

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment	Recommended response	Proposed amendments to Putley NDP																
Herefordshire Council (Neighbourhood Planning)		C	<p>As of April 2017 the current housing target is 15 dwellings to find from 2011-2031. 4 have been built and 2 have been committed, this leaves a residual figure of 9 to find. The settlement boundary of Putley Green may meet some of this target figure. However the settlement boundary could be more flexible to take into account areas within the settlement boundary that may not be feasible for development, also taking into consideration the commitments that could fall through.</p> <p>[NB no comments received from the following Herefordshire Council service providers: Development Management, Landscape/Archaeology/Conservation, Strategic Housing, Economic Development, Parks and Countryside, Education, Waste.]</p>	[to be completed following discussion at Steering Group]																	
Herefordshire Council (Planning policy)	NDP	C	<table border="1"> <thead> <tr> <th data-bbox="591 730 763 815">Draft Neighbourhood plan policy</th> <th data-bbox="786 730 913 874">Equivalent CS policy(ies) (if appropriate)</th> <th data-bbox="936 730 1055 815">In general conformity (Y/N)</th> <th data-bbox="1077 730 1189 751">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="591 879 763 963">PUT1- Sustainable Development</td> <td data-bbox="786 879 913 900">SS1</td> <td data-bbox="936 879 965 900">Y</td> <td data-bbox="1077 879 1189 900"></td> </tr> <tr> <td data-bbox="591 979 763 1080">PUT2 – Development needs and requirements</td> <td data-bbox="786 979 913 1000">RA2</td> <td data-bbox="936 979 965 1000">Y</td> <td data-bbox="1077 979 1189 1000"></td> </tr> <tr> <td data-bbox="591 1096 763 1181">PUT3 – Putley Green</td> <td data-bbox="786 1096 913 1117">RA2</td> <td data-bbox="936 1096 965 1117">N</td> <td data-bbox="1077 1096 1189 1370">There needs to be a clear basis for setting an uppermost limit to four dwellings per development. This is otherwise considered to be unnecessarily restrictive. Schemes of similar sizes but with equal merit,</td> </tr> </tbody> </table>	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PUT1- Sustainable Development	SS1	Y		PUT2 – Development needs and requirements	RA2	Y		PUT3 – Putley Green	RA2	N	There needs to be a clear basis for setting an uppermost limit to four dwellings per development. This is otherwise considered to be unnecessarily restrictive. Schemes of similar sizes but with equal merit,	<p>Agreed that policy PUT 3 as worded could be interpreted as setting an arbitrary upper limit to development. Policy to be amended to refer instead to an appropriate scale of development commensurate with the character of the settlement.</p> <p>[PUT3 and 4 comments re settlement boundary - to be completed following discussion at Steering Group]</p>	<p>Amend policy PUT3 to read:</p> <p>Policy PUT3 Proposals for housing to be provided as individual properties or small developments on infill sites within the settlement boundary at Putley Green will be supported where they are of a scale which is in keeping with the character of the settlement and can be shown to be of a type and size to meet local requirements and improve the mix of housing.</p> <p>Amend para. 4.8 accordingly.</p>
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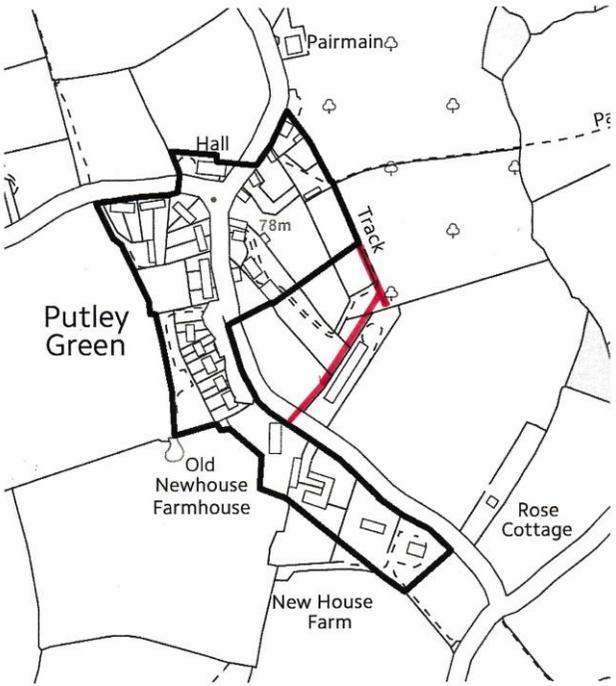
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			<p>that would also be considered appropriate in terms of scale, would be hindered from coming forward.</p> <p>The settlement boundary defined appears to be very tight to the existing built form, which would limit scope for the small scale housing developments the policy seeks within it. Similarly to Putley Green, the settlement boundary defined appears also to be very tight to the existing built form, which would limit scope for the development the policy seeks within it.</p> <p>PUT4 – Putley Common RA2 Y/N</p> <p>PUT5- Economic Development in Putley RA6, E3 Y</p> <p>PUT6 – Communications and Broadband N/A Y</p> <p>PUT7- Natural and Historic Environment LD1-LD4 Y</p> <p>PUT8- Building Design and Access MT1, SD1-SD4 Y</p>		

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			<p>PUT9- Renewable Energy SD2 Y</p> <p>PUT10- Community Facilities SC1 Y</p>		
Herefordshire Council (Environmental Health)		C	<p>Dear Neighbourhood Planning Team, sorry for my late response. I refer to the above and would make the following comments with regard to the above proposed development plan.</p> <p>It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.</p> <p>Regarding polices PUT3- Putley Green & PUT4- Putley Common (future housing developments), although settlement boundary plans for the two areas have been provided, no specific sites have been identified.</p> <ul style="list-style-type: none"> Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination. <p>General comments:</p> <p>Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments</p>	<p>Contamination is a material planning consideration and is addressed within the NPPF and Local Plan Core Strategy policy SD1. No sites are allocated for development by the NDP and proposals coming forward as planning applications would be considered under the existing planning policy framework. No further reference is needed in the NDP.</p>	No change.

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			would be subject to application through the normal planning process.		
Herefordshire Council (Transportation and Highways)	Paras. 5.10.	C	Para 5.10: The parish could look to enter the Lengthman scheme run by BBLP? Development should look to promote sustainable transport connections and upgrade bus stop facilities should be agreed.	<p>The Lengthman scheme is outside the scope of the NDP and will be taken forward separately by the Parish Council.</p> <p>Sustainable transport modes are provided for in policy PUT 8 criteria 4 and policy PUT10. The scope for providing improved pedestrian connections to, for instance, the regular Hereford-Ledbury bus services on the A438 is realistically limited due to distance and the nature of the intervening rural lane highway network, with restricted width and visibility. A policy requirement on development to promote such connections is considered unreasonable in this context. Upgrades to public transport facilities to be sought within policy PUT8.</p>	<p>Amend policy PUT8 criteria 4 to read:</p> <p>... The arrangements for access should include provisions for pedestrians and cyclists, to encourage active travel, and for agreed improvements to public transport facilities; and</p>
	Para. 5.11	C	No speed limit change has been requested by the parish, therefore any requirements for a reduction in speed should be requested by the Parish. As it will give further weight to any requests as part of any significant development.	Requests for speed limits are outside the scope of the NDP and will be taken forward separately by the Parish Council.	No change.
	Policy PUT8	C	Include reference to HC Design Guide within policy PUT8 criteria 3.	Agreed.	<p>Amend policy PUT8 criteria 3 to read:</p> <p>In the case of proposals for new housing, include adequate off-street parking for residents and visitors having regard to design guidance provided by the local highway</p>

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					authority, ...
Environment Agency	NDP	C	<p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, as confirmed in your email, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p> <p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time.</p>	Noted.	No change.
Natural England	NDP	C	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	Noted.	No change.

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			<p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>[Annex available on request]</p>		
AMEC UK Ltd.	NDP	C	National Grid has identified that it has no record of apparatus within the Neighbourhood Plan area.	Noted.	No change.
Severn Trent Water	NDP	C	No specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.	Noted.	No change.
G. Blandford, New House Farm	Policy PUT3/para. 4.3.	C	Bearing in mind the restricted scope for building at Putley Green, I would extend the settlement boundary as shown on the attached plan in red. The 'traditional orchard' included in this area will not be reinstated as a traditional orchard.	[to be completed following discussion at Steering Group]	

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			 <p data-bbox="616 1037 974 1077"> Settlement boundary </p> <p data-bbox="593 1125 862 1149">Plan 4: Putley Green settlement boundary</p> <p data-bbox="593 1165 1041 1189">NORTH © Crown copyright and database rights (2016) Ordnance Survey (0100054741). Not to scale.</p>		
	Policy PUT5/para. 5.8	C	Encourage the development of a bakery in the NDP area, together with a tearoom and shop adjacent to the village hall to serve visitors and provide employment.		
Jacqueline Denman	Para. 2.5	C	There is an error in the figures in this paragraph, which are inconsistent with each other. If the population and household numbers are quoted correctly,	Agreed there has been an arithmetical error. The 2001	Amend para. 2.5 to read:

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			then the average household size for 2001 has been incorrectly calculated. Based on numbers given, the average household size in 2001 would be 2.7. This gives a decrease in average household size of 11% between 2001 and 2011, rather than 4% suggested by the figures presented. Para 2.5 is used to provide a context for the proposed NDP, and I believe that, if correct, these revised figures strengthen further the case for providing starter and small family homes to improve opportunities for young families to enter the housing market in Putley.	figures quoted in the draft NDP are from the Parish Plan which show minor variation from those available from ONS.	The population of the Area was 245 in 2011, compared to 261 in 2001 (a drop of 6%). In contrast, the number of households has risen, from 97 in 2001 to 103 in 2011 (a rise of 6%). As a result of these trends, average household size has fallen in this period from 2.7 to 2.4 persons per dwelling.
	Para. 3.3, Vision	O	The vision statement contains the sentence: "A place where the next generation would want to raise their children". This makes little sense in terms of the plan as the issue is not whether any generation <u>wants</u> to raise their children here but whether they are in a position to do so. There are several examples of young adults who grew up in Putley, including third generation families, who would like to raise their children here but have not been able to do so. The vision should be more explicit about providing opportunities for them. Suggested change: "A place which offers opportunities for the next generation to raise their children." Alternatively, it should talk in the present about the place as somewhere that welcomes children and provides an outstanding environment for raising them.	This amendment is agreed.	Amend the second bullet of the vision to read: <ul style="list-style-type: none"> • A place which offers opportunities for the next generation to raise their children;
	Paras. 3.15 and 3.18	S	Paragraph 3.15 estimates there to be capacity for four infill houses at Putley Common, with the remaining development expected to take place at Putley Green. In paragraph 3.18, Table 1 indicates that an estimated ten new homes will be provided within the settlement boundaries at Putley Green and Putley Common. Taken together, this suggests that the plan will provide capacity for six new homes at Putley Green.	Noted.	No change.
	Para. 3.21	C	Paragraph 3.21 states that comments in the residents' survey pointed to a desire for more housing in the form of lower cost, smaller and starter homes <i>to enable young people and families to stay in the village</i> . While this is indeed true, and of great importance, the concern was wider than this. For example, comments included: "Family housing (private) needed to bring fresh blood and skills to the village."	Noted.	No change.

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			<p>“Need for private family housing, 3 bedrooms to encourage the village to grow.”</p> <p>“I think there is scope for some additional interesting housing units which provide opportunities for younger active families who can bring economic opportunities to the Parish.”</p>		
	Para. 3.23	S	I support paragraph 3.23 which states that new housing proposals in Putley will be expected to address the local need for two- and three-bedroom accommodation. This will help meet housing market pressures and the locally expressed desire for less expensive open market homes.	Noted.	No change.
	Policy PUT2	C	I support Policy PUT2, provided that the wording of PUT2.2 can accommodate the scale of development indicated in Table 1 ie four new homes at Putley Common and six new homes at Putley Green.	Noted.	No change.
	Para. 4.6	O	<p>First, Putley Green Fruit Farm is a working fruit farm and should not be described as “the former Putley Green Fruit Farm.”</p> <p>Secondly, Herefordshire Council Neighbourhood Planning Guidance Note 20 (Guide to settlement boundaries, June 2015) includes a number of statements that do not appear to have been taken into account in drawing the proposed settlement boundary. For example:</p> <p>“The settlement boundary does not necessarily have to cover the full extent of the village <u>nor be limited to its built form.</u>”</p> <p>“Physical features: Wherever possible try to allow the boundaries to follow physical features such as: buildings, <u>field boundaries or curtilages.</u>”</p> <p>“Your settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. ... there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.”</p>	[to be completed following discussion at Steering Group]	
	Policy PUT3	O	While I support the wording of Policy PUT3, I object to the proposed positioning of the settlement boundary for Putley Green as I do not believe that it provides sufficient capacity to accommodate the scale of development discussed elsewhere in the draft Neighbourhood Development Plan, and indicated in paras. 3.15 and 3.18. Not all land within the proposed boundary is available for development, including amongst others the area occupied by	[to be completed following discussion at Steering Group]	

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			<p>the sewage works and also contaminated land on the site of the previous sewage works.</p> <p>I would like to request a full review and adjustment of the settlement boundary indicated in Plan 4 before Putley moves on to the next stage of the NDP process. This should take full account of the points raised in my previous comment on para. 4.6.</p>		
	Policy PUT5	O	<p>While I support the spirit of Policy PUT5, I have concerns that PUT5.5 is less demanding than PUT5.1.-PUT5.4, each of which places additional conditions on support, for example through relating development to existing buildings or land-based businesses. The only control on rural tourism and leisure proposals is the wording “small-scale” and “appropriate to and in keeping with”, both of which may be open to wide interpretation.</p>	[to be completed following discussion at Steering Group]	
Maurice and Annette Embrey	Paras. 4.3 and 4.6	O/C	<p>The former Putley Green Fruit Farm is not a true statement, as the Fruit Farm is still a busy active working farm. I feel the settlement boundary for Putley Green is far too restrictive.</p> <p>Infill housing is not practical in several areas especially the farmyard, where access to roads, water and services has not been thoroughly explored. The Traditional Orchard opposite Near Green Close needs re-assessing as the remaining trees are very old and decaying.</p>	[to be completed following discussion at Steering Group]	
Mary Hastilow	Policies PUT3 and PUT4, paras. 3.5, 3.15, 4.6, 4.12.	O	<p>I object to the setting of settlement boundaries for Putley for two main reasons:</p> <p>1. Putley is primarily a scattered settlement, with a small area of denser housing around the village green, added in the mid 20C. The majority of the population is still dotted around the landscape in a way that is a distinctive feature of the parish. Most dwellings in Putley, large or small, have either spacious gardens or large areas of open space around them and a beautiful outlook. This is a great equaliser – the sense that we all share the landscape. The exception is some of the 20C houses around the village green which have small gardens and are rather crammed in. This latter is not the right model to follow for future development, in my view. The Plan as proposed supports putting additional dwellings into small spaces in areas already relatively closely developed.</p> <p>The Plan should facilitate organic growth, as need arises, for additional</p>	[to be completed following discussion at Steering Group]	

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			<p>dwellings that complement rather than contradict the older pattern of settlement.</p> <p>2. The settlement boundaries arbitrarily favour a few landowners. As far as Putley Common goes, the settlement boundary surrounds 8 properties, four of which could realistically build in their gardens. At the village green, the only land included in the settlement boundary that could reasonably be built on is owned by one landowner. The result is an immediate increase in property values, and opportunity, for five households, to the exclusion of others who might want or need to build a new dwelling on their land. This restriction up at Putley Common seems especially bizarre. At the consultation meeting we were told that the question of access over the common makes further development problematic. But <i>existing</i> access has been used three times in the past 30 years or so, for adding dwellings behind Oakdene, Newlands, and at Timberley. These do not impinge on the common. There is the potential to do the same at Roughwood, for instance, and also on land below Fairview. I am not suggesting that these should be developed, only that the line has been arbitrarily, and unfairly drawn.</p>		
	Policy PUT8, paras. 3.15, 3.21, 3.22, 3.23, 3.24, Section 4.	O	<p>I object to the proposed plan because it is not an effective criteria-based plan. The words 'criteria-based' are used in para. 3.15, but this does little more than pay lip-service to the principle of controlling development by criteria rather than location. The closest the plan comes to actually defining any criteria appears to be the Building Design and Access statement which is so open-ended and non-specific as to be largely ineffectual.</p> <p>In such a small parish it is fairly impossible to predict housing need. We need to enable development by assessing need as it arises, and having detailed criteria to control development in line with that need. In my view the plan fails to address the need for criteria in any meaningful way. There are currently two outline planning applications for new development at Coombecroft and Lazy Acre, which are the kind of development we should be encouraging: single dwellings initiated by existing residents as the need arises. But their harmonious integration into the existing landscape should be controlled by effective criteria that can apply to any development, not by settlement boundaries.</p> <p>Other Herefordshire parishes have prepared criteria-based plans which do this. I do not think this approach has been properly explored for Putley. Such</p>	[to be completed following discussion at Steering Group]	

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			<p>a plan needs to be specific about numerous criteria such as plot size, location relative to existing buildings, dwelling size, maximum number in building cluster, and so on. Weston Beggard, which has a similarly scattered settlement pattern to Putley, has produced a plan of this kind that reflects residents' wishes to retain the existing pattern of development. This would have been a good model from which to develop our own version.</p> <p>As it is, the proposed plan adds nothing substantial to Herefordshire's Core Strategy, apart from an additional, and in my opinion detrimental, settlement boundary at Putley Common.</p>		
Alice Rhodes	Policy PUT3/para. 4.7.	C	<p>Thank you for all your hard work excellent plan. I am concerned that limiting housing to 2 areas of Putley ie Putley Green and Putley Common will prevent any "organic growth" in other areas. For example, people wishing to self-build (which a high percentage of the population agreed with) seems very limited within the Neighbourhood Development Plan. I would like to see more flexibility. Thanks.</p>	[to be completed following discussion at Steering Group]	