



NEIGHBOURHOOD DEVELOPMENT PLAN


PUBLIC MEETING
WEDNESDAY 14TH JANUARY 2015

COLWALL NEIGHBOURHOOD PLAN

First public meeting in March 2013
Announced intention to prepare Neighbourhood Plan
Start consultation with community


Second public meeting in October 2013
Presented the Landscape Sensitivity and Capacity Assessment

This one is to present:
Feedback from both meetings and
Present the suggested changes to the Settlement Boundary



BRIEF RECAP

Planning system changed – Localism Act 2011
Planning now represented at Parish level
New National Planning Policy Framework (NPPF)
County level reduced (Core Strategy)
No longer support Settlement Boundaries
Colwall Parish Council concluded SB required,
-hence started developing a NDP
NDP must conform with national planning - NPPF and
Herefordshire's Core Strategy




NEIGHBOURHOOD PLAN

- Why have one?
 - Have settlement boundaries
 - Help protect our environment
 - Influence where development takes place
 - Opportunity to influence the design
 - Gives us more say over how money is spent (CIL)
 - No alternative




FEEDBACK

- Identified over 170 individual 'representations'
- Obviously many are similar
- A short explanatory paper in preparation
 - responds to representations
 - readable and informative manner!



FEEDBACK CONCERNS - TOP 90%

22	development density, layout and style
19	choice of development areas
15	AONB & Landscape Sensitivity and Capacity Assessment
11	viability of village (supporting)
10	settlement boundary
10	school issues
10	land for facilities
10	affordable housing and housing mix
8	traffic issues
7	protection of areas
6	development quota
4	Community Infrastructure Levy (CIL)
4	conservation area



HEREFORDSHIRE CORE STRATEGY PROGRESS

The Examination started 23 September 2014 and continues until receipt of the Inspector's report.

Hearing sessions begins
Tuesday 10 February 2015 10am at

Hedley Lodge, Belmont Abbey,
Ruckhall Lane,
Hereford
HR2 9RZ



SETTLEMENT BOUNDARY CHANGES MATTERS TO BE CONSIDERED

Landscape - National Planning Policy Framework (NPPF) and the Area of Outstanding Natural Beauty (AONB)

Development location Core Strategy - Policy RA2

Housing Targets - Core Strategy - Policy RA2

Density of development

Suitability; access, flooding, other constraints etc



NPPF AND THE AONB

NPPF Paragraph 14

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

.....unless.....specific policies in this Framework indicate development should be restricted."

"For example, those policies relating to sitesland designated as, an Area of Outstanding Natural Beauty....."



NPPF AND THE AONB

NPPF Paragraph 115

"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."

NPPF Paragraph 116

"Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest."

We therefore need to take full account of the landscape



CORE STRATEGY - NEIGHBOURHOOD DEVELOPMENT PLANS - POLICY RA1

Extracts from Policy RA1 (Page 101)

"All neighbourhood development plans shall aim to provide levels of housing to meet these targets in a locally focused way."



CORE STRATEGY - POLICY RA2

Extracts from Policy RA2 (page 104)

"Housing growthwill be permitted only where the residential development proposal is considered to be locally appropriate by:"

"Ensuring the proposal is located within or adjacent to the main built up area(s) of the village so as to not result in free standing, individual or small groups of dwellings which are obviously detached from, or peripheral to, the main built up area(s);"



CORE STRATEGY HOUSING TARGETS POLICY RA1

Extracts from Policy RA1 (Page 101)

"Rural Housing Market Area (HMA) - Ledbury
Approx nos dwellings 2011-2031 - 565 - percentage 14%"
(additional)



HEREFORDSHIRE'S HOUSING TARGETS

Core Strategy extract: Policy SS2 (page 28)

Figure 4.20 Rural housing delivery

Place	New homes
Hereford	6,500
Market towns Bromyard, Kington, Ledbury, Leominster and Ross on Wye	4,700
Rural Villages	5,300
Total	16,500



COLWALL HOUSING TARGET

- Equates to about 156 extra homes in Colwall by 2031
- (but start date is 2011)
- 66 approved already (40%)
- 20 windfalls estimated to occur over remaining 16 years
- Leaves 70 as the 'planned for target' by 2031



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- Equates to about 156 extra homes in Colwall by 2031
- (start date is 2011)
- 66 approved already
- 20 windfalls estimated to occur over remaining 16 years
- Leaves 70 as the 'planned for target' by 2031

The question is; where?

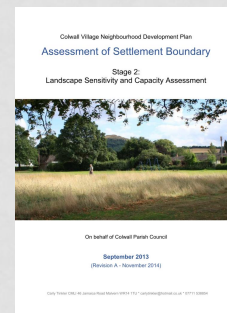


BUT WHERE?

- Must give 'Great Weight' to landscape (NPPF)
- Must be 'within or adjacent to the main built up areas' (CS)
- Must plan for 70 additional dwellings
- Cannot be a 'Major' development (NPPF)



DETAILED LANDSCAPE ASSESSMENT



DETAILED LANDSCAPE ASSESSMENT

Detailed Landscape Sensitivity and Capacity Assessment

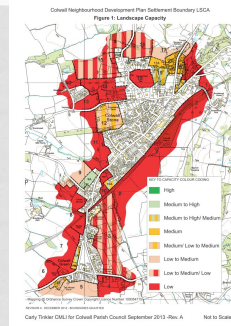
- Relates *only* to area around the Settlement Boundary
- *Only* considers impact of development on the *landscape*

Builds on;

- Village Design Statement,
- Landscape Character Statement and
- Preliminary Settlement Boundary Landscape Assessment



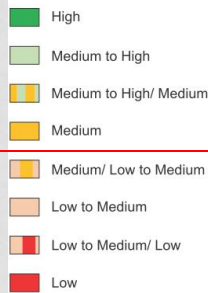
DETAILED LANDSCAPE ASSESSMENT



DETAILED LANDSCAPE ASSESSMENT

Capacity to absorb development without undue damage to the AONB

KEY TO CAPACITY COLOUR CODING



Suggested limit of acceptability in AONB

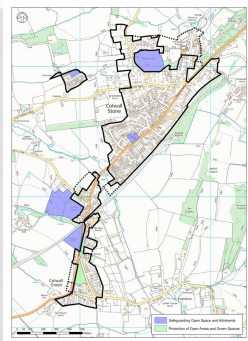


PLOT AREAS AFFECTED

Area Ref	Description	Capacity
3a	By school	Medium to High
9a	Village hall to Thai	Medium to High
16a1	Redland Drive	Medium to High
16a2	Redland Drive	Medium to High
1a	Picton Gardens	Medium to High/Medium
10a	Brookmill Close	Medium to High/Medium
19	Cowl Barn Lane	Medium to High/Medium
7a	3rd side village green	Medium
20	Downs school	Medium
17a	N of Cowl Barn Lane	Medium



IMPACT ON SETTLEMENT BOUNDARY



DENSITY OF DEVELOPMENT

Core Strategy says:

Target net density for County "although this may be less in sensitive areas"	30 to 50 per Ha	CS Policy SS2
Ledbury town (40% affordable)	40 per HA	CS Policy LB2
Ross-on-Wye (40% affordable)	35 per Ha	CS Policy RW.2

Also affected by:

What's included in the calculation, eg internal roads, schools etc

Shape of the plot and access possibilities

Nature of development around the plot, enclosed or open views

Percentage of Affordable homes 40% (CS Policy H1)

Choice:

20 dwellings per hectare (8 per acre) to match Covent Garden



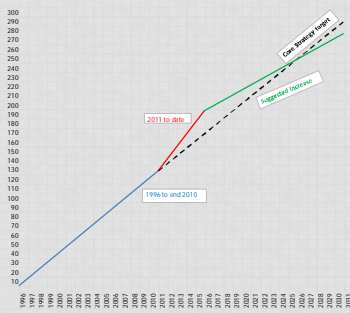
ADDITIONAL DWELLINGS

Area Ref	Description	Capacity	Additional Dwellings Claim towards Target	Notes
3a	By school	Medium to High	0	Only if not required for educational purposes
9a	Village hall to Thal	Medium to High	21	
16a1	Redland Drive	Medium to High	2	Use 2 to match surrounding property density
16a2	Redland Drive	Medium to High	0	No highway access at present.
1a	Picton Gardens	Medium to High/Medium	11	
10a	Brookmill Close	Medium to High/Medium	0	Already counted as approved
19	Cowl Barn Lane	Medium to High/Medium	15	Using only part of land on East side of lane. Also access limitations
7a	3rd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up as contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present.
	Total		61	

WORKING GROUP PROPOSAL

1. No magic answer
2. Protects the landscape (Conforms with NPPF)
3. Almost satisfies the Core Strategy
4. Is logical and therefore defensible
5. Involves several small developments
6. Spread around the main areas

COLWALL HOUSING TARGETS



WHAT HAPPENS NEXT?

- This consultation – open till 30th March 2015
- In due course;
 - Pre-submission consultation – legal requirement
 - Submit to Herefordshire who;
 - Arrange independent examination
 - Hold referendum

NEIGHBOURHOOD PLAN

Objections

- No magic answer
- All sites have downsides
- Explain why somewhere else is better and can be justified, (may be no Plan)

HOW TO RESPOND

- Preferred response is by email to colwallneighbourhoodplan@gmail.com
- Via our website
- By letter to the Clerk
- No particular format required
- Include name and contact
- Explain your experience/knowledge
- Sell your idea
- Justify
- Will be made public
- Remember the AONB

HOW TO RESPOND

Colwall Parish Council COLWALL NEIGHBOURHOOD PLAN ENQUIRY or RESPONSE FORM

Name: _____

Address, Telephone or EMAIL: _____

Colwall Parish Council COLWALL NEIGHBOURHOOD PLAN HOW TO RESPOND

How do you want our area to develop?

- Do you have any ideas for development?
- Do you have any ideas for development that you would like to see in the future?
- If you are not sure of your ideas, please let us know and we will help you to develop them.
- How do you think the development should be protected through planning?
- Should the settlement boundary be changed, if so how?
- How do you think we should respond?
- What do you need to be able to respond?

How to respond to:

- Using the form within this booklet and returning via the envelope provided to: Clerk to Colwall Parish Council, Church House, Church Lane, Colwall, Herefordshire, HR23 9JL
- email to: enquiries@colwallneighbourhoodplan.org.uk
- via our website: www.colwallneighbourhoodplan.org.uk
- via your parish councillor

No particular response format is required however please:

- Provide your name and a contact telephone or email so we can contact you.
- Explain the opportunities/knowledge you bring to the issue.
- Explain how you think the development should be protected through planning.
- Remember the AONB, as the parish lies in the heart of the AONB.
- Submit your queries as soon as possible and your suggestions on 30th May 2015.

For more information go to: www.colwallneighbourhoodplan.org.uk

NEIGHBOURHOOD PLAN INFORMATION

We have a website;

www.colwallneighbourhoodplan.org.uk

NEIGHBOURHOOD PLAN

Question Time

Colwall Parish Council gratefully acknowledges the assistance of Herefordshire Council, The Malvern Hills AONB Partnership, WSP UK Limited and the Department of Communities and Local Government

DETAILED LANDSCAPE ASSESSMENT

Capacity to absorb development without undue damage to the AONB

KEY TO CAPACITY COLOUR CODING



= 61 dwellings

= ?? dwellings

Suggested limit of acceptability in AONB

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19	Cowl Barn Lane	Medium to High/Medium
7a	3rd side village green	Medium
20	Downs school	Medium
17a	N of Cowl Barn Lane	Medium
5a	Tan House Farm	Medium/Low to Medium
12	Behind Grovesend	Medium/Low to Medium

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Area Ref	Description	Capacity	Additional Dwellings	Notes
3a	By school	Medium to High	0	Only if not required for educational purposes
9a	Village hall to Thai	Medium to High	21	
16a1	Redland Drive	Medium to High	3	Use 2 to match surrounding property density
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7a	3rd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up as contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present.
5a	Tan House Farm	Medium/Low to Medium	0	Currently built on
12	Behind Grovesend	Medium/Low to Medium	80	Using only undeveloped land
		Total	142	