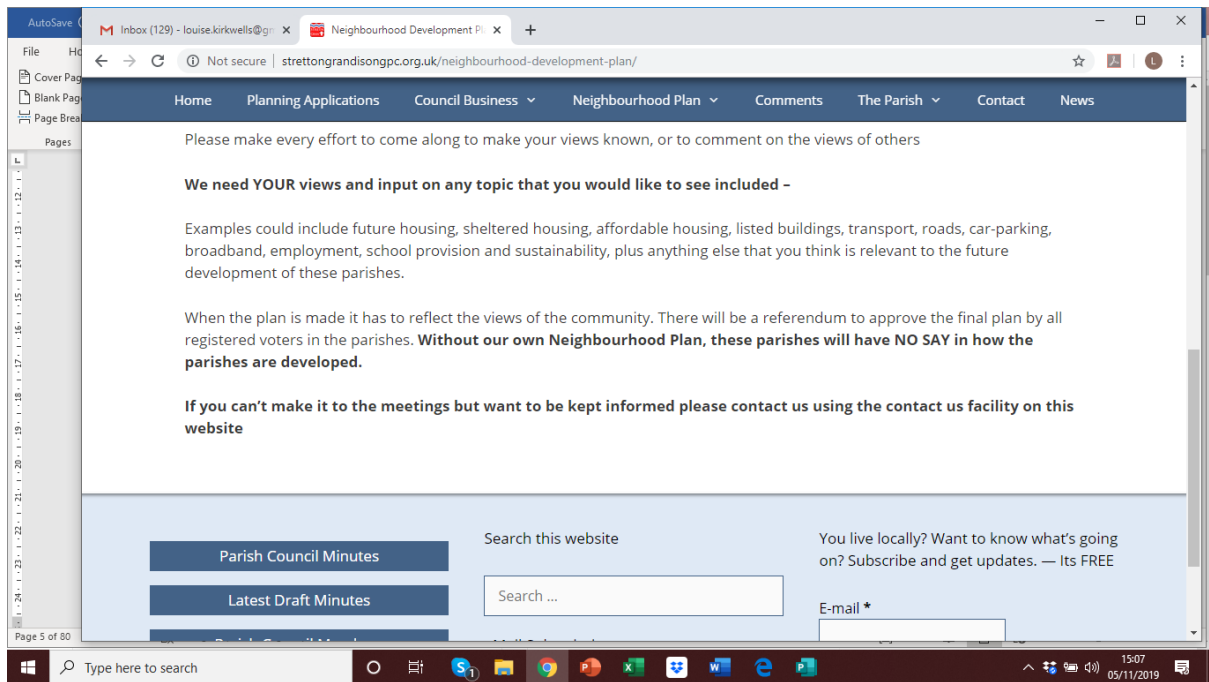
We will consider all completed questions very carefully and use them to inform the next version of the Draft Plan.

Appendix 4 Regulation 14 Public Consultation

Screenshots of Parish Council NDP web pages



Stretton Grandison Group NDP - Consultation Statement v1



Stretton Grandison Group NDP - Consultation Statement v1



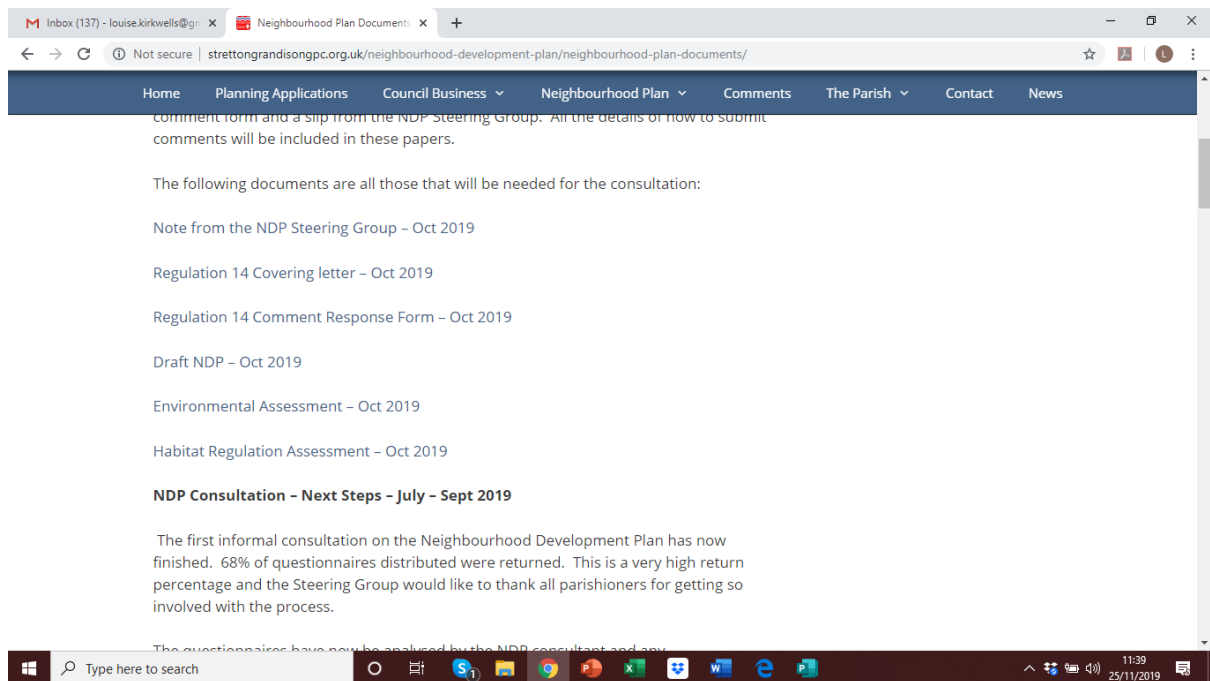
The screenshot shows a web browser window with two tabs: 'Inbox (137) - louise.kirkwells@g...' and 'Neighbourhood Plan Documents'. The address bar shows the URL 'strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/'. The website header features the council's crest and the name 'STRETTON GRANDISON GROUP PARISH COUNCIL'. A navigation menu includes links for Home, Planning Applications, Council Business, Neighbourhood Plan, Comments, The Parish, Contact, and News. A search bar is present with the text 'Search this website' and a search input field containing 'Search ...'. The main content area is titled 'Neighbourhood Plan Documents' and contains the following text:

Regulation 14 Consultation – Monday 4th November 2019 – Monday 16th December 2019 incl.

The Parish Council approved the Draft NDP to move forward to the Regulation 14 consultation stage at their meeting held on 23rd October 2019.

All households within the parishes will be posted a letter containing a covering letter, comment form and a slip from the NDP Steering Group. All the details of how to submit comments will be included in these papers.

The following documents are all those that will be needed for the consultation:



The screenshot continues from the previous one, showing the list of documents for the Regulation 14 Consultation. The text is as follows:

comment form and a slip from the NDP Steering Group. All the details of how to submit comments will be included in these papers.

The following documents are all those that will be needed for the consultation:

- Note from the NDP Steering Group – Oct 2019
- Regulation 14 Covering letter – Oct 2019
- Regulation 14 Comment Response Form – Oct 2019
- Draft NDP – Oct 2019
- Environmental Assessment – Oct 2019
- Habitat Regulation Assessment – Oct 2019

NDP Consultation – Next Steps – July – Sept 2019

The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process.

The questionnaires have now be analysed by the NDP consultant and any...

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The screenshot shows a web browser window with two tabs: 'Inbox (137) - louise.kirkwells@g...' and 'Neighbourhood Plan Document:'. The address bar shows the URL 'strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/'. The page has a dark blue header with navigation links: Home, Planning Applications, Council Business, Neighbourhood Plan, Comments, The Parish, Contact, and News. The main content area is titled 'NDP Consultation - Next Steps - July - Sept 2019'. It contains several paragraphs of text: 'The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process.'; 'The questionnaires have now be analysed by the NDP consultant and any recommendations or changes made to the draft document as a result of feedback given will be discussed at the meeting on the 18th September. The document can be read here.'; 'A summary of the consultation responses can be read here.'; 'The NDP Steering Group held a meeting mid-September. Sites were recommended for inclusion in the draft NDP document. The NDP has now be updated following this and subject to Parish Council approval on 23rd October 2019 will go out once more to formal consultation at Regulation 14 of the NDP process. Parishioners will be given another chance to comment on the updated document. This consultation is due to run from the 6th November - 16th December 2019 incl.'; and 'The Steering Group look forward to parishioners continuing to be involved with the process.' The bottom of the browser window shows the Windows taskbar with various application icons and a system clock showing 11:39 on 25/11/2019.

NDP Consultation - Next Steps - July - Sept 2019

The first informal consultation on the Neighbourhood Development Plan has now finished. 68% of questionnaires distributed were returned. This is a very high return percentage and the Steering Group would like to thank all parishioners for getting so involved with the process.

The questionnaires have now be analysed by the NDP consultant and any recommendations or changes made to the draft document as a result of feedback given will be discussed at the meeting on the 18th September. The document can be read [here](#).

A summary of the consultation responses can be read [here](#).

The NDP Steering Group held a meeting mid-September. Sites were recommended for inclusion in the draft NDP document. The NDP has now be updated following this and subject to Parish Council approval on 23rd October 2019 will go out once more to formal consultation at Regulation 14 of the NDP process. Parishioners will be given another chance to comment on the updated document. This consultation is due to run from the 6th November - 16th December 2019 incl.

The Steering Group look forward to parishioners continuing to be involved with the process.

The screenshot shows the same web browser window as above, but scrolled down to the 'Draft NDP initial consultation - 3rd - 29th June 2019' section. The header and navigation links are the same. The main content area is titled 'Draft NDP initial consultation - 3rd - 29th June 2019'. It contains the following text: 'The draft NDP will be going out for consultation between the above dates. Each household will receive a copy of the Draft NDP document and related questionnaire below.'; 'Draft NDP - June 2019'; 'Questions for consultation - June 2019'; 'Reports used within the Draft NDP'; 'Malvern Hills - SG Conservation Area'; 'Appendix 1 - Homend Trees article'; 'Independent Housing Assessment Reports - October 2018 and March 2019'; 'Kirkwells Subsequent Site Submissions Assessments'; 'AECOM Site Assessment_Final'; and 'AECOM Site Assessment Appendix A_Final'. The bottom of the browser window shows the Windows taskbar with various application icons and a system clock showing 11:39 on 25/11/2019.

Draft NDP initial consultation - 3rd - 29th June 2019

The draft NDP will be going out for consultation between the above dates. Each household will receive a copy of the Draft NDP document and related questionnaire below.

Draft NDP - June 2019

Questions for consultation - June 2019

Reports used within the Draft NDP

Malvern Hills - SG Conservation Area

Appendix 1 - Homend Trees article

Independent Housing Assessment Reports - October 2018 and March 2019

Kirkwells Subsequent Site Submissions Assessments

AECOM Site Assessment_Final

AECOM Site Assessment Appendix A_Final

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The screenshot shows a web browser window with two tabs: 'Inbox (137) - louise.kirkwells@g...' and 'Neighbourhood Plan Documents:'. The address bar shows the URL 'strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/'. The website has a dark blue navigation bar with links: Home, Planning Applications, Council Business, Neighbourhood Plan, Comments, The Parish, Contact, and News. The main content area is titled 'Site Submissions - 2018' and lists the following items:

- Site Submission Form
- Call for Sites advert - Jan 2018
- Site 1 - a Site 1 - b
- Site 2 - a Site 2 - b
- Site 3 - a Site 3 - b
- Site 4
- Site 5 - a Site 5 - b Site 5 - c
- Site 6 - a Site 6 - b
- Site 7
- Site 8
- Site 9 - a Site 9 - b

The Windows taskbar at the bottom shows the search bar and various application icons. The system clock indicates 11:39 on 25/11/2019.

The screenshot shows the same web browser window as above, but the main content area is titled 'Draft Notes - 16th Sept 2019'. It lists the following items:

- Appendix 1 - see 30th April notes below.
- Appendix 2 - Consultation Responses
- Notes - 30th April 2019
- Notes - 18th March 2019
- Appendix 1 - see 3rd December 2018 notes below.
- Appendix 2 - AECOM Site Assessment_Final
- Appendix 3 - Kirkwells Subsequent Site Submissions Assessments
- Notes - 3rd December 2018
- Appendix 1 - see 17th Oct 2018 Notes below
- Appendix 2 - Conflicts of Interest Policy - Approved - 3rd Dec 2018
- Appendix 3 - Additional Site Submissions

The Windows taskbar at the bottom shows the search bar and various application icons. The system clock indicates 11:39 on 25/11/2019.

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Inbox (137) - louise.kirkwells@g... x Neighbourhood Plan Document: x +

Not secure | strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/

Home Planning Applications Council Business Neighbourhood Plan Comments The Parish Contact News

Appendix 2 – AECOM Site Assessment_Final

Appendix 3 – Kirkwells Subsequent Site Submissions Assessments

Notes – 3rd December 2018

Appendix 1 – see 17th Oct 2018 Notes below

Appendix 2 – Conflicts of Interest Policy – Approved – 3rd Dec 2018

Appendix 3 – Additional Site Submissions

Appendix 4 – Stretton Grandison First Draft Plan v1 – Nov 2018

Notes – 17th October 2018

Appendix 1 – Terms of Reference

Appendix 2 – 180816 Stretton Grandison Group Site Assessment

Appendix 3 – Watkinson site submission – Oct 2018

Minutes – 6th February 2017

Type here to search

11:39 25/11/2019

Inbox (137) - louise.kirkwells@g... x Neighbourhood Plan Document: x +

Not secure | strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/

Home Planning Applications Council Business Neighbourhood Plan Comments The Parish Contact News

Minutes 13th December 2016

Minutes 18th Oct 2016

Minutes 24th August 2016

Minutes 27th July 2016

Minutes 10th May 2016

DOCUMENTS

NDP Area Map

Issues and Options Discussion Paper July 2016

Planning Policy Assessment v.July 2016

Type here to search

11:39 25/11/2019

Herefordshire Council Web pages

The screenshot shows a web browser window with the URL herefordshire.gov.uk/directory_record/3105/stretton_grandison_group_neighbourhood_development_plan. The page header includes the Herefordshire Council logo, a search bar, and links for 'My Neighbourhood' and 'My Account'. The main heading is 'Neighbourhood areas and plans directory - Stretton Grandison Group Neighbourhood Development Plan'. Below this, a breadcrumb trail reads: Home > Neighbourhood areas and plans directory > Stretton Grandison Group Neighbourhood Development Plan. The 'Record details' section is highlighted with an orange underline. It contains the following information:

Name	Stretton Grandison Group Neighbourhood Development Plan
Parishes in	Eggleton, Canon Frome, Castle Frome, Stretton Grandison

The Windows taskbar at the bottom shows the date and time as 09:01 26/11/2019.

This section continues the 'Record details' from the previous screenshot, providing more specific information about the development plan:

Name	Stretton Grandison Group Neighbourhood Development Plan
Parishes in neighbourhood area	Eggleton, Canon Frome, Castle Frome, Stretton Grandison
Current stage	The Neighbourhood Development Plan is at Regulation 14 consultation stage.
Dates of each stage	<ul style="list-style-type: none">Neighbourhood area application date: 12 August 2015Designation date: 21 September 2015Regulation 14 draft plan submitted: 24 October 2019Regulation 16 plan submitted: N/APlan sent for examination: N/ADate of referendum: N/A
Website	Stretton Grandison Group Parish Council website
Pre-draft plan stage	<ul style="list-style-type: none">Neighbourhood area application formNeighbourhood area application form

The Windows taskbar at the bottom shows the date and time as 09:01 26/11/2019.

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Website [Stretton Grandison Group Parish Council website](#)

Pre-draft plan stage

- [Neighbourhood area application form](#)
- [Neighbourhood area boundary map August 2015](#)
- [Decision document](#)
- [Decision site notice](#)
- [SEA scoping report May 2016](#)

Regulation 14 draft plan stage

Stretton Grandison Group Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 24 October 2019.

The consultation runs from 4 November to 16 December 2019.

Please visit the [Stretton Grandison Group Parish Council](#) website which contains details on the consultation and how to respond.

All queries and comments to this draft plan should be sent directly to pcgroupclerk@gmail.com and not to Herefordshire Council's neighbourhood planning team.

- [Draft Neighbourhood Development Plan November 2019](#)
- [Draft Habitats regulations assessment October 2019](#)
- [Draft environmental report October 2019](#)

Regulation 14 draft plan stage

Stretton Grandison Group Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 24 October 2019.

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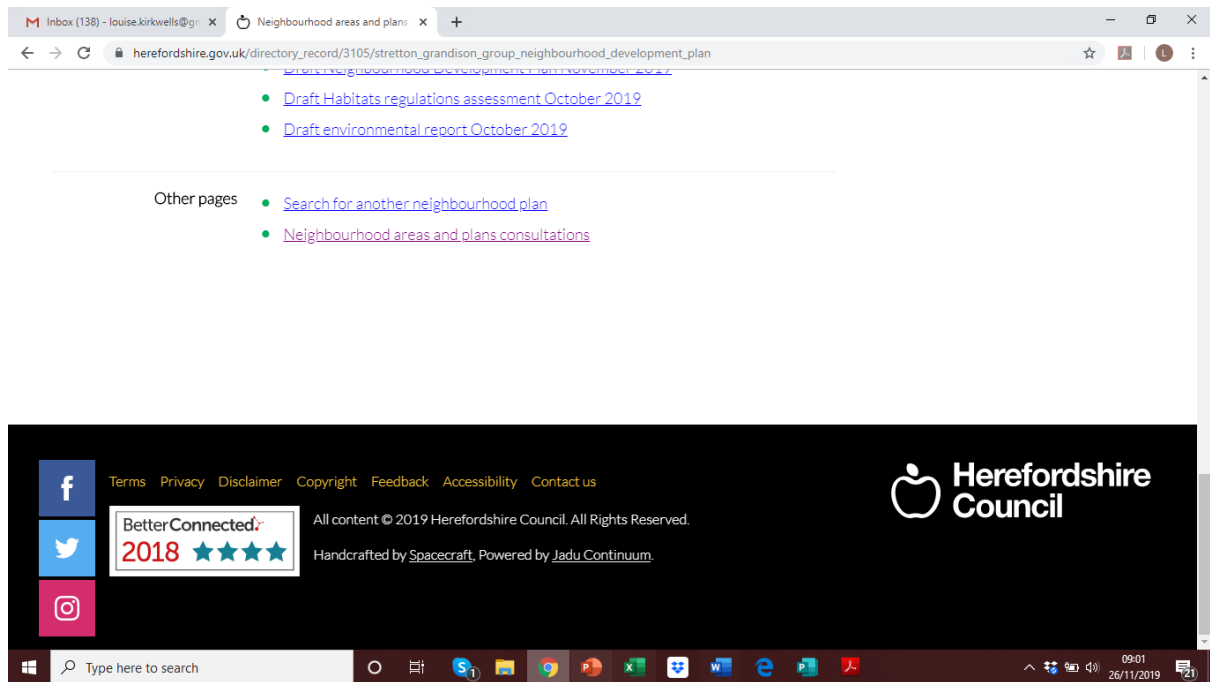
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- [Draft Neighbourhood Development Plan November 2019](#)
- [Draft Habitats regulations assessment October 2019](#)
- [Draft environmental report October 2019](#)

Other pages

- [Search for another neighbourhood plan](#)
- [Neighbourhood areas and plans consultations](#)

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Other Publicity

Insert eg notice in local newsletters, posters, flyers, emails to residents and local groups?

List of Consultation Bodies (kindly provided by Herefordshire Council)

Insert

Notification of Regulation 14 Public Consultation (Letter / Email sent to Consultation Bodies and other Organisations)



STRETTON GRANDISON GROUP PARISH COUNCIL

Dear Consultee

Notification of Formal Public Consultation on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Stretton Grandison Group Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood plan steering group of interested residents and representatives of local organisations on behalf of the Parish Council building on extensive informal public consultation and engagement undertaken since 2017 including consultation on Issues and Options, and then publication of the emerging First Draft Plan with Site Options.

The consultation period runs for 6 weeks from 4th November to 16th December 2019

The Draft Plan and other supporting documents can be viewed and downloaded from the Parish website: <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/>

Hard copies of the proposed Neighbourhood Plan can be viewed at the consultation meeting we will be holding at The Stables, Canon Frome on Friday 22nd November 7.00pm - 9.00pm.

Hard copies of the Draft Plan will be provided on request from the Parish Clerk, Emma Thomas
Call: 01885 490414 or email pcgroupclerk@gmail.com

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to:

Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
email pcgroupclerk@gmail.com

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the designated NDP area.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations. To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council. If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

If you require any further information, please contact

Emma Thomas, Parish Clerk, Hadleigh, Bishops Frome, Worcester, WR6 5AP
email pcgroupclerk@gmail.com

Yours Sincerely

Stretton Grandison Group Parish Council

Copy of Representation Form



STRETTON GRANDISON GROUP PARISH COUNCIL

Draft Neighbourhood Development Plan (NDP)

Public Consultation - Monday 4th November – Monday 16th December

Representation Form PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT

Office Use Only

Consultee No.

Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Draft Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	
All	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment (see overleaf)	

Data Protection - please indicate your choice with a tick.

I do consent to my contact details being provided to Herefordshire Council so that they can keep me informed about the next stages in the NDP process.	
I do not consent to my contact details being provided to Herefordshire Council	

Please use the box below and overleaf for any comments.

Thank you for your time and interest.

Please return this form by **5pm Monday 16th December** to:

Emma Thomas – Parish Clerk

Hadleigh, Bishops Frome,
Worcester, WR6 5AP

email: pcgroupclerk@gmail.com

Appendix 5 Regulation 14 Public Consultation Response Tables

Insert once completed

