

# **Consultation Statement**

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## 1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Tarrington Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.<sup>1</sup> The Statement:

- Contains details of the persons and bodies who were consulted about the proposed Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

### Format of the Consultation Statement

1.2 The Statement covers the following stages of Plan preparation, arranged in chronological order:

- The initial stages of work on the Plan, covering the designation of the Neighbourhood Area and setting up the steering group (section 2).
- Initial consultation on the issues to be addressed (section 3).
- The residents' questionnaire survey (section 4).
- Open day consultation on issues and options for draft planning policies (section 5).
- Assessing potential land for housing, including a Call for Sites and site-specific consultation (section 6).
- The draft Plan consultation under Regulation 14 (section 7).
- The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed (section 8).

1.3 The following consultation approaches were used:

- Posting of material online via an NDP tab on the Tarrington Parish Council website at <https://tarringtonpc.org.uk/neighbourhood-development-plan/>.
- Steering group meetings open to the public during the initial phases of work on the draft Plan (2014-2016), with minutes available on the website.
- Posting of material on the parish noticeboard.
- Articles in the parish magazine, the Tarrington Tatler.
- Questionnaire surveys of residents.
- Open day drop-in events held to discuss emerging issues and options for planning policies.
- Call for Sites to identify potential land for housing.
- Consultation on the draft NDP held in accordance with Regulation 14 of the 2012 Regulations.

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<sup>1</sup> Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

## **2. DESIGNATING THE NEIGHBOURHOOD AREA AND ESTABLISHING THE STEERING GROUP**

2.1 The following steps and actions were undertaken by the Parish Council in terms of initiating work on the NDP:

- Application to Herefordshire Council for designation of the Tarrington Neighbourhood Area was made on 20 November 2013. Herefordshire Council carried out consultation on the proposed Neighbourhood Area from 27 November 2013 to 8 January 2014. No comments were received, and the application was approved on 9 January 2014.
- Establishment of a Steering Group which included both parish councillors and other members of the community. The inaugural meeting of the Steering Group took place on 15 January 2014, with four parish councillors present (including the chair) and seven other parishioners. This and subsequent Steering Group meetings were open to all residents.

2.2 The issues and concerns raised in this initial stage of the plan-making process as discussed at the first Steering Group meeting comprised in summary:

- How best to represent the views and consider the needs of a wide cross-section of residents.
- The need to engage the farming community and those establishing small businesses.
- The challenge of ensuring future development of the village for small businesses and young families.
- Difficulties posed for realistic planning by constraints including a lack of both land for new housing and of services and facilities.

2.3 These issues and concerns centred on the challenge of delivering greater local control over development by making use of the new powers available under the Localism Act 2011. They were considered and addressed by:

- Successful application for Neighbourhood Area designation.
- The establishment of the Steering Group comprising elected parish councillors and other members, and open to all in the community.
- Ensuring that Steering Group members attended neighbourhood planning training events.
- Deciding to hold a drop-in event to collect community views and opinions at the outset of the process, leading to an Open Day in May 2014.
- Engaging professional support to assist with project management and design/analysis of survey material (Data Orchard).

### **3. EXPLORING THE ISSUES**

- 3.1 Following the early discussions in the Steering Group, a drop-in event was arranged. This provided an opportunity to explain to the wider community how it was intended to go about the preparation of the NDP, and to identify and explore local issues.
- 3.2 The drop-in event was held on Saturday 24 May 2014 between 10 am and 4 pm at the Lady Emily Community Hall in Tarrington. It was publicised by a flyer to households and posters, and staffed by members of the Steering Group. Herefordshire Council assisted with the supply of consultation material. Refreshments were provided. A total of 73 residents attended (including Steering Group members).
- 3.3 The event provided a forum to explain the thinking behind undertaking the NDP, to raise awareness and to collect initial comments on issues of concern. The focus was on housing development with other concerns, such as supporting local businesses and environmental issues, also addressed. This was undertaken through a plan-based 'flags in map' activity and discussions on the topics of village assets, vision statements and housing styles.
- 3.4 The drop-in event provided initial information on the local issues and concerns to be considered in the NDP. They included identifying a new settlement boundary, problems associated with parking and a need for more affordable housing. They were considered at the Steering Group and addressed by ensuring that the matters raised informed the overall scope of the residents' questionnaire survey, with questions seeking further information on specific points, such as the form and types of new housing and its location, community facilities and protecting the environment.

#### **4. RESIDENTS' SURVEY**

- 4.1 The next stage of the plan-making process was the residents' survey. Data Orchard helped to draw up a questionnaire, taking into account the issues arising and information gathered at that point, including through the drop-in event and discussion in the Steering Group.
- 4.2 The questionnaire asked 24 closed and open questions on the following topics: living in Tarrington; housing, including on the size and location of sites for development; jobs and the economy; community and recreational facilities; protecting our environment and possible limitations to development; and personal information.
- 4.3 A total of 420 questionnaires were hand-delivered to households across the Neighbourhood Area in September 2014 by members of the Steering Group. The questionnaire included a covering letter with completion and return instructions, background information on the Neighbourhood Plan process and timetable, and relevant maps. All residents of the parish aged 16 and over were invited to participate in the survey. A prize draw was used to encourage response (£50 prize).
- 4.4 Completed questionnaires and prize draw forms were collected by hand. Return visits were made as necessary. Overall, 278 completed questionnaires were collected or otherwise returned by the end of October 2014, a response rate of 66%.
- 4.5 Analysis of the questionnaires was undertaken independently by Data Orchard. Two reports were produced:
- Residents' Survey Report: a full report analysing the questionnaire responses.
  - Comments from the residents' survey listings: report setting out all the free-text comments and suggestions made by respondents.
- 4.6 The survey provided a wealth of information for consideration in the preparation of the NDP. The results were discussed at the Steering Group in November 2014 when it was decided to identify key issues based on the themed areas of:
- Future housing development.
  - Environment.
  - Employment and businesses.
- 4.7 The issues and concerns raised in responses to the survey provided a basis for work on the emerging NDP. In particular, land use and development matters were addressed through the formulation of planning policies in an initial draft NDP. This was developed with professional support using the outcomes of the survey to guide the contents of the Plan. The emerging draft included a vision, set of objectives, 15 planning policies, and reference to non-statutory enabling policies. To complement the criteria-based policies, discussions in the Steering Group at this stage also recognised the need to identify possible sites for housing taking into account Herefordshire Strategic Housing Land Availability Assessment (SHLAA) for the village. The issues and options for both policies and sites were considered in the next phase of community engagement in early 2015.

## 5. ISSUES AND OPTIONS CONSULTATION

5.1 Building on the views expressed in earlier engagement, the issues and options consultation was held to seek community views on:

- The issues which had been identified by the Steering Group as needing to be addressed in the NDP.
- The approaches in terms of planning policy which were considered by the Steering Group to be most appropriate.

5.2 Two open days were held on Friday 13 and Sunday 15 February 2015 at the Lady Emily Community Hall. They were staffed by members of the Steering Group and refreshments were provided. A total of 104 residents attended (50 on the first day, 54 on the second). The Steering Group produced a 17-page consultation document which set out possible options for planning policies and asked for views and further comments. This covered the following topic areas:

- Vision and objectives for the Neighbourhood Area.
- Settlement boundaries.
- Options for new housing in Tarrington, including potential sites at School Road and Stocks Field.
- Type of housing.
- Supporting business.
- Parish environment, character and heritage.
- Traffic and transport.

5.3 Feedback to the consultation document was collected via Response Record Sheets. In total 111 completed forms were returned by those attending or who otherwise responded, representing 19% of the parish population. The Sheets recorded yes/no responses to 14 questions asked in the consultation document, as well as enabling free-write comments. Analysis of the Response Record Sheets was undertaken independently by Data Orchard, and a report produced.

5.4 The two open days provided clear expressions of opinion on most of the options canvassed. The initial results were discussed at the Steering Group later in February. It was agreed that the most significant issue was the identification and selection of possible sites for development for housing and how best to address the issues identified. These included how to manage development through policy criteria to address landscape, townscape and other environmental issues. Further discussions and investigations, together with consultancy support, were seen to be required to address these issues and concerns.

## 6. ASSESSING POTENTIAL LAND FOR HOUSING

- 6.1 Possible sites to accommodate new housing were identified through the work of the Steering Group together with a Call for Sites which was undertaken in June-July 2015. A total of 18 sites were identified and initially assessed by the Steering Group. The results were then passed to the planning consultant for review.<sup>2</sup> Independent professional landscape advice was also sought, initially on three of the potential sites in August/September 2015, and then through a Landscape Assessment of the School Road site which was commissioned in April 2016.<sup>3</sup> The Assessment was undertaken to help establish which part of the site could be suitable for residential development.
- 6.2 As part of the Assessment and to inform judgements about levels of landscape and visual value, a questionnaire survey was undertaken to gather opinion on:
- The use of the public footpath which traverses the site.
  - Observations of footpath users about the flora and fauna on and near the site.
  - Importance of the footpath to the community and its current course.
  - Importance of views in and out of the site.
  - Landscaping that residents would expect to be included should the Assessment conclude the site is suitable for some housing development.
- 6.3 The questionnaire asked nine open and closed questions on these topics, with an additional three questions collecting personal information. It was designed by members of the Steering Group, Data Orchard and the landscape architect (Carly Tinkler). A total of 404 questionnaires were hand-delivered to households in the Neighbourhood Area in June 2016 by members of the Steering Group and other volunteers. All parish residents aged 16 and over were invited to participate in the survey. The questionnaire included a covering letter explaining the purpose of the survey and a plan of the site.
- 6.4 Completed questionnaires were collected by hand. Overall, 280 completed questionnaires were collected or otherwise returned, a response rate of 69%.
- 6.5 The survey provided comprehensive information about residents' opinions about the development of the site. This data was taken into account in the Landscape Assessment, which was discussed at the final Steering Group meeting in July 2016 and informed the draft planning policy for the allocation of part of the site for residential development (now policy TAR8 in the submission NDP).

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<sup>2</sup> See Housing Site Assessment (December 2015) and update (April 2018), both by DJN Planning Ltd.

<sup>3</sup> See Landscape comments on three potential housing sites in Tarrington, Herefordshire (September 2015) and Landscape Assessment, Land off School Road, Tarrington (July 2016), both by Carly Tinkler.

## 7. CONSULTATION ON THE DRAFT PLAN

### The consultation process

- 7.1 The draft NDP was approved for the purposes of public consultation at the Parish Council meeting on 11 February 2019. Consultation on the draft NDP was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended. The consultation ran for six weeks from 14 October 2019 to 25 November 2019.
- 7.2 The Environmental Report and Habitats Regulations Assessment, which had been carried out by Herefordshire Council, were also published for consultation over this period.
- 7.3 The draft NDP included a pre-submission consultation and publicity notice, setting out the requisite details of the consultation. The draft NDP, a comments form, the Environmental Report and the Habitats Regulations Assessment were all posted on the Parish Council website.
- 7.4 At the start of the consultation period a flyer was distributed to households and businesses throughout the Neighbourhood Area by volunteers. This explained how and where the draft NDP could be viewed and invited comments. A notice was included in the Tarrington Tatler (parish magazine) for October/November 2019, and a similar poster placed on the parish noticeboard. Copies of the pre-submission consultation and publicity notice, flyer and poster are at Appendix 1.
- 7.5 Printed copies of the draft NDP were deposited for inspection at the Tarrington Arms, the Lady Emily Community Hall, the Parish Church, Hereford Customer Services Centre, and Ledbury Library. Copies were also available on request from the Parish Clerk or the Chair of the Parish Council.
- 7.6 A comments form was prepared to assist the making of responses. This could be downloaded and printed from the website and was also available for collection from all the deposit locations, the Clerk and the Parish Council chair. Comments could be made by hand, email or post.
- 7.7 A list of consultees was compiled by the Steering Group, starting with the statutory consultees identified in guidance produced by HC.<sup>4</sup> Other consultees were then added to the list, having regard to the consultation bodies specified in paragraph 1 of Schedule 1 of the 2012 Regulations. The final list is at Table 1. Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.

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<sup>4</sup> [https://www.herefordshire.gov.uk/downloads/file/3704/guidance\\_note\\_13\\_statutory\\_consultees](https://www.herefordshire.gov.uk/downloads/file/3704/guidance_note_13_statutory_consultees)

**Table 1: draft NDP consultees**

National organisations	
Environment Agency	Network Rail
Natural England	Highways England
Historic England	Herefordshire Primary Care Trust
Coal Authority	National Grid
Homes and Communities Agency	RWE Npower Renewables Ltd.
English Heritage	Western Power Distribution
National Trust	Dwr Cymru Welsh Water
Forestry Commission England	Severn Trent Water
Great Western Trains Company Ltd.	
Local organisations	
Herefordshire Council (HC)	Woodland Trust
Cllr J. Hardwick, HC	Herefordshire Wildlife Trust
CPRE Herefordshire	Parochial Church Council
H & W Chamber of Commerce	Stoke Edith Estate
Fortis Living Housing Association	
Adjoining parish councils	
Yarkhill Parish Council	Woolhope Parish Council
Ashperton Parish Council	Dormington and Mordiford Parish Council
Pixley and District Parish Council	Stoke Edith Parish Meeting
Putley Parish Council	
Call for Sites respondents and local businesses	
Sheldon Bosley	Mr Hicks and Ms Beddoes
Rural Solutions Ltd.	Mr Wilce
Collins Design and Build Ltd.	Mr Tucker
Mr and Mrs Samwells	Tarrington Arms
Mr Pinfield	The Millpond

## **8. RESPONSES TO THE CONSULTATION**

### **Issues and concerns raised**

- 8.1 Consultation body responses were received from Herefordshire Council and seven other organisations. Comments were received from 32 residents and two agents on behalf of landowners. All comments are summarised at Appendix 2, together with a response by the Parish Council to each comment and the amendments made to the draft NDP where these arise.
- 8.2 The principal issues and concerns which were raised in the consultation may be summarised as follows:
- The draft NDP policies were all considered by HC to be in general conformity with equivalent strategic policies. HC suggested several textual amendments including in respect of development in the River Lugg catchment and Local Green Space.
  - Table 1 to the NDP, which records the housing delivery position, should be updated.
  - Land with planning permission at Stocks Field together with housing at Garbrook should be included in a settlement boundary.
  - In respect of the allocation of land at School Road for housing development by draft policy TAR8:
    - The allocation was not required to meet the housing requirement.
    - The extent of the allocation site and the provision made for landscaping and a buffer zone.
    - The requirement that a “minimum” of six dwellings should be provided.
    - Concerns re traffic generation, highway capacity and road safety; provision for pedestrians; flood risk; impacts on landscape and heritage assets.
  - Additional references to affordable housing, energy-efficiency, electric vehicle charging points and highway verges were requested.

### **Considering and addressing issues and concerns**

- 8.3 All comments were passed to the planning consultant for review and to provide a recommended response, including amendments to the draft NDP. The resultant report was discussed at Parish Council meetings on 1 and 11 June 2020, when all recommendations and proposed amendments to the NDP were agreed. Table 2 provides a summary of the principal amendments to the draft NDP in plan order. Full details may be found at Appendix 2.

**Table 2: Schedule summarising principal changes made to the draft NDP following consultation**

Ref	Consultee	Change to be made
	Public comment	Paras. 2.7 and 2.16: include further detail and local information.
	Public comment	Objectives: include reference to energy-efficient housing and affordable housing.
	Public comment	Policies TAR2 and TAR14: include reference to highway verges.
	Public comments	Table 1: update.
	Public comments	Policy TAR8: amend landscaping requirements, housing requirement, provisions for pedestrians.
	Public comment	Para. 7.2: delete reference to 40 mph speed limit.
	Public comment	Para. 8.1: include reference to electric vehicle charging points.
	Public comment:	Plan 5 Little Tarrington village policies map: update to include an additional settlement boundary incorporating planning commitments, existing housing and green space.

## **APPENDIX 1**

### **Regulation 14 consultation material**

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Pre-submission consultation and publicity notice

Flyer

Tarrington Tatler/poster

## Pre-submission consultation and publicity notice

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on the draft Tarrington Neighbourhood Development Plan (NDP) will start at 9.00 am on Monday, 14 October 2019 for a period of six weeks ending at 5.00 pm on Monday, 25 November 2019.

### Where you can inspect the draft Neighbourhood Development Plan

The draft Neighbourhood Development Plan may be inspected:

- On the Parish Council website NDP page at <https://tarringtonpc.org.uk/neighbourhood-development-plan/>
- At the Tarrington Arms, Lady Emily Community Hall, and the Parish church
- On request from the Clerk to Tarrington Parish Council by email to [tarrington.pc@btinternet.com](mailto:tarrington.pc@btinternet.com), or from Janette Ward by telephoning 01432 890532
- At the Hereford Customer Services Centre, Blueschool House, Blueschool Street, Hereford HR1 2LX and at Ledbury Library, The Master's House, St. Katherines, Ledbury HR8 1EA.

Supporting documents are available on the Parish Council website NDP page.

### How to make comments on the draft Neighbourhood Development Plan

Comments must be made in writing and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available.

A comment form is available and can be downloaded and printed from the website, requested from the Parish Clerk or Janette Ward, or collected from any of the above locations where the Plan can be inspected.

Send us your comments:

- by hand to the letter box at the Lady Emily Community Hall
- or by email to the Parish Clerk at [tarrington.pc@btinternet.com](mailto:tarrington.pc@btinternet.com)
- or by post to Tarrington Parish Council, c/o Lady Emily Community Hall, School Road, Tarrington, Herefordshire HR1 4EX.

**All comments must be received by 5.00 p.m. on Monday, 25 November 2019.** These will be considered by the Parish Council and will help shape the final Plan.

## Tarrington Neighbourhood Development Plan 2011-2031

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Dear Parishioner,

As you know, we are in the process of writing a Neighbourhood Development Plan, to guide how the parish will develop up to 2031. We have now reached the stage where we have a draft Plan – and we want to know what you think.

You can see the draft Plan on-line, at <https://tarringtonpc.org.uk/neighbourhood-development-plan/>. If you'd prefer, there are printed copies to read at the Tarrington Arms, the Lady Emily Community Hall, the parish Church, Hereford Customer Services, Blueschool House, Blueschool Street, Hereford, and at Ledbury Library, The Master's House, St. Katherines, Ledbury. You can also ask the Parish Clerk to send you a copy - email [tarrington.pc@btinternet.com](mailto:tarrington.pc@btinternet.com), or telephone Janette Ward on 01432 890532.

Please give us your feedback in writing, including your name and address:

- by hand to the letter box at the Lady Emily Community Hall
- by email to the Parish Clerk at [tarrington.pc@btinternet.com](mailto:tarrington.pc@btinternet.com)
- by post to Tarrington Parish Council, c/o Lady Emily Community Hall, School Road, Tarrington, Herefordshire HR1 4EX.

We've prepared a form for you to use which can be downloaded and printed from the website, requested from the Clerk or Janette Ward, or collected from any of the above locations where the Plan can be inspected. All comments will be publicly available.

**All comments must be received by 5.00 p.m. on Monday 25 November 2019** for them to be taken into account.

Thank you for your help,

Janette Ward, Chairman, Tarrington Parish Council

# Tarrington Neighbourhood Development Plan 2011-2031

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The draft Neighbourhood Development Plan has now been published – and we want your views.

**You can see the Plan and details of how to respond:**

- At the Tarrington Arms, the Lady Emily Community Hall and the parish Church
- On our website:  
<https://tarringtonpc.org.uk/neighbourhood-development-plan/>
- At Ledbury Library and at Hereford Customer Services, Blueschool Street, Hereford

**Let us have your comments by 5.00 pm on  
Monday 25 November 2019**

We look forward to hearing from you  
Tarrington Parish Council

## **Appendix 2**

### **Regulation 14 consultation: Summary of main issues and concerns raised by those consulted, the Parish Council's response, and how they were addressed in the proposed NDP**

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Table A: Responses from consultation bodies

Table B: Responses from residents and agents

Table C: Main issues and concerns raised re housing requirement/delivery, settlement boundaries and land at School Road Tarrington.

#### **Abbreviations**

HC = Herefordshire Council

NPPF = National Planning Policy Framework

**Table A: Responses from consultation bodies**

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
1	HC	<p>Neighbourhood Planning: para. 4.5: refer to current position in River Lugg catchment. April 2019 housing delivery: built 5, commitments 25, residual 16. Para 7.6: also refer to NPPF para. 99 requirements.</p> <p>Strategic policy: policy TAR1: not a conformity issue, but policy should better address the local context/issues.</p> <p>Environmental Health (Protection – contaminated land): policy TAR8: spraying from former orchard use could have led to legacy of contamination.</p> <p>No replies from Development Management, Transportation and Highways, Environmental Health (Protection – noise/air), Strategic Housing, Landscape, Conservation, Archaeology, Economic Development, Education, Property Service, Parks and Countryside, Waste.</p>	<p>Para. 4.5: there is presently limited scope for the grant of planning permission for development in the River Lugg catchment (which includes the Neighbourhood Area) that may give rise to additional damaging effects on the River Wye Special Area of Conservation (see HC's statement of March 2020 for further information). This position should be recorded in summary form in the NDP.</p> <p>Housing delivery: update NDP Table 1 and associated text accordingly. The figures given by HC suggest a minimum requirement of 46 units (it is 43).</p> <p>Para. 7.6: it is agreed that this para. should also confirm that the proposed Local Green Spaces will be consistent with the local planning of sustainable development, complement investment in sufficient homes, jobs and other essential services, and be capable of enduring beyond the end of the plan period.</p> <p>Policy TAR1: this policy follows logically on from the NDP's Vision and objectives. It explains how these objectives will be delivered in the context of the Neighbourhood Area and provides a basis for the more detailed planning policies which follow. The local context for the policy is clear from the objectives. It provides guidance in circumstances where it is necessary to balance competing sustainable development objectives. As such it helps to ensure that the NDP is coherent and locally relevant.</p>	<p>Add new text after para. 4.5 to record in summary the current position regarding the grant of planning permission for development in the River Lugg catchment as per the HC statement of March 2020.</p> <p>See Table C under Housing figures.</p> <p>Add text to para 7.6 to confirm the requirements of NPPF para. 99 are met.</p> <p>No change.</p>

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
			Policy TAR8: this possibility should be recorded in the explanatory text to the policy.	Policy TAR8, include reference to the possibility of a legacy of contamination from spraying associated with the former orchard use in explanatory text to the policy.
2	Coal Authority	No specific comments to make.	Noted.	No change.
3	CPRE Herefordshire	Plan was a pleasure to read and gives a very clear vision for the future. Suggest following additions: key views and corridors for protection map; requirements for replacement planting, landscape impact analysis/character enhancement, no development to break skyline, and to take account of surface and sub-surface archaeology.	Policy TAR2 confers protection for key views and ecological corridors, and provides for the character of the villages to be enhanced including consideration of topography. Archaeological sites (surface and sub-surface) are addressed in policy TAR3. Landscaping requirements for new development are set out in policies TAR4 and TAR14.	No change.
4	Dormington & Mordiford Group Parish Council	Plan covers all the major opportunities and risks. Plan supported and Tarrington Parish Council commended on a professional and well-constructed document.	Noted.	No change.
5	Dwr Cymru Welsh Water	We are supportive of the aims, objectives and policies set out. Welcome the reference to sustainable drainage systems to manage surface water run-off and ensure that capacity within the public sewerage network is retained for foul only flows from new development. Settlements served by public sewerage and the Tarrington Wastewater Treatment Works (WwTW). Policy TAR8: no issue in supply of clean water (water main in School Road), no issue in public sewerage network accommodating foul only flows (public sewer in School Road), no issue in Tarrington WwTW accommodating foul only flows from this site.	Noted. The confirmation of the position re supply of clean water and sewerage should be included in the explanatory text to the policy.	Policy TAR8, record the position re supply of clean water, sewerage network and waste water treatment as advised by Dwr Cymru Welsh Water in the explanatory text to the policy.

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
6	Environment Agency	In absence of specific sites allocated within areas of fluvial flooding, we would not offer a bespoke comment at this time. The School Road housing allocation (TAR8) is bordered by a small watercourse which falls under the jurisdiction of Herefordshire Council; discuss any impact with their drainage team.	Noted. In respect of the School Road housing allocation, see response in Table C under Policy TAR8: flood risk.	No change.
7	Historic England	No adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Tarrington. Commend the commitment to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, views and green spaces. Recognition of the importance of Historic Farmsteads is also welcomed.	Noted.	No change.
8	Wood for National Grid	No record of apparatus in the Neighbourhood Area.	Noted.	No change.

**Table B: Responses from residents and agents**

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
9	Resident	Plan 2 omits listed properties (Oak House and Cider House). Speed limit reduction between Durlow Common Road and Garbrook supported.	The properties referred to are shown as listed buildings on Plan 2. The support for a reduction in the speed limit is noted, this issue being addressed at para. 7.2 and 8.1 of the NDP.	No change.
10	Resident	Policy TAR8: object to lack of School Road highway capacity, dangerous exits to A438, lack of safe access, use of "minimum", site should be reduced to 0.44 ha., proposed footpath does not mitigate dangers from traffic, flood risk. The School Road site has too many significant problems (access, pedestrian safety, flooding). Further consultation needed following Core Strategy changes. Stocks Field development should be included in plan and settlement boundary. Lack of information/consultation during Reg. 14 consultation.	See Table C.	See Table C.
11	Resident	Plan ignores 27 houses in Garbrook development which should be included in settlement boundary and ignores problems with site on School Road re transport, drainage and water, lack of justification for increase in size of site. Table 1 out of date. Lack of information/consultation during Reg. 14 consultation.	See Table C.	See Table C.
12	Resident	Lack of consultation. Plan does not include houses agreed at Little Tarrington/Garbrook. Policy TAR8: object to proposal re lack of need, traffic on School Road, flooding/drainage.	See Table C.	See Table C.
13	Resident	Housing to be built S of Millpond needs to be taken into account including in Table 1 and settlement boundary. Policy TAR8: use of "minimum", lack of justification for increase in size of site, highway capacity and safety, proposed footpath does not mitigate dangers from traffic, flood risk. Inadequate consultation, further open day needed following Core Strategy changes. The School Road site has too many significant problems (access, landscape, heritage, flooding). Against wishes of vast majority of residents.	See Table C.	See Table C.
14	Sheldon Bosley Knight	Para 5.5 and 5.6: windfall allowance is excessive and being used to avoid allocation. Policy TAR5: there is no room for infill development in settlement boundaries as they are drawn too tight. Development west of Garbrook (LPA P184506/O) sets precedence for further sprawl. Land at Alders End Lane is a suitable site for development adjacent to existing housing, and would be more harmonious than other sites considered, consented and allocated.	The proposed windfall allowance is realistic and has been arrived at through the housing site assessments (HSA) undertaken for the NDP. There is no HC objection to the allowance and it is not being used to avoid allocation, as the NDP makes such provision on land at School Road. The settlement boundaries are drawn around the main	

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
			built form of the settlements, as per HC guidance. The proposed incorporation of land now with planning permission west of Garbrook within settlement boundary (see Table C under Land at Garbrook) will regularise the position and enable planning control over any subsequent adjacent proposals which will fall within defined countryside. Land at Alders End Lane has been considered through the HSA process, most recently in the April 2018 update, and discounted for the reasons given therein.	
15	Resident	Table 1: not clear where figures have come from or whether they are in settlement boundary. No mention of risk if existing commitments fail to achieve planning consent. Unclear on implications of policies RA3, RA4 and RA5.	The figures in Table 1 are supplied by HC and are for the Neighbourhood Area. The term "commitments" refers to sites/units with planning permission or HC Planning Committee resolution to approve (see NDP para. 5.3). Core Strategy policies RA3, RA4 and RA5 apply to land and sites outside settlement boundaries.	No change.
16	Resident	Policy TAR8: object to School Road allocation on basis of highway capacity and safety, use of "minimum", lack of justification for increase in size of site, footway safety, flood risk. Lack of community involvement. Little Tarrington site should be included and settlement boundary redrawn.	See Table C.	See Table C.
17	Resident	Policy TAR8: concerns re surface water run-off, lack of justification for increase in size of site. Table 1 should be updated to take account of permission east of Tarrington and site included in settlement boundary.	See Table C.	See Table C.
18	Residents (2)	Housing approved S of Millpond needs to be taken into account in Table 1. Policy TAR8: object to "minimum"; no development on this field. Too passive approach to the consultation. Support other objections to Plan re traffic and flooding.	See Table C.	See Table C.
19	Resident	Lack of community involvement and concern over many changes made from an earlier draft without consultation. The Plan needs updating to take into account recent permissions on Stocks site which should be in settlement boundary. The School Road site has too many potential negative impacts (traffic and access onto A438, topography, heritage, flooding) and is no longer required because	See Table C.	See Table C.

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
		Tarrington has achieved its target.		
20	Resident	Housing to be built S of Millpond needs to be taken into account including in Table 1 and settlement boundary. Policy TAR8: use of "minimum", lack of justification for increase in size of site, highway capacity and safety, proposed footpath does not mitigate dangers from traffic, flood risk. Inadequate consultation, further open day needed following Core Strategy changes. The School Road site has too many significant problems (access, landscape, heritage, flooding). Against wishes of vast majority of residents.	See Table C.	See Table C.
21	Resident	Policy TAR8: object to School Road allocation on basis of highway capacity and safety, use of "minimum", lack of justification for increase in size of site, footway safety, flood risk. Lack of community involvement. Little Tarrington site should be included and settlement boundary redrawn.	See Table C.	See Table C.
22	Rural Solutions for Stoke Edith Estate	Stoke Edith Estate supports the allocation for housing of the site at School Road in policy TAR8 and its inclusion within the settlement boundary for Tarrington. It is the only suitable location in the parish for housing development. The site can accommodate a mix of dwellings as required by policy TAR7 and a greater number of dwellings than the minimum six units specified in policy TAR8. Object to requirement for strategic landscaping outside the site boundaries which is not required for mitigation of the current scheme. The proposed buffer zone will push development to the west and increase any perceived visual harm.	Noted. The support for the proposed allocation of the site at School Road is welcomed. See Table C under Policy TAR8: extent of the allocation site for consideration of the objections to the requirements re strategic landscaping and the buffer zone.	See Table C.
23	Resident	Policy TAR8: School Road full of pot holes, floods regularly. Accesses onto School Road difficult. More logical/safer places to build.	See Table C.	See Table C.
24	Residents (2)	Policy TAR8: concerns re School Lane highway capacity, flooding, use of "minimum", 6 dwellings would exceed requirement, impacts on landscape and tourism. Changes made to Core Strategy without consultation. Housing permitted near Garbrook is absent and excluded from settlement boundary.	See Table C.	See Table C.
25	Resident	Table 1 needs updating to take into account recent permissions on Stocks Field. As of November 2019 the plan will deliver 47 units, exceeding the requirements. Settlement boundary should include the two permissions at the Tarrington/Garbrook site as per earlier draft. Policy TAR8: the plan should be amended to reflect the evidence which is for a development of <b>around 6</b> dwellings on a	See Table C.	See Table C.

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
		reduced area of 0.44 ha.		
26	Resident	Objections to section 5. Plan 6: include new settlement boundary around Garbrook and Stocks Field development. Update Table 1. Policy TAR8: numerous reasons for not developing this site, which should be excluded from the Tarrington settlement boundary.	See Table C.	See Table C.
27	Resident	Housing permitted near Garbrook needs to be taken into account in assessing housing needs. Policy TAR8: concern re use of "minimum", lack of justification for increase in size of site, School Road highway capacity, flood risk. Garbrook and Stocks Field development should be included in a new settlement boundary.	See Table C.	See Table C.
28	Resident	Table 1 needs updating to take into account recent permissions. Policy TAR8: use of "minimum", lack of justification for increase in site size. Both the School Road site (restricted to around 6 dwellings) and site 8 should be included in the settlement boundary. The draft Plan will not be accepted by the community and the parish Council should revert to the previous September 2018 draft.	See Table C.	See Table C.
29	Resident	Table 1 needs updating to take into account recent permission. The School Road site is not needed to meet the housing requirement. Object to use of "minimum". Garbrook and Site 8 should be included in the settlement boundary. Policy TAR8: object to lack of justification for increase in size of site, use of "minimum", landscape and heritage concerns, flood risk, highway capacity and safety. The draft is not in accord with the evidence and it should be re-written and submitted to the community for consultation.	See Table C.	See Table C.
30	Residents (2)	No objection to new houses in village, prefer affordable housing. Why has settlement boundary not been extended following consultation. Policy TAR8: site should be reviewed in view of its unsuitability due to flooding and permission for 27 houses S of Millpond.	See Table C.	See Table C.
31	Resident	Policy TAR8: object to lack of School Road highway capacity, lack of safe access, use of "minimum", lack of justification for increase in site size, issues likely to be created by footpath, flood risk. The School Road site has too many significant problems (access, pedestrian safety, flooding). Against wishes of vast majority of residents.	See Table C.	See Table C.
32	Resident	Policy TAR8: development should not proceed on road safety grounds. Loss of facilities means village unsuitable for growth.	See Table C. Tarrington remains a settlement identified as a main focus of proportionate	No change.

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
			housing development in the Local Plan Core Strategy.	
33	Resident	Policy TAR4: allocation at School Road should extend to boundary with Brook House. Policy TAR8: too much weight given to listed buildings at Brook House, site should be allocated for much more than six units.	See Table C under Policy TAR8: extent of allocation site and impact on heritage assets.	See Table C.
34	Residents (2)	Objection: housing S of Millpond needs to be taken into account including in Table 1 and settlement boundaries. Policy TAR8: object to increase in size of site, lack of School Road highway capacity, issues likely to be created by footpath, flood risk; housing here has too many issues (access, landscape, heritage and flooding). Grossly insufficient consultation, little chance of referendum success.	See Table C.	See Table C.
35	Resident	Policy TAR8: support. Para. 5.11: support development. Comments re pub and Alders End Farm. NDP is comprehensive but detail hard to follow, would have liked a summary.	Noted.	No change.
36	Resident	Identify journeys to work outside parish. Key issues: add desire for affordable family homes. Objectives: add reference to affordable family/energy efficient housing. Para. 7.2: no 40 mph limits. Policy TAR12: add reference to electric vehicle charging points.	Travel to work data at parish level is limited, but the Census 2011 shows that 15% of the economically active workforce at this time was based mainly at/from home. Agreed to refer to affordable family homes as a key issue, and to this and the provision of energy efficient housing in the objectives. Support is agreed for electric vehicle charging points which would be better dealt with at para. 8.1 (policy TAR12 deals with walking, cycling and public transport infrastructure).	Para. 2.7, add reference to proportion of residents in employment who mainly work at/from home (Census 2011). Para. 2.16, add bullet re preference for new housing to be affordable family homes rather than larger properties. Objectives, add reference to delivery of energy-efficient housing and affordable family homes. Para. 7.2, remove reference to 40 mph speed limit. Para. 8.1, include reference to support the provision of electric vehicle charging points.
37	Resident	Policy TAR8: object to "minimum". No need to build on Foley field in view of 27 units permitted at the Millpond. Inadequate consultation.	See Table C.	See Table C.
38	Resident	NDP excellent document, Parish Council congratulated. Policy T13	See Table C in respect of objection to policy TAR8.	No change.

Ref	Respondent	Summary of main issues and concerns raised by those consulted	The Parish Council's response	How the issues and concerns were addressed in the NDP
		and TAR2 (5 and 6) supported. Policy TAR8: object to "minimum". Policy TAR12, no recognition of congestion on School Lane near pub.	Existing highway issues are outside the land use and development scope of the NDP, as is recognised in para. 7.2.	
39	Residents (2)	Agree with the NDP which reflects views of most Tarrington residents based on meetings/survey.	Noted.	No change.
40	Resident	Plan supported, evident from consultation it reflects wishes of majority of residents.	Noted.	No change.
41	Resident	Policy TAR8 supported, sensible to position away from main road so play facilities can be accessed. Plan reflects wishes of majority.	Noted.	No change.
42	Resident	Policies TAR2 and TAR14 should include reference to highway verges as important habitats.	Agreed.	Add reference to highway verges as a form of habitat and green infrastructure as indicated.

**Table C: Main issues and concerns raised re housing requirement/delivery, settlement boundaries and land at School Road Tarrington**

Main issue and concern	The Parish Council's response	How the issues and concerns were addressed in the NDP
<p><b>Housing figures in Table 1 should be brought up-to-date and include committed sites.</b></p>	<p>The most recent figures from HC show 5 dwellings built and 25 committed (i.e. with planning permission) between 2011 and 1 April 2019. A further 10 units were approved on the eastern part of Stocks Field (LPA ref 184506) on 11 April 2019. Taking these account, the residual requirement is 3. This will be more than met by the proposed windfall allowance (10 units, which is not disputed by HC).</p> <p>Figures for April 2020 are not yet available from HC.</p>	<p>Update Table 1 to April 2019 and include the most recent permission at Stocks Field as follows:                      Housing completions: 5                      Housing commitments at 1.4.2019: 25                      Planning permission 184506: 10                      Housing remaining to be delivered: 3</p>
<p><b>Land at Garbrook and committed sites at Stocks Field (Site 8) should be included in settlement boundary.</b></p>	<p>Stocks Field gained planning permission on 3 July 2018 (western phase, LPA ref 171777) and 11 April 2019 (eastern phase, LPA ref 184506). They are now planning commitments and it is normal practice for these to be included in a settlement boundary, as per HC's Guidance Note 21. A new settlement boundary should be identified encompassing these two sites and extending to the east to include the existing housing and open space at Garbrook.</p> <p>The separate settlement boundary around the historic core of the settlement north of the railway line should remain.</p>	<p>Amend draft NDP Plan 5 Little Tarrington Proposals Map to include an additional settlement boundary incorporating the planning commitments at Stocks Field, together with the existing housing and Local Green Space at Garbrook (the latter is presently shown on Plan 6).</p>
<p><b>Policy TAR8: allocation not required to meet housing requirement</b></p>	<p>The proposed site allocation at School Road is no longer needed to demonstrate delivery of the housing requirement. However, the requirement is a minimum, not a target or cap. National planning policy encourages neighbourhood planning groups to consider the opportunities for allocating sites such as this (no larger than one hectare). Moreover, NDPs which include a site allocation benefit from the protection afforded by NPPF para. 14 from being found out-of-date for a two-year period, in circumstances where there is a less than five-year supply of deliverable housing sites (as presently pertains in Herefordshire). In addition, Tarrington Parish Council has supported the current planning application for the development of the School Road site (LPA ref 181943).</p>	<p>No change.</p>
<p><b>Policy TAR8: extent of the allocation site</b></p>	<p>Studies for the NDP have supported the allocation of land for housing in the south-eastern corner of the field at School Road, the extent of the site being informed by the need to avoid undue impacts on landscape and heritage assets. Further evidence is available from assessments made in considering the two recent planning applications for the site. The first of these for up to</p>	<p>Amend policy TAR8 criterion 4 to require: "provision of linear hedgerow to the western and northern boundaries of the site and of strategic landscaping outside these boundaries which protects the rural character of public right of way TR3; and".</p>

Main issue and concern	The Parish Council's response	How the issues and concerns were addressed in the NDP
	<p>15 dwellings, LPA ref 171165, was refused in part on heritage and landscape grounds. The second for up to nine dwellings on a smaller site, LPA ref 181943, is undetermined. However, there is no objection from the HC Historic Buildings Officer to these latter proposals, based on the revised site area, as the setting of listed buildings would not be adversely affected. The officers' recommended consideration that the form, layout and characteristics of village buildings should inform the reserved matters application is catered for in NDP policy TAR4.</p> <p>The revised site is also welcomed by the HC Landscape Officer who in commenting on application 181943 recommends only revisions to the treatment of the northern boundary to either introduce orchard planting in the gap to the north of the scheme or to revise the proposed staggered northern boundary to read as a traditional linear hedgerow. These recommendations are made in order to reinforce landscape character, reduce adverse visual effects, and assist the assimilation of the scheme into the surrounding landscape and the village. They are therefore desirable requirements which are already reflected in part in the draft policy. The agents for the landowners suggest further landscaping is not required but this does not accord with views of the Landscape Officer. Amendments are proposed to criterion 4 to include reference to the use of linear hedgerow along the western and northern site boundaries.</p> <p>Whilst the allocation site extends further to the north than envisaged in the NDP's Housing Site Assessment update of April 2018 and earlier studies, the above consultation responses confirm that this can be accommodated without undue adverse impacts on landscape or heritage assets. National policy promotes the effective use of land. In situations where there is a shortage of land for housing, as in Herefordshire, planning policies should make the optimal use of the potential of each site. The extent of the site in the draft NDP also reflects the Parish Council's consultation support for planning application 181943.</p> <p>The agents for the landowner further object to the proposed buffer zone suggesting this will push development to the west and increase any visual harm. However, the NDP proposes around six dwellings on the site, rather than up to nine as in the application. This reduced number will enable the buffer zone to be satisfactorily provided.</p>	

Main issue and concern	The Parish Council's response	How the issues and concerns were addressed in the NDP
<b>Policy TAR8: use of "minimum"</b>	<p>At the time the draft Plan was prepared, the housing delivery position showed a shortfall of six units in meeting the minimum strategic requirement, taking into account a reasonable windfall allowance. To demonstrate the requirement could be met it was necessary for policy TAR8 to specify a minimum six units. This is no longer the case because the housing delivery position has now improved. In these circumstances, the policy should now require "around" a given number of dwellings. This will enable a design-led solution to come forward which is appropriate in terms of character whilst ensuring the effective use of land.</p>	<p>Amend policy TAR8 to refer to housing development for "around six dwellings".</p>
<b>Policy TAR8: highway matters</b>	<p>Objectors refer to the lack of capacity of School Road and the wider local highway network including junctions with the A438 to safely accommodate additional vehicular traffic. However, commenting on the current planning application, which is for a greater number of dwellings than proposed in policy TAR8, HC Transportation raise no objections to the scheme in terms of the level of additional traffic to be generated, which is not considered to have a significant impact on the public highway, or to the site access onto School Road in terms of its compliance with visibility requirements.</p>	<p>No change.</p>
<b>Policy TAR8: provision for pedestrians</b>	<p>Objectors consider that the site's pedestrian connectivity is inadequate. The lack of suitable provision for pedestrians was one of the reasons for refusal of the first planning application for up to 15 dwellings. There is an outstanding objection on this issue from HC Transportation to the current application for up to nine dwellings.</p> <p>National planning policy requires that allocation sites have appropriate opportunities to promote sustainable transport modes and that safe and suitable access can be achieved for all users. Core Strategy policy MT1 echoes these considerations. Policy TAR8 should ensure that the policy test of safe and suitable access for all users can be applied to schemes coming forward and avoid being unduly prescriptive. A suitable amendment is set out to achieve this and to consolidate the provisions for pedestrian connectivity.</p> <p>Policy TAR 13 (5) designates highway verges at School Road and Church Lane as Local Green Space. For the avoidance of doubt, the explanatory text to this policy should confirm that this designation is without prejudice to the new</p>	<p>Amend policy TAR8 criteria 6 as follows:</p> <p>"6. Safe and suitable access for all users are provided to village facilities and to assist integrated transport, to include:  Provision of a 2m wide footway along School Road between the watercourse in the east and The Vine in the west; and  Upgrading of public right of way TR3 to provide access to the bus stops on the A438; and  Consideration of the feasibility of providing a footway link by footbridge to the north, connecting to School Road; and"</p> <p>Criterion 7, remove reference to the footway link.</p> <p>Para. 7.5, add text to confirm that the Local Green Space designation is without prejudice to the footway required by policy TAR8.</p>

Main issue and concern	The Parish Council's response	How the issues and concerns were addressed in the NDP
	footway required by policy TAR8.	
<b>Policy TAR8: flood risk</b>	Objectors are concerned that the development may increase flood risk. However, this was not a reason for refusal of the previous planning application for up to 15 dwellings. In respect of the current application for up to nine dwellings, the Land Drainage consultee does not object in principle to the proposals, acknowledging that surface water runoff will be controlled such that no additional flows will be discharged into the brook (as is normal practice). The consultee recommends that any outline planning permission includes conditions to ensure further details are provided at the reserved matters stage. Again, this is standard practice. There is no flood risk reason to preclude allocation of the site in the NDP.	No change.
<b>Policy TAR8: landscape impact</b>	This is addressed above in considering the extent of the allocation site.	See above.
<b>Policy TAR8: impact on heritage assets</b>	This is addressed above in considering the extent of the allocation site.	See above.