



BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL

The Neighbourhood Development Plan

LEAFLET 2: The review of the NDP is now underway

As part of the review, the NDP Steering Group are looking to allocate land for new housing. We want your input on where this could be. Read on to find out more.

Why are we looking for land to allocate for housing?

The updated plan must include at least one site for housing so that Herefordshire Council can give the NDP full weight when deciding planning applications. This requirement stems from national planning policy. It applies despite the fact we have already met our minimum housing target under Herefordshire Council's Core Strategy. With at least one such site in the plan, our other policies on housing supply will carry full weight. This will put us in a stronger position when responding to other development proposals, particularly those outside the settlement boundaries.

What stage have we reached in finding land to allocate?

We carried out a 'Call for Sites' late last year as a first step in finding land that was available for development. A total of 27 sites were submitted. We have had these professionally and independently assessed. Seven sites were recommended to go forward to public consultation. These are described overleaf and on the attached plan, and you can read the full report [here](https://tinyurl.com/NDP-HSA2020) (tinyurl.com/NDP-HSA2020) or request a printed copy from the Clerk.

How to respond:

Please let us have your views by filling in the questionnaire, including any further comments you may have. Please return your comments by post, email, or to the drop boxes at Bartestree Village Hall and Lugwardine Church by 15th March 2021.

The seven sites being considered:

The following table and the map show the seven sites assessed as being both available and potentially suitable for housing development. We would like to include at least one in the updated NDP – but want to know what you think first.

For more detail on these and the discounted sites, please see the full report.

Site ref	Name	Site factors to take into account	Potential no. of dwellings
1	Land adjacent to Newcourt Farm, Cotts Lane	Protected trees on Cotts Lane frontage, amenity.	3
2	Land at Newcourt Farm, Cotts Lane	Relationship with built form of Lugwardine.	20
3	Land adjoining Hagley Hall	Relationship to Hagley Hall, a listed building; amenity; ecology; achieving highway access to A438.	38-57
5	Land north of St. James Close	Relationship to nearby listed buildings (Wilcroft and Wilcroft Cottage); amenity, access.	28-42
13	Land adjacent October House, Longworth Lane	Suitable and available for development.	5-8
17	Land at Fig-gynut Cottage	Suitable and available for development.	4
24	Land east of Traherne Close	Relationship to Conservation Area and nearby Scheduled Ancient Monument; achieving highway access.	10