

Orcop Neighbourhood Development Plan

Residents' questionnaire

Comment listings

DJN Planning Limited

April 2020

For Orcop Parish Council

Introduction

This document lists the comments made by respondents to the residents' survey which was undertaken to inform the Orcop Neighbourhood Development Plan in January 2020.

A number of the survey questions invited free-write comments or suggestions on aspects of land use and development. The resultant responses are set out in the following tables, taking each question in turn. Comments are repeated verbatim and place names are as given. The comments have been analysed to identify the main themes and issues raised, and the findings of this work are set out in the Results Report.

Completed questionnaires have been numbered to aid analysis, and these numbers are given here. Questionnaires remain anonymous.

Comments were inputted by the Clerk to Orcop Parish Council, Mark Hearne.

April 2020

Living in Orcop Parish

Question 1: From the list below what are the top 5 things you value most about living in the Parish?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	For a rural area, good transport links (rail, motorway)
10`	The Fountain Pub
17	I can't value well maintained roads because they're not! We have to be careful about "conserving" – some change and development can be positive
21	So-called "open countryside". Not in a high-density suburban estate of the kind emerging within the triangle at Orcop Hill. A less polluting atmosphere than areas which are more urban
28	I find this question quire ambiguous. Are you asking - what do I value at the moment? – or- what would I value if it was improved? I have answered the former alternative. Is there much difference between "conserving a rural landscape" and "views of the countryside"
31	Water quality
33	Unobstructed views of the night sky
35	A better perspective on people's views would have been via this being a scaled question (i.e. where each element could be scored for value from 0-10 or similar scoring). Also, many if these categories overlap (e.g. "environment" and "views")
36	Great place to walk dogs
39	Orcop Parish has a lack of infrastructure and is based on a farming community. This relaxed, low key environment away from towns/city is highly valued and should be protected from over development and that is inappropriate and furthermore not needed by local people. The NDP should protect farming land and not erode it; protect the countryside for future generations; protect Copywell, Ynys Brook and onward to the River Wye SAC.
41	Sorry but roads and public transport is appalling.
43	The opportunity to send my children to the Hereford Waldorf School (Steiner Academy) in Much Dewchurch
59	Well maintained roads and good drainage would be highly valued by us, but are currently poor.

Housing

Question 2: Are there any specific locations you think are suitable for new homes in the Parish? If so, where and why?

Questionnaire Ref	Comment
1	The limited drainage in the Orcop Hill area makes additional housing there unacceptable. Where there are already groups of houses, the odd additional house may be acceptable. There are many areas within the parish outside the defined areas where the odd additional house could be built.
2	Agree to near adjacent properties
3	Between Orcop and Bagwyllydiart – to bring the village out to where the village hall is and “unite” the hamlet a little more to the village
4	Don’t know
5	Not necessarily – however, individual applications should be considered on the appropriateness of the respective locations
6	Saddlebow, Garway Hill, Bagwyllydiart – houses there already – space for a few more
9	Within the grounds of Treherne Cottage, Little Hill. Would like the opportunity to build 2 houses for our daughters
10	Orcop Hill – North side of George’s Cottage
11	Until now “windfall infill” has supplied an adequate number of additional properties to fulfil the plan. This should therefore be the plan
14	Being relatively new to Orcop, I don’t feel I can make this judgement
15	No specific locations
16	Orcop village - near church, so as to provide more of a village size to the current small cluster of buildings
17	Yes – New housing in Orcop and on Orcop Hill would make sense although I live on Garway Hill!
20	Orcop Hill or any location for individual house/dwelling that is beneficial to the future of the area but not compromising access to roads etc
21	Near relatives, as was allowed in the past. Housing in Orcop and nearby parishes has developed over the centuries in informally scattered holdings and hamlets. This is a tradition which came about in this area because of the gavelkind system of inheritance succession, in which land was divided equally amongst the children who inherit. Fortuitously this pattern of development has continued until recently, despite the imposition of a planning system based on not allowing new houses in open countryside.
22	Top of Lyston lane next to the other new estate
25	The area of Orcop around the village hall is the most suitable. Orcop Hill is in real danger of overcrowding.
26	Better to have individual houses or infill spread throughout the parish rather than Orcop
27	Somewhere flat

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Questionnaire Ref	Comment
28	I agree that it seems best to place new housing on Orcop Hill where there is already a focus of buildings but I understand that drainage is a problem, and the road system certainly is
30	No because all the land we can think of is agricultural. Possibly Brookes' garage along Saddlebow?
31	Areas that are not contentious are flood resistant, accessible to traffic and most importantly <u>have</u> good drainage and sustainable sewerage systems
32	Only in built up area of Orcop Hill as infill. To avoid building in open countryside and increase viability of services (bus and road) in Orcop Hill
34	Roadside between Sunnyside and sewage works; is infill left wild and good access to road. Does not encroach upon farmland
35	There are 26 dwellings to be accommodated. There are in excess of 26 hamlets where there is existing housing and services. I would prefer to see the dwellings accommodated far and wide, distributed among those hamlets or on suitable gaps between them.
36	In and around HR2 8HD on Saddlebow Road. A few houses already exist the addition of a small number more is appropriate. Also at Bagwyllydiart.
39	Where – settlements of Saddlebow; Bagwyllydiart; Garway Hill and Little Hill; by the village hall. Why – because small settlements already exist laneside and because the land for large enough individual plots is available for PTPs to work more efficiently for non-mains foul water disposal.
40	No
41	Paddock at end of Birch View. Perfect site for another 1 or 2 open market dwellings. Existing bio-disc??? set up for 2 more connections
44	Orcop Hill – local amenities. Odd houses around the parish
45	Close to existing settlement and Orcop Hill near the Fountain pub. Why? – to reduce planning sprawl and close to a community hub
47	We don't believe that Orcop Hill or Orcop has the infrastructure or capacity for more houses and we don't agree with or support Herefordshire Council's planning guideline to build in these areas. New homes should be built in towns and cities where there are facilities and infrastructure to support them, NOT building new homes in rural villages.
49	Individual properties dotted around. There should not be groups, cul de sacs etc of similar houses, nor even two the same – its not in keeping with the area
51	Centre of the village so people are more together
55	In-fill/adjacent to established settlement areas i.e. Garway Hill, Saddlebow, Little Hill, Orcop Hill.
56	Brecon House
57	Orcop Hill. There is an established community and adding new houses there would be good and would mean less isolation
60	Only where access roads are not too narrow and can provide enough passing places

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Questionnaire Ref	Comment
61	Opposite row of houses north of No 2 Rose Cottage
62	Infill around pub area
63	Along the top road as part of ribbon development
64	Perhaps on the Old Garage 'Brookes' storage area. Terraced cottages of natural stone – 2 bed
65	Between the village hall and Orcop church to provide a geographically close community (taking road, transport (public/private) services into consideration)
66	The site adjacent Newcastle Farm House towards Gilldene and in front of Hamara. Now that the land to the right of Newcastle Farm towards Lyston Lane has an approval, the NDP should consider the site on the other side. The development of this site enables the funding of a new sewer from Orcop Hill to the treatment plant in Lyston Lane. The provision of a public sewer in this part of the Parish is a significant benefit for the wider community and future generations. The development of this site should be seen as enabling development which provides a public sewer connection to the treatment plant as well as new housing.

Question 3: Are there any specific locations where you think houses should not be built in the Parish? If so, where and why?

Questionnaire Ref	Comment
1	Orcop Hill – we simply have to challenge the core strategy as, although it may be appropriate for this county as a whole, it is unsuitable for Orcop, which has always a scattered development.
2	On open or agricultural fields
3	Saddlebow Hill – the lane is too narrow and more traffic would not be safe.
4	No
5	Orcop Hill – due to ongoing severe drainage problems
6	Orcop Hill – drainage problems – already new homes being built. Would become overcrowded. Roads could not cope with traffic
7	Orcop Hill, Sewerage problems, Traffic problems
9	Within the immediate facility of the bus stop/phone box due to drainage issues
10	Not between Orcop Hill and Quarry Farm because of drainage issues
11	There should be no further building in Orcop Hill as the sewage situation is totally unacceptable. The lanes are overloaded. Surface water and springs also make this area utterly unsuitable for additional housing
14	Being relatively new to Orcop, I don't feel I can make this judgement
15	No specific locations, but please avoid large developments in a single location
16	Dotted about thus spoiling the beautiful landscape
17	Not really – unless a new build was going to cause great upset to surrounding neighbours for a <u>valid</u> reason
18	Farming fields
20	If they affect the safety of roads/traffic/access etc
21	The triangle of housing at Orcop Hill. To avoid suburbanisation. Maybe too late!!!
22	Anywhere that sewage cannot be sensibly dealt with
23	Where drainage is unsuitable -foul and surface water
25	The triangle at Orcop Hill is a problem, developers are currently building 2 developments and that is not sustainable
27	Not on Orcop Hill
28	Ribbon development along the lanes
29	Alongside Copywell Cottages and back of Fountain Pub. The roads are not big enough to take regular increased traffic especially with regular farm vehicles using the road too.
30	Not on agricultural land
31	I am concerned that the area around Orcop Hill is not coping with the amount of houses and their subsequent sewerage systems are not healthy or manageable. The clay on the hill is heavy clay and in winter is over saturated. The area smells constantly of sewage particularly around Copywell where all the water drains too, which is a shame as this area is the village green and should be a safe and pleasant place for children to play.
32	Other than above, nowhere else – to avoid building in open countryside.
33	Less restrictions

Questionnaire Ref	Comment
34	Agree with avoiding isolated dwellings as stated above but can't see the space for more in Orcop Hill. Not suitable for estates
35	I understand there are infrastructure issues to be resolved in Orcop Hill before it can be considered suitable for further development. Even once addressed I would not like it to lose its character due to over development.
36	Orcop Hill, around the pub is not suitable for more because of sewage problems
39	Where – should not be built on Orcop Hill. Why – (1) because of no mains foul water disposal; Newcastle Farm, ground tests confirmed unsuitable ground conditions to install PTP's due to clay soil; no filtration. (2) Over development already taking place in Orcop Hill of urban style executive large houses that do not meet local housing need. (3) Disregard for planning policies and street scene on developments in Orcop Hill cul de sac and over-crowding, with disregard to green space. (4) Narrow lanes with no parking and passing limitations.
40	Any open fields
41	Land off Etna – risk of turning Birch View into a housing estate. Ground surface run-off and spoil the view. No adequate drainage. Plus Birch View road is a private road and permission will never be given to use for more housing.
43	Not within the village envelope if the dwelling is used solely as residential. Dwellings used as part of food production/agricultural system should be encouraged, including within the village envelope.
44	No
45	Not build in an insensitive area where it invades the privacy of an existing property or damage any area or view of outstanding beauty
47	We don't think that new homes are needed within the parish or that any areas are suitable for large developments
48	The lanes can't take more traffic – so not in the areas with very narrow lanes
50	No more development in Orcop Hill! Developers take no notice of the views of local residents
51	Green pasture fields
52	The area around the Fountain Inn is already overcrowded and has no proper sewage scheme that could cope with more houses.
55	Open countryside in clear view across the parish landscape. Or areas demonstrating poor drainage which could affect large areas of the parish. Unless problems with land drainage can be dealt with, no further building should take place on Orcop Hill. Planning permission should only be given following adequate ground testing to regulations.
56	Newcastle Farm Field
57	Garway Hill
58	You cannot stop so called progress but Orcop is one of the last unspoilt areas in Herefordshire and should be kept this way.
59	Avoid areas with poor drainage and prone to landslips and areas away from bus routes
60	Not on access road up to Orcop Hill from the A466, or on narrow lanes where passing places are not possible

Questionnaire Ref	Comment
61	Land adjoining Newcastle Farm bordering North South short lane down to the Fountain Inn
62	Near the church
64	Homes should not be built on pasture land or in locations where other people's views will be negatively affected. Why build groups of houses at all – I have never seen a development yet that has enhanced the beauty of a village.
65	Orcop Hill – overloaded drainage facilities already. Along the Garron Brook – risk of flooding

Question 4: What size of homes would you prefer to be built?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	Who will buy them? What do they want?
5	Single storey – bungalow type dwellings
6	Bungalows
7	Bungalows
10	2 x bed bungalows, apartments
13	A mix of homes to help maintain community
14	Opportunities for young people from the village to be able to afford to stay
15	Any, as long as they are built to a high standard and are environmentally sound.
17	Whatever is required by people who want to live here – not just building contractors
21	Multi-family and with annexes and garden flats for adult children, handicapped and old people
23	To suit need rather than speculative development
29	Living so far from town. Affordable and country living do not go hand in hand. Any building would be more suitable to more suitable families.
31	Whatever is built there should be an emphasis on home being built sustainable with low energy use, well- built and insulated and healthy water drainage.
32	Social housing for single people
33	Bungalows
35	I see no reason why any home size should be prohibited. Variety will ensure a diverse and varied community
36	We need a mix of houses to attract a range of families. Also a bunk house would attract walkers and tourists
39	Low rise bungalows; low occupancy
43	Any size of property providing they are rented publicly owned or privately managed by public communities.
66	To create a vibrant and economically viable Parish, it is important that the tenure mix covers the whole community – larger homes provide increased spending power which helps the local economy.

Question 5: What type of new housing should be built?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	Concern over the three rejected types above relate to drainage and limitations of public transport and services
14	Again, I don't know enough about the needs of the community to comment but feel affordable housing is important
15	Passive houses
17	Whatever is needed for the people who want to live here – not just for property developers to make money that live miles away.
21	A parish care home, owned and run by a Parish Trust would be good. To enable families to care for their own
23	Genuine high performance e.g. passive house
31	Whatever there is a great need for people need homes
32	Social housing
33	Not suitable area for sheltered housing
35	The type of housing should meet the needs of those wishing to live in them
36	A bunk house or converted barn to provide sleeping accommodation for walkers and tourists.
39	It would be possible for the public to comment on planning applications for houses with workshop/annex, which would allow the public to scrutinise the purpose intended for work type.
41	No flats
43	Properties built and managed by community Land Trusts or community led schemes
48	Ecological housing

Question 6: What style of new housing should be built?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	To be in keeping with the parish – individual houses – not multiple housing developments
13	Modern is ok if design has merit, rather than simply modern “estate” style
17	As suitable for specific location – some “Grand Designs” are different but amazing
21	Bungalows are not good because the occupants lose their physical abilities, deteriorate quickly and then need health and personal care Eco friendly is not a style – it is dealt with under building regulations
32	Terraced housing – not semis
35	Modern styles often use local materials and can be eco friendly and would be acceptable on a case by case basis. The very highest standard of eco efficiency should be insisted on
45	Emphasis towards eco friendly/carbon neutral based on timber, stone or modern materials that blend and add to the natural landscape.
61	Surely this question should have at least 4 options of “yes”
64	Please do not do this village what has been done to Llangrove village - horrendous
66	Traditional materials and styles are unlikely to deliver zero carbon homes has enacted and will come into force 2025.

Question 7: Do you have any other comments on building developments and housing need?

Questionnaire Ref	Comment
1	In any such planning, we should start by assessing the demand. We have built small developments of low-cost housing and it has been mostly been occupied by people coming from elsewhere.
3	We need housing that younger people and families can afford
9	To prioritise the opportunities for the younger residents of the local village/community
13	Recognising the needs of farming, but some control over building of new barns. If necessary, they should be well screened from all viewpoints. Public rights of way should always be protected, maintained and improved.
14	Affordable
15	In an area with no mains sewerage or gas, it is important to consider environmentally sound alternatives. Oil x – air source heat pump ✓
17	Neither “yes” or “no” should be automatic responses to developments
20	I am not sure if the area would be suitable for the elderly or disabled due to the geography of the area and access to the nearest shop and surgery etc.
21	Need should be as wanted by existing residents. As in the past, families who live in the parish – or have done so for say 10 years- should be enabled to have houses in the parish for their children and elderly relatives. More than 26 new dwellings will be needed.
25	New buildings should respect the local character and style of existing. Village views should be preserved and enhanced. Current new builds are dominating the landscape with imposing frontages (Wilkes Row) and do not respect existing street scene.
28	That it is no use building new houses unless the infrastructure is also addressed: i.e. roads, drainage etc
31	I see that there are very few houses locally available for young families to rent, which are greatly needed. I am worried about the water quality and low sewerage standards evident already on Orcop Hill.
32	In my view, while there is often a desire to live in this parish, there is not often a need; as there is a lack of employment opportunity for younger people; and there is a lack of service provision for the elderly and disabled. Some young people who would like to live near their families have moved out of the parish because there seems to be no housing they can afford locally.
34	Affordable homes for young people/families
36	Orcop was identified as an area of outstanding “tranquillity” by the Campaign for the Preservation of Rural England. In Hereford the bodies responsibility should take note of this and act accordingly.
39	Protect hedgerows and open spaces; no urban designs and cul de sacs. Buildings that are sensitive to the local street scene; that comply/respect with existing built form; and individual access drives not communal.
40	There is no requirement for low cost housing as there is no (and not likely to be) employment. There should be no estates, large or small
41	Can’t see there is a huge need for housing. No employment in area to sustain a larger population

Questionnaire Ref	Comment
43	Housing that encourages community engagement <u>not</u> holiday dwellings or properties designed for commuting. Lived -in residential properties that encourage leisure and tourism should be encouraged.
45	New homes must be designed and built sympathetic to the natural landscape, enhancing and not blighting the beauty of the village. Homes should be individually designed, <u>not</u> part of a “housing estate” look with pavements and kerbstones. A countryside rural aspect must be maintained.
48	It is hard to answer these isolated questions without an in-depth understanding of the needs of the locality for housing
51	More housing for younger people
55	It has been demonstrated through surveys that there is no local housing need. Most new housing would be likely to attract commuting workers probably working outside Herefordshire.
56	Starter homes for young families
57	The parish is quite small and 26 new homes seems like a lot
58	Work needs to be done to existing roads – all in poor repair
59	Development needs to encourage young local people and discourage the purchase of second homes and holiday cottages, which inflate local house prices.
61	Traditional local building materials -what on earth are these now? Modern style does not necessarily harm. It could bring a new thinking with a respect for its position. New energies can bring a strength to community as they have done for centuries.
62	Keep it to a bare minimum and ensure adequate sewage systems would be in place. We need affordable housing for the youngsters – to keep a diverse population
64	Using existing buildings is better than new build. In keeping with the local stone – exterior. Do not allow small or large estate like developments. We are only guardians to this area we need to keep our area looking natural <u>NOT</u> something like Belmont estate.
65	Must be affordable for local families. Must be supported by suitable infrastructure (services, drainage, gas/electricity, internet etc)

Traffic, transport and access

Question 9: Do you have any other comments on traffic, transport and access?

Questionnaire Ref	Comment
1	Safety is important, but the accident rate in Orcop is small. Living on probably the straight stretch of road in the parish, it does seem that many people go too fast. Hedges are tolerably well cut but the cuttings block the drains and no-one clears them. We have a few residents who will not reverse their cars – if you can't reverse you shouldn't be driving.
2	Maintenance of paths/bridleways appears non-existent. As newcomers to Orcop we haven't found any of the way marks paths maintained.
3	Heavy traffic, often travelling at too great a speed is a big hazard to other road users such as cyclists and smaller vehicles users – dangerous!
7	Concerned about increased traffic – volume in Lyston Lane
9	Pot holes within the vicinity need attention
14	I don't use the bus service but understand there are some people to whom it is a lifeline although I rarely see people on it – maybe a smaller mini-bus would be better?
15	Areas such as Orcop Hill should have a speed limit applied. Particularly important as the number of young families increases.
17	State of the roads at the moment is awful! Hedges/ditches etc need to be maintained for the benefit of the roads
20	Housing Association/Starter Homes would significantly increase traffic which would increase the pressure on the roads etc.
21	With the aim of reducing pollution from diesel fumes and particles from tyres (etc) it may be possible to reduce through traffic by making some roads into cul de sac. Single track lanes have few accidents because drivers drive accordingly. New accesses to lanes and junctions should NOT be built in accordance with conventional urban highway standards because they are seen to be safe, <u>and they are not</u> . Catch Corner is a good example of poor visibility being seen as somewhere care is needed.
23	Free transport for the elderly and disabled to medical appointments and facilities
25	The roads in and around Orcop are in a very poor state, grass verges and hedgerows are in a poor state with some local landowners failing to meet their responsibilities. The current bus service is very limited, with a school bus and a Hereford service 3 days a week. As a minimum this should be maintained.
28	An overall 30 mph speed limit would be advantageous <u>throughout</u> the parish, and would make it safer for motorists, cyclists and pedestrians, particularly on Lyston Lane and the Orcop bottom road from Bagwyllydiart to Shaw Pitch which gets very busy. Improving the passing places on the latter – dreadful holes.
29	See comments to Q3
30	Roads currently in the most appalling state. A danger particularly to cyclists and causing escalating costs in vehicular maintenance

Questionnaire Ref	Comment
31	Orcop Hill is a busy through road and ought to be a 30 mile per hour area, especially around the bus stop/green/pub area where children play unaccompanied.
32	Traffic speed is generally too high for pedestrian/cyclists/rider safety. Heavy weight farm traffic is damaging lanes and verges. Hedge cutting needs to avoid thorns on roads.
33	Lane passing areas should not be taken over by near properties
34	Road repairs down Little Hill. Some signs dilapidated – in need of replacing.
35	There are insufficient passing places There are insufficient parking bays when wishing to enjoy local amenities (e.g. Garway Hill) or parking to facilitate walking. Footpath signage and path conditions could be much better, again with appropriate parking to enable access. Good to see some prompt action on potholes this year – thanks
36	More recognition and support would help for the existing volunteer led and run transport schemes e.g. Abbey Dore and Owl Good Neighbours. The potholes in this area are dreadful – cannot find a road without numerous holes.
39	Reduce traffic by not over developing Parish with high occupancy housing; maintain and improve lanes, verges; ensure all laneside land-owners cut hedges and verges timely and appropriate height of hedges for road conditions; and appropriate maintenance of ditches. It is necessary for HGVs/Farm tractors to access lanes; to pass by reversing onto the A466 is happening by HGVs and is highly dangerous and against the Highway Code due to increased traffic.
40	Lyston Lane is not suitable for more traffic.
41	Very poor roads and public transport at present. Busy narrow roads with large farm equipment, just waiting for an accident.
43	There is a desperate need for reliable public transport, either a properly funded bus service or community managed scheme such as car/vehicle shared transport. We need to have less reliance on the car.
46	Too many drive too fast for the sort of roads we have in the parish
47	If by hedge maintenance you mean environmentally sensitive techniques such as hedge laying to promote healthier, more wildlife friendly hedgerows which are then allowed to grow, flower the fruit freely, acting as robust wildlife corridors then yes this is very important. If it means flailing with a machine to within an inch of its life, then no it requires a more eco-friendly approach. Yes – drainage is important for the parish but solutions should be found through better land management for example tree planting schemes instead of intensive agriculture. Inappropriate skimming of roadside verges is destroying biodiversity. A countrywide strategy is required that will enable wildflowers and associated insects to thrive.
48	Public transport needs to be re-thought with smaller vehicles and more connectivity. Delivery are now a huge drain on the roads and again need rethinking for safety and ecology.
51	Potholes needed to be kept on top of and more attention paid to flooding

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Questionnaire Ref	Comment
52	The difficulty of providing /building homes is the lack of public transport in the area. Can only attract those with their own cars.
55	Traffic in the parish has significantly increased in the last 20 years. The parish comprises of only single track lanes which are rapidly deteriorating due to potholes and run-off at the edges, making them unsafe. A single return bus trip into Hereford 3 times a week is no use to anyone other than retired shoppers. Transport to hospitals/doctor appointments for parishioners with no transport of their own have to be provided by local community schemes such as OWL or Dore Transport. College students would need a parent/adult to take them into Hereford and collect them at the end of the day. There are many young children in the parish and speed restrictions must be considered a necessity.
57	Our roads are in a terrible condition and the ad-hoc repairs are just not up to standard.
58	Large scale vehicles lorries etc destroying road surfaces and not enough passing places.
59	Agricultural vehicles are now too large for our small lanes and cause considerable damage to them.
61	What about the horses? What about agricultural traffic?
62	Roads are presently in poor repair to say the least; this needs to be a high priority. Ditches and drain maintenance need to be cleared more frequently to stop excess road run-off into people's properties. Salt bins need to be kept topped up.
64	Slow the traffic down; people drive far too quickly on our lanes with little consideration to other road users whether they be walkers, bikers, runners or vehicle drivers.
65	Potholes and side of road drains
66	Need to consider move to electric cars – for example the need for public charging points' the use of electric hover boards/skateboards and safety issues – although not legal at the moment will almost certainly be in wider use by the next generation.

Jobs and the economy

Question 10: What types of employment should be encouraged in the Parish?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	A high proportion of those residents who are in employment are self-employed and this should be encouraged.
11	This is nonsense. All sorts of rural employment should be encouraged. Anything which retains employment in a rural area like this is good. You cannot be specific
14	I don't have enough knowledge of the community to comment.
17	All, if we are going to be able to live here
20	To increase employment would lead to an increase of larger business enterprises which the infrastructure is not capable of handling. The size of transport is becoming too large for current roads etc.
21	On-line businesses, local restaurants, shops (with a condition to stop them being converted housing). Vehicle sales and maintenance
28	How about making the whole of Garway Hill into a nature reserve? We would be encouraging wildlife and helping the environment. It would attract tourism and holiday makers
31	Whatever economic development is supported and encouraged there must be an emphasis on high ecological standards, animal welfare and environmental health and sustainability.
34	Small holdings for food growing. Parking facility in Orcop Hill for day walkers
35	The aesthetic effect of additional housing is over-shadowed by the larger scale farming operations (e.g. large chicken farms). Recent new farm buildings could easily accommodate the additional 26 dwellings. They are often a big black monstrosity.
36	Health and wellbeing services and facilities for stressed urban professionals. This would be an entirely new dimension for this area.
43	We need to encourage young people back into working on the land on businesses that provide more natural agricultural methods that incorporate wider cultural activities (not just tourism).
47	Arable and livestock farming are also forms of "intensive" farming. Forestry could easily be classed as intensive monoculture, however native woodland plantations, managed in an environmentally sustainable way could provide positive local employment
51	Local crafts to be encouraged
57	We love living here and its quiet and rural larger businesses could ruin this. Small businesses with low footfall and traffic would be okay.
59	Cottage industries should be encouraged and industrial scale farming discouraged.
61	Forestry no! monospecies - multiple species of tree & hedgerow plants and species
62	Use of natural products (e.g. wood making businesses – carpentry – bespoke ideas) should be encouraged <u>NOT</u> intensive farming.

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Questionnaire Ref	Comment
64	We cannot accommodate the traffic flow as it is – potholes, hedges ruined by people driving across land they should not to avoid one another etc.
66	The NDP should recognise the move to carbon free economy – traditional jobs may not exist in the future – reduction in meat eating will have an adverse impact on the Parish job market. Employment which focuses on skills.

Question 11: How should the Plan support employment and the local economy?

Comments given in response to ‘other’ option.

Questionnaire Ref	Comment
11	See box 10. High speed internet and decent mobile phone coverage is vital – and is not now available
14	I don’t have enough knowledge of the community to comment
17	Consider on an individual basis
20	The area is not suitable for larger business to operate. The roads not suitable for the larger transport which is now the norm. Agricultural large businesses are also running larger tractors and machinery which again are compromising the infrastructure.
21	Up-market businesses should be encouraged to move to the area. To inject money into the local economy, by providing employment and purchasing services from local businesses.
31	It should make the area attractive, encourage wildlife and green corridors to support the natural environment and so support the communities’ mental health and happiness.
34	Don’t want the Fountain to be a private home
35	Extension of existing businesses would be considered but clarity on what “appropriate” means would be required first.
36	See Q10 above
39	Conversion of rural buildings and extensions of existing businesses would be the subject of planning applications to the Local Planning Authority, where specific plans can be individually commented on by the public as to whether supported or not if appropriate to the parish.
41	Improve broadband
43	Supporting enterprises that are developing small scale food production farming or large scale co-operative farming methods
48	Consider the transport needs of local business
57	Provide better transport into Ross, Hereford, Monmouth and Abergavenny to make it easier for people to access employment.
64	Within reason meaning no noise or visual disruption to surrounding area
66	In an environment where economic moves at a faster pace than plan and policy making it is important that the NDP has the flexibility to allow for a change of use.

Question 12: Do you have any other comments on jobs and the local economy?

Questionnaire Ref	Comment
3	Diversity
12	Micro businesses and home working/self-employment will only flourish with good broadband and reliable mobile phone signals
13	Good broadband is essential to home working and small business. On Garway Hill, we have less than 2MB at best. Also, very unreliable.
17	All proposals should be considered appropriately for their merits and benefits
21	Like the UK generally, the future economy of the UK will be de-growth with declining prosperity. Rural areas like Orcop will be attractive to individuals and firms moving out of the cities. It will be essential to attract businesses and their owners whose market is high value goods and services. This will provide revenue for the local economy. And help to slow the decline of the local economy and prosperity.
28	Again, it is no use trying to dream up changes to local employment without first considering the effect it would have on our road system. Increasingly massive farm machinery makes the lanes hazardous and ploughs up the verges, a lot of it caused by haulage of silage and maize to feed anaerobic digesters probably causing adverse effects to the environment – because there is no overall weighing up of what is beneficial and what is not.
31	The Council should encourage development of walks, ecological enterprises which encourage rural tourism which will in turn support local pubs/shops/cafes and accommodation while at the same time encouraging interest and care for the natural environment
32	Fibre broadband essential for all locations in parish to support modern businesses
36	The area has already attracted people with very significant skills and talents and this remains as yet unexplained. Making good use of the knowledge, skills and experience of existing residents might well help the local economy.
40	Orcop is too remote
55	Because of the rural nature of the parish and poor single access roads any increase in business should be small scale.
62	Young people need to be kept in the village to keep a diverse community
63	Use local resource to create job opportunities

Community facilities

Question 14: Are there any other community facilities, services and amenities you would like to see provided if possible?

Questionnaire Ref	Comment
3	Really decent community with perhaps a café, hub – good for the resident community and the walkers and cyclists we regularly have passing through.
11	In the future we should see increased importance of community help to neighbours as with OWL and community transport such as Dore Transport – <u>so</u> important to elderly people (a daily bus service is <u>not</u> the answer for this). In future groups of parishes should form a housing association to provide sheltered accommodation for elderly – keep them within their communities.
14	Can't think of any
21	I believe it is very important that a parish economic/business organisation should be established, as a charity, with funding from lotteries, trusts and local bequests. To provide a focus for the development of local “bottom-up” services and to take over and add to declining top-down services. Additional meeting places should be provided for other religious and group meetings. A local market place should be provided and an associated voluntary organisation to run it. Local stage-carriage bus services should be replaced by community services.
30	Volunteer Community Car Service
31	A childrens play area and managed village green in Orcop Hill with picnic benches and an area to meet friends and share celebrations. We would be more than happy to help with the development/landscaping of this.
32	Railway station at Pontrilas
35	The public transport is not good and I agree it's a bit chicken and egg. Be good to assess the demand. Not sure enough people to support a shop but would be good.
36	Whilst the telephone box library is well used further development of library and information services should be considered perhaps in partnership with the Fountain Inn
43	Orcop Hill Copywell – the village green, used as a recreation or community gathering area. This is the heart of the village and an important facility for the local community events and a play area for young children
44	Broadband and mobile phone service needs improving
48	Creative transport solutions to reduce dependence on individual cars
51	Maybe things for youngsters e.g. playground or youth club
59	Possible future development and Orcop village hall to offer a range of services, or moving it to an attractive location within walking distance of Orcop Hill.
62	Cycle tracks around the village for youngsters and their families. Meeting place/park/recreation ground for families.

Protecting our environment

Question 15: How important is the protection of our local heritage and the natural environment?

Comments given in response to 'Public views and vistas, please specify which ones' option.

Questionnaire Ref	Comment
1	It's not public but Orcop Hill and Coles Tump. Saddlebow common looking north west. From gate on upper road [of] Skirrid from several footpaths.
5	Particularly, view of the Orcop Basin and South Ridge, from the North Side of Orcop Hill; continuing along the top road to Bagwyllydiart. Also, views from Garway
12	Top of Garway Hill – Top of Coles Tump
16	The view from Orcop Hill towards Garway Hill and beyond.
21	I suggest specific areas should be defined as areas in which there should be no new building. These would be areas of landscape and agricultural value which implies that housing should be allowed in areas not so defined. I do not think it is possible to specify public views and vistas. If trees are planted the views may be hidden and vice versa.
25	The view from Newcastle Farm field across to Garway Hill. The view from Little Hill to Coles Tump
28	From Garway Hill eastwards From Saddlebow westwards
30	Across the Orcop Basin from Garway Hill or Orcop Hill. All the views from the top of Garway Hill and The Tump.
31	So long as development is done carefully and sensitively with the views. Do not need to be compromised by the building of homes
34	Coles Tump. View east from public footpath over the field from Little Hill to the Monmouth road
35	Garway Common Garway Hill Be good to see – this as “improving” rather than “protecting” our environment. There is a great need for more trees for example. Could Orcop take a lead and dedicate resource to tree planting or enable the community to do it?
36	Development for Saddlebow Common badly needed in co-operation with Much Dewchurch. Can Orcop take control of the whole common?
39	Protection of the view and vista of Orcop Basin from Wilkes Row Lane, across from Newcastle Farm field towards Garway Hill; the view vista from Little Hill to Coles Tump; the view vista across Orcop Basin from Green Lane; protect views to and from Garway Hill; to and from the Coles Tump. Protect all Parish views.
45	Saddlebow Hill, Coles Tump and Saddlebow Common
57	This particularly important to us, not just one place, but all over the parish. We moved here because its quiet, dark skies, undisturbed nature and landscape.
60	Views to hills on the horizon from Orcop Hill
62	All – none excluded
64	We really must prevent the misuse or destruction of this area – we only get one chance – once it is gone it is gone forever.

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Question 16: Are you aware of locations where development may be constrained by any of the following?

Specified locations.

Questionnaire Ref	Constraint	Location
1	Foul drainage Surface water drainage River or stream overflow Field run-off Road run-offs Mobile phone connection	Orcop Hill Anywhere or southern flank of Orcop Hill Garren Brook East end of Green Lane East end of Saddlebow Poor signal availability generally
2	Field run-off Road run off Telephone/broadband connection Mobile phone connection	Orcop to Bagwyllydiart Orcop to Bagwyllydiart Orcop to Bagwyllydiart Orcop to Bagwyllydiart
3	Field run -off Road run-off Mobile phone connection Road access	Centre of Orcop Basin Centre of Orcop Basin Bagwyllydiart area Saddlebow
5	Foul drainage Surface water drainage Field run-off Road run-off Environmental concerns	Orcop Hill Orcop Hill Orcop Hill Orcop Hill Copywell/Garren Brook
6	Surface water drainage Road run-off Mobile phone connection	Orcop Hill Bottom of Little Hill Orcop Hill
7	Surface water run off Road run-off Telephone/broadband connection Mobile phone connection Road access	Orcop Hill Orcop Hill Orcop most parts Orcop most parts Lyston Lane
9	Foul drainage Road run-off Telephone/broadband connection	Around Wilkes Row Below Woodside Cottage Poor broadband

Questionnaire Ref	Constraint	Location
	Mobile phone connection	Poor broadband
10	Foul drainage Road run-offs	End of Wilkes Row field below houses at the Fountain Road near "Sunnybank"
11	Foul drainage Surface water drainage Field run-off Road run-off Telephone/broadband connection Mobile phone connection	Orcop Hill Orcop Hill Orcop Hill Orcop Hill General Parish General Parish
12	Foul drainage	At Orcop Hill bus shelter stream
13	Telephone/broadband connection	Garway Hill
17	Mobile phone connection	Garway Hill
22	Foul drainage	Opposite Wilkes Row
24	Road run-off Telephone/broadband connection Mobile phone connection	HR2 8RS HR2 8RS HR2 8RS
25	Foul drainage Surface water drainage River or stream overflow Field run off Road run off Environmental	Orcop Hill Wilkes Row/Copywell Copywell Copywell Orcop Hill/Wilkes Row Copywell
26	Foul drainage Road run off	Orcop Hill Orcop Hill
28	Mobile phone connection Road access	Very patchy even on Garway Hill All the parish
31	Foul drainage Surface water drainage	Orcop Hill/Copywell Orcop Hill/Copywell
34	Foul drainage	Field share planning has been repeated rejected
35	Foul drainage	Orcop Hill
36	Foul drainage Surface water drainage River or stream overflow Field run-off	Orcop Hill village Orcop Hill village Garway Hill Garway Hill
39	Foul drainage Surface water drainage	Orcop Hill; Newcastle Field; The Trees Orcop Hill; Newcastle Field; The Trees

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Questionnaire Ref	Constraint	Location
	Field run off Road run off Road access Environmental concerns	Orcop Hill; Newcastle Field; The Trees Orcop Hill; Newcastle Field; The Trees Orcop Hill off Wilkes Row Orcop Hill – The Copywell
40	Field run-off Road run-off Mobile phone connection Road access	Just along Saddlebow & Green Lane As above Orcop Hill All of Orcop via Lyston Lane
41	Foul drainage Surface water drainage River or stream over - flow Field run -off Electricity supply Road access	Land off Etna " " " " " " " " " "
43	Foul drainage River or stream overflow Field run-off Mobile phone connection	Orcop Hill village green Copywell green overflowing Soil erosion from most fields on Lyston Lane and Orcop to Garway Widespread
47	Foul drainage Surface water drainage Field run-off Road run -off Mobile phone connection	Orcop Hill – The Trees, Copywell, Newcastle Farm Orcop Hill Multiple locations across the parish Multiple locations across the parish Orcop Hill
50	Foul drainage Surface water drainage Field run-off	The Trees (formerly) The Trees (formerly) The Trees (formerly)
51	Foul drainage Surface water drainage Field run-off Road run-off Mobile phone connection	By pub Bottom of Orcop Hill All around the village All around the village Most of the village
55	Foul drainage Surface water drainage Field run-off Road run-off Road access	Orcop Hill Orcop Hill Orcop Hill Orcop Hill Lyston Lane access to parish
56	Foul drainage Surface water drainage	Newcastle Farm Field

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Questionnaire Ref	Constraint	Location
	River or stream overflow Field run-off Road run-off Telephone/broadband connection Mobile phone connection	Saddlebow Lane Burnett Lane
57	All categories selected Environmental concerns	Orcop Hill All of Orcop
58	Foul drainage Surface water drainage Field run-off Road run-off Mobile phone connection	Garway Hill, upper road Garway Hill, upper road Garway Hill, upper road Garway Hill, upper road Poor signal in Orcop parish
61	Foul drainage Field run-off Road run-off Mobile phone connection	All of Orcop Hill settlement. Land adjoining Newcastle Farm
62	Mobile phone connection	Bottom of Orcop Hill
65	Foul drainage Surface water drainage River or stream overflow Field run-off Road run offs Telephone/broadband connection Mobile phone connection	Orcop Hill Garway Hill Road Garron Brook Road below Garway Road below Garway Garway Hill Garway Hill

Q16, comments given in response to 'other' option.

Questionnaire Ref	Comment
5	Sewage smells emanating from Copywell and from road ditch (C1235) running alongside Birch View
14	I do know the road outside our house collapsed once due to heavy traffic and they had to rebuild it and it is still falling away
15	Air source heat pumps, solar water heating
21	Only those who own the land will know this. The triangle at Orcop Hill should not be developed further, to avoid suburbanisation and gardens being built on which will be needed in future for food production.
25	There is an existing problem with a sewage discharge into Copywell. This will only get worse with additional new builds.
31	I am not sure about the others
32	Difficult technical over specific question
39	Orcop Hill has an existing foul sewage problem and discharge into Copywell; and additional developments have planning approval without appropriate assessment of the River Wye SAC
57	There seems to be a fault line that is causing movement to the road up on Garway Hill near Black Pitts and along the top road.
58	I live on Orcop Hill but I am positive the same applies to the whole of Orcop and Garway
64	Affects most of the parish if you put all these things together
66	Orcop Hill needs to be connected to a public sewer system to enable further development in the Parish

Question 17: Which of the following ways of producing renewable energy would you support in Orcop Parish?

Comments given in response to 'other' option.

Questionnaire Ref	Comment
1	I find the technical jargon interferes with my understanding of the issues. The direct or indirect burning of agricultural or horticultural waste for energy seems sensible. The use of agricultural land to produce crops to burn for energy generation, while we have to import food seems more debatable.
14	I don't know enough about them to comment
20	Most of the listed would create more and larger vehicles on the roads which are not suitable
21	Air-to-air heat pumps(domestic). Micro hydro generators in the brooks.
25	Orcop is already home to two Commercial Anaerobic Digesters which require constant delivery of crops to enable the process to work
28	The commercial farm units are a problem because of haulage
32	Water sourced heat pumps
34	Wood burning stoves
35	Commercial wind turbines exist in a number of communities. One near Garway Hill would be acceptable.
39	Orcop has 2 existing Farm Anaerobic commercial digesters. This involves crops delivered to site by huge HGVs increasing road congestion and increased emissions of pollutants. Therefore, greenhouse gases having environmental and health effects we should not increase traffic by having any more anaerobic digesters (commercial).
41	AD plants and biomass are not green renewable energy. Both have large carbon footprints due to transportation of fuel source.
43	Commercial wind turbines that benefit the local community with subsidised energy provision
48	Wind turbines owned by the community
65	Commercial wind turbines
66	The starting point should be a reduction in use of carbon fuels. Waste to energy plant – using pyrolysis technology. Air source heat pumps.

Question 18: Do you have any other comments on protecting our local environment and heritage?

Questionnaire Ref	Comment
12	Any major changes would be detrimental to the rural views residents enjoy of the parish from the various hills in the area.
21	A general presumption against all kinds of cars should be assumed. Electric cars are no better than petrol/diesel cars
25	New housing developments should be halted. The target of 14% is unachievable due to poor drainage conditions. There is no local demand for new housing. Further development is unsustainable
28	Farming practices: herbicides, insecticides; ongoing threat to our wildlife; needs constant care and supervision
31	The Council should prioritise tree planting and wet land planting to support the water ways and to clean grey water and so reduce the foul smell and improve the health of the water and soil.
32	No new building on village boundaries or in open countryside
39	Orcop Parish and Orcop Hill is not a sustainable village/settlement in which to impose unrealistic building targets because of no mains foul drainage; no suitable highways, facilities are limiting including school, shop and bus service; a high dependency on owning a vehicle to get in and out of Orcop means the lane traffic increases.
47	Radical rethink of Herefordshire approach to sustainability, environmental policy, ecology, conservation and protection, road building and intensive farms of land use. Agreed approach to the local economy.
57	We need to do everything we can to protect the environment.
58	Wild life and habitat destruction is my main concern.
59	We encourage tree planting and protecting existing woodlands and habitats and preserve local "commons".

Have we addressed your concerns?

Question 19: We have tried to include the main issues in this Questionnaire. However, if there is anything you feel we have missed and you wish to highlight please tell us below. Remember, our Neighbourhood Development Plan will be in place until 2031 and we want to make sure everything is covered.

Questionnaire Ref	Comment
1	I have some difficulty distinguishing between Orcop Hill, which is a geographical feature, an east-west ridge on the northern parish boundary and Orcop Hill, a proposed area for housing development
2	Existing road structure is narrow, badly maintained, no lighting and is dangerous in places. All developments should be carefully considered if this causes an increase in traffic.
3	Yes thank you
21	<p>The planning process sees the future as “business as usual”. Which cannot be. Climate change and economic de-growth are ignored and yet will become more important than anything else in how Orcop develops in the future. More important than the content of this plan if they are ignored.</p> <p>For example</p> <p>With the aim of reducing the carbon footprint of the parish car use reduction should be expected and planned for, with footpaths and bridleways enhanced. Green lanes should be made bridleways. Otherwise there is nothing to stop their owners closing them. The green lanes in the parish are not designated public rights of way, they are owned by the owners of the adjoining fields.</p> <p>As far as I can see the Core Strategy makes no reference to climate change and economic de-growth. This should not stop the NDP including them.</p> <p>For example, why not enable the parish to be developed as an area of forest settlements, small holdings and economic and social self-sufficiency? An early step in this would be set up an organisation to steer the idea into development proposals.</p>
24	<p>Mobile phone signal</p> <p>Internet connection</p> <p>Both are very poor to non-existent</p>
25	There are major problems in Orcop due to poor drainage conditions. This impacts on foul drainage and surface water. Developers are exploiting the current housing requirement without consideration of environmental impact or concerns of residents. This is clearly profit driven.
28	No more large factory farms like the poultry unit in Orcop bottom please – what an eye sore
31	<p>The Plan should be forward looking and trailblazing in its environmental concerns in light of the climate emergency in which we find ourselves.</p> <p>Existing homes should be encouraged and helped to reduce their energy usage and carbon footprint.</p> <p>New builds should be heavily regulated so that they have high energy efficiency standards and employ sustainable systems.</p>

Questionnaire Ref	Comment
	<p>Public transport should be supported/augmented to reduce the communities reliance on cars and fossil fuels.</p> <p>Farms and landowners locally should be encouraged to employ low carbon emission method such as no till of the land and encouraging wildlife and woodland growth. The plan should bear in mind the increase in rains and potential flooding that climate change is bringing.</p>
32	Is our parish sustainable with the very minimal services we have at present and very few employment opportunities
39	<p>The LPA outline planning approval system allows developers to make an application without first establishing if ground conditions are suitable for installation of a PTP system in the event of non mains foul sewage, which the Parish does not have.</p> <p>The LPA have in the case of Newcastle supported 3 cesspits/cesspools (total capacity 130,000ltrs/130 tonnes) laneside on a hill, which would require emptying by cesstanks with a frequency of every 5 days in perpetuity.</p> <p>Hereford LPA and the Core Strategy policies are being interpreted in some planning applications incorrectly in order to meet building targets, and at odds with the Local Housing Survey they produced (2014-17); and ignore lack of infrastructure.</p> <p>The LPA are not considering the unsustainability; environmental impact and taking any notice of local concerns and knowledge.</p> <p>The major problem in Orcop/Orcop Hill is that the land has poor drainage and an existing problem with foul water pollution and surface water flooding; and secondly has narrow lane access.</p> <p>Our NDP needs to have a strong focus on protecting our environment from pollution and support efforts to protect climate change <u>not</u> encourage additional tinkering and building houses in the parish increasing private vehicles.</p>
40	No housing estates, large or small. Fill in housing only – max 3 houses.
41	Land off Etna where planning permission has been granted is not suitable.
43	<p>Any development being considered must address climate change and make serious provision for zero carbon solutions at every stage of development.</p> <p>Replacing cars with public transport, safe walking or cycling routes and planting trees for agriculture and leisure are vital in ensuring we tackle climate change and make our rural environment happy and healthy places to live and work in.</p>
53	<p>We have lived here for 30 years this year. During this time, we have never opposed any planning application of our neighbours, taking the view that it was not for us to move to an area and tell our neighbours what to do. Now we are the longest residents in our particular area- the farm next door has become a factory for energy and the tractors have increased in size markedly. Farming is vital for the area and must be encouraged but their equipment is destroying our roads and their practices are destroying our biodiversity. We should be enforcing speed limits for tractors/lorries/trailers and maybe weight limits too. Oh and we think it a benefit not to have a mobile phone signal!!</p>
55	Additional housing will not only bring extra traffic from private cars - possibly 2/3 per household, but also service vehicles such as oil tankers, sludge tankers,

Questionnaire Ref	Comment
	<p>delivery vehicles, adding even more stress to already very poor and badly maintained single track lanes.</p> <p>The siting of 2 anaerobic digestors in Orcop has added greatly to the amount of extra large farm vehicles using these lanes, many travelling from far afield.</p>
59	<p>The climate crisis and emergency impacts must be given the highest priority when considering any neighbourhood developments:</p> <ul style="list-style-type: none"> - Developments need to be sustainable and meet high energy efficiency standards, and respect climate and environmental needs. - Woodland regeneration should be maximised - High carbon-emitting businesses and developments should be discouraged.
61	<p>Question 6 – Surely “styles of new houses” should <u>not be limited to one style?</u> Surely at least 4 options are needed in any community</p>
64	<p>I think it is important that we do not make the mistake other villages have made. Ask yourself what the next generation would like to see when look out of these homes – I am sure no one would say more houses. We live here because it is peaceful, beautiful and rural. Please do not ruin it.</p>
66	<p>The questionnaire is including all issues which are common to the whole community so inevitably the answers are positive in response to maintain the status quo (nobody is going to answer “no” or give a low rating on mother and apple pie issues).</p> <p>The key issues are not addressed – will the Parish be an economically viable local community in the future – if not, what kinds of development is required.</p> <p>Lack of housing has been an issue for over 50 years - the policy framework has not delivered the development necessary for Orcop Hill for the benefit of future generation. Policies are designed and almost always favour the existing - i.e. by nature they are anti-development. The Planning System (as originally designed by Parliament) is supposed to be the driver of economic development and growth whilst protecting important assets.</p> <p>More land needs to be allocated for housing – typically if the need is 36 dwellings, a buffer of at least 20% should be added and reviewed annually – not all sites allocated will be developed - for example a licenced waste management site is worth more than residential land. So, allocating a licenced waste management site in the NDP for housing may not result in the development of the land. Other allocated land may not have the infrastructure in place to make a viable development. It should be noted that the new septic tank regulations also come into force this year – effectively no waste is allowed to go into water courses.</p>