

Bartestree with Lugwardine Neighbourhood Development Plan Review

Results of consultation on housing site options

DJN Planning Limited

April 2021

For Bartestree with Lugwardine Group Parish Council

Introduction

1. This note records the results of a public consultation on seven possible sites for allocation for housing in the Review of the Bartestree with Lugwardine Neighbourhood Development Plan (NDP). The note:
 - explains how the consultation was undertaken
 - sets out the rankings of the seven sites, as given in survey responses
 - reports on the general and site-specific comments which were made
 - recommends a way forward.

The consultation

2. Following a Call for Sites in October 2020, an independent assessment of the submitted sites was undertaken.¹ This recommended seven sites for further consideration, and that public consultation be undertaken to inform the decision as to which site or sites to progress in the NDP. The NDP Steering Group agreed with this recommendation which was ratified by the Parish Council at its meeting on 12 January 2021.
3. The consultation was held by means of a leaflet and short questionnaire which were circulated by post to all households in the parish group (copies at Appendix 1). The questionnaire asked respondents to rank the seven sites in order of preference, with space also allowed for free-write comments. Copies were also posted on the Parish Council website, Parish Facebook page, notice boards and parish magazine. The consultation was held over a four-week period closing on 15 March 2021. Questionnaires were returned by hand to drop boxes at Bartestree Village Hall and Lugwardine church, or by post/email to the Parish Clerk. Data entry was carried out by the Parish Clerk.
4. A total of 248 completed questionnaires were received. This represents a response rate of 13.8% based on the mid-2019 population estimate for the group parish (1800 aged 16+).

¹ Housing Site Assessment, December 2020, DJN Planning Ltd.

Site rankings

5. The unweighted responses to the site ranking question are shown in Figure 1. This shows for instance that site 5 was most often ranked last, whilst sites 17 and 1 were favoured as first choices.

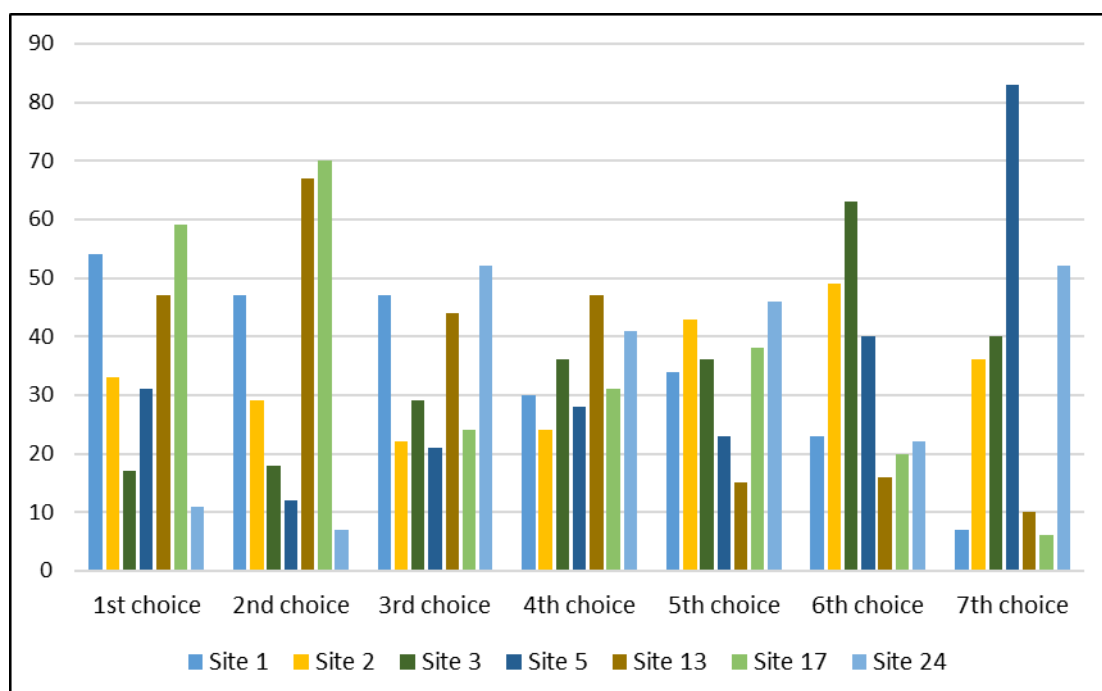


Figure 1: unweighted site ranking responses

6. Figure 2 below presents a simpler analysis by using a weighted points system. Here, first choices are assigned 7 points, second choices 6 points, and so on. This enables the overall pattern of preferences to be captured in a single score for each site. Preferred sites have higher scores.

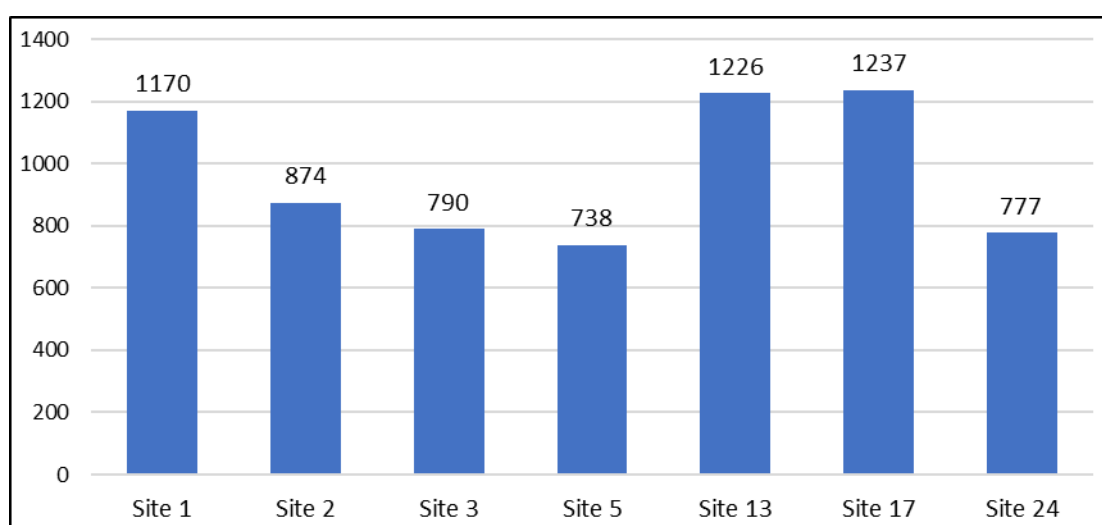


Figure 2: weighted site ranking responses

7. Figure 2 shows that the overall weighted preference is for site 17, closely followed by site 13 and then site 1. These are the three smallest sites by area and estimated dwelling capacities in the survey. They are followed in preference order by site 2, site 3, site 24 and site 5.

General comments

8. Significant feedback was received to the invitation to provide further free-write comments, with respondents explaining the basis of their rankings as well as giving their views on the future of the villages. For this analysis, general comments are reported first, followed by those made on each site. All the comments can be seen at Appendix 2. Individual comments may address both general and site-specific matters.
9. A total of 84 general comments raised a wide range of issues around the allocation of new land for housing in the parishes, querying the need for new housing as well as setting out concerns over potential impacts on infrastructure, services, the character of the villages and the environment (Figure 3).

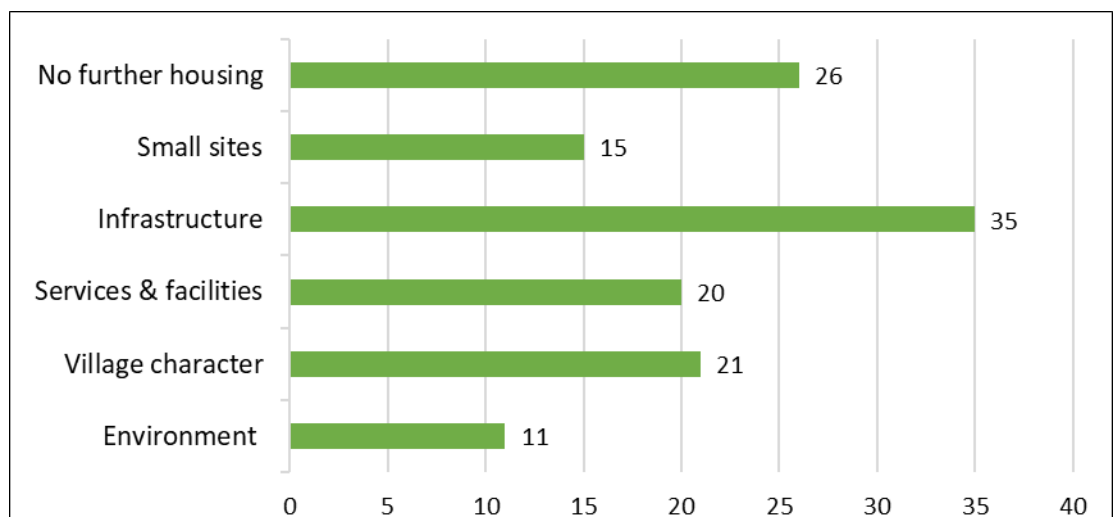


Figure 3: general comments

10. The main issues raised (35 comments) were over the ability of existing **infrastructure** to accommodate more development, particularly in terms of highways, traffic and transport. These covered traffic volumes; the limited capacity of the existing road network, such as Cotts Lane, to absorb additional traffic from development; highway safety, both generally and at specific locations such as the A438/Longworth Lane crossroads and Cotts Lane; maintenance; traffic speeds; and the need to improve the provision for cycle/walking to Hereford across the Lugg Bridge and Meadows. Comments also mentioned issues with mains water pressure and drainage.
11. There were 26 comments clearly stating that no further housing should be considered, with many referring to the fact that current targets had already been met: *“we feel that we’ve taken more than our fair share of the quotas for Herefordshire and that there should be no*

further significant housing developments in our area for the next ten years". Others recognised that whilst more housing would be built, the emphasis should be on small sites only (15 comments): "I believe there has been more than enough development in the villages already and so I have only identified the two sites with the smallest number of properties to be put forward as potential sites for development".

12. Concerns over the impact of development on the character and heritage of the villages were raised in 21 comments. The main issue was the potential loss of village identity and a fear of over-development: some of the larger sites proposed *"would create further medium-high density suburban estates and would end any pretence that the parishes were anything other than an outer suburb of Hereford."* Others emphasised the need to protect the built heritage, including the Lugwardine Conservation Area.
13. Issues over services and facilities were raised in 20 comments, particularly in respect of nursery and school capacity. Others noted the range of services available in Bartestree and Lugwardine, particularly in the former.
14. Environmental concerns were raised in 11 comments, particularly in seeking to avoid the further loss of greenfield land to development consequent upon expanding beyond the present boundaries; impacts on public footpaths; wildlife, including adjacent designated sites; and light and noise pollution.

Comments on the sites

15. The pattern of comments on the individual sites is shown in Figure 4. To some degree this echoes the responses on site rankings in that the most preferred sites (13 and 17) attracted fewer comments. Site 24, one of the two least-preferred sites, attracted most comments.

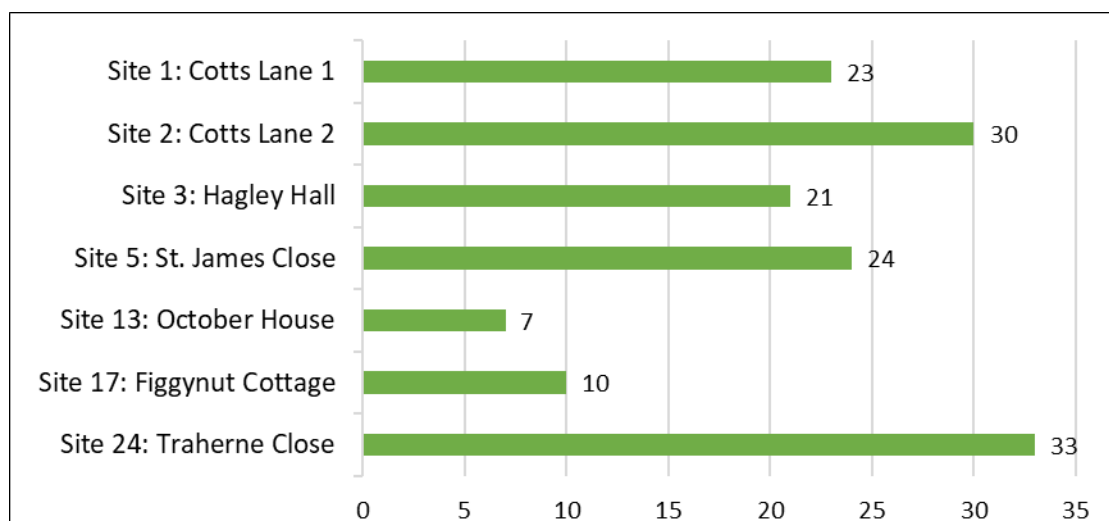


Figure 4: Number of comments on individual sites

Site 1: land adjacent to Newcourt Farm, Cotts Lane

16. There were 23 comments on this site, raising the following principal issues:

- restricted highway width/capacity at Cotts Lane, which is already heavily-trafficked
- neighbouring land of biodiversity interest
- land subject to covenant
- proximity to New Court, a Grade II* listed building.

Site 2: land at Newcourt Farm, Cotts Lane

17. There were 30 comments on this site, raising the following principal issues:

- restricted highway width/capacity at Cotts Lane, which is already heavily-trafficked
- extends the village further/poor relationship to settlement
- neighbouring land of biodiversity interest
- proximity to New Court, a Grade II* listed building.

Site 3: land adjoining Hagley Hall

18. There were 21 comments on this site, raising the following principal issues:

- land suitable for development
- lack of/impacts of highway access onto A438
- excessive size in relation to requirements
- biodiversity interest
- heritage impacts.

Site 5: land north of St. James Close

19. There were 24 comments on this site, raising the following principal issues:

- impact on residential amenity
- land subject to covenant
- biodiversity interest
- access to adjoining farmland
- unsuitability of highway access options
- excessive size in relation to requirements
- valued local recreational/amenity land.

Site 13: land adjacent October House, Longworth Lane

20. There were seven comments on this site, raising the following principal issue:

- capacity of local highway network.

Site 17: land at Figgynut Cottage

21. There were 10 comments on this site, raising the following principal issue:

- access onto A438 including proximity of access to pedestrian crossings.

Site 24: land east of Traherne Close

22. There were 33 comments on this site, raising the following principal issues:

- impact of development on Lugwardine Conservation Area/scheduled ancient monument/archaeological interest of the site
- biodiversity interest
- highway and junction capacity/safety
- impact on residential amenity/graveyard.

Conclusions and recommendations

23. The public consultation attracted a significant level of feedback for an exercise of this type, with a third of respondents also taking the time and trouble to give sometimes detailed comments on the issues raised. Overall, the results provide useful evidence to inform the selection of sites to take forward into the NDP Review. In terms of the requirements for community involvement set out in Planning Practice Guidance,² the consultation has ensured that the wider community has been kept fully informed of what is being proposed, has been able to make their views known, and has been actively involved in shaping the emerging NDP Review. It is **recommended** that the outcome of the consultation, when decided in terms of which candidate sites are to be progressed in the NDP Review, are communicated to the wider community.
24. The site rankings show a clear community preference for the following sites (in this order):
- site 17, with a weighted preference score of 1237
 - site 13, with a score of 1226
 - site 1, with a score of 1170.
25. These are also the three smallest sites included in the survey. The rankings therefore reflect and are consistent with the dominant themes in the further comments, relating to the need for new development; a preference for smaller sites; and the limited capacity of existing infrastructure, particularly the ability of the local highway network to accept more development. Indeed, several comments make an explicit connection between respondents' concerns over the scale of development and their given site rankings.

² Paragraph: 047 Reference ID: 41-047-20140306.

26. Strategic policies are seeking proportionate housing growth in villages in rural Herefordshire, and as at 1 April 2020 the Neighbourhood Area had already met its proportional share of housing growth (for the period up to 2031). However, national Planning Practice Guidance encourages neighbourhood planning bodies where possible to exceed their housing requirement. This is on the basis that a sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.³ Site allocation is also a requirement if plans are to benefit from the provisions in national policy on the weight that may be given to neighbourhood plans which are less than two years old and which contain policies and site allocations to meet housing requirements.⁴
27. **Site 2** is a mid-ranking site which attracted significant comment highlighting concerns notably around traffic generation (the site is likely to be capable of delivering up to 20 dwellings accessed via Cotts Lane) and relationship to the settlement. Given the availability, suitability and acceptability of other sites, and to give due regard to the community feedback, it is recommended that site 2 not be progressed further in the NDP Review.
28. **Sites 3, 5 and 24** should also be discounted at this stage as they are not preferred by the local community, either in the site rankings or having regard to further comments, and it is clear that the feedback is that sites 3 and 5 would represent a disproportionate level of development.
29. **Sites 1, 13 and 17** are the community's preferred sites. Considering these in their order of preference:
- **Site 17, land at Figgynut Cottage:** site 17 has an estimated capacity of up to four dwellings with access proposed via the existing private means of access serving Figgynut Cottage onto the A438. The site attracted the second-lowest number of site-specific further comments, the main issue being the proposed highway access and the proximity to two pedestrian crossings. The principle of accessing the site in this way and any significant highway safety issues arising will need further consideration by the highway authority at the regulation 14 stage consultation. For present purposes, the site is a suitable candidate for inclusion in the draft NDP as a housing site allocation, with the matter of access addressed in a suitable policy criterion.
 - **Site 13, land adjacent October House, Longworth Lane:** site 13 attracted the lowest number of site-specific further comments which focussed on potential impacts on the local highway network. However, the amount of new development arising from this site is unlikely to result in any significant impacts in terms of highway capacity, congestion or safety,⁵ numbers being limited by its small size and its present means of access via a shared private drive. It is a suitable candidate for inclusion in the draft NDP as a housing site allocation.

³ Paragraph: 103 Reference ID: 41-103-20190509.

⁴ National Planning Policy Framework, paragraph 14.

⁵ Ibid., paragraph 108.

- **Site 1, land adjacent to Newcourt Farm, Cotts Lane:** this site is the subject of a current planning application (P202524/O) for the development of up to three dwellings and landscaping. This application has been supported by the Group Parish Council. The main issue raised in comments on the site was highway access, particularly in regard to existing conditions on Cotts Lane. However, no objection in principle has been raised to the planning application by the highway authority (there is an ongoing query around visibility splays at the site access which could be addressed in the allocation policy). Whilst the site is a suitable candidate for inclusion in the draft NDP as a housing site allocation, planning permission may be granted whilst the NDP Review is still ongoing. The site would then become a planning commitment; as such it would be included in the Lugwardine settlement boundary in any event.
30. It is desirable to include a choice of sites in the draft NDP Review. This guards against sites not being confirmed for allocation as a result of issues arising during the plan preparation process, or the grant of planning permission prior to the NDP being made. On this basis, it is recommended that consideration is given to the three sites listed above in paragraph 29 being included in the draft NDP Review as housing allocations.

Dr. D.J. Nicholson MRTPI
DJN Planning Limited
April 2021

Appendix 1: Leaflet, questionnaire and map



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

Questionnaire:

Please rank the seven sites in the order you prefer them. - 1 being your first choice for allocation.

Please answer this questionnaire if you are aged over 16 and live in the parishes of Lugwardine and Bartestree. If you need more questionnaires please download and print them from the NDP page of the Parish Council website, or contact the clerk.

Please include your address for monitoring purposes—this will not be shared.

Site ref. as per map	Name	Rank 1 - 7 1st choice = 1 point
1	Land adjacent to Newcourt Farm, Cotts Lane	
2	Land at Newcourt Farm, Cotts Lane	
3	Land adjoining Hagley Hall	
5	Land north of St. James Close	
13	Land adjacent October House, Longworth Lane	
17	Land at Figgynut Cottage	
24	Land east of Traherne Close	

Please make any further comments here - please continue on another sheet of paper if you wish.

Address: _____

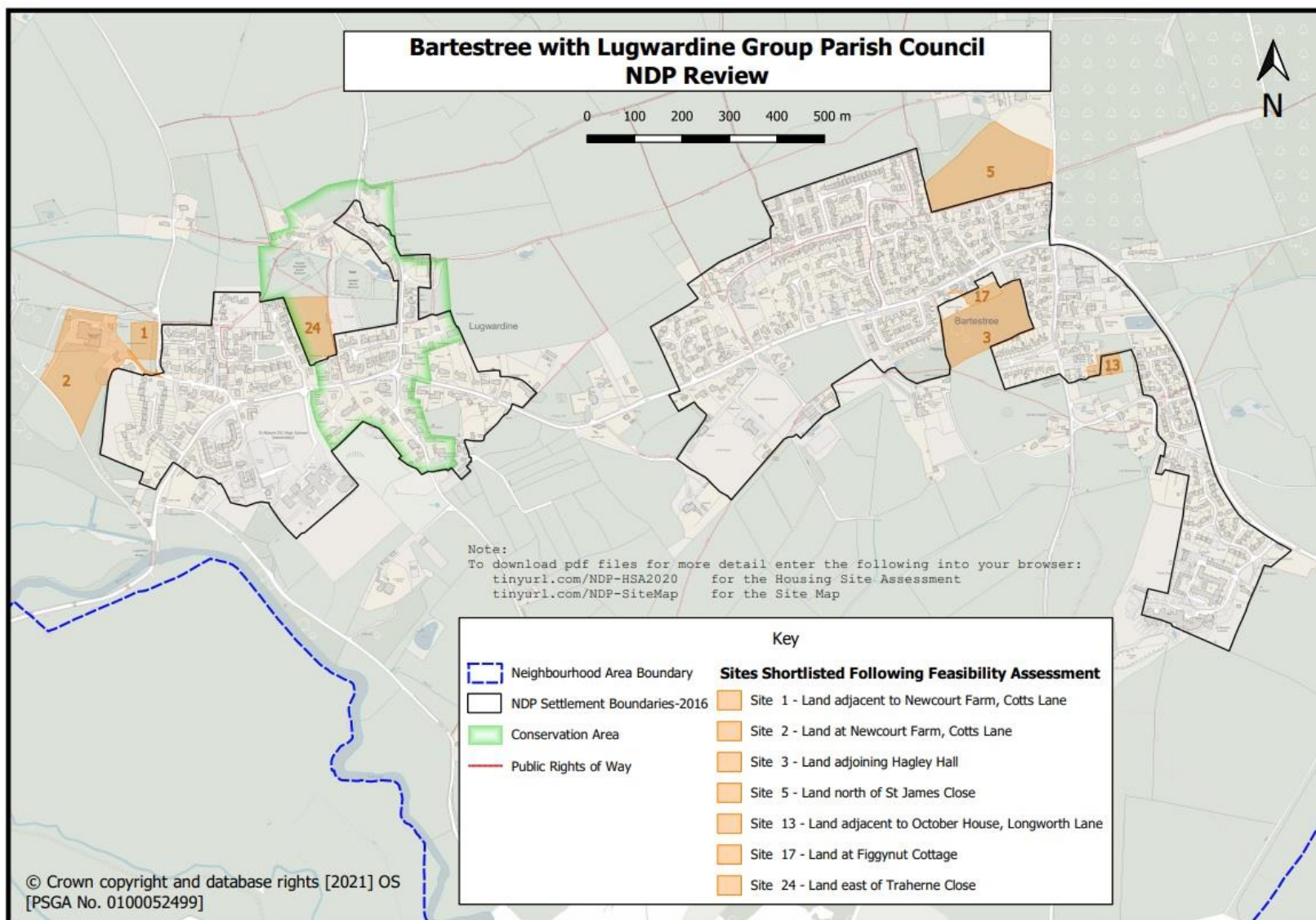
Please fill in the questionnaire above and return it to:

Emma Thomas - Parish Clerk
Hadleigh
Bishops Frome
Worcester
WR6 5AP

Or email the details to her on:

clerk@bartestreewithlugwardinegroup-pc.gov.uk

Or drop the slip off at Bartestree Village Hall or Lugwardine Church, where they will be collected for collation.



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Appendix 2: Further comments

Site comment relates to:	Comment Received	
General	We have just re-located to Briar Patch Lugwardine (28th Jan 2021) following extensive research within the county. One of the main factors influencing our decision was that we felt that there was less likelihood of this type of housing expansion against other locations. This was partly based on the strict planning restrictions that we had to accept with Briar Patch which we believed was designed to protect the character of the village. The village that we have just moved from started its expansion from this type of development plan, but sadly this opened the floodgates to much greater expansion which put extensive pressure on local amenities and services and increased traffic flow. Lugwardine and Bartestree are beautiful character villages with limited public amenities and services and at the present time traffic flow is acceptable. Expansions will require the necessary public facilities and infrastructures to match the expanding community or inevitably community issues will follow. We are extremely disappointed that this has presented and can't help but feel that it will very much detract from the village characters and be the thin end of the wedge, we speak from experience.	
General	Given all the recent house building in B&L we feel that we've taken more than our fair share of the quotas for Herefordshire and that there should be no further significant housing developments in our area for the next ten years. However, we fully expect that our views will be ignored so gone ahead and provided rankings as above. We appreciate the opportunity to provide input and hope that our aforementioned misgivings are misplaced.	
General	Will all the services be enough – drain, water etc.	
General	Our choice has been influenced by the number of houses proposed, relative to the existing road network provision. Some of the proposals would make any movement in or out of the two parishes difficult.	
General	The village has seen substantial housing growth in the last three years with two significant developments in Bartestree (Keepmoat) & (Crest Nicolson) & one in Lugwardine (KW Bell), not to mention other small developments within both villages. It is great to see that the village has contributed to the housing need in Herefordshire. As the report states the housing target for 2031 has already been met, this has not been the case in other villages across Herefordshire. To give a brief overview, we are a young family and the recent village growth has already affected our ability to get our young son into a nursery that is only 200 yards from our address. We have had to remain on a waiting list for an unspecified period until a space is available due to the high demand in available space driven upwards in the last two years. The impact of further development will be unsustainable for both villages in terms of school allocations without significant funding to increase capacity. Furthermore, the recent developments have increased the volume of traffic especially in the Bartestree area. The current road infrastructure at the Whitestone crossroads opposite Longworth lane is extremely hazardous with the significant growth of traffic travelling in four directions. There have been many instances of minor collisions with the central reservation along with a	

	few serious near misses as cars jostle for position. This area of the village does not have the road infrastructure to accommodate any further development and is not suitable for the current traffic volumes.	
General	There are already a shortage of school places in the area. More housing shouldn't be considered until there are amenities that can support them.	
General	Smaller developments can be planned with sustainable elements and better design unlike the awful KeepMoat properties on the hill. Please don't let our village become another faceless suburb.	
General	Bartestree's road infrastructure is more suited to more housing rather than Lugwardine. All the sites in Lugwardine would have access onto unsafe roads.	
General	What is the point of a village plan which gives a limit on houses to be built in a village if the goal posts keep moving – soon all villages will become mini towns.	
General sites 1,2,+13?)	There is already far too much traffic using Cotts Lane and Longworth Lane as “rat-runs”. Will there be any improvements to the inadequate mains sewer system and low water pressure. They can't cope at present without adding more housing.	
General	What about the shocking state of the road system in Bartestree/Lugwardine. More houses to make profit but no investment in infrastructure – shocking.	
General	Having looked at the plan and questionnaire received today I must first ask why it is that the previous position (ie, when permission was granted for the new estate on parkland now called 'village way') no longer stands? In the parish meetings it was made clear that developing that field would satisfy the parish's contribution to Herefordshire Council's new housing land demand. Why has this changed? For the record we strongly object to ANY further development in Bartestree. No infrastructure changes have been made - as were promised - in respect of schooling, or other amenities, and the benefits for the community from any such proposed development s are entirely unclear.	
General	My ranking of sites is firstly driven by vehicular access to the A438. Secondly by the sustainability of side-roads invariably single-track being over-subscribed on a daily basis. My final comment/ranking is the number of dwellings a particular development site can offer and the sustainability of village life.	
General	Bartestree is already a well built-up area with houses built regularly. The roads are getting extremely busy and dangerous. The junction to Longworth Lane and Whitestone is especially busy and dangerous considering it is next to a nursery – making it busier by adding further houses and traffic would be irresponsible. Lugwardine has better access roads and is less built up. By adding housing at New Court Farm it would cause less traffic and nuisance to the two parishes. I realise this is planning for less dwellings on these sights, however more dwellings may potentially overcrowd Bartestree taking away its attraction and quietness.	
General	Choices biased toward most suitable; keep traffic away from school entrance; Access should be ok(Site ref 5) Note not all recent building is on the map.	
General	Bartestree and Lugwardine have already met the target set. This just gives the owners of the above land permission to make a lot of money and then move away leaving the rest of the village to put up with extra traffic, noise etc. The houses that will be built are shocking and severely lacking in quality, sustainability and individuality.	
General	Not happy losing any land and handing over yet more countryside to development!!!	

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General	I find it extra-ordinary that out of 27 proposed sites and the 7 selected; one site is inside a conservation area and another the subject of a recent application that actually went to a public enquiry before it was refused. If that site is now subject to development, what a complete waste of public money and effort on the part of the Parish Council!	
General	According to the leaflet sent with the pack we only have to have one site for this NDP. I firmly believe we should offer the minimum as 1: we have already met our quota for housing until 2031; 2: we should hold in "reserve" the others for 203 onwards; 3: if we offer more than one we will have to develop more than one! We moved here as it was a village not a town. We have few enough footpaths in Lugwardine in countryside and have already "lost" 2 fields worth with bungalow developments between Cotts Lane and Traherne Close. We cannot lose more as proven mental health benefits of walking in nature!	
General	I do not want to lose any further public footpaths (e.g. bungalow developments still being built west of Traherne Close). When using footpaths, I want to feel that I am in nature, not squeezing between houses. I do not want any more large housing developments in the near future – the villages have already met their quota.	
General	Too many new houses have recently been built in Bartestree and both villages have an excessive amount of housing, without supporting infrastructure, turning them into suburbs.	
General	This survey that has been put out, is I presume, intended to show democracy at work. It is, in fact, hypocrisy at work, as shown by the building of two houses adjacent to the entrance of Bartestree Village Hall, whilst at the same time the Parish Council declared that they would only support development that was sympathetic to the local area. Despite this declaration the above two properties, which could not be less sympathetic to the local area were constructed. There is too much local development already, bearing in mind the overstretched medical facilities etc.	
General	Cotts Lane is already a heavily used cut through between the Worcester and Hereford roads, with further traffic certain from the development on the land behind Traherne Close. The road surface and size is not designed to accommodate such a high level of traffic, and it is dangerous and a nuisance for local residents. Any further development along Cotts Lane would exacerbate the issue. The character of the village is being compromised by unrelenting development works. Many residents are distressed about this and feel that the local area is suffering. This is not 'Nimbyism', this is a desire to protect the area from hasty development decisions which bring short term financial gain in return for permanent and unsustainable alterations. We are rapidly coming to resemble a suburb of Hereford rather than a village, with far more residents than many villages in the area, and many significant recent or current housing developments. Bartestree and Lugwardine is notorious among other local parish councils as being an example of a village that has undertaken development far beyond what could reasonably be expected. The village sits adjacent to a SSSI site and contains within its boundaries a conservation area – we note that a part of that area is already earmarked for possible development. The further expansion of the village into any area that is near to or within such protected sites is extremely inappropriate and will have a detrimental effect on wildlife habitat and the local environment.	
General	Been in Hereford for 7 years. Mistake. Seen fiddled and inappropriate housing developments in local area and adjacent to me. I am sure the Parish Council will follow insane "gov" ideas for 250/300,000 homes per	

	year. This country is being destroyed by so much new development. Population too big for this country. Need more hospitals, less people and very few new homes.	
General	In a recent communication you indicated that, as the parishes have recently absorbed, along with neighbouring Withington, several sizeable estates, you were seeking only small plots for development. We agreed with this aim and hence strongly oppose proposed sites 2,3 and 5. They would create further medium-high density suburban estates and would end any pretence that the parishes were anything other than an outer suburb of Hereford. Where is the need? The parishes already possess as full range of housing stock and a population capable of sustaining a range of services, facilities and activities. Our only suggestion is the provision of small clusters of single storey dwellings for the elderly and disabled, preferably with priority for local people with such needs.	
General	I appreciate that as a parish Lugwardine and Bartestree come under the same umbrella but I fear that in times like this both villages are just going to opt for the other in terms of where houses should be built. In the 2011 census the population of Lugwardine was 1,721 and Bartestree only 330! Whilst I appreciate that there has been a significant increase in both since 2011 but you see my point. This does not give a fair representation across the board and naturally we will end up with more votes for Bartestree. I have family in Lugwardine and I live in Bartestree so I have a vested interest in both. I would appreciate it if no extra house were build in either village. The Bells and Crest Nicholson developments have provided our share of the houses needed so why are we being targeted again?	
General	If anymore building does take place then stop the building of executive type houses – too expensive for locals and not enough bungalows being built. People before profit. Bartestree does not need any more large housing developments. Water pressure in the summer is already a problem and will increase with further development.	
General	Both Bartestree and Lugwardine have seen considerable development in recent years, but especially Bartestree. I don't think we have the infrastructure to cope with more developments.	
General	Rankings have been based on highway access in the main and the protection of conservation areas as well. There should never be development just for the sake of it. Infrastructure is key.	
General	This survey is very confusing. It would be less confusing to give the sites letters and then rank the sites with numbers.	
General	The development off Cotts Lane (North of Court Close) is not shown.	
General	The school will not be able to cope. The traffic on the A438 is very busy, very little of which adheres to the 30mph speed limit.	
General	I am not in favour of any further housing development in this area. I moved here from the South of England Wiltshire 20 years ago 1996 during which time there has been continuous building going on. A better plan would be to convert the many empty shops in Hereford into housing apartments – thus bringing some life back into the city.	
General	We do not have the infrastructure to cope with additional builds. We have had at least 5 or 6 in the last three years. Really feel we have done our bit!! And more at Whitestone	
General	There has been significant development in Bartestree. Filling in the small gaps, such as 13, does not materially influence the housing much but significantly alters the environment for many others established	

	in the area.	
General	This parish is in danger of becoming an urbanisation. Starting to feel like Belmont.	
General	Cotts Lane in its present form is unsuitable for any increased traffic	
General	We have tended to favour sites which appear to be readily available for development and have down-graded the one situated in the conservation area and the larger development which will create more traffic in Cotts Lane.	
General	Whilst we must build houses in Lugwardine and Bartestree parish, I believe the builds should be kept small hence site 1 and 5 should be ruled out. Bartestree and Lugwardine must share the building	
General	It is a shame that none of these options seek to make a more cohesive village – all only stretch out still further rather than seek to unite the two places.	
General	I believe there has been more than enough development in the villages already and so I have only identified the two sites with the smallest number of properties to be put forward as potential sites for development	
General	Enough is enough! No more building preferably	
General	The rural nature and character of Lugwardine and Bartestree must be maintained – must preserve listed frontage architecture; conserve nature; prevent congestion	
General	Honestly I don't want any more housing especially unimaginative cubes and lack of parking.	
General	Previous NDP outlines 200 new properties by 2030. Given recent developments why the necessity for the above?	
General	Preserve the rural nature of our villages! I am not in favour of any of the other large proposed development sites, especially large ones. Factors such as tree protection, habitat protection, conservation areas and highway access have led to this view.	
General	No more building projects in our villages please!!	
General	Lugwardine is old village with old property so new houses look out of place. We have too many large new estates.	
General	I don't think we need any more housing. The school is not big enough to take more.	
General	Bartestree has already had two large housing developments in recent years, so I feel it does not need another large development. The primary school in Bartestree is at full capacity I believe from what I have read in the parish magazine.	
General	Sites 3, 17 and 13 are my preferred options, and those of the other two adults living in our house, because they fit within the settlement boundary in the best way.	
General	I would prefer infill of current village boundaries rather than increasing the physical size of the villages beyond current boundaries.	
General	I would like to thank the Parish Council/NDP for producing the useful little map so one can be very clear as to what has been proposed and get a clear idea of site locations and the website link to the report by DJN Limited for further information on policy etc. I was somewhat surprised not to see the normal "pen pic" introducing DJN e.g. consultant's name, qualifications, experience, former contracts etc. I have therefore done a walk over of the various sites and reviewed the maps on the defra website via www.magic.defra.gov.uk , taking into account infrastructure, facilities, village characteristics, landscape and visual influence (lack of intrusion), topography – water, historic, ecology to add to my own knowledge. My	

	<p>comments underpin of my choices:</p> <p>Bartestree Infrastructure: The Bartestree sites have an existing excellent functioning infrastructure all within walking distance of the proposed sites, namely: village store, village hall and mobile post office, primary school and pedestrian crossings, recycling bins, recreation facilities and play areas, the New Inn (no drink driving!) and indeed the proposed environmental park (fishing etc) on the site of the poplar plantation.</p> <p>Access: The Bartestree sites have reasonable access. I also imagine that connection to utilities such as mains drainage, sewerage, electricity, gas is already in situ and therefore minimum disruption to traffic flows while connecting to these services.</p> <p>Water Issues: Topographically Bartestree is on a plateau with far less risk of flooding and associated water pollution.</p> <p>Visually: None of the proposed sites will intrude upon the landscape and be largely invisible; they also fit in to infill criteria and slot in nicely to the village shape.</p> <p>Historical: There are no Scheduled Ancient Monuments although there are a number of Grade II listed buildings in the area but intrusion appears minimal.</p> <p>Agriculture: Although the land is Grade 2 agricultural land, these two sites are probably now unsuitable for production as they are subject to overuse, dog walkers etc giving questions for their economic viability.</p> <p>Lugwardine Infrastructure: All at Bartestree with the exception of our Parish Church, St Mary's School, Crown and Anchor Inn. Access: There will be considerable disruption to local residents and their mental and physical health (noise, dust etc on daily basis) as all suggested sites will require some form of demolition as well as issues with size/width/carrying capacity of possible access roads which were never built for heavy vehicles or the constant use before and after construction.</p> <p>Water: Area of High Ground Water Vulnerability; Cotts Lane liable to regular flooding. The sites are located in a bowl at the foot of a hill with a number of tributary springs running into the Lugg and two large drains (to NW and S of Sites 1 and 2). Welsh Water have voiced concerns as to pollution, phosphates and general run off into the Lugg and Wye SAC-SSSI/Lugg Meadows etc both during and after construction. The water quality is already unfavourable and any changes in its composition pH etc will adversely affect the vegetation and composition forever. There have been I believe issues with the drains relating to the recent new builds which may then contribute to pollution of groundwater etc. although this is hearsay.</p> <p>Visual: All sites are clearly visible from local footpaths, roads and will be visibly and landscape intrusive particularly to the 16th Century buildings on Hemhill as well as the general area views and hence will alter the village and landscape character of the locality and its historic setting, Historical: Lugwardine Village is mentioned in the Domesday Book. Site 24 is located contiguous to a Schedule Ancient Monument (within 70m) and the graveyard. The subject of possible archaeology and a requirement for trial trenches has not (I think) been mentioned and given its proximity to the SAM and the associated site of the old Medieval Village as noted in the original scheduling document, this is surprising. Site 24 is also within the conservation area.</p>	
General	<p>If we have to have more housing then I would choose sites 17 and 3 – in that order as they are already surrounded by buildings. I would rather not rank the remaining sites as I don't wish to see buildings on any of them as they are all open countryside.</p>	

General	Cotts Lane is a rat run and during term time is very dangerous. There is no footpath and no room for one. The traffic queues from the Ledbury Road backing up around the bend. Also, cars park waiting for the students from St Mary's and it is only a single-track lane! At least Bartestree cross is a better crossing point and has access to amenities. It already has a shop, hairdressers, chip shop and put to service new houses. All Lugwardine has to offer is the pub. To get to local amenities, new residents would have to use their cars, or cross the Ledbury Road twice to get to Bartestree stores etc.	
General	<p>Thank you for the opportunity of giving our views as to the proposed identification of potential sites within the villages for residential development. Our comments are based on the following:</p> <p>1. While recognising that the target number of new homes is a minimum and can be exceeded, we feel that any significant increase in the number of houses would begin to change the character of the villages to their detriment. We are not against all new development but feel it should be kept to an acceptable minimum.</p> <p>2. We agree with the Parish Council's preference for developing a number of small sites which would have minimal impact rather than large scale developments in one or two sites. It may be that in the future the latter becomes necessary as the need for housing inevitably grows but at present, we think the Parish Council is right to take its present approach.</p>	
General	We appreciate new houses have to be built and accept that there will be some in and around the villages where we all live. However after reading through the proposed sites for future development, I am very concerned and surprised to see there were twenty seven possible sites submitted. Why are we only getting to see seven of them? Surely being a Neighbourhood Development Plan between Bartestree and Lugwardine the residents of these villages, should be seeing all twenty-seven, and having more say on the sites that were chosen. Everyone should decide which sites they think are suitable instead of half a dozen parish councillors deciding and a so-called expert that believes in spoiling certain sites that a large number of people believe, should not ever have been considered.	
General	Given that we have already exceeded our quota for the next 10 years, only sites for very small numbers of dwellings should be considered.	
General	We feel that given the number of new developments in the two villages over recent years, no further building should be required	
General	I am concerned about access to main road and to various lanes affected. Road between Bartestree Cross and Withington is a nightmare already	
General	I prefer some sort of links to the larger parts of the existing villages.	
General	The local primary school cannot cope with the amount of children already in the village.	
General	We are strongly opposed to any further housing developments within and around the two villages. Our country roads cannot cope with the excess traffic. Wildlife habitats destroyed. Increase in pollution – including light and noise pollution; increase in anti-social behaviour and crime	
General	Bartestree has seen a tremendous amount of new housing in the last couple of years between the convent and Longworth Lane, between the shop and village hall. The character of the village is being affected. Please stop.	
General	As the village has built 3 -4 large sites in recent years and the advert was for small sites, we think sites of	

	more than 10 houses should not even be considered.	
General	Don't agree with any more houses in the villages of Bartestree and Lugwardine	
General	Bartestree has recently had two large scale developments within its boundary. The area should be given time to settle and only small scale projects allowed.	
General	<p>Anyone wanting a new home in Bartestree/Lugwardine - or three minutes down the road in Withington - has had a huge choice in recent years. It's surprising and depressing that yet another development is being proposed.</p> <p>If another site really must be given up, then I hope that when Herefordshire Council/developers come sniffing around again in a year or two, which they surely will, that the parish council will tell them firmly that enough is enough.</p>	
General	<p>We have recently received correspondence asking to vote for possible 'new build' sites in Lugwardine and Bartestree. Why, yet again, is the Parish is being asked to accommodate yet more housing?</p> <p>I was under the impression that the Parish had met the government's obligation (NPD) with the construction of <u>numerous</u> new builds at Malvern Place, Quarry Field, Village Way, Traherne Close and another development under construction along Cotts Lane.</p> <p>I'm at a loss as to why the Parish Council should even be asking/considering the possibility of new housing. The Parish has had more than enough 'new builds' constructed in recent years.</p> <p>How will the local schools manage additional pupils, both primary and secondary schools are at capacity. I am extremely worried about the possibility of yet more houses being constructed in our Parish as are many other residents. Surely it is time to say NO and let our Parish exist as we are.</p>	
General	My concerns also relate to the increased demand on local infrastructure and traffic congestion. With this in mind, I have selected sites based on their size and location across both areas. Sites 1, 17 and 13 are all some distance away from one another and individually small enough not to generate much additional traffic. Indeed the combined total of the houses proposed within these plans would be 12 – 15. Were all 3 granted, this would still not lead to a significant increase in road use and would of course be split between 3 different locations. Considering sites 2, 3 and 5 each plan involves the creation of more properties than the previous 3 combined (20, 38-57 and 28-42 respectively). Were any of these sites to be developed fully, it would mean a significant increase in traffic flow and congestion at a single point and potentially on amenity infrastructure as well. With large new developments along the main road at Orchard Vale and Village Way, Bartestree and Lugwardine have already seen significant developments recently.	
General	It is too dangerous to cycle within the local area and to Hereford itself. This would need to be addressed as a priority before any development were to take place.	
General	I would be concerned about any larger development due to concerns about the pressure on local schools and traffic in the village. When I do the school run, parking around the Primary School is extremely difficult. It is difficult to walk from Lugwardine to the school as the pavement is not continuous, the same issue is true of children walking from Bartestree to the secondary school. There is also the issue of safely being able to walk to Hereford as there is no safe crossing by the bridge before the Lugg Flats. This is why I favour the smaller developments.	
General	Lugwardine as a village has two amenities – a church and a public house. It has no other amenities. St	

	Mary's High School is a faith and as such does not have a define local catchment and doesn't have links to the local community and whilst some local children attend the school it is a small percentage of their intake. The local secondary catchment school is Bishops School in Tupsley, 1 ½ miles away. The NDP seeks to keep the villages of Bartestree and Lugwardine as distinct entities and thus decisions on housing planning need to be in respect of each village community and amenities. Barterstee is a larger village with significantly more amenities, a local Primary School, hairdressers, nursery school, village shop, village hall, village playground, football and cricket community pitches and a Fish & Chip shop. It should follow that the NDP supports a higher proportion of housing land supply in Bartestree given that there are significantly more amenities in this village.	
General	We have concern that new housing will impact heavily on already too busy Hereford to Ledbury and Hereford to Worcester roads, during rush hour and school term time. Cycle and footpath over and around Lugg Bridge needs accelerating.	
General	Access problematic with sites 17, 13 and 3. Relationship with listed structures and potential disrupction vs gain of numerous tiny developments?	
General	All access onto A438 near Lugg Bridge produces issue of danger to traffic. Previous access from New Court was an issue due to exit onto bridge.	
General	No more new builds in our parish!	
General	Concerns around capacity in the local primary and secondary schools if proposed developments are built. Also the lane between A4103 and A438 is narrow in places and is not suitable for lots of cars and heavy traffic.	
General	Lane between A438 and A4103 not suitable to support 60-80 extra cars a day (UK average 2 cars per household)	
General	Bartestree and Lugwardine are being over developed	
General	By filling this in it suggests that I condone the building of new estates of dubious quality and visual appearance on any of these sites. The truth is we have enough development already with regard to the infrastructure, highway access etc. One only needs to go to other countries to see the imagination and foresight that developers use in providing living areas.	
General	The larger developments proposed (sites 2,3,5) are not in keeping with the village nature of the area. Smaller infill sites are more suitable.	
General	People choose to live here because they have a view/access to countryside. Please keep to that!	
General	Rather than building more houses, focus on improving the current services such as improving traffic flow during peak hours. For example, having a good cycle and footpath on Lugg Flats that is separate from the main road. From my experience, it's not a very pleasant experience walking into town and I'd rather drive. Also, crossing the lugg bridge is simply dangerous as the path fades away and as it's on a bend, you cannot see oncoming traffic. This is worse during summer as you cannot see through the trees. By improving this, more people may walk into town rather than drive, and some students can walk safely to St Marys rather than taking the bus or being dropped off. Introduce more/ at least one more retail shop and maybe another takeaway as the current shop lacks in	

	<p>good. A large enough shop can help entice people to shop here in the village rather than travel into town and cause more traffic.</p> <p>What other public facilities would be implemented? Currently, there only is a football and cricket pitch with a small kids park. With a nursery, primary school and high school in the same area, why is there only one park? Introduce more parks, maybe with cycle paths, and outdoor gyms to get people moving.</p> <p>I do not believe that more houses should be built in any of these areas. A lot of housing has been built over a few years and nothing has been done for the people living here other than more traffic and run-down facilities. Focus on providing a good living area that can support further expansion rather than mindlessly expanding and trying to improve it later when it's too late...</p>	
Site 1	<p>My objections pertain to developments site ref 1 and 2 (specifically 2).</p> <p>The main issue relates to Cotts Lane where access to these 2 sites will be taken from.</p> <p>The lane is very narrow, single vehicle passing room for the majority of its length.</p> <p>Already this is struggling to cope with current traffic levels, with frequent need to stop and reverse to let cars through, in fact my girlfriend actually damaged her car after reversing into a post in the dark reversing to let traffic through.</p> <p>The lane also frequently floods in two places, impassable when its very heavy rainfall.</p> <p>There is a new largish estate already coming on line part way down this lane in the next year, adding to the above problem.</p>	
Site 1	<p>Sites 1 and 2 are contiguous to a Priority Habitat (Deciduous Woodland) forming part of Habitat Network Enhancement Zones and restorable Habitat Zone as well as a target area for the Curlew. There are also Barn Owls, Bats etc in the area. The Lugg Meadows are one of two Medieval Water Meadows left in the country.</p>	
Site 1	<p>Sites 1 and 2 at Newcourt Farm are:-</p> <ul style="list-style-type: none"> a) subject to a covenant which restricts the land to agricultural use only. b) the access road and land at the entrance of Newcourt Farm is not in the ownership of those who put the land forward for development. c) we are particularly mindful of the negative effect of a housing development so close to Newcourt, a Grade 2* listed historic building. <p>For the reasons above, we oppose any building which in any event is stimied by the lack of access and restrictive covenants.</p>	
Site 1	<p>Very concerned about access for sites 1& 2 being off Cotts Lane. The lane has no pedestrian walkway, cars have to give way one way or another as the Lane is not wide enough for two cars, and cannot be widen without affecting the trees which we believe have a tree preservation order on them. The increase in traffic would potentially add to the possibility of accidents especially on the bend. At present cars, vans, lorries and farm vehicles use Cotts Lane and very often vehicles speed down the Lane breaking at the last</p>	

	minute just before the bend.	
Site 1	Cotts Lane would require widening	
Site 1	Road too busy and narrow for more traffic, especially with all cars delivering school children and causing massive serious problems on main road – end of Cotts Lane and A438	
Site 1	Site 1 has a mixed assessment with most points washed over and is put forward but has no relationship to the current built or development area. It is the other side of the road. Using this assessment philosophy just about every parcel of land the other side of the road from the current development line is potentially acceptable. 'Well related' cannot be used to describe land the other side of the road from the development line, then say a parcel bounding on 3 sides by the development line is not well related.	
Site 1	Cotts Lane is too narrow to take any more traffic. It is used as a cut through for St Mary's School and they come through far too fast. It is also used by large farm machinery.	
Site 1	Number 1 appears to have reasonable access for housing, though considering ongoing development on the other side of Cotts lane it might be that changes to the lane with a to view an accessible footpath, increased passing places and the moving of the 30 mile and hour limit further down the lane would be advisable.	
Site 1	Sites 1+2 should be considered together	
Site 1	Cotts Lane was a single track lane. There are many "informal" passing places now caused by vehicles forced to road side in places compromising drainage ditches. The traffic is already excessive, especially near school start and finish times. There is already another development on Cotts Lane with vehicular access and things will get worse.	
Site 1	Strongly object to these due to the impacts on adjacent nature reserve area. Also Cotts Lane cannot take the extra traffic. Single lane, dangerous passing points, need to reverse etc to let cars through.	
Site 1	I feel there should not be any building with access to Cotts Lane until this lane, originally constructed for horse and cart, is made suitable for the amount of vehicular traffic it is expected to accommodate currently. It is a dangerous disgrace – no footpaths, single-tracked, potholed, mud patches masquerading as passing places and a rat run to the A4103.	
Site 1	Flood plain adjacent to Lugg Flats	
Site 1	Cotts Lane is already a very busy narrow lane and more traffic would make it worse.	
Site 1	Cotts Lane flooding, road size issues, curlews, barn owls – landscape character, proximity of Lugg Meadows, springs and drains as well as access Cotts Lane/A438.	
Site 1	Cotts Lane is already dangerous. The new bungalows currently being constructed must be taken into account, but provided access from the properties is safe this would be fine, in my view	
Site 1	This would be seriously over-crowding Cotts Lane which continues to flood every time we have heavy rain. – Too much traffic	
Site 1	To build on Newcourt extends the village further	
Site 1	Cotts Lane I believe would pose serious traffic problems on a narrow country lane and corner	
Site 1	Although you mention built form of houses to village. The argument does not stand up when you consider the entrance to the other side of the village is ALL newly built modern housing.	
Site 1	It would seem inappropriate to identify site ref.1 as this is currently the subject of proposed development.	

Site 1	Site 1,2.24 - Again, traffic outside St Marys is terrible during both morning and afternoon rush hour. Why would moving more people to this area be a good idea when the services cannot meet the demands.	
Site 1	Access issues for plots 1 and 2 due to the lane size.	
Site 2	Site 1,2.24 - Again. Traffic outside St Marys is terrible during both morning and afternoon rush hour. Why would moving more people to this area be a good idea when the services cannot meet the demands.	
Site 2	Site Ref 2 - Concerns: Access and more traffic joining the very narrow Cotts Lane, particularly as this road is a 'rat run' for many parents dropping off at St Marys High School. Site Ref 1 in the NDP has already been granted planning permission for 3 dwellings and the site behind Court Close is under construction for a total of 8 dwellings. Access to both these developments will be onto Cotts Lane near the narrow bend as you enter the village so more traffic will be using this road than already is using it. The development of site ref 2 would take the traffic use of Cotts lane to breaking point and cause danger to traffic users and pedestrian.	
Site 2	Site ref.2 Has major potential access issues, whether accessed from the Ledbury Road or Cotts Lane.	
Site 2	Cotts Lane I believe would pose serious traffic problems on a narrow country lane and corner	
Site 2	To build on Newcourt extends the village further	
Site 2	This would be seriously over-crowding Cotts Lane which continues to flood every time we have heavy rain. – Too much traffic	
Site 2	We understand that these sites have been professionally and independently assessed. Therefore I find this very hard to believe and cannot understand why this site was even considered. This is hardly an ideal place, this is mostly woodland with lots of trees, the government is encouraging planting of trees, not destroying them.	
Site 2	We support the preference for the 'green sites' (1, 13 and 17) as the first priority. Of the remaining sites, Site 2 would be our next preference as the proposals include a significant number of affordable homes and smaller properties. The villages are quite well served with larger dwellings which, while not being technically 'unaffordable', are well beyond the most optimistic aspirations of many younger people. We realise, of course, that this contradicts our observations about larger sites but we note that this scheme includes the creation of a public open space which mitigates this. Public open spaces are somewhat lacking in Lugwardine so this would be particularly welcome.	
Site 2	Houses on this patch of land would be catastrophic. As mentioned already. Cotts Lane is dangerous during term time, It cannot support 20 more houses	
Site 2	My objections pertain to developments site ref 1 and 2 (specifically 2). The main issue relates to Cotts Lane where access to these 2 sites will be taken from. The lane is very narrow, single vehicle passing room for the majority of its length. Already this is struggling to cope with current traffic levels, with frequent need to stop and reverse to let cars through, in fact my girlfriend actually damaged her car after reversing into a post in the dark reversing to let traffic through. The lane also frequently floods in two places, impassable when its very heavy rainfall. There is a new largish estate already coming on line part way down this lane in the next year, adding to the	

	<p>above problem.</p> <p>I have a personal issue with this as the site would back out right behind our houses from Quarry Fields, the whole row of houses have waist height fences and privacy would be a huge concern to have houses built out the back.</p> <p>My other issue with a development here would be the impact it would have on the nature and wildlife in the area. It is on the doorstep of a nature reserve and I frequently look out to see foxes and deers running through the trees right next to where this development would be built. It is vital that we look after what remaining green areas and wildlife rich environments we still have in the area.</p>	
Site 2	Sites 1 and 2 are contiguous to a Priority Habitat (Deciduous Woodland) forming part of Habitat Network Enhancement Zones and restorable Habitat Zone as well as a target area for the Curlew. There are also Barn Owls, Bats etc in the area. The Lugg Meadows are one of two Medieval Water Meadows left in the country.	
Site 2	Flood plain adjacent to Lugg Flats	
Site 2	I feel there should not be any building with access to Cotts Lane until this lane, originally constructed for horse and cart, is made suitable for the amount of vehicular traffic it is expected to accommodate currently. It is a dangerous disgrace – no footpaths, single-tracked, potholed, mud patches masquerading as passing places and a rat run to the A4103.	
Site 2	Strongly object to these due to the impacts on adjacent nature reserve area. Also Cotts Lane cannot take the extra traffic. Single lane, dangerous passing points, need to reverse etc to let cars through.	
Site 2	This will have a negative visual/landscape impact when driving from Hereford and negative impact on historic parkland.	
Site 2	This is too near to land that regularly floods.	
Site 2	Affects very few residents	
Site 2	Cotts Lane would require widening. Is this a flood risk?	
Site 2	Road too busy and narrow for more traffic, especially with all cars delivering school children and causing massive serious problems on main road – end of Cotts Lane and A438	
Site 2	<p>Site 2 has a positive assessment in most counts. With minimal effect on the parkland being stated. However the remainder of the old Quarry field site (site 15) has been assessed negatively but is hidden from the parkland by extensive tree planting and is immediately adjacent to the very poor built area or Quarry field. The quarry field development is an extremely poor end to the built area and would be drastically improved by a low level but high quality development that would soften the existing built line. It is frankly astonishing that the same assessment has not been made of site 2 which extends in OPEN COUNTRYSIDE all the way down to the track to Newcourt. There is no way site 2 can be developed without intruding into the countryside. It clearly has access issues but has been assessed as good access.</p> <p>As a heads up, the remaining quarry field site has been through a pre-app with Herefordshire Council and is in the main positive and the site will be coming forward shortly. The highways issues are being addressed and as mentioned in the assessment the previous highway objections and issue were down to the level of housing numbers. A matter mentioned in the assessment but washed over and not considered further.</p> <p>Site 2 cannot be developed without detrimental effect on Newcourt or its parkland and has potential</p>	

	<p>access issues onto Cotts Lane too. It has no relation to any of the existing development or built areas and is almost as remote from these as site 9. Site 15 is far less onerous as it is well screened and adjacent to the existing built area (a very poor one) and within a currently defined development area. A high quality development here would help screen this very poor end to the built area. Something missed from the site assessment.</p> <p>I have no personal or professional axe to grind against site 2, 3 or 17 but something is amiss when site 2 is put forward but has potential access issues is remote from the development area and actually forms part at least in landscape terms part of the parkland. Site 3/17 have access issues that are well known historically but site 15 is excluded for its effect on the parkland and access when they can be overcome and is immediately adjacent to the built area. Site 15 is between Quarry Field and site 2 (with site 2 extending further into the parkland unscreened). It is totally bonkers.</p> <p>If the PC allow site 2 then there is no way in which you will stop the whole of the land between site 2 and Quarry field going forward. It becomes a windfall infill site. Site 14 also comes into play as a natural extension to the built line adjacent to the potentially approved NDP line. The footpath is a natural boundary. Especially if Herefordshire council continue to fail in their requirement for development land. (they show no sign currently of getting anywhere near the requirement).</p>	
Site 2	<p>Sites 1 and 2 at Newcourt Farm are:-</p> <ul style="list-style-type: none"> a) subject to a covenant which restricts the land to agricultural use only. b) the access road and land at the entrance of Newcourt Farm is not in the ownership of those who put the land forward for development. c) we are particularly mindful of the negative effect of a housing development so close to Newcourt, a Grade 2* listed historic building. <p>For the reasons above, we oppose any building which in any event is stymied by the lack of access and restrictive covenants.</p>	
Site 2	<p>Very concerned about access for sites 1& 2 being off Cotts Lane. The lane has no pedestrian walkway, cars have to give way one way or another as the Lane is not wide enough for two cars, and cannot be widened without affecting the trees which we believe have a tree preservation order on them. The increase in traffic would potentially add to the possibility of accidents especially on the bend. At present cars, vans, lorries and farm vehicles use Cotts Lane and very often vehicles speed down the Lane breaking at the last minute just before the bend.</p>	
Site 2	<p>Large developments will put a further strain on local facilities including schools. Land at Newcourt Farm ideal as it is a waste land that needs something doing.</p>	
Site 2	<p>Cotts Lane is too narrow to take any more traffic. It is used as a cut through for St Mary's School and they come through far too fast. It is also used by large farm machinery.</p>	
Site 2	<p>This site is too large for safe access – both blind corners</p>	
Site 2	<p>Cotts Lane was a single track lane. There are many "informal" passing places now caused by vehicles forced to road side in places compromising drainage ditches. The traffic is already excessive, especially near school start and finish times. There is already another development on Cotts Lane with vehicular access and things will get worse.</p>	

Site 2	Cotts Lane flooding, road size issues, curlews, barn owls – landscape character, proximity of Lugg Meadows, springs and drains as well as access Cotts Lane/A438. Alongside habitat/woodland habitat action areas, curlews, barn owls etc	
Site 2	Sufficient room for 3 dwellings. Although these are protected trees they are not being looked after. Newly planted species are more carbon friendly	
Site 2	Too large development for access to either A438 by Lugg Bridge of Cotts Lane, which is already too narrow for existing traffic. The site is also outside the proposed village boundary.	
Site 2	Ref site 2 and 4? there are serious access issues onto Cotts Lane, or coming onto A438 right on Lugg Bridge. Site 2 is on Historic Park Land and on private driveway.	
Site 2	Access issues for plots 1 and 2 due to the lane size.	
Site 3	Suitable as it is unused land at present	
Site 3	Have concerns about mains drainage and sewerage for 3 and 5 – also access of traffic on to busy road	
Site 3	I am disappointed to hear that sites 3 and 17 are even being considered. I was told when moving into my current property that house on our side of the road in this area would not be on any future developments.	
Site 3	With reference to site 3 specifically, we were surprised and dismayed that this has been considered within this report as a potential area for future development given the findings of the 2016 appeal decision that the report references. All the issues identified in the original decision in 2016 as reasons why this area was unsuitable remain and have not changed. As the report states, this site is of ecological interest that would be catastrophic to the local wildlife and the landscape with large mature oak trees surrounding the area. There is currently no form of access to this site and any access onto the A438 in this area would further increase the traffic to unsustainable levels given how close the St James estate is and the Whitestone crossroads. This site has been ruled out in 2009 & 2016. Given that Hagley Hall also has significant heritage interest it is surprising that this area is still being given consideration within the report. I would like to take the opportunity to thank you for giving residents the opportunity to express their views along with the transparency of this information within the report. We look forward to hearing of the next steps.	
Site 3	Longworth Lane and Whitestone Lane and indeed the crossroads is becoming dangerous. Both are “rat runs”. There is a nursery in Longworth Lane and an awkward bridge in Whitestone.	
Site 3	Currently well hidden and not accessible, so no great loss if developed.	
Site 3	I see site 3 and 17 have been included in those put forward by the PC. The PC is aware of the access issue from these sites as the access issue onto the A438 was the reason why the Gladman application accessed via Longworth Lane. It was well documented and discussed.	
Site 3	We have grave concerns regarding the size of the potential developments at sites 3 and 5 and the access issues both sites present.	
Site 3	Site 16 has a better relationship with the village development line than 3 but has also been excluded. site 3 has ecological issues raised on site 16 but the old orchard (site 3) which has well documented ecological constraints (Gladmans appeal) has been mentioned but washed over and the site put forward. It doesn't make any sense.	
Site 3	This proposal appears to have too many properties on a very small plot	

Site 3	Sites 3+17 should be considered together	
Site 3	Generally, I am somewhat disappointed to hear that sites 3 & 17 are even being considered for new developments. Upon moving into our house on Bartestree Grange (August 2019), we were told that no more new houses on our side of the road and/or in the immediate area would be considered as the quote for new builds in the village had been reached.	
Site 3	I understand this land cannot be looked at until 2025 as it as an ancient field and has to be approved by the Secretary of State	
Site 3	My property borders land adjoining Hagley Hall. I am very concerned that building work/houses will affect my water supply. I have a natural water supply from an artisan well.	
Site 3	Site 3 has too many houses and is out of proportion to local population and what has recently been built.	
Site 3	Contiguous – to buildings and landscape invisible	
Site 3	This is scrub land and prime for development. Again, the access at Bartestree Cross is good.	
Site 3	There seems to be too many unresolved issues for Site 3. We note also that this site has the potential for a large number of dwellings – up to 57 under the present plans but up to 100 in the 2016 submission. While the Parish Council might be willing to allow a more limited scheme initially, pressure to expand it might well be irresistible in the future increasing the problems of access to A438 and potential loss of 'value landscape'.	
Site 3	17 and 3 are preferred as surrounded on three sides by existing housing so will not be a new blot on the landscape	
Site 3	Already having been denied for housing by the planning inspectorate. Would impact on the 3 listed buildings adjacent. An old unkempt orchard. Unfortunately the occupants of Hagley Park are destroying the hedge (not their hedge) and replacing with garden gates and panelling. The entrance could be problematical!	
Site 3	3 has already been to Secretary of State and failed – nothing has changed.	
Site 5	Already has access from St James Close. Amended planning for lesser amount will protect integrity of Wilcroft.	
Site 5	<p>For the past 25 years my family and I have lived in St James Close. Our Close is a quiet, neighbourly, well maintained, a community. All the residents are concerned this would be destroyed by the construction of houses in the adjacent field (option 5) and St James Close becoming a thoroughfare to and from Ledbury Road.</p> <p>Is the Parish Council aware of a covenant on the field at the end of St James Close (option 5)?</p> <p>I would also like to bring your attention that over the past 25 years, 2 exceptionally large sink holes have appeared in this field (option 5). These areas have been backfilled by the landowner. This land sits on the gravel vein which runs from the area around the Lugg Bridge on the Worcester road.</p> <p>In addition, this field is a summer feeding area for numerous species of bats, including the greater and lesser horseshoe. There are numerous old trees surrounding the field which are used as roosting areas.</p>	

	Has access to the large field at the back of Wilcroft Park been considered? There is no access through to this field via Belle Vue as heavy farming machinery will not travel down small access roads. In addition, heavy farming machinery will not travel through any proposed 'new build' congested housing estate!	
Site 5	The loss of site 5 in particular - a very popular walking area known to us as the owl field - would change the face of the parish and would be unforgivable.	
Site 5	To build on St James Close Land would remove large vehicle access to fields to rear of Burdon Drive.	
Site 5	Please note site 5 is subject to a legal restrictive covenant to prevent development. This restrictive covenant has been in place since the land was sold and is in favour of "Wilcroft House"	
Site 5	Finally we come to Site 5 where we must declare a personal interest as our own property adjoins the footpath to the south of the site. At risk of being accused of nimbyism, we would suggest a number of reasons against the development of the site. 1. There is the potential for a large number of properties to be built on this Site. While it is the joint largest site of the seven, equal to Site 2, it has the potential for twice the number of dwellings and could become yet another 'new housing estate' in the village. Allowing a limited scheme on part of site would render the remainder uneconomic for continued agricultural use and therefore extremely vulnerable in the future. As with Site 3, pressure for expansion might be very hard to resist. 2. Access would presumably be via St. James Close and the C1130. There are frequently cars parked in St. James Close, sometimes on the pavement. The road is not straight and it is quite narrow. Although it appears that possible access to Site 3 was in the minds of the developers when they laid out the road, it is certainly not suitable for any more traffic than from the Close itself. Direct access onto the C1130 would also be undesirable as the lane is narrow and greatly hemmed in by trees and hedges. There is no footpath beyond Belle Vue along the C1130 from the A438 and the bus stop and the lane becomes far too narrow to make one possible. 3. The footpath to the South of the site is very seldom used and at the height of the summer usually becomes impassable. Most people, and not just those walking dogs, choose to walk around the field rather than use the rather claustrophobic and narrow footpath. And they do so in considerable numbers at all times of the year – despite the mud in the winter! On even the worst days we see people walking around the field enjoying a piece of real countryside easily accessible to the many people who live nearby. It would be greatly missed. 4. Even the most casual observer will have noticed that the field often becomes water-logged in the winter and where it opens onto the C1130 there is always a puddle, even in the summer. During dry spells it becomes smaller, but seldom dries up completely. During wetter weather it extends across the whole width of the entrance. This is no problem for the farm equipment working on the field but it would suggest that there is something odd about the land drainage hereabouts which could become far more significant if a large part of the field was put under concrete. Why should there always be a puddle here when everywhere else is bone dry? We can suggest no answer to this question but one should be sought before development is further considered. 5. Development of Site 5 clearly goes against the basic principle stated by the Parish Council in the Development Plan Review – the adoption of sites less than one hectare accommodating two and three-bedroom properties. Bartestree does not need expansion on the scale which may potentially be inevitable on this site once it has begun. Developers with their eyes on profits may not agree.	
Site 5	Acts as a local walking amenity. In these times these areas have proved invaluable. Please do all you can to	

	keep these valuable areas which are left to beautiful woodland	
Site 5	Don't ruin an area for walking.	
Site 5	Site 5 has too many houses and is out of proportion to local population and what has recently been built.	
Site 5	Suggestion to reduce the size of the plot to be in keeping with 2016 boundary, thus lessening the impact on Wilcroft House. Maybe 28 houses only.	
Site 5	Has a massive access problem from and to Belle View	
Site 5	We have grave concerns regarding the size of the potential developments at sites 3 and 5 and the access issues both sites present.	
Site 5	I am concerned due to the access to road which is incredibly busy and may prove dangerous.	
Site 5	Bryance the builders looked at this and found it was unsuitable for development because the house foundations would have to be very deep and was far too expensive.	
Site 5	I thought that the land north of St James Close (Area 5) had a covenant on it to preclude building also access is a problem if exit onto C1130 and if through St James' then the proposed number would increase the traffic exiting onto the A438 with proximity to two pedestrian crossings.	
Site 5	Site 5 would have access onto an already overused B road.	
Site 5	Green agricultural land and difficult access	
Site 5	5 Wilcroft – awkward agricultural corner, easy access, not intrusive fits all criteria in one go; doubtful of its effect on nearby listed buildings as would not be completely out of context given proximity of St James's Close anyway.	
Site 5	This seems the best place to build. The access over Bartestree Cross and down to the Worcester road is probably the best of all the sites.	
Site 5	Have concerns about mains drainage and sewerage for 3 and 5 – also access of traffic on to busy road	
Site 5	Not 5 – more people wandering all over the farm; not sticking to footpath; littering and not picking up after dogs. Plus access onto lane terrible.	
Site 5	The underlying graves would have to be excavated first. There are already a huge concentration of modern housing in that area, making it like a separate suburb	
Site 5	Easy access onto A438/A4103	
Site 5	Site 5 - Where would the road leading into this area go? The road next to it is already narrow and difficult to pull in and out of the already existing streets. It being narrow, traffic always builds up at the junction during morning rush hour. Would introducing more people be a good idea??? Why build on an area where there are public footpaths for people to walk on?	
Site 13	This has safe access onto Longworth Lane	
Site 13	Longworth Lane and Whitestone Lane and indeed the crossroads is becoming dangerous. Both are "rat runs". There is a nursery in Longworth Lane and an awkward bridge in Whitestone.	
Site 13	Described as suitable for development	
Site 13	Number 13 appears to have reasonable access for housing, though considering ongoing development on the other side of Cotts lane it might be that changes to the lane with a to view an accessible footpath, increased passing places and the moving of the 30 mile and hour limit further down the lane would be	

	advisable.	
Site 13	Site 13 would probably not provide sufficient dwellings for the future	
Site 13	Small therefore possibility of more development, fear of cumulative development	
Site 13	The separation will keep village atmosphere	
Site 17	Provided access is safe	
Site 17	Currently is an eye-sore so would improve the village look.	
Site 17	Described as suitable for development	
Site 17	I see site 3 and 17 have been included in those put forward by the PC. The PC is aware of the access issue from these sites as the access issue onto the A438 was the reason why the Gladman application accessed via Longworth Lane. It was well documented and discussed.	
Site 17	Generally, I am somewhat disappointed to hear that sites 3 & 17 are even being considered for new developments. Upon moving into our house on Bartestree Grange (August 2019), we were told that no more new houses on our side of the road and/or in the immediate area would be considered as the quote for new builds in the village had been reached.	
Site 17	Where is the exit onto the A438 if this took place?	
Site 17	I am disappointed to hear that sites 3 and 17 are even being considered. I was told when moving into my current property that house on our side of the road in this area would not be on any future developments.	
Site 17	Contiguous – to buildings and landscape invisible	
Site 17	17 and 3 are preferred as surrounded on three sides by existing housing so will not be a new blot on the landscape	
Site 17	Not very sure about entrance safety being between two zebra crossings	
Site 24	This is adjacent to a Conservation Area - far too close. Please refuse.	
Site 24	Green agricultural land	
Site 24	This is the logical place to retain capacity for the graveyard for which demand is growing.	
Site 24	I do not believe there should be further building in a conservation area	
Site 24	This site should not be included as it is in a conservation area; next to a burial ground and next to a scheduled monument site.	
Site 24	This proposal is inside of the conservation area and is also home to many small animals including newts and voles and is hunting ground for owls!	
Site 24	24 would appear to be the least suitable as it is in the conservation area.	
Site 24	Site 24 would probably not provide sufficient dwellings for the future	
Site 24	This site is my least favoured. It is in the conservation area, will detract from the historical area with the monument and encroach on the peacefulness of the graveyard. If a bungalow in Traherne Close is to be demolished to give access, this will vastly increase the traffic levels coming out of the turn opposite St Marys School. At school drop-off and collection time there is already a major traffic and safety issue with	

	parents parking all over. Also with any new crossing if close to that point it would be a safety concern. I cannot see how this site would benefit safely the community without destroying more heritage.	
Site 24	Unsuitable for the following reasons – Safety is already a problem with traffic around the end of Traherne with the A438. Pupils safety already compromised.; Many different species of wildlife use this field; The site is within the conservation area and near an ancient monument; Will overlook many properties.	
Site 24	In a conservation area with bad access	
Site 24	Adverse effect on the character and appearance of the conservation area; Access – Traherne already too busy as a result of the two new developments; highway safety.	
Site 24	Conservation Area – No!!	
Site 24	This is a conservation area – not to be built upon	
Site 24	This is in a conservation area!!	
Site 24	Is in a conservation area and should not be built upon or developed.	
Site 24	No building allowed on this site – In the middle of Lugwardine conservation area with no access to the site; no access form the A438 to the site; Heavy traffic in and around Traherne Close, during St Marys school term time; There are always traffic jams sometimes trailing back to Tupsley to the west and as far as Bartestree Village Hall to the east on the A438 and with the proposed double yellow lines at the entrance to Traherne Close causing a new choke point. The jams can only get worse; and up to 10 new properties as proposed on site 24, it can only make a bad situation worse.	
Site 24	This is a conservation area and I do not think this should be used when other sites are available. Also it would require the demolition of an existing bungalow for access purposes, so effectively losing one property.	
Site 24	Not east of Traherne Close	
Site 24	East of Traherne Close is not a possibility as access would increase onto Traherne Close which is not on.	
Site 24	Site 24 is within 100m of Registered Orchards within the 16th Century village area. Schedule Ancient Monuments, demolition, access, historic interest, graveyard in conservation area	
Site 24	Site 24 would seem to be ruled out for the many reasons identified in the report	
Site 24	We understand that these sites have been professionally and independently assessed. Therefore I find this very hard to believe and cannot understand why this site was even considered. This site was once part of the Old Moat. It was only separated due to a change in ownership, and is classes as a Proposed Unscheduled Ancient Monument. This should be archaeologically excavated before any such proposal is submitted, or even considered. This site is also within the conservation area that was fought for by the residents, with the backing and support of the previous parish councillors, therefore why are the present parish councillors trying to destroy what was fought so hard for in the first place?	
Site 24	Should not be considering conservation areas	
Site 24	Having built in two fields at the end of Traherne Close, I think the saturation point has been reached. I think that applies to the whole area.	
Site 24	Plot 24 is a natural infill not encroaching further inland and will be similar to recent development in Traherne Close providing bungalows. It is much needed	
Site 24	In an existing conservation area. The entrance to Traherne Close already creates problems being so narrow	

	at the junction. Two vehicles having to be very careful upon passing each other.	
Site 24	<p>Site 24 is situated immediately behind Treharne close and is therefore is adjacent to number 29. Various attempts have been made over the years to develop this field. It is my understanding that this site is outside the NDP Settlement Boundaries 2016 and within the Conservation Area. Additionally the plan suggests up to a total of 10 properties. Guidance from the author of the HAS Dec 2020 suggests that the preference should be for 2-3 bedroom properties based on local and nation demand and that they should be single storied given the surrounding dwellings and structures. Further, due to the existence of ancient monuments beneath the northern end of this field and the adjacent field to the north, building work is only recommended in the south and eastern corner. As such due to the amount of land required for each property considering the guidance above and amount of developable land due to the ancient monuments, it is in fact unlikely that 10 properties could be built. Granting permission for this application therefore is unlikely to produce much in the way of new housing. It is also noteworthy that the Highways Agency have given direction that only a total of 5 additional properties could be built to share existing access from Treharne Close with the A438 Ledbury Road. As the applicant in this case intends to have number 31 Treharne Close demolished to allow access to the field this would mean a total of 6. Therefore the application for 10 should not be granted in any case.</p> <p>Other views relate to increased levels of traffic and therefore the preference would be for fewer, smaller developments.</p>	
Site 24	I am completely against building on or within a conservation area.	
Site 24	The field is next to Roman Fort and moat with the graveyard to the right. The field creates a sense of space and calm for bereaved families, a special place to visit. I see evidence of that almost every day. Many residents at Traherne are concerned about much heavier traffic. It is an older neighbourhood and there are concerns for safety.	
Site 24	<p>In the site assessment on page 62 of the 'Housing site assessment' it is reported that the public footpath LU9 runs alongside the eastern boundary, outside the site. Whilst there is a strip of land fenced off from the site to the eastern boundary this forms part of the whole site and is owned by the same land owner and historically was only fenced off when the land was used for horses and more lately sheep. Consideration will need to be given to how this footpath would be maintained if the site is developed. Clearly the site is outside the settlement boundary and is in the Conservation Area. Any development in this area makes the existence of the settlement boundary and the Conservation Area of no value to the future of the village. The development on the scale suggested in the Housing Site Assessment prepared by DJN Planning Ltd. of 10 dwellings in 0.5 ha is not in keeping with the density of a development in the Conservation area nor even on the 2 recently developed sites north of Traherne Close and north of Court Close. Single storey developments would be in keeping with surrounding properties. Development in the Conservation Area of this scale will change it materially and set a precedent for the development of the Conservation Area. The Schedule Ancient Monument to the NE of the site had not been fully investigated so it is not known if it extends into site 24. The burial ground to the east will be fully utilised in approximately 20 years. Expansion of the burial ground into Site Ref 24 would be a better use of this site. Access to Site Ref 24 is proposed via</p>	

	<p>Traherne Close. This close has already seen an increase in use following construction of 7 dwellings on the site north of Traherne Close. When the planning application was considered for this site, Highways suggested the junction with the A438 and the configuration of Traherne Close could support additional regular use by 14 cars. This was achieved by the recent construction of 7 dwellings on this site. The junction with the A438 is problematic given it is opposite the entrance to St Marys High School and there have been ongoing safety concerns for pedestrian and road traffic users in this area. Furthermore the layout of Traherne Close, adjacent to No36 – Bromfield, is such that only one car can pass at this point. More traffic users will increase safety concerns at this pinch point. This site abuts two green field sites and the ecological benefits or retaining the site as a green field site are important considerations. Newts and frogs are found in gardens adjoining the property to south, grass snakes have been observed in the site and regular users of the pond in the site to the north, barn owls are regularly seen hunting on the site and accessed from the 'green corridor' from fields west of Cotts Lane to the 'wet field' north of the 2 recently developed site east of Cotts Lane and the field to the north of Site Ref 24.</p>	
Site 24	<p>I haven't given this a number allocation as I don't agree, or understand, why development is even being considered here as it is within a conservation area. Is consideration given to how the building of between 100-120 dwellings, and potentially upwards of 300/400 adults and children moving into this area even impacts on the basis infrastructure.</p>	
Site 24	<p>Site 1,2.24 - Again, traffic outside St Marys is terrible during both morning and afternoon rush hour. Why would moving more people to this area be a good idea when the services cannot meet the demands.</p>	
Site 24	<p>Access to plot 24 and being in a conservation area – issues surrounding planning?</p>	