



**BISHOPSTONE GROUP NEIGHBOURHOOD
DEVELOPMENT PLAN
SUBMISSION DRAFT MAY 2018**

Consultation Statement Appendices

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Appendix 01: Herefordshire Council Neighbourhood Decision Document

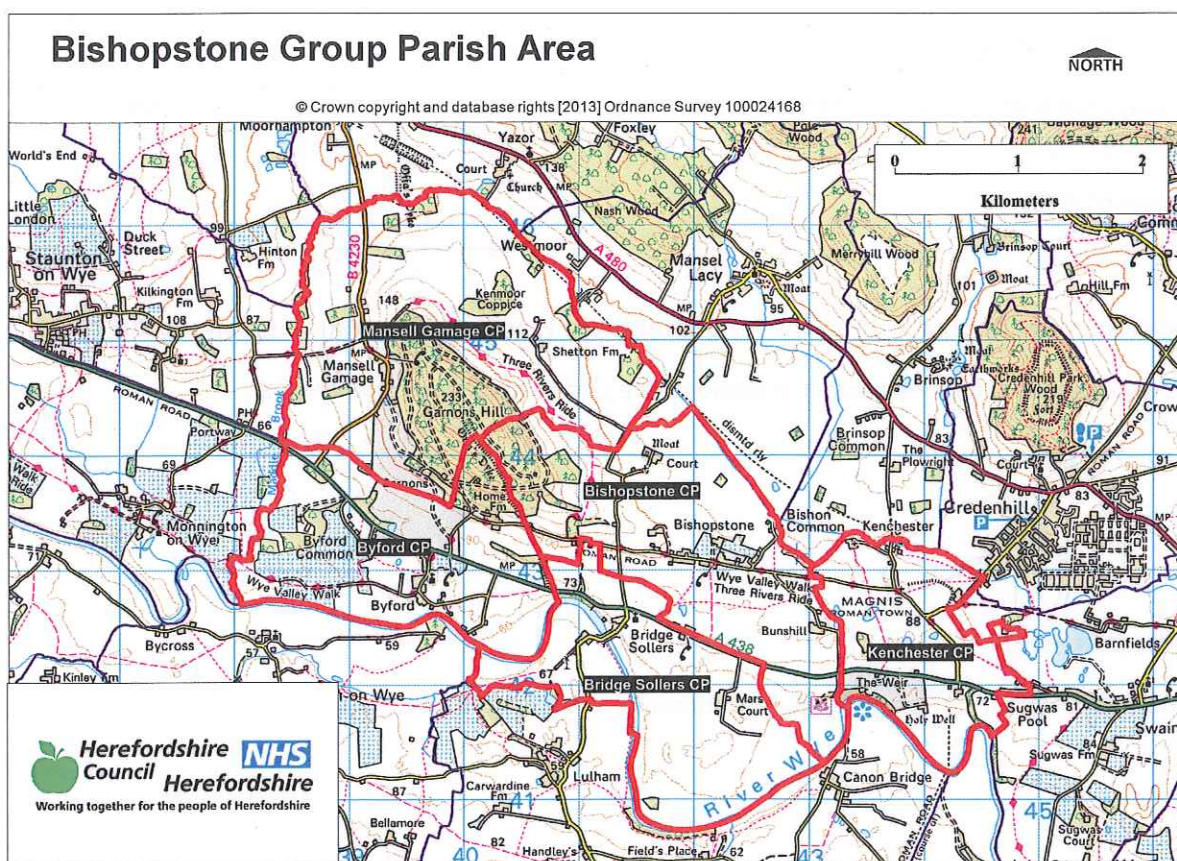
Neighbourhood Area Decision Document



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Bishopstone Group
Parish Council	Bishopstone Group parish
Consultation period	31 st January 2013 – 14 th March 2013

Map of proposed neighbourhood area



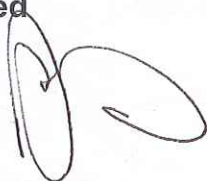
Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? Section 61G (4)	Yes	
Does the area overlap another designated area? Section 61G (7)		No
For joint area application, are all relevant bodies included? Section 61G (2)	N/A	
Were any comments received during the consultation period?		No
Summary of comments received	N/A	
Ward member comments	N/A	
Are any modifications required to this or any adjoining neighbourhood area? Section 61G (6)		No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012.

The application for the designation of Bishopstone Group Neighbourhood area is

Approved



Andrew Ashcroft

Assistant Director of Economy, Environment and Cultural Services

Date: 18th March 2013

Appendix 02: Newsletters

September 2013

BISHOPSTONE GROUP NEIGHBOURHOOD PLAN

PUBLIC MEETING

Will be held at the New Bridge Community Centre on October 23rd at 7.30 pm

Setting the planning policy within our five parishes for the future

YOUR VIEW IS IMPORTANT

Neighbourhood Planning and You

What is the Neighbourhood Plan ?

The Localism Bill 2011 introduced the concept of Neighbourhood Planning - a "grass roots" approach to Town and Country Planning for the future of an area led by the community. The intention is to empower local people to take a pro-active role in shaping the future of the area where they live.

As you know Bishopstone Group Parish Council is currently engaged in preparing a Neighbourhood Plan for the five parishes in the Group. The Neighbourhood Plan can help us to ensure that any development within our group of parishes is in line with our own local needs and that our community has the local services and amenities that it will require. It can be used as evidence of need, for example when we are asking for improvements to road safety in our parishes or applying for funding to develop local amenities

Progress so far

The Parish Council set up a Steering Group, which is working to develop the Neighbourhood Plan. We applied for funding towards the cost of preparing the Plan and have been fortunate to obtain a grant of £1385 from the Community Development Foundation. Survey forms filled out at our first public consultation meeting held at the end of October helped us to identify the issues that particularly concern you, including housing for local people, infrastructure (sewerage, drainage etc), transport and traffic problems, and open spaces and footpaths. Many of you also added your own comments, which gave us even more useful information.

The next stage

The results of the survey have been used as a basis for a questionnaire that will shortly be circulated to everyone in our parishes. We will be asking every person aged 16 and over to fill in their own copy of this questionnaire. Under 16s will be very welcome to join in as well, if they would like to so and we will be happy to supply additional forms for them.

In order for the Plan to be properly representative so that it can be accepted and approved by the statutory authorities we must be able to show that as many people as possible from our community have taken part in the consultation process. **Please help us by filling in the questionnaire so that your views can be heard and included.** If you have ideas about the amount of housing development needed in your parish, or if you are concerned about the danger from speeding traffic, or even if you think everything is perfect and needs no change **tell us about it.**

There will be another chance for you to be involved when information from the questionnaires has been analysed. We will be holding "Planning for Real" exercises in the parishes at which large maps will be on display showing all the information gathered from the questionnaires. You will then be able to mark on the map where you think improvements or changes should (or should not) be made, and comment again on areas of particular concern to you. Watch out for information about these meetings and **come along to make your views heard.**

September 2014

BISHOPSTONE GROUP NEIGHBOURHOOD PLAN THE STORY SO FAR

Neighbourhood Planning, part of the Localism Act, gives communities through their Parish Council an opportunity to shape planning policies at a local level.

It is not compulsory to take part: Bishopstone Group Parish Council felt it was a positive initiative and voted to become involved. We are guided by Herefordshire Council Planning Department and have received a grant from the Community Development Foundation to cover preliminary costs. Herefordshire Housing strategy has identified a need for 5,300 new dwellings in the county by 2013. Within that number Bishopstone is identified for a growth target of 18% - 16 houses. This may include existing planning permissions. Byford is restricted to homes for people with local connections and 'affordable housing'. The other villages and hamlets will only develop through strict guidelines (Policy R42).

The first step has been the Neighbourhood questionnaire resulting in a substantial response of 86 %. All questionnaire responses are being analysed and considered carefully. Residents were also invited to view the questionnaire results and to make further comments at an Open Day at the New Bridge Community Centre on September 6th. Thanks to all residents for their involvement, opinions and comments.

WHAT HAPPENS NEXT

Following the Open Day, work will continue on analysing the questionnaires and considering the new comments. Further information will be gathered with regards to flood areas, areas of ancient and historic importance, Listed Buildings, local agricultural issues and other considerations which could affect development in the Parishes.

Draft policies for the whole group will be written encapsulating the needs and requirements of the residents whilst offering the Council clear guidance as to what the residents and Parish Council see as an acceptable structure for future growth. The policies are checked for compliance with the Core Strategy by Herefordshire Council Neighbourhood Planning Team. These draft policies will be made available to residents for further comment either at one large or several village-based meetings. From these final policies will be written. The final plan is examined by Herefordshire's Director of Planning before moving to an independent examination and further checks. A referendum is then held for residents. It requires over 50% of voters to be in favour so that it becomes legally adopted. The plan will remain in place for 10 years after which it may be reviewed and updated.

December 2014

Neighbourhood Plan Draft Policy Options
A chance to see and comment on the draft policies we
are drawing up for our Neighbourhood Plan.
at the Newbridge Community Centre
Saturday 13th December 2-4pm
Refreshments Available

September 2016

Draft Neighbourhood Development Plan

The Parish Council has completed a Draft Neighbourhood Development Plan for the five parishes in the Bishopstone Group, based on residents' views expressed through consultation and the policies of the Herefordshire Core Strategy with which all NDPs have to comply. The plan contains policies on housing development, size, location and design; business development and home working; flooding, traffic and transport; tourism, historic landscape and green infrastructure.

The Draft Plan must now enter a period of formal consultation with local residents, statutory bodies and stakeholders which will run for a period of six weeks from the end of September. The exact dates for this consultation period will be advertised in the Hereford Times and on the parish council website and local parish notice boards.

The Draft Plan and supporting documents will be available for comment on the parish council website during this period with hard copies available to see in the New Bridge Community Centre, but in order to ensure the fullest possible consultation throughout our scattered community the Parish Council has decided to deliver a copy of the Draft Plan and comment forms to every household in the five parishes. The council will also hold an Open evening at the New Bridge Community Centre on Thursday October 20th from 7.30pm to 9.30pm when councillors will be available to discuss the Draft Plan, answer questions and receive comments.

If you have any queries about the consultation process please contact
John Macklin (chairman) tel 01981 590620, or Sue Hubbard (vice chairman) tel
01981 590319.

December 2016

Your Comment – Your Future

In the middle of October you should all have received a copy of the Draft Neighbourhood Development Plan with a letter from the Parish Council inviting you to comment in writing on the Plan and especially on the policies it contains. At the time of writing this we have not received a single written comment. This may be because we have somehow managed to create the perfect Plan – but that seems unlikely!

There is still time to send in comments or suggestions before the closing date of December 17th so please take a bit of time to read the Plan, think about it, and send your comments in writing to the parish council chairman either by email to john102@btinternet.com or by post to Bishopstone Group NDP c/o John Macklin, Jolin, Bishopstone, Hereford HR4 7HX. Comments must be received by 5pm on Saturday December 17th.

Remember, this is your Neighbourhood Development Plan and we need your views on what is best for the future of your village.

Appendix 03: Questionnaire Pack

BISHOPSTONE GROUP PARISH PLAN GUIDANCE NOTES

Bishopstone Group Parish Council is currently engaged in preparing a Neighbourhood Plan for the five parishes in the Group. This Plan is part of a national initiative to give local communities more influence in the future development of their area and is funded by the Community Development Foundation

In order for the Plan to be properly representative and for it to be approved and accepted by the statutory authorities it is important that as many people as possible from our community take part in the consultation process. We are therefore asking **everyone** in your household aged 16 and over to help us by filling in **their own** copy of this questionnaire. If anyone under 16 in your household would like to fill in all or part of the questionnaire please let us know and we will be happy to give you more forms.

The information that you give us will be analysed and used as the basis for preparing our Neighbourhood Plan. You will also be invited to take part in other events to give us more details about particular aspects of the Plan. When we have collected and analysed all the data a draft Plan will be written and presented to you for comment before the final version is completed and submitted to the statutory authorities.

The forms are anonymous and will be held and stored by the Parish Council in accordance with the provisions of the Data Protection Act. If you have any queries or would like to help with future events please contact Sue Hubbard, tel 01981 590319; email hubbard7jz@btinternet.com

This questionnaire pack contains

- One questionnaire form for each person in your household aged 16 or over. If you need more forms, please tell the person who delivered your forms (their contact details are on the outside of your pack)
- A Housing Needs Survey form (on green paper) to be completed **by one person** on behalf of your household
- A map showing the area of the Bishopstone settlement boundary
- A large envelope in which to seal and return all your completed questionnaires and the Housing Needs Survey

The volunteer who delivers your forms will make arrangements to collect the completed forms from you. Please contact your volunteer if you need to change this arrangement. If there is any difficulty about collecting your forms please contact Sue Hubbard as above or John Macklin, tel: 01981 590620 email: john102@btinternet.com



Bishopstone Group Parish

Bishopstone - Bridge Sollars - Byford - Kenchester - Mansell Gamage

NEIGHBOURHOOD PLAN QUESTIONNAIRE

As you may know from reports in the parish newsletter, the Parish Council is engaged in preparing a Neighbourhood Plan for the five parishes which, if it is approved by the statutory authorities, can give our community greater influence over local planning and development. It is important that consultation for the Plan considers the views of our whole community and that everyone has a chance to take part. We are asking **you** to fill in this questionnaire so that **your** views can be heard. Once we have analysed the answers we will be holding a series of public meetings where you will have an opportunity to tell us in more detail about the things that are important to you.

*To begin, please tell us if you live, work or run a business in any of our five parishes (tick **all** that apply)*

Bishopstone		
☐	☐	☐
Live	Work	Run business

Bridge Sollars		
☐	☐	☐
Live	Work	Run business

Byford		
☐	☐	☐
Live	Work	Run business

Kenchester		
☐	☐	☐
Live	Work	Run business

Mansell Gamage		
☐	☐	☐
Live	work	Run business

HOUSING AND FACILITIES

1 Over the next 15 years there may be a need for a small amount of additional housing within our 5 parishes. If such additional housing were to be proposed in **your parish** what would be the ideal size of any individual housing development

No more than 2 houses ☐

Between 3 and 5 houses ☐

Between 5 and 10 houses ☐

7 Are there any sites in your parish where you think homes should not be built

8 *In our Development Plan we can decide on any future settlement boundaries for our parishes. These boundaries define the area of the parish within which new development may take place. At present only Bishopstone has a settlement boundary (see enclosed map).*

Please tell us which of the following options best reflects your views. If you would like to have a new settlement boundary you will have an opportunity later to say where the new boundary should be.

Please answer for your parish only

- | | | |
|--|--|--|
| Retain Bishopstone boundary as it is ☐ | Alter Bishopstone boundary ☐ | Remove Bishopstone boundary ☐ |
| Create a settlement boundary for Bridge Sollars ☐ | Leave Bridge Sollars without a boundary ☐ | |
| Create a settlement boundary for Byford ☐ | Leave Byford without a boundary ☐ | |
| Create a settlement boundary for Kenchester ☐ | Leave Kenchester without a boundary ☐ | |
| Create a settlement boundary for Mansell Gamage ☐ | Leave Mansell Gamage without a boundary ☐ | |

9 Do you have any other comments about housing

10 Which of the following do you think our Neighbourhood Plan should try to improve (tick all that apply)

- | | |
|--|--|
| Access for disabled people ☐ | Access to information about local facilities and activities ☐ |
| Broadband ☐ | Facilities for children and young people ☐ |
| Facilities for leisure and recreation ☐ | Facilities for older people ☐ |
| Public transport ☐ | Mobile phone reception ☐ |
| Public footpaths and bridleways ☐ | Road Safety ☐ |

Please explain how you think these services should be improved

EMPLOYMENT AND ECONOMY

1 If you are in employment, where is your main place of work

At home ☐ In your own village ☐ Hereford city or other market town ☐
Elsewhere in Herefordshire ☐ Outside Herefordshire ☐

2 Which of the following types of business should be encouraged in our parishes in order to increase job opportunities and improve the local economy (tick one box in each row)

Agriculture/horticulture related	yes ☐	no ☐	no opinion ☐
Art and Crafts	yes ☐	no ☐	no opinion ☐
Holiday accommodation/B&B	yes ☐	no ☐	no opinion ☐
Community services	yes ☐	no ☐	no opinion ☐
Food and drink production	yes ☐	no ☐	no opinion ☐
Health and fitness related	yes ☐	no ☐	no opinion ☐
Hi-tech companies	yes ☐	no ☐	no opinion ☐
Light industry	yes ☐	no ☐	no opinion ☐
Pubs/restaurants	yes ☐	no ☐	no opinion ☐
Service companies	yes ☐	no ☐	no opinion ☐
Shops/retail	yes ☐	no ☐	no opinion ☐
Tourism and leisure	yes ☐	no ☐	no opinion ☐
Transport and distribution	yes ☐	no ☐	no opinion ☐
Working from home	yes ☐	no ☐	no opinion ☐

Any other please give details

--

3 What type of site would be most suitable for business use

Brownfield (previously used for housing or industry)	yes ☐	no ☐	no opinion ☐
Greenfield (not previously used for housing or industry)	yes ☐	no ☐	no opinion ☐
Conversion/re-use of existing buildings	yes ☐	no ☐	no opinion ☐

4 Would any of the following help people to start up or run a business in any of our villages
(tick one box in each row)

More purpose built premises	yes ☐	no ☐	no opinion ☐
Better broadband	yes ☐	no ☐	no opinion ☐
Better mobile phone reception	yes ☐	no ☐	no opinion ☐
Improvements to roads and traffic	yes ☐	no ☐	no opinion ☐

Any other: (please give details)

TRAFFIC AND TRANSPORT

1 How do you normally travel to work, training, education or shopping (tick all that apply)

Car ☐ Bus ☐ Taxi ☐ Bicycle ☐ Motorcycle ☐ Community transport ☐ Walk ☐

2 If you had the choice, how would you prefer to travel and why

3 What would encourage you to use public transport more often (tick all that apply)

More frequent service ☐ Earlier or later services ☐ More routes ☐ Cheaper fares ☐

4 Please tell us what you think about our roads (tick one box in each row)

Are the roads in our parishes safe. yes ☐ no ☐ no opinion ☐

Are our roads adequate for the amount of traffic that they carry now. yes ☐ no ☐ no opinion ☐

Are our roads adequate for the amount of traffic that they may carry over the next 20 years.

yes ☐ no ☐ no opinion ☐

5 Which of the following are a problem locally on the main A438 and on the parish roads (tick all that apply)

On the main A438

Traffic speed ☐ Volume of traffic ☐ Size of vehicles ☐ Parking ☐
Sight lines ☐ Safety for walkers ☐ Safety for horse riders ☐ Safety for cyclists ☐

Any other: *(please give details)*

On the parish roads	Bishopstone	Bridge Sollars	Byford	Kenchester	Mansel Gamage
Traffic speed	☐	☐	☐	☐	☐
Volume of traffic	☐	☐	☐	☐	☐
Size of vehicles	☐	☐	☐	☐	☐
Parking	☐	☐	☐	☐	☐
Sight lines	☐	☐	☐	☐	☐
Safety for walkers	☐	☐	☐	☐	☐
Safety for horse riders	☐	☐	☐	☐	☐
Safety for cyclists	☐	☐	☐	☐	☐

Any other: *(please give details)*

6 Please tell us if you think that any of the following would help to improve traffic problems in our parishes and make our roads safer (tick one box in each row)

Passing places for vehicles	yes ☐	no ☐	no opinion ☐
Speed limits	yes ☐	no ☐	no opinion ☐
Speed monitoring	yes ☐	no ☐	no opinion ☐
Village name signs on entering village	yes ☐	no ☐	no opinion ☐
Warning signs	yes ☐	no ☐	no opinion ☐

Please use this box to give details and suggest any other improvements

7 Please tell us if you have any other comments about our roads or about any particular traffic problems

SUSTAINABILITY AND PROTECTING THE ENVIRONMENT

1 Which of the following measures are important to protect and enhance the environment of our parishes now and for the future (tick all that apply)

Conserving historic buildings, parkland and countryside ☐

Preserving green spaces and gardens ☐

Protection of ancient hedgerows, woodland, wild-life habitats and sites of special scientific interest ☐

Other: (please specify)

4 Have your property or roads in your village suffered from flooding during the past 5 years because of:
(tick all that apply)

- | | |
|--|--------------------------|
| River or stream overflowing | ☐ |
| Sewers overflowing | ☐ |
| Run-off from roads (drains and ditches not adequate) | ☐ |
| Run-off from fields | ☐ |
| No flooding | ☐ |

5 If you have answered yes, please tell us where the flooding occurred

Please tell us a little about yourself

Are you:

Male ☐ female ☐

How old are you

Under 18 ☐ 18-24 ☐ 25-44 ☐ 45-64 ☐ 65-74 ☐ over 75 ☐

We hope that each person in your household has filled in a separate form. However if you chose to fill in the form together so that other people in your household have helped to complete this form, please give us some information about them:

How many

Male ☐ female ☐

How many

Under 18 ☐ 18-24 ☐ 25-44 ☐ 45-64 ☐ 65-74 ☐ over 75 ☐

If you would like to comment on anything that we have not included in the survey, please do so here:

Thank you for the time you have taken to complete this survey. When we have analysed the results we will tell you about them. We hope that you will be able to attend future events to find out what is happening and to tell us more about your views

HOUSING NEEDS SURVEY

To be completed by one person on behalf of your household

In May 2009 Community First carried out a survey of housing needs in our five parishes. We now need to update that information in order to incorporate it into our Neighbourhood Plan

1 Will anyone now living in your household need to acquire housing within our group of parishes during the next five years

Yes ☐

No ☐

2 If you answered yes to question 1 please tell us the number of homes that will be needed

Homes

3 What type of homes will be needed (tick all that apply)

1 bedroom/flat ☐

2 bedrooms ☐

3-4 bedrooms ☐

bungalow ☐

sheltered housing ☐

affordable housing ☐

4 What type of tenure would be preferred (tick all that apply)

Owner occupied ☐

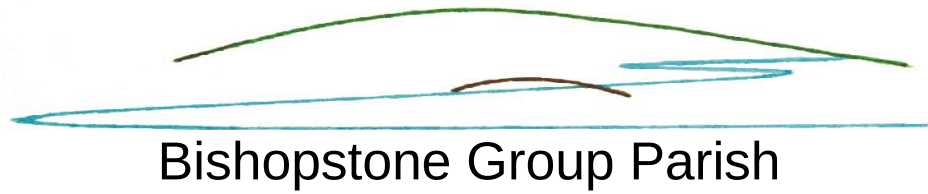
Owned and managed by a housing association ☐

Private rent ☐

Part rent/part buy ☐

5 If you have any further comments please put them here

Appendix 04: Questionnaire Group Results



Bishopstone - Bridge Sollars - Byford - Kenchester - Mansell Gamage

NEIGHBOURHOOD PLAN QUESTIONNAIRE

Results for each question (percentage of total) shown in red

HOUSING AND FACILITIES

1 *Over the next 15 years there may be a need for a small amount of additional housing within our 5 parishes. If such additional housing were to be proposed in **your parish** what would be the ideal size of any individual housing development*

No more than 2 houses 39 Between 3 and 5 houses 42 Between 5 and 10 houses 19

2 *If new homes are built in your parish which of the following should they be (tick one box in each row)*

Owner occupied	yes 84	no 4	no opinion 12
Houses owned and managed by a housing association	yes 22	no 61	no opinion 17
Shared ownership (part rent/part buy)	yes 43	no 32	no opinion 25
Affordable housing	yes 60	no 24	no opinion 16
Sheltered housing	yes 25	no 51	no opinion 24

3 *What types of homes are needed in your parish (tick all that apply)*

Starter homes (2 bedrooms) 46	Family homes (3 or more bedrooms) 49
Executive homes (4 or more bedrooms) 12	Bungalows 31
Live/work properties (small business run adjacent to house) 18	Conversion of existing buildings 35
Homes for local people/people with local connections 62	

4 *If additional homes were built, what features would you like to see included in them (tick all that apply)*

Building design in keeping with the scale and style of existing buildings 87

High levels of energy conservation 60

Use of traditional building materials 65

Use of renewable energy technology/low carbon requirements 55

Green alternatives for sewage treatment 46

5 If new homes are built in your parish, where should they be located (tick one box in each row)

Within the main existing housing area	yes 73	no 11	no opinion 16
On the edge of the existing housing area	yes 51	no 31	no opinion 18
On brownfield sites (previously used for housing or industry)	yes 67	no 14	no opinion 19
On greenfield sites (not previously used for housing or industry)	yes 14	no 68	no opinion 18

6 Are there any particular sites in your parish that you think are suitable for additional houses

--

7 Are there any sites in your parish where you think homes should not be built

--

8 *In our Development Plan we can decide on any future settlement boundaries for our parishes. These boundaries define the area of the parish within which new development may take place. At present only Bishopstone has a settlement boundary (see enclosed map).*

Please tell us which of the following options best reflects your views. If you would like to have a new settlement boundary you will have an opportunity later to say where the new boundary should be.

Please answer for your parish only

Retain Bishopstone boundary as it is 60 Alter Bishopstone boundary 31 Remove Bishopstone boundary 9

Create a settlement boundary for Bridge Sollars 38 Leave Bridge Sollars without a boundary 62

Create a settlement boundary for Byford 52

Leave Byford without a boundary 48

Create a settlement boundary for Kenchester 73

Leave Kenchester without a boundary 27

Create a settlement boundary for Mansell Gamage 44

Leave Mansell Gamage without a boundary 56

9 Do you have any other comments about housing

10 Which of the following do you think our Neighbourhood Plan should try to improve (tick all that apply)

Access for disabled people 14

Access to information about local facilities and activities 13

Broadband 55

Facilities for children and young people 25

Facilities for older people 24

Facilities for leisure and recreation 14

Mobile phone reception 40

Public transport 46

Public footpaths and bridleways 36

Road Safety 50

Please explain how you think these services should be improved

EMPLOYMENT AND ECONOMY

1 If you are in employment, where is your main place of work

At home 27

In your own village 8

Hereford city or other market town 33

Elsewhere in Herefordshire 17

Outside Herefordshire 15

2 Which of the following types of business should be encouraged in our parishes in order to increase job opportunities and improve the local economy (tick one box in each row)

Agriculture/horticulture related	yes 76	no 5	no opinion 19
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Art and Crafts	yes 49	no 7	no opinion 44
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Holiday accommodation/B&B	yes 62	no 12	no opinion 26
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Community services	yes 30	no 12	no opinion 58
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Food and drink production	yes 39	no 24	no opinion 37
Health and fitness related	yes 28	no 18	no opinion 54
Hi-tech companies	yes 24	no 33	no opinion 43
Light industry	yes 19	no 48	no opinion 33
Pubs/restaurants	yes 56	no 17	no opinion 27
Service companies	yes 13	no 31	no opinion 56
Shops/retail	yes 41	no 24	no opinion 35
Tourism and leisure	yes 47	no 14	no opinion 39
Transport and distribution	yes 17	no 46	no opinion 37
Working from home	yes 72	no 3	no opinion 25

Any other please give details

3 What type of site would be most suitable for business?

Brownfield (previously used for housing or industry)

Greenfield (not previously used for housing or industry)	yes 12	no 65	no opinion 23
Conversion/re-use of existing buildings	yes 78	no 4	no opinion 18

4 Would any of the following help people to start up or run a business in any of our villages
(tick one box in each row)

More purpose built premises	yes 31	no 30	no opinion 39
Better broadband	yes 82	no 2	no opinion 16
Better mobile phone reception	yes 73	no 6	no opinion 21
Improvements to roads and traffic	yes 67	no 13	no opinion 20

Any other: (please give details)

TRAFFIC AND TRANSPORT

1 How do you normally travel to work, training, education or shopping (tick all that apply)

Car 90 Bus 19 Taxi 2 Bicycle 5 Motorcycle 0.3 Community transport 1 Walk 9

2 If you had the choice, how would you prefer to travel and why

3 What would encourage you to use public transport more often (tick all that apply)

More frequent service 67 Earlier or later services 15 More routes 18 Cheaper fares 22

4 Please tell us what you think about our roads (tick one box in each row)

Are the roads in our parishes safe. yes 33 no 60 no opinion 7

Are our roads adequate for the amount of traffic that they carry now. yes 45 no 47 no opinion 8

Are our roads adequate for the amount of traffic that they may carry over the next 20 years.

Yes 16 no 70 no opinion 14

5 Which of the following are a problem locally on the main A438 and on the parish roads (tick all that apply)

On the main A438

Traffic speed 68 Volume of traffic 32 Size of vehicles 38 Parking 11

Sight lines 29 Safety for walkers 58 Safety for horse riders 41 Safety for cyclists 79

Any other: (please give details)

On the parish roads	Bishopstone	Bridge Sollars	Byford	Kenchester	Mansel Gamage
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Traffic speed 74

Volume of traffic 36

Size of vehicles 60

Parking 22

Sight lines 38

Safety for walkers 82

Safety for horse riders 39

Safety for cyclists 91

Any other: *(please give details)*

6 Please tell us if you think that any of the following would help to improve traffic problems in our parishes and make our roads safer (tick one box in each row)

Passing places for vehicles	yes 73	no 14	no opinion 13
Speed limits	yes 67	no 15	no opinion 18
Speed monitoring	yes 64	no 17	no opinion 19
Village name signs on entering village	yes 53	no 15	no opinion 32
Warning signs	yes 64	no 17	no opinion 19

Please use this box to give details and suggest any other improvements

7 Please tell us if you have any other comments about our roads or about any particular traffic problems

SUSTAINABILITY AND PROTECTING THE ENVIRONMENT

1 Which of the following measures are important to protect and enhance the environment of our parishes now and for the future (tick all that apply)

Conserving historic buildings, parkland and countryside 89

Preserving green spaces and gardens 86

Protection of ancient hedgerows, woodland, wild-life habitats and sites of special scientific interest 88

Other: (please specify)

2 Which of the following do you think should be encouraged in order to make our communities more sustainable for the future (tick one box in each row)

Building homes that exceed government energy efficiency standards yes 56 no 14 no opinion 30

Improving facilities for walking/cycling/horse riding yes 74 no 13 no opinion 13

Encouraging the kind of homes and employment that will attract younger people to live in our villages

yes 70 no 11 no opinion 19

Improving facilities for children and young people *yes* 60 *no* 14 *no opinion* 26

If you would like to add a comment or suggestion please put it here:

3 If there should be a requirement for a local renewable energy supply in the future, which of the following would you support

	<i>yes</i>	<i>no</i>	<i>don't know</i>
Domestic wind turbines powering a single house	34	44	22
Commercial wind turbines powering multiple homes	30	53	17
Hydro-power using local streams/rivers	62	18	20
Biomass plants	36	34	30
Anaerobic digesters	35	30	35
Solar panels on fields	44	38	18
Solar panels on agricultural buildings	75	9	16
Ground heat pumps	62	11	27

4 Have your property or roads in your village suffered from flooding during the past 5 years because of:
(tick all that apply)

River or stream overflowing 23

Sewers overflowing 9

Run-off from roads (drains and ditches not adequate) 68

Run-off from fields 72

No flooding 9

5 If you have answered yes, please tell us where the flooding occurred

Please tell us a little about yourself

Are you:

Male 48 female 52

How old are you

Under 18 1 18-24 4 25-44 13 45-64 37 65-74 28 over 75 17

We hope that each person in your household has filled in a separate form. However if you chose to fill in the form together so that other people in your household have helped to complete this form, please give us some information about them:

How many

Male 66 female 34

How many

Under 18 12 18-24 11 25-44 19 45-64 30 65-74 21 over 7

BISHOPSTONE GROUP DRAFT NEIGHBOURHOOD PLAN

POLICY OPTIONS

INTRODUCTION

These Policy Options mark the next stage in our progress towards completing our Neighbourhood Plan. The steering group has now analysed all your answers and comments from the questionnaire results together with additional information given by residents who came to the Open Day in September. Based on all this information we have drafted out some options for the policies that we will include in our final Neighbourhood Plan and we need to know what you think about them.

Please take the time to read this leaflet and let us have your views. You can do this by email to John Macklin, Parish Council Chairman at john102@btinternet.com or Sue Hubbard, Vice-chair at hubbard7p@btinternet.com or by telephoning any parish councillor (details are in the Newsletter). You are also invited to meet steering group members to discuss the policies and to see some of the background material at the New Bridge Community Centre in Bridge Sollars church on Saturday December 13th between 2pm and 4pm.

When we have considered your comments our next step will be to prepare a Draft Plan further developing our policies with added detail and other background material. This will be checked by Herefordshire Council's Neighbourhood Planning Team for compliance with the Core Strategy and will be shown to you for further comment before we start work on the final Plan.

ABOUT THE GROUP

The Bishopstone Group of Parishes comprises the five small villages or hamlets of Bishopstone, Bridge Sollars, Byford, Kenchester and Mansell Gamage covering 10 square miles and situated 6-9 miles west of the city of Hereford. The parishes vary considerably in size and population, ranging from Bishopstone with just under 200 residents to Bridge Sollars which has a population of around 30. There is no shop for food or general supplies, doctor's surgery, school, post office, pub, or petrol garage in the group and the residents have to travel to neighbouring villages or to Hereford for these amenities. There is a community centre in part of Bridge Sollars church, which was opened in 2011.

Farmland in the parishes is a mixture of pasture and arable ranging from Excellent (Grade 1) to Moderate, woodland and orchard. During the past 10 years there has been an increase in polytunnels and commercial cider apple orchards. There is a large poultry rearing site at Mansell Gamage with recent permission for conversion to egg production. There is also historic parkland including Repton landscapes at Garnons and The Weir. Agriculture and tourism are important to the area. The long distance Wye Valley Walk and Three Rivers Ride both pass through the Group.

There are two Sites of Special Scientific Interest - the River Wye, which forms the southern boundary of the Group, and Bishon Meadow in Bishopstone; and many listed buildings and sites including an important Roman site at Magnis (Kenchester).

Appendix 06: Leaflet for Kenchester Residents

Neighbourhood Plan - Information for Kenchester Residents

When we carried out our Neighbourhood Plan questionnaire, 73% of respondents from

Kenchester said that they wanted us to create a Settlement Boundary for Kenchester to limit the area within which new housing development might take place. We therefore included this in the Options leaflet that you all received earlier in the year.

Our Planning Support Officer has now pointed out that the Herefordshire Council Core Strategy places Kenchester in the protected “rural location” category of hamlets where new housing development is very strictly limited throughout the whole parish area. It would therefore be wrong for us to put a Settlement Boundary in Kenchester as this would suggest that development could take place in a particular area of the parish, which would not be true, and we will have to take the Kenchester Settlement Boundary out of our Plan.

If you have any comments or questions about this please contact John Macklin 01981 590620 or Sue Hubbard 01981 590319

BISHOPSTONE GROUP PARISH COUNCIL

**DRAFT NEIGHBOURHOOD DEVELOPMENT
PLAN REGULATION 14 CONSULTATION**

**WANT TO ASK A
QUESTION?**

**NEED SOMETHING
EXPLAINING?**

COME AND TALK TO US

**AT THE NEW BRIDGE
COMMUNITY CENTRE**

**THURSDAY OCTOBER 20TH
BETWEEN 7.30PM AND 9.30PM**

Appendix 08: Regulation 14 Natural England comments

Date: 07 December 2016
Our ref: 198954
Your ref: Bishopstone Group NDP



John Macklin
Chairman
Bishopstone Group Parish Council.

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Macklin,

Planning consultation: Bishopstone Group Draft Neighbourhood Development Plan - Pre submission (Regulation 14)

Thank you for your consultation on the above document which was received by Natural England on 16 October 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has reviewed the Bishopstone Neighbourhood Plan and would like to make the following comments:

Impact of proposed housing land allocation (H1) on priority habitats

Your draft plan proposes housing land allocation at Bishopstone, see Policy H1 "Bishon Farm", which has the potential to impact on priority habitat, in the form of traditional orchards.

No mention of priority habitat is made and there are no requirements to protect this habitat. We recommend that alternative sites should be considered, particularly if the existing traditional orchard habitat cannot be retained through mitigation.

If the draft plan retains the proposed housing site at Bishon Farm, specific wording should be included in policy H1 to ensure that existing priority habitats and green infrastructure (for example, orchards, hedgerows and trees) are preserved and incorporated as part of any future development.

Natural England draws attention to Section 11 of the [National Planning Policy Framework](#) (NPPF) "Conserving and enhancing the natural environment" ; in particular paragraph 117 which stresses the importance of the perseverance, restoration and re-creation of priority habitats.

Natural England also reminds the Parish Council of their [duty to have regard to biodiversity](#) under the Natural Environment and Rural Communities (NERC) Act 2006

Opportunities

- The retention and restoration of existing traditional orchard on the Bishon Farm site (Policy H1) as green infrastructure for the village.
- Inclusion of the creation and retention of green infrastructure at Policy G1, to include priority habitat, for example the retention of existing hedgerows, and orchards, and the inclusion of biodiversity enhancements in new developments, such as bat boxes or bricks, bird boxes and native planting.

Additional information

The attached annex may be of use to you; it sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

Strategic Environmental Assessment

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at:

<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans>

Habitats Regulations Assessment

Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress **before** a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Tom Amos
Adviser
South Mercia Team

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Appendix 09: Regulation 14 Herefordshire Council Ecologist comments

From: Widdicombe, Robert

Sent: 15 March 2017 17:01

To: Johnson, Karla <Karla.Johnson@herefordshire.gov.uk>; Bisset, James <jbisset@herefordshire.gov.uk>

Subject: Bishon Farm

Hello Karla

I have been to the site for an evaluation of this orchard. The photos attached are from the roadside but show that the centre portion of the site to the west of the main track to the Bishon Farm barns is pretty devoid of trees. There are some substantial and important fruit trees along the frontage as well as a large poplar. The orchard area to the west of the track has a good proportion of orchard as has the northern part.

James and I have had a bit of a chat about this and I think that, under the circumstances, the best way to conserving what is left of the orchard for the future would be to allow some development on part of the site and have an orchard management plan in place to conserve the remaining orchard areas. The parish council are clearly content to see some development here. Indeed, talking to people in the village, it seems that this may well be an acceptable, preferred way forward.

Whilst wishing to conserve Herefordshire's orchards by NOT setting a precedent, I think this might be the best solution. The orchard fruit used to be used by the villagers and it would be good to see what remains of the orchard, managed as a community orchard and so this is what I think we should institute as a condition of development for the site. There are also some flood and soil slump issues which affect other parts of the village and I think that this site with retention and planting of trees would best cope with this rather although, of course, any application should be submitted with mitigation for flooding fully covered. I would be keen to keep the frontage trees as much as possible with the development set back from the road – if you like, encircled around its boundary with the remaining trees as a decent buffer from the existing housing as part of the landscaping.

There should also be a proper ecological assessment as well of course with any application, but you have my thoughts on the site which I think balances some over-riding need for the village, its housing need and its people as well as conserving the biodiversity aspects

Regards

Rob

Dr. Rob Widdicombe

Senior Planning Ecologist.

Appendix 10 Bishon Orchard Management Plan

Orchard Management Plan

on behalf of Mr Stephen Price: proposed residential development in roadside orchard at Bishon Farm, Bishopstone, Hereford.



Figure 1: Orchard at Bishon Farm, outlined in blue.

APRIL 1, 2017

Janet Lomas MIAgrE CEnv
Home Farm, Madresfield, Malvern, Worcs. WR13 5AJ
M: 07827 970600 E-Mail: janetelomas@hotmail.com

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2 SUMMARY

The roadside orchard at Bishon Farm, Bishopstone, is approximately 3.5 hectares in size, with two drives to the buildings/farmhouse through it. (Sizes referred to in this report are approximate, measured using government programme: MAGIC.gov.uk). This report provides a description of the orchard now, and a plan for the future of the orchard if a proposed small residential development within it is taken forward. The new settlement boundary is proposed to include part of the orchard, where a small residential development would help meet the local need for housing, and is supported by the local people.

The whole orchard now contains 68 cider fruit trees, but the original number of trees would have been in the region of 350 trees. It is currently grazed by dairy cattle, and this remains an objective of the orchard. Fallen trees remain in places, and remaining standing trees have heavy mistletoe burdens which threaten the trees. Standing trees were surveyed from the ground for their potential for roosting bats (found to be low overall).

For the purpose of describing the orchard in this report, it has been divided into five compartments, dividing the orchard into areas for housing, a Community Orchard, orchard to be restored (potentially as a condition of development), and the remainder of the field.

The development directly affects only a few trees. This report recommends retaining these in gardens of the proposed development, pruning out dense canopies and mistletoe in some cases, and retaining standing trunks of dead trees in others.

Farmer and Parish Council alike are keen to create a new Community Orchard, approximately 0.22 ha in size, close to the road by the drive entrance, where locals can enjoy the wildlife, fruit and atmosphere of orchards. Additional planting of fruit trees is recommended, along with signage to inform and increase the enjoyment of visitors.

Between the proposed area for development (east part), and the farmhouse/buildings, this report recommends retaining cattle grazing, and planting of additional fruit trees. Fruit trees would require large strong guards in order to prevent damage to the young trees.

Bishon Orchard Management Plan, Bishopstone

The area of development for housing would cover approximately 0.73 ha, and would result in no loss of stable trees; the area of restored orchard (including the Community Orchard) around the development would be 0.64 ha. where work would improve longevity of remaining old trees, and where planting would create a future generation of fruit trees, providing traditional orchard with trees of all ages.

The remaining orchard (2.13 ha) lies outside the new proposed settlement boundary, and would thereby be protected from future development.

3 INTRODUCTION

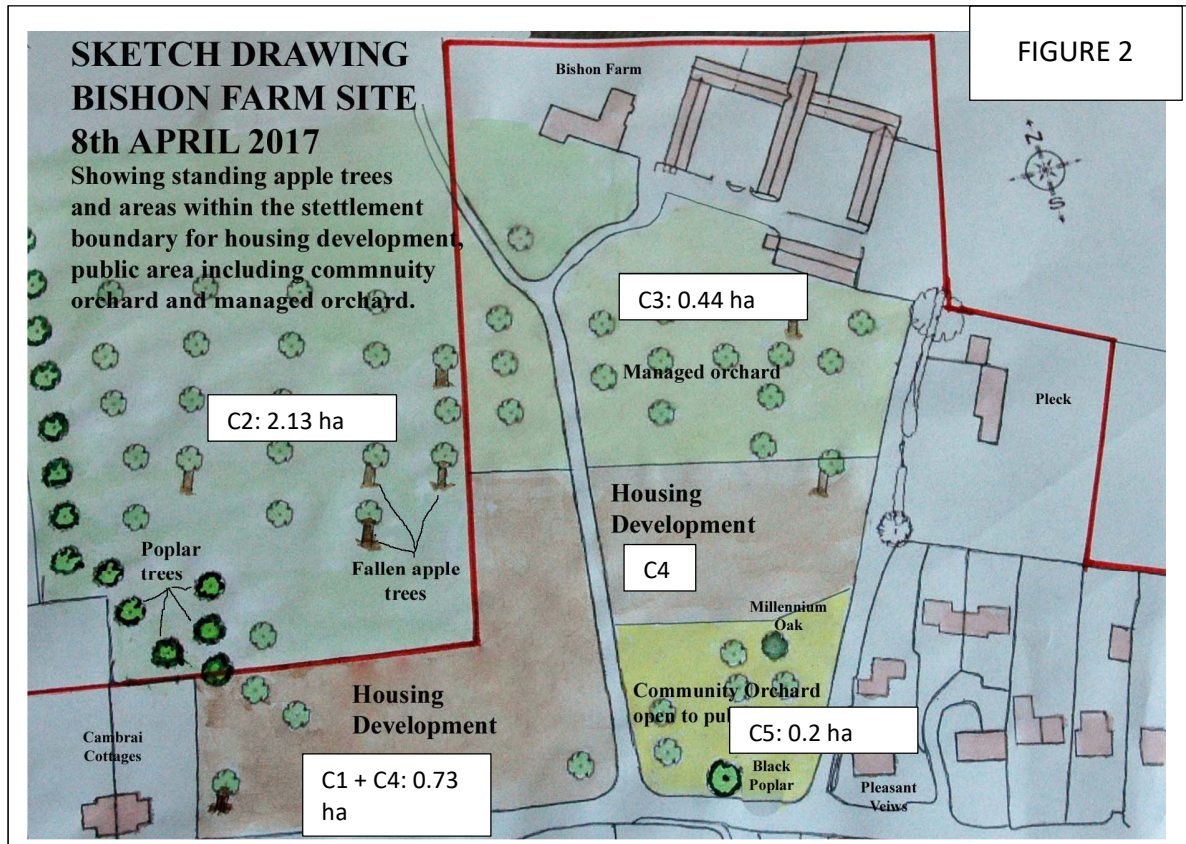
3.1 BACKGROUND

Janet Lomas was commissioned by Mr Stephen Price to draw up an Orchard Management Plan, to show how a new residential development could be incorporated in a roadside orchard, (referred to as Bishon Orchard in this report, and shown outlined in blue in Figure 1), which, if adopted will result in net gain for community, wildlife and landscape through orchard restoration around a new residential development, and creation of a new Community Orchard.

A settlement boundary was placed around the central area of Bishopstone in 1991, but the settlement area it defines does not contain enough possible sites for housing to enable the village to meet its growth target of satisfy local need. A consultation took place where residents were asked to identify potential sites in their parish for additional housing. Of the 36 responses from Bishopstone residents, 26 suggested Bishon Orchard, a site adjoining the road at Bishon Farm in the centre of the village. In answer to further questions, residents indicated that they did not want new housing to be built on productive agricultural land or on the south side of the C1097 which runs through Bishopstone.

According to Policy H1 Housing in Bishopstone, the 1991 settlement boundary for Bishopstone will be altered to take in a portion of Bishon Orchard and farmhouse and buildings at Bishon Farm. Most of the orchard will remain outside the settlement area and so will be protected from future housing development.

Bishon Orchard is approximately 3.5 ha in size. Figure 2 shows a Sketch Drawing showing the proposed revised settlement boundary, area proposed for housing development and a proposed Community Orchard. For the purpose of describing the various areas within the orchard, it has been divided into five compartments. These compartments and the size of each are identified in Figure 2, with further detail in Figure 5.



3.2 DESCRIPTION OF BISHON ORCHARD

Bishon Orchard lies on the north side of the C1097 road through Bishopstone, south of the farmhouse and buildings of Bishon Farm. It is approximately 3.2 hectares in size, and has two drives through it leading to Bishon Farm and buildings. Figure 1, a Google aerial photography (photographed in 2009), shows the orchard and its boundaries, with at least three quarters of its original complement of fruit trees. Since the Google photograph, many of the trees have fallen, and some have been removed as fire wood, but those which remain are shown marked on Figure 6, some 68 cider fruit trees, at the time of the survey for this Management Plan undertaken by Janet Lomas in April 2017. The new settlement boundary and the proposed residential development site are shown in Figures 2 above and Figure 6.

Bishon Orchard Management Plan, Bishopstone

3.2.1 Brief History of the orchard

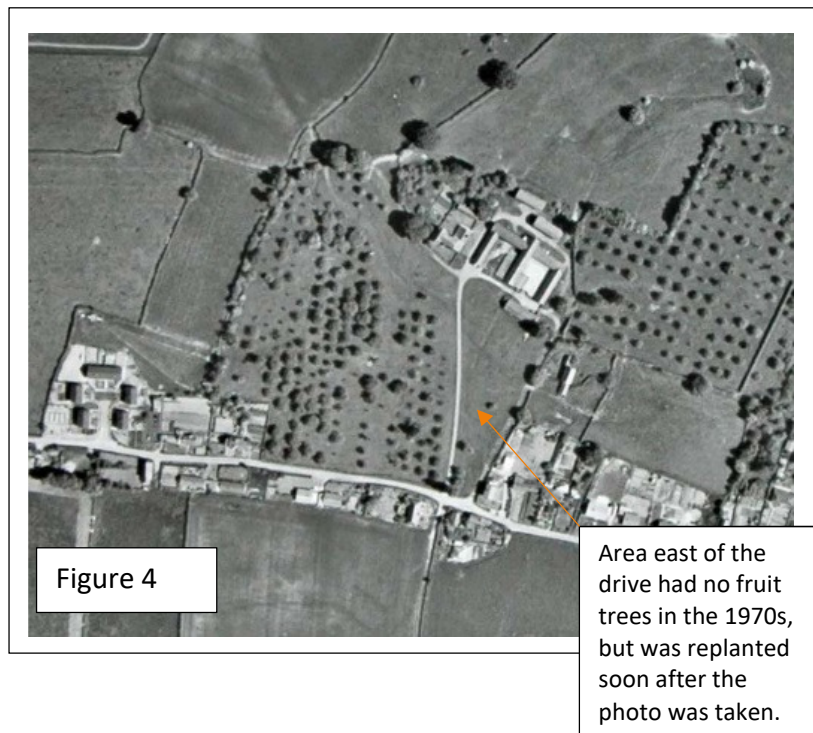
The 1880s O.S. map shows the same orchard boundaries as today, and use as orchard at that time. See Figure 3 below.



As well as some 68 cider fruit trees standing in the orchard today, including about six trees which are dead, there are six walnut trees near the north-west boundary of the orchard. A seventh walnut has recently fallen.

Bishon Orchard Management Plan, Bishopstone

The cider apple trees were productive at one time, with cider fruit sold for cider production. A 1970s photo (see Figure 4) shows the area near the east boundary of the orchard with no trees, but this area was re-planted soon after the photo was taken. Around half of those trees have since been lost.



Since Mr Price inherited the orchard, it has been grazed by cattle, and management objectives have not included fruit production.

3.2.2 Apple trees

See photography in Section 4, where areas are considered in compartments shown in Figure 5 below, working clockwise around the orchard from the road: 1) west of drive development (outlined red); 2) north-west of orchard (outlined orange); 3) north-east of orchard (outlined green); 4) east of drive development (outlined pink); 5) proposed Community Orchard (outlined yellow).

Bishon Orchard Management Plan, Bishopstone

The cider apple trees have a very heavy mistletoe burden which is so heavy that it would not be possible to remove the hemi-parasite effectively, as the haustorium, the 'roots' of mistletoe infiltrate and spread within the branches; in their old age, they appear unlikely to last standing for more than 10-20 years, (see typical trees, in photo below). There are a few trees with have low burdens which may survive longer if the mistletoe is reduced. As well as contributing to the death of trees, mistletoe threatens the trees by adding to the weight of the tree canopies, which are then susceptible to wind throw.



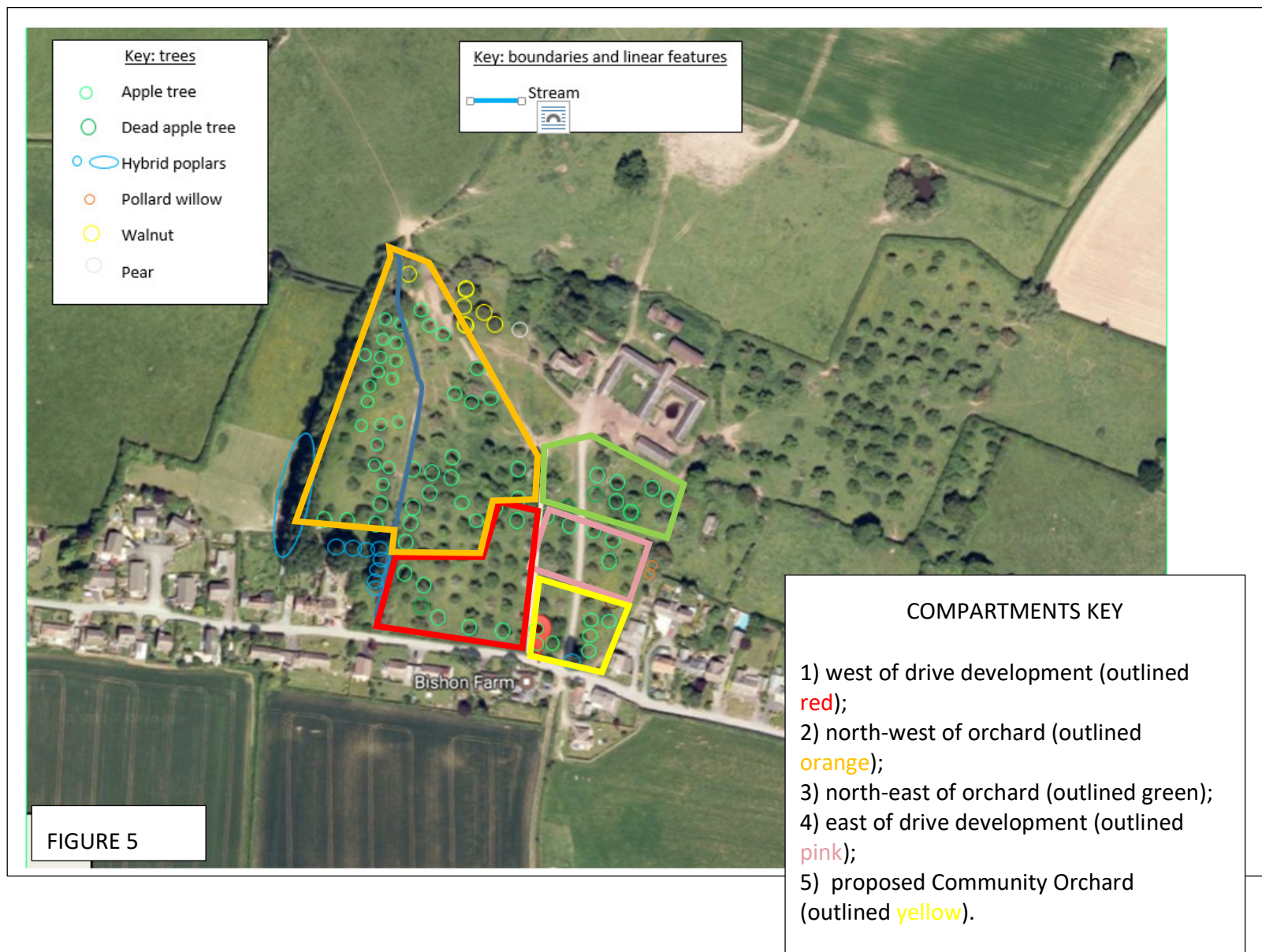
Some hybrid black poplars in the west boundary are shading the far west side of the orchard, west of the small ditch. This may be causing slow growth of the trees, because most of the apple trees in this section of the orchard are very small.

There are large areas of the orchard where no trees remain, or where trees remain fallen. So there is potential for creating the future generation of fruit tree, and retaining remaining standing trees for the valuable decaying wood habitat for wood boring insects, and associated holes and hollows for bats and nesting birds. See recommendations in Section 4 below.

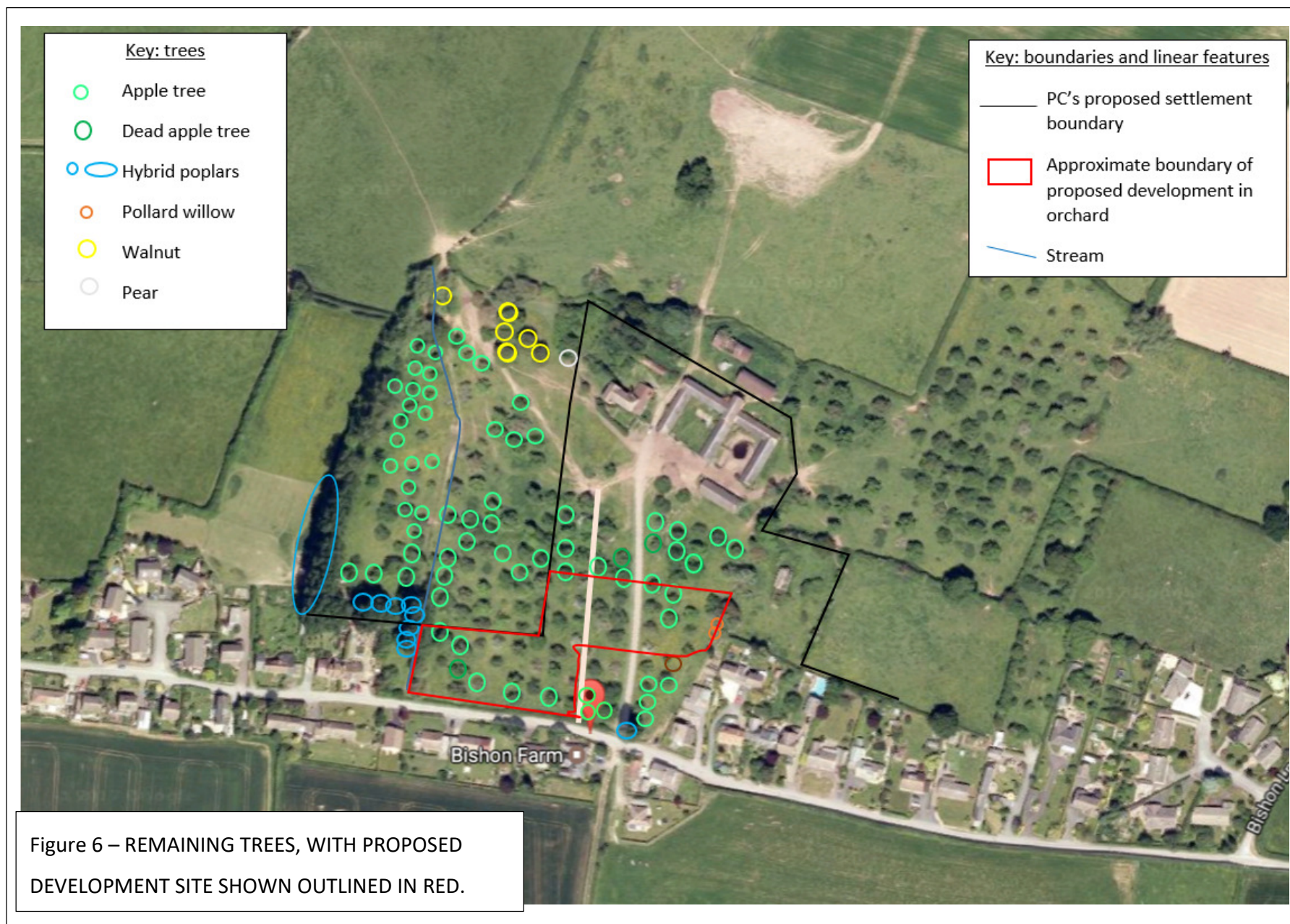
3.2.3 Potential for bats

As old decaying trees have potential to provide roosting habitat for bats, which are a protected species, the Bat Conservation Trust's Bat 'Surveys for Professional Ecologists Good Practice Guidelines' (2016) guidance was followed in order to assess the potential suitability of trees for bats, to be taken into consideration in planning orchard restoration, or removal of trees in order to accommodate development. Suitability of the site for commuting and foraging bats was also assessed, based on the presence of habitat features within the landscape (applied using professional judgement). An inspection survey of trees in compartments 1, and 4 (in the areas of potential development) which may have potential roost features (PRFs) took place from ground level to compile information about the tree, PRFs and evidence of bats; torch and binoculars were used. If a ground level survey was inconclusive, and a tree with high suitability to bats will be impacted upon by the proposed development, further survey may be required and would be recommended.

The orchard would be valuable for foraging and commuting bats, due to the shelter and insect populations provided by fruit trees and the semi-improved nature of the grassland, with areas supporting wet grassland species.



Bishon Orchard Management Plan, Bishopstone



4 PHOTOGRAPHY, EVALUATION AND RECOMMENDATIONS

4.1 COMPARTMENT (1) POTENTIAL DEVELOPMENT SITE

Compartment 1), identified by a red outline in Figure 5, is shown in photos 1-3. There are six trees, three trees with very heavy canopies dominated by mistletoe alongside the road; there is one dead small tree, and two large trees near the stream (photographed, photo 3). All have low suitability to bats, with no visible Potential Roost Features (PRFs).



Photo 1: looking east over open area where potential development is proposed.



Photo 2: looking west over same area showing two of the roadside trees, and small dead tree.



Two very old fruit trees, north-west of Compartment (1); are unlikely to stay standing for long.

Photo 3.

Bishon Orchard Management Plan, Bishopstone

Photo 3: one very large apple tree leans, and the other has a damaged trunk revealing decaying wood (but no PRFs); each tree has a heavy canopy of mistletoe which will limit their lifespan.

- Incorporate the three roadside trees, which are visible from the roadside, in the gardens of the development. Thin the crowns of these trees, and reduce mistletoe to increase their longevity.
- Remove the crown of the small, dead tree; retain the standing trunk to provide decaying wood habitat.
- Remove the oldest two trees. Stack up their decaying trunks near the orchard/development boundary, to continue to decay slowly, providing decaying wood habitat.

4.2 COMPARTMENT (2) NORTH-WEST OF ORCHARD

There is the greatest concentration of standing cider fruit trees in the west half of this compartment, and overall the compartment has 40 trees. This compartment will not be affected by the proposed development, and lies outside the proposed settlement boundary; however restoration by additional fruit tree planting, with appropriately guarded fruit trees is desirable.

West of the brook, most trees are small (shaded by poplars), and with less resistance to the wind, there has been less impact from wind throw. However, these have mistletoe too. They have low suitability to roosting bats (few PRFs).



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Photo 4 above: looking south over north-west compartment, west of the ditch.

Photo 5 above: walnut trees at the north point of this compartment have moderate suitability to bats, with visible holes (PRFs) high on the trunks.

Much of this compartment (east of the ditch) has no standing trees remaining, but many piles of branches from fallen trees, fallen trees, and several clumps of standing fruit trees, such as photo 6 below.



Photo 6 above: trees remain in clumps of 3-6, with potential to restore some trees with lighter mistletoe burdens by pruning to remove mistletoe laden branches and thin the canopy.

Photo 7: looking south over north-west compartment, which is largely open, where there is an opportunity to replant fruit trees.

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Phone 8, right: one tree without mistletoe. The wire guard is tight and needs removing.



4.3 COMPARTMENT (3) NORTH-EAST OF ORCHARD

Eleven fruit trees remain standing in this compartment, four west of the main (most easterly) drive, and seven east of this drive. Each has a very heavy mistletoe burden; the potential for roosting bats was low, with no visible PRFs.



Photo 9: looking north-east at trees east of the main (easterly) drive.

Photo 10: looking west at three trees west of the main drive.

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- Manage this section of the orchard with the remaining orchard (north-west compartment), by managing the grassland by grazing with livestock.
- Plant ten more fruit trees in this compartment, on both sides of the right-hand main drive. Guard the fruit trees appropriately, bearing in mind that they will need to be protected from large grazing cattle. See design recommended, in the appendices.
- Ensure that fruit trees are purchased which are grown on vigorous rootstock, so that they grow into large 'standard' trees. See information on rootstocks, in the appendices.
- Plant young fruit trees in gaps between existing trees, but no closer to any other tree than 10 metres.
- Carry out formative pruning in order to produce standard trees with the lowest branches at a height of six foot.
- Ensure that any mistletoe which appears on the young trees is removed as soon as possible so that it does not get a hold on young trees.
- There is one dead standing tree. Cut the branches off, leaving the trunk standing, to decay slowly, providing rot holes and roosting/nesting habitat.

4.4 COMPARTMENT (4) POTENTIAL DEVELOPMENT SITE

Within the compartment, there are two fruit trees, and three fruit trees on or very close to the boundary of this part of the development site. They all have heavy mistletoe burdens, and are mostly smallish trees. These all have low suitability to bats and no PRFs.



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Photo 11: looking south at trees on or near the boundary of the compartment, the potential development site.

- Incorporate the trees in the gardens of the development, or on the boundaries. Thin the crowns of these trees, and reduce mistletoe to increase their longevity.

4.5 COMPARTMENT (5) POTENTIAL COMMUNITY ORCHARD

There are seven fruit trees in this compartment, all with mistletoe. A hybrid black poplar stands by the entrance gate, and this tree has a Tree Preservation Order. These are relatively close to the road, and some shown on the left in photo 12, are small trees. A young oak, planted in the year 2000 is in this compartment (north of the compartment, and not visible in photo 12).



Photo 12: looking east across the compartment, the potential roadside Community Orchard.

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- Thin the crowns of the small fruit trees, and reduce mistletoe to increase their longevity.
- Plant eight fruit trees in this compartment, on both sides of the (right-hand) main drive, choosing a range of fruit types to meet the needs of community. There will be no requirement to guard from stock.
- Plant young fruit trees in gaps between existing trees, but no closer to any other tree than 10 metres.
- Ensure that fruit trees are purchased which are grown on vigorous rootstock, so that they grow into large 'standard' trees.
- Carry out formative pruning in order to produce standard trees with the lowest branches at a height of six foot.
- Mow (or top) the grassland under this section of Community Orchard in the growing season.
- Ensure that any mistletoe which appears on the young trees is removed as soon as possible so that it does not get a hold on young trees.
- Secure a label to fruit tree support posts to indicate the species and variety of each tree.
- Put up some bird nesting boxes on trees.
- Create some information boards.
- Grass will require topping in the growing season.