

Weobley Neighbourhood Development Plan



Consultation Statement – January 2019

Issue 1

Contents:

Description	Page
1. Introduction	2
2. Weobley NDP Consultation Timeline	4
3. Schedule 1. List of Representations a. Community Representations and Responses b. Stakeholder Representations and Responses	10 11 19
4. Schedule 2. List of Alterations	28

1. Introduction

[Back to Contents Page](#)

- a. The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.
- b. Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:
 - i. details of the persons and bodies who were consulted about the proposed NDP.
 - ii. a description of how they were consulted
 - iii. a summary of the main issues and concerns raised by the persons consulted
 - iv. a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.
(PLEASE NOTE: public and stakeholder input was taken into account throughout the development of the plan. Specific examples of where and when this has happened are highlighted in the timeline below with relevant extracts from, or references to, steering group minutes and various publications. For the sake of brevity, not all instances are listed, but are available by searching the full set of minutes on the NDP website [here](#).
- c. Guidance from Department for Communities and Local Government (10 Sept 2013) states that: *‘the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.’*
- d. This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.
- e. The aim of the consultations in Weobley parish has been to ensure the widest possible understanding of the purpose and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.
- f. This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.

- g. The community and stakeholders were kept informed and engaged via a range of media which are laid out in the Timeline below. These included an NDP section on the Weobley Parish Council website (Weobleypc.org.uk), the Weobley Parish Council Newsletter, the 'Magpie' parish magazine, noticeboards, fliers, exhibitions and drop-in events. Steering Group Meetings were also open to the public to attend, ask questions and make comments.

Section 2 follows

2. [Weobley NDP Consultation Timeline](#)

[Back to Contents Page](#)

Note: Although the Weobley NDP process began in 2013, progress was relatively slow in the early stages. This was mainly due to the Parish Council focussing on a number of major housing developments and also awaiting the finalising of the Local Plan (Core Strategy) before proceeding to detailed policy making. The Local Plan was not “made” until 2015.

1	April 2013	A representative from Herefordshire Council’s Neighbourhood Planning Team invited to attend to make a community presentation.
	Annual Parish Meeting	
2	29th May 2013	Application from Weobley Parish Council to Herefordshire Council for the whole Parish Council area to be designated as a Neighbourhood Area.
	Parish Council	
3	26th June to 7th Aug. 2013	Designation consultation period opened and closed with no representations having been received.
	Herefordshire Council	
4	July 2013	Parish Council’s intentions to undertake an NDP publicised in the Council’s newsletter which is delivered to all households, with an outline of the process and reasons for our decision, and also inviting interested community members to work with the Council.
	Publicity	
5	8th Aug. 2013	Designation confirmed.
	Herefordshire Council	

6	30th August 2012	Designation approved by HC with no objections.
	Herefordshire Council	
7	September 2013	Members of the PC appointed to form a Steering Group to begin the process.
	Parish Council	
8	12th Nov. 2013	Public meeting held by PC to discuss application to build on land to the east of Weobley Primary School. As part of this meeting a short presentation on the proposed NDP was given with especial reference to SHLAA.
	Parish Council	
9	December 2013	Meeting arranged with Herefordshire Council's NDP support officer to discuss NDP process with a follow-up meeting of the Steering Group where a coordinator was appointed and the decision made to promote and encourage community participation by publishing a further notice in the January Parish Council Newsletter using the reference 'Vision 2031'
	Steering Group	
10	January 2014	Parish Council Newsletter issued with NDP item and reference to 'Vision 2031', encouraging the community to take part in shaping the place where they live via public consultation and volunteering for the Steering Group. The Newsletter also included an update on planning issues including reference to public meetings held in November and December 2013
	Publicity	
11	29th April 2015	Further formalisation of the Steering Group with the election of a range of officers. A draft project plan was discussed along with arrangements for early consultations in the form of a Planning for Real (P4R) Event and a Questionnaire. Draft Terms of Reference were also discussed.
	Steering Group	
12	6th May 2015	Terms of Reference for the Steering Group agreed and were forwarded to the Parish Council, with an emphasis on good public consultations and engagement. These can be viewed as the first item on the Steering Group Minutes page of the NDP website here . Further preparations made for a P4R Event.
	Steering Group	

13	June 2015	<p>NDP Website launched. A list of stakeholders created, with a view of contacting businesses, retail outlets and tourism outlets including food retailers to 'visit and warm them up' prior to P4R and record their ideas. An article publicising the P4R events was produced for "Magpie" the parish magazine, and the Parish Council newsletter. A leaflet drop to all residences was planned to publicise the P4R event in September.</p> <p>Plans for 4 Business meeting Warm-Up events prior to the P4R events were arranged for 13th & 19th August and 2nd & 3rd September</p>
	Steering Group	

14	Aug./Sep. 2015	<p>5 warm-up events were held on 13th and 19th August and 2nd & 3rd September, prior to the P4R events. These focussed on businesses and organisations in the parish. The results of those sessions can be viewed on the "Planning for Real Consultation Events" page of the NDP website here.</p> <p>At the same time leaflets were delivered to homes advertising the Planning for Real events</p>
	Stakeholder Consultations	



HAVE YOUR SAY!
"Help shape Weobley's future up to 2031"

Planning for Real (P4R) event

- Saturday 12th September - 10 to 5 pm
- Sunday 13th September - 2 to 4 pm
- Monday 14th September - 6 to 8 pm

in Weobley Village Hall

What is a Neighbourhood Development Plan?
A Neighbourhood Development Plan provides guidance for Herefordshire Council when they are planning for housing, business, community and leisure in the parish of Weobley. It is a report which sets out what the residents of Weobley Parish would like their parish to become by 2031.

What will it do?
It will be translated into planning policies with legal status that will guide and inform future local government plans for the development of the area – it will not stop housing development but may influence location, style and density

How can I take part?
On the 12th, 13th & 14th September there will be an open community event where you will be able to share your own and others' ideas about what you might like to see in Weobley in terms of housing, business and employment, community facilities and leisure opportunities, etc. and where these might be located. There will be maps of the parish for you to use and you will be invited to indicate where you think these things should happen. **We want as many people as possible to take part.**

There will be refreshments available and opportunities for you to record your thoughts and ideas, plus there will be a FREE raffle!

Who can I talk to about it?

- Lorraine Anderson (01544 319076) • Lyn Bruce (01544 319143) • Pru Lloyd (01544 318349)
- Lesley Brook (01568 720201) • Chris Saunders (01544 318537)

or visit: www.weobleypdp.weebly.com

15	11th/12th/13th September 2015	<p>Nearly 170 people attended over the 3 days of the drop-in events, with many staying for more than an hour to look at the displays, converse with steering group members and other attendees and record their views. Adverts were displayed at the event to ask for volunteers for personalised distribution and collection of the subsequent questionnaires. Email addresses were also requested in order to keep participants informed as the project progressed.</p> <p>The NDP website also included a “Have your Say” section for those who were unable to attend the P4R events. They could either fill in the on-line form or download and return the form to a central point. The “Have your Say” section also included a detailed map of Weobley to assist with feedback. This section can be viewed here.</p>	  
	Planning for Real Event		

16	23rd Sep. 2015	<p>The collated feedback from the P4R events was considered by the group and a summary included as part of the minutes which can be viewed here. The Steering group then formed sub-groups to analyse the data according to 6 themes (Housing, Environment, Traffic, Facilities, Leisure and Working and Training), with a view to identifying what issues needed to be tested via a questionnaire.</p> <p>A “Thank you” note was published in the ‘Magpie’ magazine to those who attended and those who helped to organise the events</p>
	Steering Group	

17	20 th Oct., 12 th Nov. & 1 st Dec 2015, and 19 th & 27 th Jan. 2016	These meetings focused on drafting the Adult questionnaire, the Young People's questionnaire and "Land for Development" survey. Arrangements for distribution and collection of questionnaires would utilise the 18 volunteers who came forward at the P4R events, 8 parish councillors and members of the NDP steering group, the distributors of the Magpie and Parish Council newsletters, plus additional volunteers recruited from the community. Publicity was also agreed to promote the questionnaires, and a Survey poster was put up around the parish.	
	Steering Group Mtgs.		
18	28 th Jan. 2016	A training session was arranged for those who had volunteered to distribute and collect the questionnaires. The Powerpoint presentation (" <i>weobley_ndp_training_28th_january.pptx</i> ") given at the session can be viewed on the questionnaire page of the NDP website by clicking here . 26 volunteers attended the training session.	
	Training		
19	9 th Feb. 2016	Questionnaire Packs given out to volunteer distributor/collectors for immediate distribution. The pack included an Adult Questionnaire, (including a map-based question on settlement boundaries), A Young Person's Questionnaire, and Land for Development (Call for Sites) Survey. These questionnaires can be viewed on the website by clicking here .	
	Questionnaires		

20	April 2016	"Thank you" to volunteer distributors and those who returned their questionnaires published in the 'Magpie', along with an update on progress with the NDP. The Steering Group also reported to the community at the Parish Meeting.
	Publicity	
21	16th May 2016	<p>The Results of the questionnaires were presented by the consultants to the steering group.</p> <p>638 people aged 16 and over completed the Adult Questionnaire, giving a return rate of 62%</p> <p>47 younger residents (between the ages of 7 and 15) completed the Young People's Questionnaire, giving a return rate of 32%. 12 people returned the "Land for Development" survey.</p> <p>With exception of the "Land for Development" Survey*, the results can be viewed on the website by clicking here.</p> <p><i>*The "Land for Development Survey" Report was not published as it contained confidential information.</i></p>
	Steering Group	
22	July 2016	Update on the NDP Questionnaire Results published in Magpie
	Publicity	
23	October 2016 to April 2017	The Steering Group focussed on drafting a Vision Statement and a set of Objectives based on the Questionnaire results. An NDP Update was published in the Parish Council Newsletter in November.
	Steering Group Meetings	
24	25th Apr. 2017	The Steering Group gave a progress report to the community on the development of the NDP and sought feedback on the draft Vision Statement at the annual Parish Meeting. A PowerPoint presentation summarised what stages had been completed and were yet to come and publicised the Drop in Consultation event planned for May to display the draft Vision and Objectives.
	Annual Parish Meeting	

25	May 12th & 13th 2017	<p>The two-day event sought feedback on the draft Vision Statement, the accompanying draft Objectives and a series of policy options under the headings of Community Facilities, Amenities and Services, Defining Local Green Space, Environment, Character and Heritage, Housing & Development, Business & Rural Enterprise, and Traffic & Transport. Where appropriate supporting data from the questionnaire reports was included in the themed displays, along with housing targets and a map of the village. The display material can be viewed here.</p> <p>Those who could not attend the event were encouraged to give their views via the NDP website. <i>The attendance is shown opposite</i></p>	<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Weobley Neighbourhood Development Plan</p> <p>'Vision, Objectives and Policies event – Attendance</p> <table border="1" style="margin: auto;"> <thead> <tr> <th></th> <th style="background-color: #e0f0ff;">M</th> <th style="background-color: #ffe0ff;">F</th> <th style="background-color: #e0f0ff;">=</th> </tr> </thead> <tbody> <tr> <td>12 years & under</td> <td></td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>13 - 16</td> <td></td> <td></td> <td></td> </tr> <tr> <td>17 - 20</td> <td style="text-align: center;">1</td> <td></td> <td style="text-align: center;">1</td> </tr> <tr> <td>21 - 25</td> <td></td> <td></td> <td></td> </tr> <tr> <td>26 - 36</td> <td></td> <td></td> <td></td> </tr> <tr> <td>37 - 47</td> <td style="text-align: center;">1</td> <td></td> <td style="text-align: center;">1</td> </tr> <tr> <td>48 - 58</td> <td style="text-align: center;">3</td> <td style="text-align: center;">1</td> <td style="text-align: center;">4</td> </tr> <tr> <td>59 - 69</td> <td style="text-align: center;">6</td> <td style="text-align: center;">8</td> <td style="text-align: center;">14</td> </tr> <tr> <td>70 years & over</td> <td style="text-align: center;">7</td> <td style="text-align: center;">9</td> <td style="text-align: center;">16</td> </tr> <tr> <td></td> <td style="background-color: #e0f0ff; text-align: center;">18</td> <td style="background-color: #ffe0ff; text-align: center;">19</td> <td style="background-color: #e0f0ff; text-align: center;">37</td> </tr> </tbody> </table> </div>		M	F	=	12 years & under		1	1	13 - 16				17 - 20	1		1	21 - 25				26 - 36				37 - 47	1		1	48 - 58	3	1	4	59 - 69	6	8	14	70 years & over	7	9	16		18	19	37
				M	F	=																																									
12 years & under		1	1																																												
13 - 16																																															
17 - 20	1		1																																												
21 - 25																																															
26 - 36																																															
37 - 47	1		1																																												
48 - 58	3	1	4																																												
59 - 69	6	8	14																																												
70 years & over	7	9	16																																												
	18	19	37																																												
Drop-in Events	<p>The analysis of the feedback from these events (“v_o_event_q_sheet_responses_v2.pdf”) can be viewed by clicking here.</p>																																														



The next stage!!
another chance to
'have your say'

Friday 12th May - 5 pm to 8 pm

Saturday 13th May - 10 am to 4 pm

in Weobley Village Hall

How do you take part?

Come along to this community drop-in event and share your views on the next stage of our Neighbourhood Plan – our **'vision'** for the parish and our **objectives** and **policy options** produced from the questionnaire that YOU completed!

We still need your comments & suggestions – the **FINAL PLAN** is just around the corner, but it must represent your wishes!

weobleyndp.weebly.com

26	June 2017	A Thank you regarding attendance at the Vision and Objectives Consultation was published in the 'Magpie'
	Publicity	

27	July 2017 to May 2018	This was a period of policy development and site assessments. The first draft of policies was discussed on 30 th August 2017, 10 th October 2017 and again on 22 nd and 27 th February. Delays were experienced to finalising the 1 st full draft of the plan whilst trying to agree a site assessment on a call-for-sites location with a non-resident landowner	
	Steering Group Meetings		
28	March 20th 2018	The draft NDP was submitted to the parish council for formal approval to proceed to the Regulation 14 pre-consultation stage. This was approved unanimously.	
	Parish Council		
29	April 2018	NDP update on progress with the draft plan published in the Parish Council Newsletter and the 'Magpie'.	
	Parish Council		
30	18th Jun. to 6th Aug. 2018	Regulation 14 pre-consultation period opens and closes. The Draft Plan, Consultation Notice, Response Sheet, Environmental Report and Habitats Regulation Report were all published on the NDP website here . Paper copies of the Plan were made available at Weobley and Leominster Libraries, Weobley Doctors' surgery, Weobley Dentists' surgery, Burton Gardens Community Centre, Green Bean Cafe, Salutation Inn and Unicorn Inn. Instructions were given on how to submit representations. Six representations were received from the community along with 8 from stakeholder organisations. These can viewed at Section 3 below, including the responses given. A list of alterations can be found at Section 4 below.	 <p>Regulation 14 Public Consultation Notice</p> <p>In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 1(4)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Weobley Neighbourhood Development Plan will start at 8.00 am, on Monday 18th June 2018 for a period of 7 weeks ending at 12.00 am, on Monday 6th August 2018.</p> <p>Weobley Neighbourhood Development Plan has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of the parish.</p> <p>The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Weobley Parish. Weobley Parish Council invites comments on the Draft Plan. All responses received will be considered by the Steering Group and the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.</p> <p>The Draft Plan may be viewed at https://weobleyndp.weobley.com and http://weobleyparishcouncil.org.uk or be emailed to residents on request to weobleyndp@gmail.com. Paper copies of the Plan can be viewed at Weobley and Leominster Libraries, Weobley Doctors' surgery, Weobley Dentists' surgery, Burton Gardens Community Centre, Green Bean Cafe, Salutation Inn and Unicorn Inn. Requests for loan copies should be made to weobleyndp@gmail.com or by telephoning 01544 319076.</p> <p>Comments and representations on the plan should be emailed to: weobleyndp@gmail.com or posted to Weobley Parish Council, At: Lorraine Anderson, Chairman Weobley NDP Steering Group, 1 Apple Meadow, Weobley HR4 8RZ.</p> <p>All comments must be received by 12.00am, on Monday 6th August 2018</p>
	Regulation 14 Consultation		

Section 3 follows

Weobley Neighbourhood Development Plan

Schedules of Representations in response to Draft Plan, August 2018

Section 3a: Community Representations and Response [Back to Contents Page](#)

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.1 S Dearden	Section 9 – Traffic and Transport	Comment	There might have been more emphasise upon the Hereford bus service in the transport section as this is clearly under threat. At least a two-hour evening service after 6.30 returning from Hereford is really essential if there is to be use for evening events and for train connections. Helpful advice which is appreciated.	See proposed change No 21
C.2 P Harper	Whole Plan	Comment	I am very impressed by it. It is thorough, well written and readable. It is rather repetitive in parts though a lot of this was in the justifications for proposals where the village history and amenities were reasonably repeated. The consideration of potential future building sites is especially thorough. Noted with thanks	No change proposed
		Comment and suggestion	To my mind the biggest threat to the nature of the village at the moment is traffic and parking. The roads are barely adequate in width or surface and some of the traffic very heavy. Parking in the centre of the village is becoming a blight. Enforcing the use of the car park in Bell Square and the village Hall by double yellow lines in the village centre would be my suggestion. Some parking bays for the disabled and residents should be the only central parking allowed. The aim is to address these issues, so far as matters can be dealt with through the planning system, through Policy WEO22.	No change proposed
C.3 M Ward	Whole Plan	Comment	Excellent Plan. You have thought of everything to enhance and preserve our wonderful village. I notice that there are several grammatical errors and inconsistencies, which deter from its otherwise professional image. Noted with thanks.	No change proposed –
C.4 E Hirschmann	Policy WEO16	Objection	Notwithstanding the fact that the land is being actively used while other viable sites are not, I object to the building on the land adjacent to the Primary School on the basis of the ripping up a healthy and aged hedge of significant benefit to wildlife and the environment. This sort of behaviour should not be rewarded or encouraged. The site referred to has outline planning permission although development has not commenced upon it. The loss of hedgerow is unfortunate but not a matter that can be addressed through the NDP. Policies in the NDP seek to ensure the loss of natural features is mitigated and compensated for to ensure no net loss of biodiversity and preferably gains are achieved. Policy WEO10 is especially pertinent. Compensatory measures might be sought through any application for approval of Reserved Matters.	No change proposed
C.5 J Verdin	Para 2.12	Comment	Almost all the land outside the village is used as for commercial agriculture or commercial forestry. There is an active quarry at the top of Burton Hill. Paragraph 2.5 makes reference to agriculture although this might be expanded to cover these points	See proposed change No 5
	Para 2.18	Suggest changes	Broad support for the natural environment. However, we are left to clear up general litter and that from fly tipping whilst	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			dogs are left to run free when taken for a 'walk'? Suggest the Countryside Code is incorporated and strongly endorsed in the Plan as well as proper systems for dealing with waste. Paragraph 2.18 summarises community views expressed through the Residents' Questionnaire upon a number of environmentally based topics. The NDP can only cover matters that fall under planning legislation and this does not include directly tackling anti-social behaviour. Herefordshire Council is preparing a Minerals and Waste Plan to which representations can be made and consequently this is not a matter that can be included in this NDP.	proposed
	Para 2.19/5.3	Comment	We recognise the importance of The Castle Green to the village and are happy with how it is currently used. Ditto ref litter left around the Castle Green. We question how much it is appreciated! Countryside Code as above. Noted with thanks. The use of the area is appreciated and although the NDP cannot address matters such as litter, these concerns will be forwarded to the Parish Council for its consideration as a separate matter.	No change proposed
	Para 2.20	Comment	As a general comment I am concerned that in Para 2.20 the Parishioners don't regard agriculture as important to the local Economy. Maybe they don't regard it as a business. Consequently, it has largely gone unmentioned apart from at the tail end of Para 8.1 though it is caught by many of the other policies. Finger in the air we estimate that the output from agriculture in the Parish is c £3m pa. It does therefore provide a significant business activity and employment. It is also largely responsible for maintaining the landscape and environment of the Parish. Paragraph 2.20 summarises community views expressed through the Residents' Questionnaire upon those local economy and employment issues that might be addressed or influenced by the NDP. A specific consultation was undertaken with the agricultural community through an event organised in 2015 at the start of work upon the NDP. It is recognised that agriculture is a very significant element within the local economy (paragraph 2.5) and that it also involves stewardship of the landscape which has further economic benefits such as to tourism. However, many forms of agricultural development do not require planning permission. Where they do, it is considered these are adequately covered by Herefordshire Local Plan Core Strategy policies E4, RA5 and RA6 and this is explained in paragraphs 3.8 and 8.5.	No change proposed
	Para 2.21	Comment	Broadband may be adequate in the village near to the exchange but not in more rural parts of the parish? The reference is to what most residents considered to be the case. Although not a matter for the NDP, it is understood that Herefordshire Council is working to roll out superfast broadband across the County.	No change proposed
	Para 2.22	Comment	Whilst we do try and avoid travelling through the village with heavy vehicles rerouting usually via the Bridleway or more circuitous routes, it is not always possible to avoid travelling through the village. There was a proposal for a cycle route some 10 years or more ago, however, its impact was considered to devalue the rural nature of it's route. Noted with thanks	No change proposed
	Paras 2.23 and 3.8	Comment	We would welcome discussions as to whether we could help the parish obtain more of its energy from natural sources. Policy WEO14 supports proposals for renewable and low carbon energy generation that serves local community needs and individuals, including individual businesses. The offer to discuss this with the parish is appreciated and will be considered by the Parish Council but separate to the NDP. It is recognised that there is an error in the policy and a need to clarify the approach that should be taken to medium and large-scale proposals that might come forward	See proposed changes Nos 14 and 15.
	Para 3.8	Comment	No mention of agriculture or forestry. Like any other business it needs to move with the times. This will inevitably involve	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			some sort of development. Modern agricultural facilities will incorporate modern technology and efficiencies in respect of energy use. Many forms of agricultural and forestry development do not require planning permission. Where they do, it is considered these are adequately covered by Herefordshire Local Plan Core Strategy policies E4, RA5 and RA6 and this is explained in paragraphs 3.8 and 8.5.	proposed
	Para 4.3(5)	Comment	Passing places in lanes around the Parish? Although additional passing bays may be useful along some of the narrow lanes within the Parish, this is not something that can be achieved through the NDP and is a matter for Herefordshire Council as Local Highway Authority. Where development proposals might be assisted through such provision, this can be achieved through Policy WEO23(c).	No change proposed
	All policies	Comment	We assume that the Policy requirements will be to no greater level than required by National Policy or Herefordshire Development Plan. A NDP must meet the Basic Conditions set out in legislation. To do this NDPs must (among others) have regard to national policies and advice contained in guidance issued by the Secretary of State and be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	No change proposed
	Policy WEO4	Objection	Over the years where we can we have tried to accommodate groups, clubs and Societies who have come to us with proposals. E.g. the Football and Bowling Clubs. There are already arrangements for the use of the areas of land in place with the respective Clubs. We strongly resist the suggestion of placing some sort of designation on these areas. It is unlikely we would have agreed to provide these areas if we knew they would end up with some sort of designation. As such, such a policy will not encourage us to make such areas available in the future. In any case the protection of these facilities should assume that they are being used for the purposes mentioned by the various bodies who maintain them. The making available of these areas to the community is very much appreciated and it is not the intention to place any additional obligation upon or discouragement to the voluntary action of any landowner.	See proposed change No 10
	Policy WEO8(5)	Comment	Trees that might cause damage or injury to others cost a considerable amount to keep them safe. In the last three years we have spent c £10,000pa each year on tree safety. It should not be a requirement to replace a felled tree, which due to protected status is only likely if the tree is dangerous, on sites where it is likely to be a problem in years to come, e.g. adjacent to public access. This provision recognises the importance of trees to the character and appearance of Weobley Conservation Area and this is recognised through the notification procedure that operates within all such areas. Where they are recognised as important such that they should be retained but are considered to be under threat then the use of TPOs is considered the appropriate response. Replacement of important trees should be a consideration where they need to be removed because they are dead, dying or dangerous. Care should be given to the type/disposition of replacement tree given its general location.	No change proposed
	Policies WEO9 and WEO10	Comment	It should be acknowledged that the Parish's Landscape, Scenic Beauty and Natural Environment will only be conserved and enhanced if there is a profitable farming industry to do so. This is acknowledged, and the relationship is well understood at all levels, including with the Government's recent White Paper ' Health and harmony: the future for food, farming and the environment in a Green Brexit' . The two	No change proposed

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			policies relate to how new development should take landscape and biodiversity into account when being advanced.	
	Para 6.3	Suggest change	<p><i>'The form of the field system is retained in post medieval enclosures and is also identifiable in contemporary field boundaries.'</i> Suggest Add 'These have largely been retained, maintained and indeed added to by the Parish's farmers and landowners.' Remove. <i>'In recent years, however, a number of these field boundaries have been removed.'</i></p> <p>The reference has been taken from Herefordshire Council's Draft Conservation Area Appraisal. However, reasonable combination of the two references might be made to reflect both the work of landowners and that some boundaries have been removed but not recently.</p>	See proposed change No 12
	Policy WE017	Comment	<p>Our experience is that there aren't enough bungalows in the area. The planning system encourages houses as opposed to bungalows to be built.</p> <p>The observation is agreed although it is understood that the market has driven the form of housing that appears to drive the construction of 4 bedroomed detached houses in the Herefordshire villages. This policy promotes the provision of housing for elderly people, among others.</p>	No change proposed
C.6 Kodiac	Vision	Support	<p>Supportive of the vision to maintain a thriving local economy although it could go further and allocate our site which would help support this element of the vision through the provision of additional housing for young families, which in turn would support local businesses.</p> <p>Support for the vision noted. Consultations upon the vision identified that the community was aware of the contribution Weobley makes to the wider economy, especially tourism, being a major settlement within the 'Black and White Village Trail'. In this regard the effects of significant urban/suburban type extensions onto the village can have negative effects as well as providing homes and consequently accommodating growth needs to be done sensitively in view of the needs of the local economy. In addition, the community's aspiration is to accommodate steady growth rather than major expansion in order to foster community cohesion. The development currently underway will assist in providing a range of accommodation.</p>	No change proposed
	Policy WEO3	Suggests change	<p>As drafted, the wording of the policy does not currently accord with the Framework and how a development proposal affecting an LGS should be considered. We would suggest that the wording is modified to reflect paragraph 78 of the Framework which states managing development within an LGS should be consistent with policy for Green Belts. As read, it would currently appear that this policy is attempting to extend this protection to beyond the area designated as the LGS and this element of the policy should be removed.</p> <p>This policy is considered consistent with NPPF paragraph 78 in that:</p> <ol style="list-style-type: none"> 1. It promotes the enhancement of the areas concerned by promoting 'proposals that benefit their utility'. 2. Where their utility includes public access there is no suggestion that this be restricted nor that opportunities to provide access to these will be so. 3. They do not provide sport because such areas are covered under policy WEO4 although at least one of the areas is used for informal recreation. 4. The areas included are so in order to retain and enhance the landscape and setting of the village and important views. 5. These sites also have varying degrees of biodiversity value. <p>It is acknowledged that the provision within the policy relating to adjacent development should be removed. The</p>	See proposed change No 8

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			intention was to protect the character and appearance of Weobley Conservation Area and this is covered through various criteria within policy WEO8 .	
	Policy WEO5	Objection	<p>The capacity and operation of sewerage infrastructure is the responsibility of the sewerage undertaker and beyond the control of a developer. As such delaying development for this reason would not be in accordance with the Framework and you should give some consideration to removing this policy from the plan.</p> <p>This policy has been used in other NDPs and is supported by the relevant water company – see representation S.2. Herefordshire Council’s Water Cycle Study and subsequent work by the Environment Agency in association with the water company in preparing a Nutrient Management Plan for the River Wye Special Area of Conservation has identified significant concerns about point source pollution, especially in the River Lugg sub-catchment. A review of performance of the WWTWs is proposed in the 2020-2025 period. Deficiencies in the capacity of the public sewer has been identified for other development sites in the village.</p>	No change proposed
	Policy WEO7	Suggest change	<p>Policies which require the impact of traffic to be a consideration when seeking to protect heritage assets and the Conservation Area from adverse impact is considered to be an overly prescriptive requirement for Heritage Impact Statements. It is not certain how such impacts could be measured but, in any case, heritage, traffic and environmental impacts would all be considered in separate technical documents required as part of a planning application A further policy would appear to result in duplication. If this policy is to remain it should have sufficient evidence to underpin in and clarity added to avoid uncertainty for developers and decision makers.</p> <p>Historic England has identified that ‘impacts on the historic environment can include the intensification of existing traffic or the construction of new road or rail. Increasing levels of congestion can affect our historic towns, cities and the countryside.....’ (see https://historicengland.org.uk/advice/planning/infrastructure/planning-and-transport/). The general effect of traffic causing damage to pavements, walls and street furniture, the degrading of the village’s medieval buildings, and the eroding of its Conservation Area character can be material considerations as much as the effects of traffic on residential amenity where the levels of traffic are excessive, or types of vehicles generated from a development would likely cause damage. The road network within the village centre where access is gained to many services and facilities is based upon a medieval plan form. In addition Historic England offers detailed advice for designers, see – ‘Streets for All’ - https://content.historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national.pdf/</p> <p>The representation accepts that heritage and traffic impacts would be separate technical documents submitted with a planning application which is what the policy and supporting statement indicates. The historic and environmental quality of Weobley village is extremely high and recognised nationally.</p>	No change proposed
	Policy WEO15	Suggest change	<p>The indicative housing growth requirement of the Herefordshire Core Strategy is a minimum. Weobley is a suitable village to accommodate some further development which would not compromise the strategy for development in Leominster, as Paragraph 3.10 of the WNP suggests. Weobley has access to a primary and secondary school, a number of shops, a post office, GP and dentists’ surgeries, and a number of churches, restaurants, cafes and public houses as well as access to a wider range of shops and other facilities in the market towns of Leominster and Kington. Weobley is clearly a highly sustainable settlement and capable of taking more growth. This is compounded by the fact that Herefordshire</p>	No change proposed

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p>Council continue to be unable to demonstrate a five-year supply of deliverable housing sites. In respect of windfalls, whilst there may have been a recent record of sites coming forward, the tightly drawn rigid settlement boundary approach would limit the ability of further windfall sites coming forward in the future. The proposed level of windfall could only be achieved with a flexible settlement boundary policy and Kodiak suggest that flexibility is incorporated into the wording of the settlement boundary policy to allow suitable sustainable development adjacent to the settlement boundary. The use of rigid settlement boundaries tends to preclude otherwise sustainable development from coming forward which would not accord with the positive approach to growth required by the Framework</p> <p>The absence of a 5-year housing land supply is an issue to be addressed by Herefordshire Council and this should be through enabling most new housing development in the most sustainable locations of Hereford and the 5 market towns as set out in Herefordshire Local plan Core Strategy. It should not be at the expense of promoting development that would have a significant adverse effect on historic villages such as Weobley. Weobley Parish is required to accommodate a certain level of proportional growth through Core Strategy policies RA2 and RA3 and this amounts to a minimum of 83 dwellings (2011-2031). Herefordshire Local Plan Core Strategy includes windfall provision of around 19% of dwellings to be windfall within the countryside and an allowance based on recent past trends is included in Table 1 of the NDP. In addition, an allowance, again based on past trends, is made for the development of small sites within the settlement boundary. Excluding both these figures, at the time the draft plan was prepared some 80 dwellings were either built or had outstanding planning permissions since 2011. Since the draft plan was published for consultation, a further 4 dwellings have been granted planning permission and consequently the required level of proportional growth has already been exceeded with the expectation that further dwellings will come forward through windfalls. There is therefore no need to add flexibility to the policy to ensure the required level of proportional growth is met.</p>	
	Policy WEO16	Suggest change	<p>Gladman notes that both sites identified as available for housing already have planning permission. These housing sites should be acknowledged as housing commitments within the WNP but should not be set out as housing allocations. It is submitted that the allocation of our submitted site, land off Burtonwood, Weobley, through these representations could help in meeting the WNP's vision. As well as contributing to maintaining a thriving local economy allocation of the site would assist Herefordshire Council in meeting housing needs and could also deliver much needed traffic improvements sought within the WNP. If the Parish Council wishes discuss the potential development of this site and the highway improvements that are proposed as part of this scheme we would happily discuss these further.</p> <p>The inclusion of the sites as housing allocations was considered appropriate in that development had not commenced upon them and this would have required any changed proposals to accord with policies in the NDP. It is accepted that development has commenced on one of the sites, but this is not the case for the other. Even though a site has planning permission (outline in this instance), it's inclusion as an allocation is considered appropriate in that it any Reserved matters application should comply with policies in the plan, a full application might be made to change the nature of the outline proposal, or there is the possibility that it may need to be renewed. There would appear to be no physical proposals within the Gladman proposal that would deliver traffic improvements within the village other than to extend double yellow lines which will either displace school traffic parking to other residential areas, with consequence adverse effects on residential amenity, or lead to unauthorised indiscriminate parking. The rural nature of the school catchment has not been taken into account.</p>	See change No 19

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Proposed additional site	Suggest change	<p>The proposed site is located to the east of Weobley, comprising a regularly shaped area of agricultural land with an area of 3.13ha. The scheme proposes up to 50 new homes. The site is well related to the urban edge of Weobley and is contained by the trees and hedgerows surrounding the site providing a physical barrier to the wider countryside. It is a logical extension that benefits from being within walking distance of the centre of Weobley, which has a number of services and facilities. The key benefits of the site include the provision of:</p> <ul style="list-style-type: none"> • New market and affordable homes, at a time when the Council does not have a five-year supply of deliverable housing. • Public and open space provision circa 1.46ha providing adequate buffering and a quality landscape setting. • A comprehensive package of road safety and traffic improvements aiming to improve the safety for both pedestrian and vehicular users on Burtonwood. Crucially, this will be in accordance with draft Policy WEO22 of the plan and will seek to provide a betterment on the current situation inclusive of the development. <p>The site is currently subject to a pending outline application (P181050/O), a full suite of technical documents can be found on Herefordshire Council's website supporting this application.</p>	No change proposed

Respondent Identification Number	Section/Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			 <p data-bbox="779 1109 1993 1244">There is no requirement for any further housing allocations to meet the required level of proportional housing growth in the village. There is no evidence that the viability of the proposal is such that it will be able to deliver affordable housing. The public and open space is unlikely to benefit the public other than residents of the proposed housing. The transportation measures set out in the Transport Report submitted with the planning application will not meet the requirements of Policy WEO22, in particular points a) and b).</p>	

Section 3b

[Back to Contents Page](#)

Section 3b: Stakeholder Organisations Representations and Responses

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.1 Herefordshire Council (Statutory Consultee)	Whole Plan	Comment	<p>Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy.</p> <p>Developments such as hospitals, homes and schools may be considered ‘sensitive’ and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. Finally, it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>First comment noted. Contamination is covered through policy WEO12</p>	No change proposed
	Objective5, point 4		<p>Include cyclists here to fit with objectives</p> <p>Ensuring cyclist safety is not seen as a matter that the NDP can address in that there is no specific cycle-network within the Parish. Should Herefordshire Council, as local highway authority, include specific measures to remedy this within its Local Transport Plan then this could be included in any review of the NDP that might take place.</p>	No change proposed
	Policy WEO1		<p>In general conformity with Herefordshire Local plan Core Strategy</p> <p>Conformity noted.</p>	No change proposed
	Policy WEO2		<p>In general conformity with Herefordshire Local plan Core Strategy.</p> <p>Viability should be evidenced also in accordance with Core Strategy policy SC1. The policy could be given greater strength and local application by highlighting any particular community facilities that are valued by residents, for their loss to be safeguarded against in accordance with the policy.</p>	See proposed change No 7

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Conformity noted. Core Strategy policy SC1 refers to 'viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility'. These are covered more appropriately by 'utility' which is used in policy WEO2. In the context of this policy, 'viability' refers to the financial aspects, and reference is made in paragraph 5.2 to measures that would assist this such as diversification of use. Other examples might include extensions, and flexible use. The community facilities present are listed in paragraph 2.3. It is agreed that listing in the policy would be consistent with the approach taken in policies WEO3 and WEO4, although it is not certain that they can be shown on the village policies map.	
	Policy WEO3		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO4		In general conformity with Herefordshire Local plan Core Strategy. In any case whereby a proposal comes forward that would result in the loss of any open space, sports or recreation facility, the criteria of policy OS3 would apply. Conformity noted. The intention of the Policy is to identify the relevant facilities within the Parish to which this policy would apply.	No change proposed
	Policy WEO5		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO6		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO7		In general conformity with Herefordshire Local plan Core Strategy. A suggested minor wording change on criterion b to ensure clarity: "Requiring appropriate development proposals elsewhere, <u>where appropriate</u> , to be accompanied by full archaeological investigations, and <u>in</u> the event of significant and/or extensive remains being found, they should be preserved in-situ wherever possible." Conformity noted. the suggested wording change is helpful.	See proposed change No 11
	Policy WEO8		In general conformity with Herefordshire Local plan Core Strategy. Criterion 3: "Important" views are quite subjective and difficult to define. It would be helpful if the defined views were underpinned by some evidence which demonstrates that they are of value, such as questionnaire responses or through a form of landscape study/assessment. Conformity noted. The important views relate to the townscape and Conservation Area character and appearance rather than landscape and for this reason are included within the policy covering the Conservation Area. They have been derived from the draft Conservation Area Appraisal undertaken by Herefordshire Council. Local consultation also highlighted a number of these views as being important.	No change proposed
	Policy WEO9		In general conformity with Herefordshire Local plan Core Strategy	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Conformity noted.	
	Policy WEO10		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO11		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO12		In general conformity with Herefordshire Local plan Core Strategy. It is noted that some of the criteria here is already covered by the equivalent design policies of the Core Strategy and does not necessarily need including. c – Include ‘and cyclist’ d – Change to ‘active travel’ as above to add continuity to the document Conformity noted. The policy requires the elements to be addressed through a co-ordinated approach in order to achieve the greatest level of sustainability. It is therefore appropriate to draw the matters together into a unified policy. There is a requirement for cycle storage in criterion a) which is considered a reasonable requirement. For ‘cyclist’ to be included, there should be a realistic likelihood that this could be achieved beyond the site in question and there is no cycle network within the village, nor a likelihood of one being provided. However, the change will be made in the hope that Herefordshire Council will undertake measures to promote cycling throughout the Parish. It is accepted that ‘active’ might usefully replace ‘sustainable’.	See proposed change No 13
	Policy WEO13		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO14		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO15		In general conformity with Herefordshire Local plan Core Strategy. Suggest paragraph v) should say Proposals should not have a significant adverse effect on residential amenity <i>and the amenity of future residents should not be adversely affected by existing commercial or agricultural activity.</i> paragraph v) to say Proposals should not have a significant adverse effect on residential amenity <i>and the amenity of future residents should not be adversely affected by existing commercial or agricultural activity.</i> This is to safeguard the amenity of future occupants as well as existing. <i>iv – and in the light of Herefordshire Council’s Highways Design Guide</i> Conformity noted. It is accepted that criterion v) should read the same as criterion d) in Policy WEO13. In addition, the criteria should be identified by letters rather than Roman numerals for consistency throughout the plan. Reference to	See proposed change No 18

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Herefordshire Council's Highways Design Guide is covered by policy WEO23 although 'Highways' should be inserted before Design Guide in that policy. The criterion at iv) relates to effect on the street scene and is a different element to standards for provision, layout and size covered by the Highways Design Guide.	
	Policy WEO16		In general conformity with Herefordshire Local plan Core Strategy. Unable to provide comment with regard to potential contamination. Conformity noted. Contamination, should there be any, would be covered through Policy WEO12.	No change proposed
	Policy WEO17		In general conformity with Herefordshire Local plan Core Strategy. The likelihood is that the delivery of most of the listed types of housing would be best delivered viably by the 2 large committed housing sites in the village (WEO16). In particular a, c, d, e, and f. Point c - Whilst the emphasis is on reduced open market and shared ownership they are not the only Intermediate housing tenures available and these units can only be delivered if the need is demonstrated. You may need to rephrase this point with an emphasis on intermediate housing. With regards to assisting supported living outside Weobley settlement boundary this may be subject to evidence need. Amend with regard to the exception 'new development comprising accommodation for assisted or supported living for elderly people will be permitted outside of Weobley village settlement boundary provided the site has reasonable access to facilities within the village'. We would again suggest a similar amendment (to WEO15) <i>provided that the amenity of future occupants will not be adversely affected by existing commercial or agricultural activity</i> . Again, this is to safeguard the amenity of future occupants. Conformity noted. It was hoped that the sites would deliver the housing types indicated although it is apparent from the planning permissions approved subsequently that this has not proved to be the case. Point 'c' does not preclude other forms of affordable (including 'intermediate' housing). It would be unusual for a scheme for supported living to proceed without the need being identified by either a social or market provider. Herefordshire Local Plan Core Strategy allows for development adjacent to the built-up area of the settlement. However, NDPs can define what this is and this has been done by identifying sites which are adjacent that should be included within the settlement boundary. This provision recognises that this specific type of housing need might be accommodated outside of the settlement boundary but in a location that has suitable access to the village's services (among other requirements), thus complying with the NPPF sustainable development criteria. The reference to amenity will be covered by policy WEO13 or a change proposed to Policy WEO15.	No change proposed
	Para 7.8		This may need rewording. <i>'These policies allow for affordable housing'</i> - remove the wording intermediate as previously noted Intermediate is a product of affordable housing.	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			The inclusion of 'intermediate' is an attempt to show those who are not familiar with the subject that there are a number of forms of affordable housing and the policy is not simply one relating to social rent properties.	
	Policy WEO18		In general conformity with Herefordshire Local plan Core Strategy. Intermediate Housing is a product within affordable housing. Therefore, there is no need to have it as added title. This is explained in footnote 8. Re-word the sentence around S106 to "Where affordable dwellings are to be retained in perpetuity through a S106 agreement". Whilst I understand you want Parishes within Leominster Marketing assessment to be before the rest of Herefordshire it is normal practice is for it to go out to all of Herefordshire, the reason being someone in Wormsley would be declined due to not being in LMA but someone in Leintwardine would be accepted and Wormsley is a closer parish. Conformity noted. The inclusion of 'Intermediate' is an attempt to show those who are not familiar with the subject that there are a number of forms of affordable housing and the policy is not simply one relating to social rent properties. The defining of boundaries will always result in problems such as this although the example used is only one way of considering a complex subject. With regard to the 'Wormsley' example, this is an adjoining Parish although not in Leominster HMA. Within the policy as drafted a resident of Wormsley would come before someone not in an adjacent parish but within Leominster HMA. Arguably though a Wormsley resident would have greater opportunities to obtain accommodation than a Leintwardine resident, falling within Hereford HMA where there are likely to be far more existing and future affordable dwellings.	No change proposed
	Policy WEO19		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO20		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO21		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
	Policy WEO22		In general conformity with Herefordshire Local plan Core Strategy A. - these measures could also be used to encourage walking and cycling to access the school Conformity noted. The policy should be read as a whole and walking and cycling is covered under criterion d)	No change proposed
	Policy WEO23		In general conformity with Herefordshire Local plan Core Strategy Conformity noted.	No change proposed
S2 Welsh Water Dwr Cymru (Statutory Consultee)	Whole plan	Support	DCWW are supportive of the aims, objectives and policies set out, in particular Objective 2. Noted	No change proposed
	Policy WEO5	Support	Whilst there are no hydraulic capacity issues at present with regard to the public sewerage network or WwTW, we are pleased to note the inclusion of this policy and the supporting text which gives the assurance that should further development sites come forward, they will only be supported should there be sufficient capacity available.	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			Noted	
	Policy WEO11	Support	Similarly, we welcome the inclusion of this policy which indicates that developers should utilise sustainable drainage systems (SUDs) where practicable. This in itself will help ensure there remains sufficient hydraulic capacity in the public sewerage network. Noted	No change proposed
	Policies WEO15 and WEO16	Comment	We understand that the indicative number of units required up to the end of plan period in 2031 (89 units) has already been met through completions and commitments. We have responded to these planning applications accordingly and there are no issues from our perspective in any of the sites being delivered.	No change proposed
S3 (Sports England)	Policy WEO2	Seeks Change	This policy protects community facilities from development unless alternative provision is provided, unless the facility is no longer viable, or the proposals are to enhance the existing facilities. However, the policy doesn't allow for development for alternative sports provision when the benefits for sport outweigh the loss, in line with P.74 of the NPPF. The policy should therefore be amended to incorporate this. The NDP should comply with national planning policy for sport as set out in the NPPF with particular reference to Paras 73 and 74. There is a presumption against the loss of playing field land. Although no specific needs for sporting facilities have been identified the NDP does enable provision of such community facilities should a future demand arise. There are no proposals that would lead to the loss of any playing fields. Policy WEO2 allows for the enhancement of community facilities and policy WEO4 enables open space, sports and recreation facilities to be enhanced or used more effectively. In combination these should enable alternative sports provision utilising existing facilities and areas.	No change proposed
	Unspecific but Policies WEO2 and WEO4 are relevant	Comment	The local authority Local Plan should be underpinned by robust and up to date evidence in line with Par 74 of the NPPF, in the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood plan should see if the local authority has a playing pitch strategy or other indoor/outdoor sports facility strategy that provides useful evidence for to the neighbourhood plan and it should reflect the recommendations and actions set out within them, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. If there is no evidence then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area in consultation with the local sporting and wider community to provide key recommendations and deliverable actions. These should ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Herefordshire Council evidence has not suggested a specific need for any additional indoor or outdoor sports facilities within the Parish. The need for further such facilities was not identified in the community consultation although improvements to certain facilities that might benefit a healthy lifestyle and these could be provided for through policies WEO2 or WEO4.	No change proposed
	Unspecific but	Comment	If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose.	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Policy WEO4 relevant		No specific facilities are proposed but the sentiment is noted.	
	Unspecific but PolicWEO2, WEO4 and WEO6 relevant	Comment	New housing will generate additional demand for sport and if existing facilities do not have the capacity to accommodate additional demand planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. New development should provide opportunities for people to lead healthy lifestyles and create healthy communities. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. Noted although no need for land to be made available for additional sports facilities within the Parish has been identified. Resources will be sought through planning obligations to support the expansion/enhanced use of community facilities which should benefit health and wellbeing and indirectly support active lifestyles through policy WEO6.	No change proposed
S4 Historic England (Statutory Consultee)	Whole Plan	Support	Supports both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant green spaces, buildings, historic farmsteads and landscape character including key views and archaeological remains is to be applauded. Overall the plan reads as a well written, well-considered and concise document which is eminently fit for purpose. Considers that the Plan takes an exemplary approach to the historic environment of the Parish and that it constitutes a very good example of community led planning. Those involved in the production of the Plan should be congratulated. Noted with thanks	No change proposed
S5 Natural England (Statutory Consultee)	Whole Plan/HRA/SEA	Comment	Will provide substantive comments when re-consulted upon the NDP, HRA and SEA Noted although it would have been helpful to receive comments at the Regulation 14 consultation stage.	No change proposed
S.6 Environment Agency (Statutory Consultee)	Whole Plan	Comment	It is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You have used Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. The Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). Comments Noted. Herefordshire Council, who is understood to be the LLFA, was consulted on the draft NDP, and has not commented on this matter.	No change proposed
S.7 Highways Agency	None	None	NO RESPONSE RECEIVED No response suggests happy with plan or no adverse comments to make. Strategic Highway Network is not directly affected by the Plan	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
(Statutory Consultee)				
S.8 Herefordshire CPRE	Whole Plan	Comment	<p>The draft plan is easy to read, informative and sets out clear policies which cover most of the issues HCPRE consider that rural neighbourhood plans should include, i.e.:</p> <ul style="list-style-type: none"> the protection of unique characteristics of the area e.g. 'dark skies', tranquillity, distinctive landscapes and settlement patterns; protection for the broad sweep of landscapes; encouragement of design which enhances local landscape and settlement character protection of important views and the inappropriate locations for development including: industrial scale energy generation and - economic activity (e.g. intensive livestock farming units and large scale polytunnels) and housing. <p>It is particularly pleasing to see such a comprehensive analysis of the parish's character which I am sure will be an invaluable tool in guiding future development.</p> <p>Noted with thanks</p>	No change proposed
	Policy WEO7	Suggest change	<p>It may also be useful to include the policy to protect the local footpath network under this policy.</p> <p>Policy WEO23 requires development proposals not to detract from the Public Rights of Way Network within the Parish.</p>	No change proposed
	New policy	Suggest change	<p>Suggest you consider including a policy addressing large scale economic development in the countryside. Such activities, for example industrial farming development (polytunnels, intensive poultry/cattle rearing units), can be detrimental to the environment and landscape and to the amenity of residents and tourists. In particular, depending on scale, location, design and mitigation measures, such activities can have a significant impact on:</p> <ul style="list-style-type: none"> the local highway network; footpaths and tourism the landscape and historic built environment of the area; ecology and biodiversity; drainage and flood management; residential amenity (through odour, noise, light pollution, visual amenity) <p>NDP paragraph 8.1 indicates that Herefordshire Local Plan Core Strategy contains a number of economic development policies that are relevant to the Parish, especially its rural area, and these need not be duplicated. It includes Policy RA6 which refers to scale, amenity, traffic movement, water quality and tourism among other matters. Other policies within both the Core Strategy and NDP might also be relevant to many of the suggested considerations.</p>	No change proposed
S.9	Whole Plan	Comment	The relevant department will be advised. (Nothing further received)	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Western Power			Noted	

Weobley Neighbourhood Development Plan

Schedule 2: Changes made in response to comments received upon the Regulation 14 Draft Plan and matters arising since the commencement of the consultation period,

August 2018

(NB minor typographical and grammatical changes are not listed)

Weobley Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' WEOBLEY Neighbourhood Development Plan 2011 - 2031 Submission Draft – September 2018'	To indicate the period covered by the plan
2	Footer	Amend to read: ' <u>Weobley Parish Neighbourhood Development Plan 2011 - 2031 Submission Draft – September 2018'</u>	To reflect the updated version
3	Reg 14 Notice	Delete Notice, leave as blank page	No longer required – Plan has progressed past this stage
4	Table of Contents	Delete reference to Appendix 3 and its Annexes	These are no longer required within the NDP but will remain available within the Regulation 14 draft plan as part of the evidence base.
5	Para 2.5	Add at end of paragraph: 'Outside of the village agriculture and forestry is the predominant land use which also contributes in a major way to the tourism industry and resident's quality of life through land stewardship. There is however, an active quarry at the top of Burton Hill.'	To respond to helpful advice received
6	Para 3.5	Amend to read: Weobley falls within Leominster Housing Market Area where Herefordshire Local Plan Core	To roll forward in the light of

		<p>Strategy indicates the level of proportional housing growth that the NDP should seek to achieve to be 14% equating to a minimum of 83 new houses over the period 2011 to 2031. Between 2011 and <u>June 2018</u> dwellings built or committed through planning permissions amounted to <u>85</u>. Consequently, the minimum level of proportional <u>housing growth has been met and exceeded</u>. Historic rates of windfall development between 2000 and 2017 of 16 dwellings outside of Weobley village (0.94 dwelling per annum) and 24 on small sites (3 dwellings or less) within it (1.41 dwellings per annum) suggest that the <u>required number of dwellings</u> will be exceeded <u>even further</u> during the remainder of the plan period. Should the trend for planning permissions involving rural dwellings continue, 19 would be expected over the plan period. A net gain of two rural dwellings received planning permission since 2011 leaving a further 17 dwellings to be expected. The greater flexibility offered in relation to the conversion of rural buildings may even increase the suggested level of development in the rural area. Twenty-eight (28) dwellings on small sites within or adjacent to the built-up area of Weobley village might be expected based on past trends and <u>12</u> have been granted planning permission since 2011, leaving the potential for a further <u>16</u> to come forward through a windfall allowance.</p> <p>Delete reference to a footnote</p>	<p>planning permissions granted and works commencing since the Regulation 14 draft plan. Footnote referred to Appendix 3 which has been deleted.</p>
7	Policy WEO2	<p>Add after first paragraph in the policy:</p> <p>Services and facilities covered by this policy include:</p> <ul style="list-style-type: none"> • Weobley High School • Weobley Primary School • Weobley Post Office • Hopelands Village Hall and Car park • Weobley GP and Dentist Surgeries • St Peter and St Paul Church • St Thomas of Hereford Catholic Church • Weobley Methodist Chapel • Weobley Library 	<p>To respond positively to advice from Herefordshire Council</p>
8	Policy WEO3	<p>1. In first paragraph of policy delete ‘, including in association with adjacent development,’</p>	<p>1. In response to helpful representation</p>

		2. Delete 'b) Orchard off Meadow Street'	2. Area has now been granted planning permission for 3 dwellings
9	Para 5.3	<p>1. Delete description of 'Orchard off Meadow Street'</p> <p>2. Amend description ii) (previously item iii)) to read: '<u>ii) Area in front (south) of St Peter & St Paul Church – this comprises that part of the churchyard that sits to the south of the Parish Church and also part of the former bowling green and Red Lion garden. Situated between the Grade II* listed building of the Red Lion Inn and the Grade I Parish Church it offers an important and uninterrupted view of the Parish Church with the area representing evidence of the stunted growth of the settlement. The relationship of this open space to the parish church is a significant aspect of the setting of the church, and of the recognition of the steeple as a local landmark. Recently planning permission has been granted on that part of the site that was considered less sensitive in this regard with Herefordshire Council having sought to protect that part of the site which is important to the characteristics identified. This designation reflects the concerns expressed by Herefordshire Council within that planning decision.</u></p> <p>Renumber subsequent list</p>	<p>1. To reflect 1 above.</p> <p>2. To reflect part of the area has received planning permission for 1 dwelling with the remainder being considered important visually and also because of its heritage value (See planning permission granted under code P180279/F</p>
10	Policy WEO4	<p>Delete from policy:</p> <p>b) Current bowling green.</p> <p>e) Weobley Football Pitch.</p> <p>Delete designations from village policies map.</p>	To respect the voluntary support given to the local community in making available land for these uses.
11	Policy WEO7	<p>Re-draft criterion b) to read:</p> <p>b) Requiring development proposals elsewhere, where appropriate, to be accompanied by full</p>	To respond positively to advice from Herefordshire

		archaeological investigations. <u>In the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.</u>	Council
12	Para 6.3	Redraft to read: ‘Weobley Conservation Area includes the village of Weobley at its core surrounded by an agricultural landscape. In the central area of the village, and in the area of new estates on the east side of the earlier settlement, buildings are set fairly close together. Some linear development also took place to the south along Hereford Road and to the north along Meadow Street. Two small industrial estates are located on Kington Road in the north-west, and several clusters of farm buildings are located in the south-west in Garnstone Park. The village dates to at least the 11 th Century, and there may have been a settlement on the site before that date. The form of the medieval planned town, with its wedge-shaped market place and burgage plots set out on a north-south axis, is discernible today in the layout of the village. The parish church and castle earthworks both date to the 12 th Century and are likely to have been preceded by an earlier church and fortifications. The medieval open field system, with its long narrow furlongs, was an integral part of the local economy. The form of the field system is retained in post-medieval enclosures and is also identifiable in contemporary field boundaries. <u>These have largely been retained and maintained by the Parish’s farmers and landowners although a number of these field boundaries have been removed in the past.</u> Today, a large number of surviving timber-framed buildings, dating to between the 14 th and 17 th Century, are evidence of that period of prosperity. Several architectural periods	To respond to helpful advice received
13	Policy WEO12	Amend criteria c and d to read: c) Integrating new homes fully into the existing neighbourhood and support a more pedestrian <u>and cyclist</u> friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using mobility scooters; d) Assisting offsite measures such as supporting infrastructure to promote <u>active</u> travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;	To respond positively to advice from Herefordshire Council
14	Policy WEO14	Amend final paragraph in policy to read:	To correct an

		<u>'Larger scale renewable or low carbon energy generation proposals serving more than community or individual personal or business needs should, in addition to meeting the above requirements, meet the requirement for development to be of a scale commensurate with the site's location and setting. With regard to proposals for wind energy schemes, these will only be supported where, in addition to meeting the above requirements, the developer has gained the support of the local community.'</u>	incorrect reference and explain how proposals for larger schemes will be considered which was an omission.
15	Para 6.32	Amend paragraph to read: `The need to contribute towards tackling climate change is accepted and there is local support for individual and community scale schemes. Criteria are set to ensure proposals fit sensitively into the landscape and do not adversely affect other environmental features, residential amenity or the highway network and these are consistent with planning practice guidance. <u>Small scale individual proposals, including by local businesses, and community-based initiatives would enable the Parish to make a contribution to tackling climate change. Medium and larger scale schemes may be more difficult to accommodate with the landscape and the issue of scale will be more important and will need to be critically appraised in order to meet the provisions of Herefordshire Local plan Core Strategy policy RA6. Herefordshire Core Strategy Policy SD2 requires proposals for wind turbines to receive local backing. In terms of local opinion, it is considered unlikely that medium or large-scale wind turbine proposals would receive a positive response.'</u>	To explain the revised policy
16	Table 1	Amend to indicate: Dwellings with outstanding planning permissions <u>July 2018 – 67</u> Windfall allowance within settlement boundary (based on past trends see para. 3.5) - <u>16</u>	To update the figures from January 2018 to July 2018
17	Para 7.2	Amend first three sentences in the policy to read:	To update the figures from

		'At the time of drafting this NDP the current <u>completions and commitments</u> would, in combination, provide <u>85</u> dwellings. These include including the two largest housing sites which would provide 54 dwellings. The number of dwellings required <u>has already been exceeded</u> (see paragraph 3.5) and windfall development, both within Weobley village and its rural area <u>will increase provision further.</u> '	January 2018 to July 2018
18	Policy WEO15	1. Change Roman numerals to letters 2 Amend criterion e) (previously v)) to read: <u>'Proposals should not have a significant adverse effect on residential amenity and ensure new housing development avoids locations where residents may suffer significant adverse effects from adjacent uses.'</u>	1. For consistency 2. To respond positively to advice from Herefordshire Council
19	Policy WEO16	Amend policy to read: The following sites identified on Weobley Village Policies Map will remain available for new housing: i) Land amounting to 0.5ha east of Weobley Primary School. ii) <u>Land amounting to 0.5 ha off Meadow Street, Weobley.</u>	To delete previously proposed sites which are now under construction and include a further site that now has planning permission
20	Para 7.6	Revise paragraph to read: <u>'The draft NDP originally allocated two sites for housing that would provide 54 dwellings. These had outline planning permission, but one has recently commenced development such that it is now considered a committed site. The site off Meadow Street was originally to be retained as local green space for its biodiversity value. Despite initial concerns by Herefordshire Council to retain the orchard and in relation to design within the Conservation Area, a scheme has been designed that has been accepted by that Council and consequently it is allocated as a further housing site that has yet to begin development. For both sites included in this policy it is necessary to ensure their development continues to meet the design and other requirements set out in this plan, should any revisions come forward and hence they should remain allocated sites.'</u>	To reflect the change in circumstances resulting in the above change

21	Para 9.2	<p>Add before last sentence in the paragraph:</p> <p><u>'In relation to public transport, the community considers that it is important to reinstate the evening bus service from Hereford which enables residents to return from evening events within the City and for train connections.'</u></p>	To respond to helpful advice received
22	Policy WEO23	<p>Amend Criterion f) to read:</p> <p>Internal road layouts should comply with Herefordshire Council's <u>Highways Design Guide for New Development</u>, and ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play. The requirements of service vehicles such as refuse lorries, should be accommodated.</p>	To refer more accurately to the relevant guidance
23	Weobley Village Policies Map	<p>Revise map in the light of changes to the settlement boundary and allocated housing sites.</p> <p>NB The Map will be removed from the NDP and replaced by one prepared by Herefordshire Council in its house style when submitted under Regulation 15.</p>	To take into account changes that have taken place since the Regulation 14 draft plan was produced
24	Appendix 1	<p>Add 'Glebe House' and 'Library and Museum' with descriptions to the list of Locally Important Buildings</p>	To add heritage assets identified as being of particular local importance by the NDP Steering Group
25	Appendix 2	<p>Add a further enabling activity and reason to cover maintaining a list of locally important heritage assets to read:</p> <p>Locally Important Heritage Assets</p> <p>Weobley Parish Council will maintain, and from time to time review, a list of Locally Important Heritage Assets. Inclusion on the list will be judged against the following criteria:</p> <p>a) The age of an asset and the age range that takes into account distinctive local</p>	The NDP Steering Group considered the list of locally important heritage assets was incomplete but that it needed further work to create a

		<p>characteristics or building traditions.</p> <p>b) Rarity of the asset.</p> <p>c) The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.</p> <p>d) Groupings of assets with a clear visual design or historic relationship.</p> <p>e) Assets providing evidence about past human activity in the locality, including archaeological, that is in the form of buried remains, and also evidence revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</p> <p>f) Where the significance of a local heritage asset of any kind may be enhanced by a significant contemporary, historic written or other archival record.</p> <p>g) Assets of any kind that have a significant historical association of local or national note, including links to important local figures.</p> <p>h) Locally important historic designed landscapes, parks and gardens which may relate to their design or social history. (These may subsequently be added as local green space, which provides special protection against development for green areas of particular importance to local communities for their current use.)</p> <p>i) An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.</p> <p>j) Assets related to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.</p> <p>A2.4 In addition to its many Listed Buildings and other designated heritage assets, many locally important assets contribute towards Weobley Parish’s landscape and settlement character</p>	<p>comprehensive list in a consistent manner that would serve planning purposes and assist planning officers. An action based upon accepted criteria was considered to be most appropriate in order not to hold up the preparation of the NDP</p>
--	--	--	---

		and appearance. A number of these are identified in Appendix 1 but there are others, including outside the Conservation Area. The criteria set out above, taken from advice by Historic England, will be used to maintain list of Locally Important Heritage Assets.	
26	Appendix 3	Delete Appendix 3 and its Annexes	These are no longer required within the NDP but will remain available within the Regulation 14 draft plan as part of the evidence base.