

ALMELEY PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
Update February 2018

Since our last newsletter in November 2017, the Neighbourhood Development Plan (NDP) for our parish has been approved for further consultation by our Parish Council and reviewed by the NDP unit of Herefordshire Council. It is now close to the time for you, the parishioners, to be consulted on the plan and to make your views known.

The draft NDP has, as far as possible, been guided by the views expressed in the responses to the questionnaires and comments received by the Working Party since the process began in 2012. It should be noted that the new NDP planning policies will apply only to applications determined once the plan has been adopted and is in full operation. It has been necessary for the Working Party and the Parish Council to adopt a flexible approach in order to meet the policy requirements of the planning authority, particularly in the sensitive area of additional housing provision. As previously stated, we have been given a target of not less than 15 extra houses to achieve by 2031, which is over and above the 18 already approved since 2011. Two modest sites of five houses each have been agreed by the Parish Council, one of which has, of necessity, required a small alteration to the Almeley village settlement boundary in order to avoid further increasing the density of housing in the village.

Applications to build on open land around Woonton continue to be a cause for concern and it has therefore been necessary to recommend a settlement boundary for the hamlet in order to contain development and prevent further encroachment into open countryside and disproportionate growth of the hamlet. In the last questionnaire exercise 61% of those responding favoured some form of settlement boundary for Woonton. The construction of a small development of five houses, partly on brownfield land, currently occupied by redundant steel framed barns at Woonton Farm, would form the westernmost limit of the new settlement boundary. This proposal would complete the NDP site allocation of houses towards meeting the target. Based on historical trend, the remaining shortfall of 5 will be met by windfall development, such as barn conversions, throughout the parish over the next 15 years.

Once the NDP document has been submitted to Herefordshire Council for the first stage of the approval process, Regulation 14, the public consultation will commence. Copies of the draft plan will be available to borrow, by prior arrangement, from:

JOHN CRIPPIN, 25 BELLS ORCHARD, ALMELEY – Tel 01544 327723
BARRY HALL, THE WILLOWS, ALMELEY – Tel 01544 327079
SANDRA CHARLES, THE BRIARY, WOONTON – Tel 01544 340850

The plan can be viewed on the parish website: almeleypc.org. Forms for comments and suggestions will be supplied with borrowed copies, can be downloaded from the website or obtained from the parish clerk, Emma Thomas. Contact details for the clerk :

Email: apcclerk@gmail.com Tel: 01885 490414

Address: Hadleigh, Bishops Frome, Worcester, Herefordshire WR6 5AP

All responses received within the consultation period will be considered before the plan progresses to final draft stage. Details of the consultation process will be published on the parish noticeboards and on the website.

Your views are important. Please take the time to read the plan and let us know what you think.

Stop Press! Consultation date set for 19th February to 9th April 2018

Almeley Parish Neighbourhood Development Plan Working Party