

Holmer and Shelwick Neighbourhood Development Plan 2019 - 2031

Consultation Statement

July 2019

Holmer and Shelwick Parish Council

With assistance from

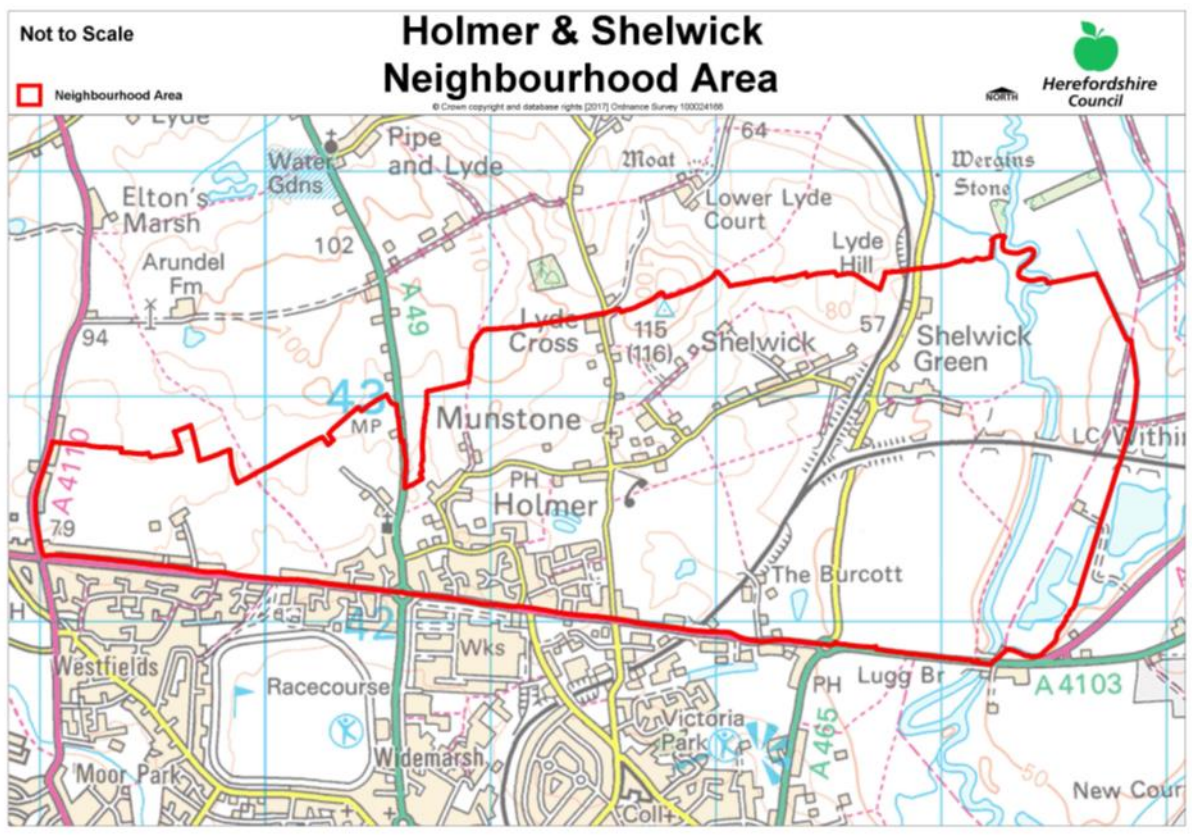


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Map 1 Holmer and Shelwick Designated Neighbourhood Plan Area



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Holmer and Shelwick Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework.
- 1.3 The Parish Council applied for area designation on 20th January 2017 (https://www.herefordshire.gov.uk/download/downloads/id/10545/neighbourhood_area_application_form.pdf) and the area shown on Map 1 was designated as a neighbourhood area by Herefordshire Council on 23rd February 2017 (https://www.herefordshire.gov.uk/download/downloads/id/10544/decision_document.pdf).
- 1.4 The NDP has been prepared by a Steering Group of local residents and parish councillors on behalf of the Parish Council. Steering group meetings are publicised on the Parish Council website <https://holmershelwick.co.uk/>, the village email circulation and *Holmer and Shelwick Parish News*. The meetings are open to the public - all are welcome to attend.
- 1.5 All information about the NDP at each stage has been provided on the NDP website:

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

<https://holmershelwick.co.uk/holmer-shelwick-parish-council-neighbourhood-development-plan/>

2.0 Informal Consultation Spring 2018

2.1 To kick-start the NDP preparations the Parish Council held an informal consultation on a draft plan in Spring 2018. This plan was informed by recent work on the Community-led Plan, prepared in 2016. The informal consultation was publicised through a leaflet delivered to each household (Appendix 1), online using the Parish Council web site, the Parish newsletter (*Holmer and Shelwick Parish News*) and posters put up throughout the neighbourhood area.

HOLMER & SHELWICK NEIGHBOURHOOD DEVELOPMENT PLAN

OPEN DAY SAT 7TH APR 10AM - 4PM

AT HOLMER PARISH CHURCH CENTRE

HOLMER
CHURCH OF ST BARTHOLOMEW
WENTWORTH FARM
COMMUNITY LED PLAN
COLDWELLS
PARISHIONERS
TRANSPORT DEVELOPERS
NEIGHBOURHOOD-CHURCH WAY
MEADOW PARK
MUNSTONE

PARISH COUNCIL SERVICES
LYDE CROSS
INFORMATION
ROMAN ROAD
TRAFFIC
FAMILY HOMES
W LENGTHSMAN
THE TURLONGS
ORCHARD CLOSE
RESIDENTS
SUSTAINABILITY
LEISURE
ATTHOOD LAKE

HOUSING

EDUCATION
SCHOOLS
JOB
CRIME AND SAFETY

ACCESS
POLICING
ENVIRONMENT
A49

SHELWICK

YOU DECIDE THE FUTURE DEVELOPMENT OF THE PARISH

—

Have your say we want your views

—

Take control of development in your Parish

—

Protect your Local green spaces

—

Transport Traffic Potholes

HOLMER & SHELWICK PARISH COUNCIL

<https://holmershelwick.co.uk/>

Open day Sat 7th April
10am to 4pm at Holmer Parish Church Centres on the A49

Figure 1. Informal Consultation Poster, Spring 2018

2.2 The informal consultation included an open day event held on the 7th April 2018 at Holmer Parish Church Centre. 57 people attended the event, in summary comments made included:

- 21 residents completed feedback forms to say they supported the plan, 4 to say they objected;
- A need for adult sport facilities, not just play for children
- “Pleased with green spaces and settlement boundaries”
- “Object to the by-pass”
- “Shelwick settlement boundary needs increasing so include 4 houses to the west yet to be built”
- “Good presentation, would like an indication of time scales”
- “Fully support the retention of areas 3,6,7,8,5 as green open space.”
- “is it the right time to be taking stock with all the recent and current increase in housing? I support protecting green open spaces and our views.”
- “Good job, Fairly comprehensive and addresses points of public concern.”

2.3 Copies of the informal consultation draft were also made available on-line at <https://holmershelwick.co.uk/>. Comments were invited in writing and by email using a comment form. Herefordshire Council were sent a copy of the plan.

2.4 In total, 52 responses, including those from the Open Day were received. A summary of the main responses and those of Herefordshire Council is included at Appendix 2. This Appendix also summarises the Parish Council’s response and action. This was then used as a basis to amend the informal consultation draft and prepare the Regulation 14 Draft Plan.

3.0 Regulation 14 Public Consultation 28th January -11th March 2019

3.1 The public consultation on the Holmer and Shelwick Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.



Holmer and Shelwick Parish Council

Home Planning ▾ Council Business ▾ NDP ▾ Your Comments News Updates The Parish ▾ Contact Us ▾

Holmer & Shelwick Parish Council Neighbourhood Development Plan

The NDP Steering Group will next meet at Holmer Park Spa at 7:00PM on Monday 4th February 2019.

Press and public are cordially invited to attend.

Figure 2. Neighbourhood Plan Web Site, Screenshot.

3.2 The Holmer and Shelwick Draft Neighbourhood Plan was published for formal consultation for at least 6 weeks from 28th January -11th March 2019.

- 3.3 The Regulation 14 consultation was publicised by a leaflet drop (Appendix 3) to every household. This explained the nature of the consultation and how to comment, where copies of the plan could be seen or obtained and when comments should be made by.
- 3.4 Copies of the plan and other materials were made available on the following web site holmershelwick.co.uk, under neighbourhood development plan.
- 3.5 Copies were available to view at Holmer Park Health Club, Holmer Vets, and Holmer Stores.
- 3.6 Two drop-in sessions to discuss the plan and answer questions were organised. These were attended by Steering Group. The drop-ins were held at Holmer Church Parish Centre -
- Wednesday 6th February (6pm – 9pm)
 - Saturday 23rd February (10am – 2pm)
- 3.7 All consultation materials set out when and to whom comments should be returned:
- By email to: ndp@holmershelwick.co.uk
- Or by post to 'Holmer & Shelwick Parish Council' 12 Grenfell Road, Hereford, HR1 2QR
- A comment form was made available - <https://holmershelwick.co.uk/wp-content/uploads/2019/01/Holmer-and-Shelwick-Neighbourhood-Plan-Regulation-14-Consultation-Representation-Form.pdf> (Appendix 4).
- 3.8 Hard copies of the Draft Plan were available to borrow by request from the Parish Council.
- 3.9 Comments on the Draft NDP or any of the other supporting documents including the Environmental Report were invited using the response form which could be downloaded from the website for completing and emailing (<https://holmershelwick.co.uk/wp-content/uploads/2019/01/Holmer-and-Shelwick-Neighbourhood-Plan-Regulation-14-Consultation-Representation-Form.pdf>).
- 3.10 A list of the consultation bodies' contact details was kindly provided by Herefordshire Council and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments. Copies of the letter and list of consultation bodies and other local organisations contacted are provided in Appendix 5.
- 3.11 A copy of the Draft Plan was sent to Herefordshire Council.

3.12 Tables 1 and 2 set out the responses received to the Regulation 14 Consultation. In total, 21 responses were received. Table 1 sets out those responses received from residents, land owners, statutory bodies and others. Table 2 the detailed, co-ordinated response from Herefordshire Council. In both of the tables a column is included setting out the Parish Council's consideration of the response and the agreed action. These agreed actions were used to make amendments to the Regulation Draft prior to submission.

Table 1. Holmer and Shelwick Neighbourhood Development Plan – Regulation 14 Responses, Summary and Recommended Action (March 2019)

Reference Number	Respondent	Policy and Para Number (where stated)	Summary of Main Points in Response	Steering Group response
1	Estates Manager, Herefordshire Council	HS2, pages 22 and 27	This response objects to the failure to include land (shown on Plan A) within the Holmer settlement boundary.	The Holmer settlement boundary includes existing built development and known planning commitments. This site has no planning approval. This site was shown as part of a <i>potential</i> site in the Hereford Area Plan (HAP) – site Bur09. Allocation of the site is a matter for the HAP. The Parish Council provide this recommendation without prejudice to any future submissions they may make in relation to the HAP with regards to this site.
2	Keepmoat Homes	HS1	The NDP makes no reference to the HAP which is under preparation. No mention is made of the implications of the HAP for the neighbourhood area. The response critiques the indicative growth target set for the villages of Munstone and Shelwick.	References to the HAP added. The indicative growth target was based on advice provided by Herefordshire Council. No change.
3	Keepmoat Homes	HS2	This seeks that the same land (Plan A) as response number 1 be released for development.	The Holmer settlement boundary includes existing built development and known planning commitments. This site has no

Reference Number	Respondent	Policy and Para Number (where stated)	Summary of Main Points in Response	Steering Group response
				planning approval. This site was shown as part of a <i>potential</i> site in the Hereford Area Plan (HAP) – site Bur09. Allocation of the site is a matter for the HAP. The Parish Council provide this recommendation without prejudice to any future submissions they may make in relation to the HAP with regards to this site.
4	Keepmoat Homes	HS9	Policy HS9 should provide further justification for its 11 criteria and consider how it aligns with Core Strategy Policy HD3.	Hereford Council found these criteria to be in line with the Core The Basic Condition Statement will set out how the policy aligns with Policy HD3.
5	Ridge and Partners on behalf of Bloor Homes		The Holmer settlement boundary should be revised to include all land within planning approval P150478/O (Plan B). A second phase of development (Plan C) should also be included within the settlement boundary.	The Holmer settlement boundary includes existing built development and known planning commitments. The existing settlement boundary is consistent with the built development shown in planning application P150478/O and the related reserved matters application. No change. The Phase 2 referred to in the response (Plan C) has no planning approval – is, therefore, not a commitment and based on the principles used to define the settlement boundary should not be included.
6	Cr Planning Solutions on Behalf of Mr Price	HS7 site 3	Objects to inclusion of site 3 as Local Green Space. This is because the site is in private	Currently this is meadow land bordered by hedges on all sides and is central within the settlement boundary of Munstone. It has no

Reference Number	Respondent	Policy and Para Number (where stated)	Summary of Main Points in Response	Steering Group response
			ownership and not available for public use. The site has no heritage, landscape or wildlife value. The site is not demonstrably special. The site forms a large tract of open land – 0.9 hectares.	public access but is one of the last pieces of green space in the village. It should be preserved as local green space.
7	Coal Authority		No specific comments	No change.
8	Collins		<p>Holmer Farm should be included in the settlement boundary (Plan D). The site is subject of an as yet undetermined planning application for 100 dwellings.</p> <p>Inclusion of land under Policy HS7 as site 4 is objected to on the following grounds:</p> <ul style="list-style-type: none"> • It is an agricultural field with no other value; • It has no public access; • The site is not tranquil. 	<p>The Holmer settlement boundary includes existing built development and known planning commitments. Holmer Farm is agricultural in use and not part of the built settlement. Unless the planning application is approved the site is not a commitment. No change.</p> <p>HS7 is privately owned and it used to keep Horses. It is in frequent unobstructed use by dog walkers and has special interest among the local community. It forms a natural green buffer between Hereford city and the Parish. No change</p>
9	Tompkins Thomas		Seeks to draw a settlement boundary at Lyde Cross (Plan E) – as part of Munstone.	This site lies outside Munstone in Lyde Cross. Lyde Cross is not a named settlement under Core Strategy Policy RA2. No change.
10	Environment Agency		Support inclusion of Policy HS9	Support noted.

Reference Number	Respondent	Policy and Para Number (where stated)	Summary of Main Points in Response	Steering Group response
11	Gladman	HS1, HS2, HS3, HS7	Support HS1. HS2 should be amended to allow development adjacent to the Holmer settlement boundary. HS3 Design should contain a greater degree of flexibility. HS3 Protecting Local Heritage Assets should make a clearer distinction between designated and non-designated heritage assets and refer to NPPF paragraphs 193 and 197.	Support of HS1 noted. Policy HS2 has no equivalent Core Strategy policy such as RA2 or RA3 for Hereford city. Any development beyond the existing built form/planning commitments should come forward through the HAP. HS3 Design is not prescriptive these are criteria applicants should consider and are criteria against which applications will be assessed. HS3 Local Heritage Assets – Distinction between designated and non-designated heritage assets made clearer.
12	Herefordshire Council			See separate sheets.
13	Highways England		Information on Western Relief Road.	Comments noted. No change.
14	ID and KM Griffiths		Ref. green space 8, pointing out that it is private land that would be ideal for development and has little value for use as green space.	This land forms an important green buffer between the new Meadow Park estate and the east end of the residential area of Holmer. There is a footpath running along the edge of this green space allowing users to take in the ambience and tranquillity of this area. This footpath 7 is currently blocked but action is being taken to reopen it and add to the definitive list of footpaths.
15	Richard Nash		Seeks inclusion of two sites in the Shelwick settlement boundary (Plan F).	One site now has planning approval and settlement boundary redrawn. The remaining site lies outside of the settlement boundary. No change.

Reference Number	Respondent	Policy and Para Number (where stated)	Summary of Main Points in Response	Steering Group response
16	National Grid		General response. No site-specific comments	No change.
17	Natural England		No specific comments.	No change.
18	Asbri Planning on behalf of Taylor Wimpey	Page 9 Key Issues	Plan should acknowledge that additional land is needed for Holmer West.	Comment noted. This is a matter for the HAP.
19	Asbri Planning on behalf of Taylor Wimpey	Page 22, paragraph 6.5 and Policies Map.	Reference should be made to the consideration of land north of Roman road for strategic housing through the HAP. The potential housing site shown in the HAP Bur09 should be shown on the Policies Map.	This is only shown as a potential site in the HAP. The HAP has its own preparation process and this matter should be pursued as part of that process. The Parish Council provide this recommendation without prejudice to any future submissions they may make in relation to the HAP with regards to this site.
20	Asbri Planning on behalf of Taylor Wimpey	Vision and Objectives	A further objective should be added to allow for consideration of land in the western part of the neighbourhood area to meet housing need arising from the City.	Comment noted. This is a matter for the HAP.

Table 2. Holmer and Shelwick Neighbourhood Plan Regulation 14 – Draft Herefordshire Council Service Providers responses – March 2019.

Please find attached comments from a number of Herefordshire Council service providers to the Draft Holmer and Shelwick Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.

Planning Services

Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.

Neighbourhood Planning

HC Comment		PC Response
Para 3.5	These dates are very ambitious. The plan is more likely to be at examination in autumn rather than referendum.	Dates amended.
Policy HS1	This policy refers to within and adjacent to the boundary, inconsistent with Policy HS2	Policy HS1 is consistent with Core Strategy policy RA2 and RA3.
Policy HS2	This policy refers to within the settlement boundary, inconsistent with Policy HS1	Policy HS2 has no equivalent Core Strategy policy such as RA2 or RA3 for Hereford city. Any development beyond the existing built form/planning commitments should come forward through the HAP.
Figure 9 Holmer settlement boundary	Would be helpful if the settlement boundary reflected and indicated where the commitment sites were. This would help to indicate the remaining capacity.	Show commitments on a separate plan within the NDP.
Policy HS3	These will need to be highlighted on a map	Non-designated heritage assets added to map.
Policy HS4	c) the view of Dinmore from the footpath will be outside the neighbourhood area The views on the map do not match those within the list, names	c) Amended with new views and list. d) List amended

	and descriptions need to be the same d) Check that all of the Local Wildlife Site listed are within the neighbourhood	
	area, some of them appear to be within Hereford city; be clear which ones are not within the parish. f) to minimise light pollution rather than retain dark skies	Noted. No change.
Policy HS5	Is missing	Correct policy numbering.
Policy HS7	LGS 7 and 8 appear to be large tracts of open land and contrary to the NPPF The size of LSG7 within the table appears to be in error. Many are also only the safeguarded road route	Comments noted. No change. Check site area for LGS7
Policy HS8	These may be seen as community wishes rather than a planning policy and should be included within a separate section.	Include as a community action rather than planning policy.

Strategic Policy

Name of NDP: Holmer & Shelwick- Regulation 14 consultation draft

Date: 01/03/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PC Response
HS1- New Housing Development in Munstone and Shelwick	SS1; SS2; RA2	Y		Conformity noted.

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PC Response
<p>HS2- New Housing Development in Holmer</p>	<p>SS1; SS2; RA2; RA3</p>	<p>Y/N</p>	<p>The boundary excludes a number of site options that have been put forward in the Hereford Area Plan (HAP). These are just options with no concrete proposals at present. However, it is important that this NDP acknowledges the possible requirement for strategic allocations brought forward through the HAP, which may be located adjacent to or outside of this boundary.</p> <p>It is also noted that this excludes a valid planning application for development of 17 dwellings on a site immediately adjacent (P184662/O).</p>	<p>We note these are only options at present. No change. Add reference in NDP in relation to implications of HAP.</p> <p>This application has not been determined. No change.</p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PC Response
HS3- Design	SS1; SS6; LD1LD4; SD1-SD4	Y	Criterion B might prove difficult to enforce in practice. Particularly, for instance, in developments that may comprise terraced cottages or semidetached dwellings.	
HS3- Protecting Local Heritage Assets	SS1; SS6; LD1; LD4	Y	This presumably should be labelled HS4?	Amend policy numbering
HS4- Landscape and Natural Environment	SS1; SS6; LD1LD3	Y	This presumably should be labelled HS5?	Amend policy numbering
HS6- Community Facilities	SS1; SC1	Y	Development leading to the loss of these facilities should also be supported under one other exception- that it can be proven that the facility is no longer needed, viable or fit for purpose.	Add criterion as suggested.

<p>HS7- Protecting Local Green Spaces</p>	<p>SS6; OS</p>	<p>Y/N</p>	<p>It is not considered that the Local Green Space is appropriate for some of these sites. In particular, 6, 7 and 8 appear to be extensive tracts of land.</p> <p>A number of these green spaces are also located within the safeguarded corridor designated for the delivery of the Hereford Relief Road. In particular, this refers to spaces 3, 6 and 7.</p> <p>The Hereford Relief Road is a key piece of infrastructure that forms part of the adopted Local Plan's strategy for Hereford, set out in policy HD3.</p>	<p>Areas 6, 7 and 8 have clear, defined boundaries. All three area's have closed footpath HO7 running through them. The Parish Council is seeking for this to be re-opened. Areas 6. 7 and 8 are also part of the protected corridor for Phase 2 of the Western Relief Road.</p> <p>Comment on road noted, but Local Green Spaces allow for development in line with national policy – paragraph 146 states that local transport need not be inappropriate development. No change as a result of this comment.</p>
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HS8- Traffic and Access	SS4; MT1	Y	These measures can be sought insofar as is feasible in a land use development plan, for example through developer contributions.	Comment noted.
HS9- Western Relief Road	HD4	Y	Conformity noted.	Comment noted.
HS10- Community Infrastructure Levy and Planning Obligations	N/A	Y	Conformity noted.	Comment noted.

General comment:

The Holmer & Shelwick Parishes are in a unique planning policy position, in that they are to be subject to two development plan documents supplementary to the Local Plan Core Strategy- This NDP and the Hereford Area Plan (HAP). Therefore, the NDP must be in general conformity with not only the county-wide Core Strategy, but also the HAP.

Whilst it is appreciated that there is not currently a draft document to conform with, it is considered that the NDP should make clearer acknowledgement of the relationship it will have with the emerging HAP. In particular, it is considered that where appropriate the plan could make more reference to the HAP, and the need for policies and proposals to have regard to the requirements of it. ***PC Response: The HAP is not adopted – therefore the NDP cannot be in general conformity with this document. In line with National Planning Guidance it should have regard to this document and its evidence base. Add further references in the NDP to the HAP as suggested.***

3) Development Management

None received

Transportation and Highways

None received

Environmental Health (Environmental Protection – noise/air)

Suggest an addition to the criteria set out in policy HS1 New Housing Development in Munstone and Shelwick. That is to say, 'the proposed houses will not be adversely impacted by existing agricultural or commercial activity'. ***PC Response: Amend the NDP as suggested.***

HS2 New Housing Development in Holmer. Some of the sites within the proposed settlement boundary may be adversely impacted by road traffic noise from the A49 and A4103. Our suggestion is an additional paragraph which states this and advises that the design and layout of the site should take into account the acoustic environment with a view to mitigation of any adverse effects of road traffic noise. **PC Response: Amend the NDP as suggested.**

HS3 Design we would suggest an amendment to h) to add again 'the proposed houses will not be adversely impacted by existing agricultural or commercial activity'. **PC Response: Amend the NDP as suggested.**

PC Response: Steering Committee agree with the recommended responses and agree to make suggested amendments.

- **Environmental Health (Environmental Protection – contaminated land)**

No specific comments to make

- **Strategic Housing**

None received

Landscape/Conservation/Archaeology

Building Conservation – none received

Landscape – none received

Archaeology – none received

- **Economic Development**

None received

- **Education**

None received

- **Property Service**

None received

- **Parks and Countryside**

None received

Waste

None received

If any additional comments are received before the closing date, this will be forwarded separately.

4.0 Strategic Environmental Assessment/Habitat Regulations Assessment

4.1 Throughout the preparation of the Holmer and Shelwick Neighbourhood Development Plan, the NDP has been subject to an iterative process of Strategic Environmental and Habitat Regulations Assessment screening by Herefordshire Council.

4.2 Each of these screenings has been consulted on with the relevant statutory bodies, full details can be accessed here:

https://www.herefordshire.gov.uk/directory_record/3127/holmer_and_shelwick_neighbourhood_development_plan

4.3 The latest screenings are being consulted on at the same time as the Submission Draft (Regulation 16) consultation.

Appendix 1 – Informal Consultation Leaflet



HOLMER & SHELVICK NEIGHBOURHOOD DEVELOPMENT PLAN

OPEN DAY SAT 7TH APR 10AM – 4PM

AT HOLMER PARISH CHURCH CENTRE

A Neighbourhood Development Plan (NDP) is a legally binding document drawn up by the community to give greater control over development and planning in our Parish. It means that no planning or development can take place without reference to our plan.

During the last 12 months a group of volunteers from the parish has been developing this plan building on the views of our parish from our existing Community Led Plan. The draft plan is ready for consultation with everyone in the parish. Remember it is your plan and will shape the future of the parish up to 2031. We need your comments and suggestions to make sure the finished plan reflects what you want.

Please drop in any time on Saturday April 7th to look at the plan and leave your comments.

A copy of the NDP draft plan is on the Holmer & Shelwick parish council website where you can also leave comments.



Holmer and Shelwick Parish Council

**YOU DECIDE THE
FUTURE DEVELOPMENT
OF THE PARISH**

**Have your say we
want your views**

**Take control of
development in your
Parish**

**Protect your Local
green spaces**

**Transport
Traffic
Potholes**

**HOLMER & SHELVICK
PARISH COUNCIL**

<https://holmershelwick.co.uk/>

Open day Sat 7th April
10am to 4pm at Holmer
Parish Church Centres on
the A49

**Appendix 2 – Holmer and Shelwick Neighbourhood Development Plan –
Responses to the Informal Consultation 2018**

Reference	Response	Steering Group Response / Action
5	<p>Support protection of local green spaces. Such spaces should be required to protect rural character.</p> <p>Poor infrastructure in the neighbourhood area limits potential to support development.</p> <p>Existing road traffic issues will be made worse by new development.</p> <p>The proposed by-pass will have a strong impact on the area’s rural environment.</p>	<p>Support of local green space policy noted.</p> <p>Neighbourhood plan already seeks to address infrastructure and traffic issues.</p> <p>policy to mitigate impacts added.</p>
12	<p>Concerns about traffic on Roman Road</p>	<p>Neighbourhood plan already seeks to address infrastructure and traffic issues. No change.</p>
14	<p>Comment (a) queries the logic of drawing the settlement boundary for Holmer down Attwood Lane. This leaves Meadow Park and Moorcroft Lane estates outside the boundary and the Furlongs estate within the boundary.</p> <p>Comment (b) no further land for employment should be considered.</p>	<p>Settlement boundary amended.</p> <p>Comment (b) the NDP does not identify employment land. No change.</p>
15	<p>More housing in the area is not supported due to:</p> <ul style="list-style-type: none"> • Traffic • Loss of privacy • Effect on values • Pollution • Loss of biodiversity 	<p>Comments on more housing noted. This is planned through the Hereford Core Strategy and possibly the Hereford Area Plan. No</p>

Reference	Response	Steering Group Response / Action
15 Cont.	Additional comment seeking relief road further north away from housing.	change to the NDP as a result of this comment. Comment on relief road noted. This is a matter for Herefordshire Council.
16	Improved crossing facilities at Starting Gate Roundabout and Cleeve Orchard. Infrastructure will be needed to support further housing.	References to improved crossing facilities added Comment on infrastructure noted. No change.
18	No more housing – traffic, noise, property values, loss of countryside.	Comments on more housing noted. This is planned through the Hereford Core Strategy and possibly the Hereford Area Plan. No change to the NDP as a result of this comment.
20	<ol style="list-style-type: none"> 1. Support for protecting green spaces. 2. Better safer cycleways needed. 3. In agreement with wish list Nos 8 and 9. 4. Drainage of pond by Bloor Homes. 5. Better bus services. 6. Concern about sewerage if development continues along Roman Road. 	<ol style="list-style-type: none"> 1. Supporting comment noted. 2. Add reference to better cycleways to NDP. 3. Support for 8 and 9 noted. 4. Drainage of pond a matter for Herefordshire Council if in contravention of planning approval. 5. Add reference to better bus services to NDP. 6. This is a matter for Hereford Area Plan.

Reference	Response	Steering Group Response / Action
24	The settlement boundary does not include our property, The Orchard Lyde. Request to include as would like to develop the plot	Steering group has revised the settlement boundary for Holmer but concluding there is too much open countryside between this dwelling and the main built form.
25	Shelwick settlement boundary should be amended to take into account the permission for 4 homes at Oakley End.	No action as adjacent to settlement boundary
26	Traffic calming measures at racecourse entrance. More crossing points on Roman Road. Plant trees between crescent houses and Bloor Homes development.	This area is not in the Parish Add reference to crossing points on Roman Road. Not a matter for the NDP.
27	Supporting comment. Need for information on timescales.	Information on timescales provided through the newsletter.
30	Object to proximity of by-pass to housing. Support for infrastructure improvements especially traffic calming on Attwood Lane/Munstone Road/Shelwick Road	Comment on by-pass noted. Supporting comments noted.
33	Support for settlement boundaries. Disagree with need for any further employment land.	Supporting comment noted.

Reference	Response	Steering Group Response / Action
		Comment noted. NDP does not identify employment land.
37	Support for green spaces 3, 5, 6, 7, 8	Supporting comment noted.
38	Support for protection of green spaces.	Supporting comment noted.
45	Would like to access a development site through green space 5.	Such access would be incompatible with the local green space policy.
50	General supporting comment.	Supporting comment noted.
51	<p>Improve the footpath from the roundabout to the Church/Church Centre.</p> <p>Improve drainage at roundabout.</p>	<p>Added in proposal for improved footpath.</p> <p>Comment on drainage noted – added as a Supporting Action</p>
52	<p>Disagree with further employment development.</p> <p>Pot holes never filled.</p> <p>Munstone Road should be 30mph.</p> <p>Improve Munstone Road/Roman Road junction.</p> <p>Things take too long and money is wasted.</p>	<p>Comment on employment land noted. NDP does not allocate additional employment land.</p> <p>Pot holes – not a planning matter.</p> <p>Munstone Road/Roman Road included in possible transport improvements.</p> <p>Comment on time taken to do things and money spent noted.</p>

Para/Policy	Herefordshire Council Comments	Steering Group response/action
2.3	2012 should read 2017	Amended
3.2	3.2 will need updating for Regulation 14 – comment noted	Amended
4.1	Hereford city should read city centre	Amended
4.4	listed buildings – check sentence	Amended
Policy HS1a	HS1a – queries use of “immediately adjacent”.	This is used because Policy RA2 allows for development “adjacent to the main built-up area” of a settlement. No change.
Policy HS1f	HS1f - if you had a 'within' settlement only, there would be no requirement for this criteria. Outside the boundary would be considered as RA3. This would be consistent with the Holmer policy – again “within only” not consistent with Core Strategy.	HS1f is to ensure anything adjoining settlement is just that – no change.

Para/Policy	Herefordshire Council Comments	Steering Group response/action
Figure 9	Figure 9 - The settlement boundary for Holmer is inconsistent:	Holmer settlement boundary amended.
Figure 9 Cont.	<p>Large areas of existing housing development north of Attwood Lane are outside of the settlement boundary - why?</p> <p>Existing commitment sites at Church Land are outside of the settlement boundary - why?</p>	
Local Green Spaces	Do all the LGS shown meet the requirements of Para 77 and 78 of the NPPF. Any LGS which do not rigorously meet these requirements are removed during the examination. Some of these appear to be large tracts of land.	Green spaces reviewed and justification amended.
Policy HS3	Map the assets	Assets shown on Parish on map.
Policy HS4	Map the viewpoints	Viewpoints mapped.
Figure 12	Figure 10 add numbers to cross-reference with policy.	Amended as suggested.
Policy HS8	The plan and policy maps in general seem to make little	New policy added.

Para/Policy	Herefordshire Council Comments	Steering Group response/action
Policy 8 Cont.	reference to the section of relief road which will run through the Parish. Whilst this is part of a Core Strategy proposal, the NDP has an opportunity to have greater influence on factors such as the design of the section that is to run through the Parish. A particular example where this has been previously done was in Callow and Haywood's NDP.	

Appendix 3 -Regulation 14 Leaflet Drop

Holmer & Shelwick

revised

Neighbourhood Development Plan



Following the open day / consultation in April 2018, the NDP has been revised. Let us have your comments on this latest draft.

How long is this consultation period? (This is known as Regulation 14)

- 28th January -11th March 2019.
- **Where can I see this revised NDP?**
- Website - holmershelwick.co.uk, under neighbourhood development plan.
- Copies to view are at - Holmer Park Health Club, Holmer Vets, Holmer Stores.
- At the drop-in sessions

Questions?

We will be holding 2 “drop-in” sessions, where you can view the NDP and ask steering group members any questions you may have. These will be held at Holmer Church Parish Centre -

- Wednesday 6th February (6pm - 9pm)
- Saturday 23rd February (10am - 2pm)

Comments to -

- At the drop-in sessions, email ndp@holmershelwick.co.uk or post to 'Holmer & Shelwick Parish Council' 12 Grenfell Road, Hereford, HR1 2QR

Let us have your feedback!

Open days

REG 14 Responses from the two Open days held on Feb 6th and Feb 23rd, 2019

Nos.	Support/ Obj./ Comment	Response
1	S	<p>In Favour of the proposed green areas. Pathway from Furlongs down to Secret garden to be made more walk friendly. Very muddy this time of year putting off local use of this lovely asset to Holmer. Off Roman road to Attwood Lane pathway is not continuous. On Furlongs estate cars drive over green areas especially on corners. They even park on grass. Parking not fully considered by Crest on the site design</p>
2	S	All seems Good
3		No specific Comments
4	C	Will there be a pavement on A49 linking the new park & ride on the Bloor estate to Holmer Community Church
5	S	Clearly any decision would need to be tied in with the timescale of the relief road / infrastructure.
6	S	Object to housing in the area, terrible traffic. Fully support the plan.
7	S	Object to any housing in our parish. No to houses on the Cannon Pyon Road.
8	S	No Comment
9		No Comment
10	S	<p>Local Green environment is very important for wildlife and for open spaces, living environment, otherwise you will risk congestion and poor living conditions. At present the infrastructure does not support further development.</p>
11		Not returned
12		Not returned
13		<p>It is good to see areas of a city flourish and develop – without new building places may stagnate. However, this area has had massive new builds over the past few years with little if any adaptation and improvements of the infrastructure. consequently, traffic issues have escalated. In addition, we have a moral duty to consider environmental issues pollution etc. many new houses have insufficient parking spaces for cars leading to huge issues. On another note the traffic calming plans for the area, we own a hedge off Attwood Lane. We would not be happy for it to be removed as feel it is good for wildlife. It has been cut back & there is plenty of room for a path</p>
14	S	The re-opening of the Secret Garden has been a great asset to the local community. We would support any plans to enhance and

		improve existing community facilities as long as it does not harm the landscape.
15		Please consider re introducing the partial blocking of Attwood Lane. Footpath would be good and Digital speed signs.
16	S	No Comment
17	S	Thank you for all your efforts. I do support the NDP
18	S	We agree with the proposed Boundary & don't want any more development in the area.
19		Any proposed development should take into account the increased pressure on medical/ school facilities in the area. No sign of it yet!
20	S	Well done, we need this Plan
21		Not returned
22		Not returned
23		No Comment
24	S	Bearing in mind the development the parish faces, the overall proposals are helpful to the long-term development of the parish.
25	S	Strongly support need to develop the community facilities to ensure a sense of community. Could the Parish Hall be used more as a community asset? Green spaces Objective 6 – Desperate need to protect green spaces not only as a community asset but also as an environmental issue so that the Parish does not become an urbanised ribbon of development. Fully agree with the proposals within policy HS9 so that the Parish has control over the effect of the area.
26		

Appendix 4 – Regulation 14 Response Form



HOLMER AND SHELVICK PARISH COUNCIL

Office Use Only Consultee No.

Representation No.

Neighbourhood Plan Pre-Submission Regulation 14 Consultation

28th January – 11th March 2019

ALL RESPONSES MUST BE RECEIVED BY 11TH MARCH 2019

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Development Plan your representation refers. (Please indicate with X)

Page Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please indicate with X)

Support	
Object	
Making a Comment	

Please Turn Over

Please use the box below for any comments:

Thank you for your time and interest. Please return this form to:

**Holmer and Shelwick Parish Council, 35 Benbow Close, Malvern Wells,
Worcestershire, WR14 4JJ**

Or email: ndp@holmershelwick.co.uk by no later than 11th March 2019

**The Holmer and Shelwick Neighbourhood Plan has been prepared by the
Neighbourhood Plan Steering Group on behalf of Holmer and Shelwick Parish
Council.**

Appendix 5 – Regulation 14 Consultees

Regulation 14 statutory consultees contact details for Herefordshire NDPs:

Coal Authority – planningconsultation@coal.gov.uk

Homes and Communities Agency – mail@homesandcommunities.co.uk

Natural England – consultations@naturalengland.org.uk

Environment Agency – SHWGPlanning@environment-agency.gov.uk and
graeme.irwin@environment-agency.gov.uk

Natural Resources Wales – enquiries@naturalresourceswales.gov.uk

Historic England – west.midlands@historicengland.org.uk

National Trust – enquiries@nationaltrust.org.uk

Arriva Trains Wales – michael.vaughan@arrivatw.co.uk

Network Rail (West) – townplanningwestern@networkrail.co.uk

Highways England – info@highwaysengland.co.uk

Herefordshire Primary Care Trust – primarycare.contracting@herefordshireccg.nhs.uk

AMEC Environment and Infrastructure UK Ltd – n.grid@amecfw.com

RWE NPower Renewables Ltd – jeremy.smith@rwe.com

Dwr Cymru Welsh Water – ryan.norman@dwrcymru.com and forward.plans@dwrcymru.com

Severn Trent Water – growth.development@severntrent.co.uk

Campaign to Protect Rural England – admin@cpreherefordshire.org.uk

Hereford and Worcester Chamber of Commerce – goodbusiness@hwchamber.co.uk

Woodland Trust – justinmilward@woodland-trust.org.uk

Education Funding Agency – yasmin.holmberg@education.gov.uk

Herefordshire Travellers Support Group – paebkam@aol.com

Herefordshire Nature Trust – enquiries@herefordshirewt.co.uk

Hereford Civic Society – herefordcivicsociety@hotmail.co.uk

Kirkwells

The Planning People

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