

Middleton on the Hill and Leysters Neighbourhood Development Plan

2011-31

Consultation Statement

April 2017

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1.0 Introduction

- 1.0.1 This Consultation Statement supports the Neighbourhood Plan Submission and contains the following:
- a) Details of people and organisations consulted about the proposed Neighbourhood Plan.
 - b) Details of how they were consulted.
 - c) A summary of the main issues and concerns raised through the consultation process.
 - d) Descriptions of how these issues and concerns have been considered and addressed in the proposed Neighbourhood Plan.
- 1.0.2 The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the Neighbourhood Plan. In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the Middleton on the Hill and Leysters Neighbourhood Plan has involved residents and other organisations with an interest in the Parish in the preparatory stages for the Neighbourhood Plan.
- 1.0.3 More recent 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.’
- 1.0.4 This Statement sets out details of events and consultations. It lists the activities in which the local community has been involved and the on-going work of volunteers. The aim of the consultations in Middleton on the Hill and Leyters has been to ensure that there is as widespread as possible understanding of the reasons for and content of the Neighbourhood Plan.
- 1.0.5 This Statement demonstrates that there has been extensive engagement and this has been central to the progress and content of the Neighbourhood Plan.
- 1.0.6 The principal tools to publicise the Plan have been the Neighbourhood Plan website - <http://www.middleton-leysters.com/home-page/> and the Parish Magazine.
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2.0 Background to the Neighbourhood Plan

- 2.0.1 The Neighbourhood Plan builds on earlier work – most significantly the preparation of a community led Parish Plan in 2004. The Parish Plan identified a number of issues that remain significant to local people, many of which are relevant to spatial planning and have been used to inform the preparation of the Neighbourhood Plan.
- 2.0.2 The Parish Plan recognised that the majority of people in the area were happy with the way it was. The key issues were traffic, lack of local services and the need to maintain the attractive landscape quality and distinctive character of the area. The Parish Plan can be viewed on the Neighbourhood Plan website <http://www.middleton-leysters.com/home-page/evidence/>
- 2.0.3 In late 2013 Herefordshire Council approached the Parish Council to discuss the possibility of preparing a Neighbourhood Plan for the area. This approach formed part of a County-wide initiative to respond to the emerging Herefordshire Core Strategy which has devolved responsibility for delivering growth to local communities through the preparation of Neighbourhood Development Plans. The Parish Council subsequently resolved to prepare a Neighbourhood Plan following a public meeting in early 2014.
- 2.0.4 The Neighbourhood Plan is the community's response to the challenges and opportunities that the new Core Strategy has given us. It enables us to plan for some new growth to meet the needs of our existing population, to attract new people to the area, and to protect and enhance what makes the area special. It also presents an opportunity to address long-standing community concerns and priorities including the speed and impact of traffic travelling through Leysters village and the speed and reliability of telecommunications infrastructure.
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3.0 The Plan Preparation Process

3.0.1 The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Plan (General) Regulations 2012, and based on a logical step by step approach:

- Definition of the Neighbourhood Plan Area – March-May 2014
- Formation of the Neighbourhood Plan Steering Group – February 2015
- Scoping, awareness raising and initial publicity – June 2015
- Understanding the Issues - The Community Survey – November 2015
- Setting the Vision and Objectives – March 2016
- Defining the Settlement Boundary and development sites – May-September 2016
- Understanding Transportation issues and developing an Action Plan – October-November 2016
- The Draft Plan consultation (Regulation 14 stage) – December 2016-February 2017

3.0.2 These key stages are summarised in the subsequent sections of this Statement.

3.1 Definition of the Neighbourhood Plan Area – May 2014

- 3.1.1 The Parish Council made an application for the Designation of the Neighbourhood Plan area in March 2014. The application contained a map which identified the area to which the area application related, a statement explaining why this area was considered appropriate to be designated as a neighbourhood plan area and a statement that the organisation making the application was a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act.
- 3.1.2 Designation of the Plan area was approved by Herefordshire Council on 1st May 2014. The Decision Document forms **Appendix 1** of this Statement.

3.2 Formation of the Neighbourhood Plan Steering Group – February 2015

- 3.2.1 The Neighbourhood Plan has been led by Middleton on the Hill and Leysters Parish Council with decision making powers delegated to its Neighbourhood Plan Steering Group. The Steering Group acts as the key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals; then drafting and submitting the Plan.
- 3.2.2 This Steering Group consists of volunteers from the Parish Council and members of the public residing in the area. They also engaged an independent planning consultant who resides in the area to help with the preparation of policies and the plan. Overall, the whole process was supported significantly by the Herefordshire Council Neighbourhood Planning Team.
- 3.2.3 The Steering Group was formally established in February 2015 and meets on a regular basis with meetings open to the public. Minutes of all meetings are published on the Neighbourhood Plan website.

3.3 Raising awareness and initial publicity – June 2015

- 3.3.1 The Plan was formally launched at a community Open Day on 6th June 2015, publicised via the Parish Magazine and posters around the area. The purpose of the Open Day was to understand the key issues that local people wished to see the Plan address, and to help shape the preparation of a detailed community survey.
- 3.3.2 The community made their comments through a combination of ‘post it’ notes corresponding to key themes, and a large map where locationally specific comments could be made. The key themes were based on the 2004 Parish Plan and discussion at the Steering Group.
- 3.3.3 Around 60 people attended the meeting and the schedule of comments is attached as **Appendix 2**. The most frequently raised issues were:
- Traffic and transport (44 comments)
 - New housing (40 comments)
 - Protecting the environment, landscape and important views (17 comments)
 - Community assets (16 comments)
 - Drainage, water supply and broadband (14 comments)
 - Facilities for young people (8 comments)
- 3.3.4 This information was used by the Steering Group to develop the Community Survey and to scope out what evidence would be needed to support the preparation of the Plan. This evidence included a Character Assessment which commenced in the Autumn of 2015 and which can be viewed via <http://www.middleton-leysters.com/home-page/evidence/>

3.4 Community survey - November 2015

- 3.4.1 The Community Survey was developed by the Steering Group over the Summer of 2015. The survey was issued to all households in the area as part of the distribution of the Parish magazine in November 2015. The Survey was also publicised on the Neighbourhood Plan website and on posters at the Parish Hall and the two Churches. A leaflet to remind people of the importance of the Survey was issued to all households in December.

3.4.2 59 survey forms were returned representing 57 households giving a response rate of 34%. The survey population was consistent with that of the area as a whole and is a statistically robust sample.

3.4.3 The detailed results of the survey are set out in the Community Survey Report produced in January 2016 (<http://www.middleton-leysters.com/home-page/evidence/>). The key messages were consistent with the 2004 Parish Plan and June 2015 Open Day and are summarised below:

Likes, Dislikes and Vision for the Future

Local people like living in the area. The most important 'likes' are the unspoilt and beautiful countryside and the peace and quiet. The most frequently identified dislikes are traffic, poor public transport and a lack of facilities. A reduced speed limit through Leysters, better mobile phone and internet coverage, and a bus service were the most popular changes that people would like to see.

Housing

The overwhelming majority of responses either support the current level of growth of 23 new homes 2011- 2031, or would like to see more if this paid for better local facilities or was for local people only. The responses support a strategy of focussing development into Leysters and to a lesser extent Middleton on the Hill with some new housing created through the conversion of buildings in the countryside. Small scale schemes of 1-2 private semi-detached homes in infill sites was the most popular form of new housing.

Community facilities

The key community facility priorities were extra parking at the Parish Hall, keeping the village pub and post office and a new village shop.

Traffic and transport

The great majority of people are concerned about the speed of traffic through Leysters village. The most popular solutions are traffic calming, reducing the speed limit and speed checks.

Environment, Landscape and Local Character

The elements which were identified as being most important to making up the character of the area were the views, trees and hedgerows and the network of fields. The most significant threats were seen as overdevelopment and additional traffic. People would like to see a traditional approach to the design of new development using local materials.

Utilities and Infrastructure

Better broadband, investment in roads and better mobile phone coverage ranked as the most important priorities for investment. Water supply, sewerage and drainage were not regarded as major issues.

Other issues

More adult education classes in the Parish Hall especially keep fit & yoga, local history and computing. The Churches should be used for non-religious activities such as choirs and lectures to help them pay their way. Lots of interest in outdoor activities such as gardening competitions and we could do more to encourage more walking, riding and cycling in the area.

- 3.4.4 The survey responses were used to inform the development of the Plan Vision, Objectives development strategy and policies. Some suggestions lay outside the influence of the Neighbourhood Plan and have been addressed through other mechanisms led by the Parish Council.

3.5 Vision, Objectives and Policy Development – March 2016

- 3.5.1 The Neighbourhood Plan Vision and Objectives were developed by the Steering Group in early 2016. An Open day was held on 12th March to provide feedback on the Community Survey and to discuss the suggested Vision and Objectives with the local people. The Open Day also provided an opportunity to discuss the emerging Policy areas and to present the finding of the draft Character Assessment.
- 3.5.2 Around 40 people attended the open day and the Vision and Objectives received broad support. A number of comments were made on the emerging Policies. The Steering Group were tasked with preparing a set of draft policies with each person being responsible for a specific theme. The first draft was discussed at the Steering Group meeting on 21st March.

3.6 Settlement Boundary and Call for Sites – January-September 2016

- 3.6.1 The most contentious part of the preparation of the Neighbourhood Plan has been the identification of development sites and the associated settlement boundary.
- 3.6.2 In January 2016 the Parish Council issued a 'Call for Sites' in order to help identify potential locations to accommodate new housing development to meet the Core Strategy housing target, reflecting the direction provided by the Community Survey. The Call for Sites notice was advertised in the Parish Magazine, on the Neighbourhood Plan website and on all noticeboards in the Parish. The Call for Sites Notice and pro-forma are attached as **Appendix 3**.

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- 3.6.3 17 submissions were made and these were assessed using the approach set out in the Herefordshire Council Neighbourhood Planning Guidance Note 21 – Guide to Site Assessment and Choosing Allocation Sites. The results of the assessment were set out in the Settlement Boundary and Call for Sites Report - published as a draft in May 2016 (http://www.middleton-leysters.com/home_page/evidence/).
- 3.6.4 The Report identified capacity for up to 11 new homes to be brought forward through the conversion of existing rural buildings outside the settlements of Middleton on the Hill and Leysters, or as a potential acceptable exception. If all of these sites were to be brought forward then the Core Strategy Policy RA2 housing target would be met.
- 3.6.5 However, a number of these sites are subject to constraints and so they cannot be relied upon as a definitive source of capacity. In addition, these sites will not provide the qualitative housing needs of the area as set out in the Housing Needs Survey and Housing Market Assessment, nor will they assist with the delivery of key community priorities identified through the Community Survey.
- 3.6.6 The Report recommended that a further four sites located within or on the edge of Leysters have the potential to provide additional housing and two of these sites have either high or medium suitability for development. The bringing forward of these sites would address the quantitative and qualitative housing requirements of the Core Strategy and have the potential to deliver significant community benefits. However, the site considered to be most suitable (site 8) had the capacity for 5 to 11 homes and so is of a size in excess of the preferred form of housing development identified in the community survey of 1-2 homes. The Report recommended that this site should be the focus for further community consultation alongside the findings as a whole.
- 3.6.7 The draft Report also identified a proposed settlement boundary – again using the approach set out in the Herefordshire Council Neighbourhood Planning Guidance Note referred to above.
- 3.6.8 The Settlement Boundary and Call for Sites Report formed the basis of a Housing Options consultation in May – June 2016. The Housing Options consultation sought the views of the community on the assessment of the various sites put forward, and on a series of options for development in Leysters village. The options were focussed on site 8 and were:
- Option 1 – restricted growth – no sites identified and rely on windfalls to meet the housing target. No community benefits.
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- Option 2 – a small scale development on site 8 of five homes and a car park to serve the Parish Hall.
- Option 3 – a larger development of 11 homes on site 8, with community benefits of a car park, village green and affordable housing.

3.6.9 The consultation document is attached as **Appendix 4** and was distributed to all households in the Parish with a stamp, self-addressed envelope for returned forms. This was supplemented by a public meeting on 6th June in the Parish Hall. Around 60 people attended the public meeting and the key messages were:

1. We should look to spread new housing around the village on a larger number of smaller sites, and not to focus it mainly onto one site.
2. This means reconsidering some of the sites we had ruled out as being unsuitable, particularly those around the Leysters Pole crossroads.
3. Community facilities should not necessarily be the driver of the Plan and the village green in particular is not important.
4. We should look to join up the two parts of the settlement and have one continuous settlement boundary

3.6.10 55 responses were made to the household survey and the main findings were:

1. The majority of responses support a settlement boundary.
2. The majority of responses support the broad approach of the settlement boundary being in two parts with only 18/55 suggesting it be a single area.
3. The suggestions on changing the settlement boundary asked that we reconsider some of the sites rejected in the first assessment of the sites.
4. The majority of responses – 36/55 supported the identification of development land in Leysters village.
5. The majority of responses – also 36/55 agreed that site 8 (the Pole Field) should be identified for development.
6. But the responses to the three options were polarised – the most popular Option was Option 3 – the 11 home development + village green + car park (20) followed by option 1 (no further development in Leysters village) (18).

3.6.11 In response to the consultation a preferred option was developed in July-August 2016. The preferred option included additional sites to spread development around the village, reducing the reliance on site 8, and included an exception site allocated specifically for affordable housing (site 17). The preferred option was publicised through a leaflet to all households via the Parish magazine (attached as **Appendix 5**). and discussed at a public meeting on 12th September 2016. A very limited number of responses were made to the consultation, and the majority of people attending the

public meeting supported the proposals. The 'Preferred Option' and has been carried forward into the Regulation 14 draft plan.

3.7 Transport Action Plan – September-November 2016

3.7.1 Throughout the preparation of the Plan road safety and the impact of traffic has been a major issue. In response to these concerns, in September 2016 the Parish Council commissioned ITP consultants to prepare a Transport Action Plan with the following objectives:

- To gain an in-depth understanding of local issues and priorities, building on the messages from the work that has already been undertaken.
- To develop an Action Plan that will identify and prioritise key recommendations and measures to address the issues raised. The Action Plan will set out responsibility for the measures, likely costs and associated funding sources.

3.7.2 A transport workshop was held on 8th October 2016, publicised via the Parish magazine and on all noticeboards in the Parish. The workshop was well attended and a summary of the issues raised is attached **Appendix 6**. The subsequent Action Plan was produced in early November with the key elements carried forward into the Regulation 14 draft Plan.

3.8 Regulation 14 consultation – December 2016-February 2017

3.8.1 The preparation of the Preferred Housing Option and the Transport Action Plan allowed the completion of the final elements of the draft Plan in October-November 2016. The formal Regulation 14 consultation commenced on 19th December 2016 and ran for eight weeks. The Plan was publicised via a leaflet to all households (**Appendix 7**), on all Parish noticeboards and at a public meeting held on 10th December.

3.8.2 The Regulation 14 Plan as well as HRA and SEA reports were available for inspection at the Duke of York Public House and the two Churches. Details of the Draft Plan was also sent to those individuals or organisations who had either attended public

meetings, commented on previous stages (including call for Sites submission) and the following organisations by post or email:

- Herefordshire Council
- Malvern Hills District Council
- Worcestershire County Council

- Luston Group Parish Council
- Kimbolton Parish Council
- Hatfield Group Parish Council
- Bockleton Parish Council
- Tenbury Town Council

- Welsh Water
- Severn Trent Water
- RWE NPower
- Highways Agency
- Historic England
- Natural England
- The Environment Agency
- Herefordshire Nature Trust
- Western Power
- The Woodland Trust
- Wye Valley NHS Trust
- The Coal Authority
- Network Rail
- The Homes and Communities Agency

3.9 Preparation of the Submission Plan – March 2017

3.9.1 The consultation responses to the Regulation 14 Plan are summarised in **Appendix 8**. 13 individual or organisations responded, making 32 comments between them. The key organisations who responded were Herefordshire Council, Severn Trent Water, Dwr Cymru, Natural England, Historic England and the Environment Agency. Five comments were made by members of the local community, two of which were supportive.

3.9.2 The responses were in the main of a detailed nature and did not raise any issues that challenged the overall strategy or the approach set out in the individual policies. The Steering Group and Parish Council considered these responses in March 2017 and

agreed to make a number of amendments as shown in **Appendix 8**. These changes are of a relatively minor and technical nature, in the main designed to improve clarity and ensure consistency with up to date Government guidance and good practise.

4.0 Working with other bodies

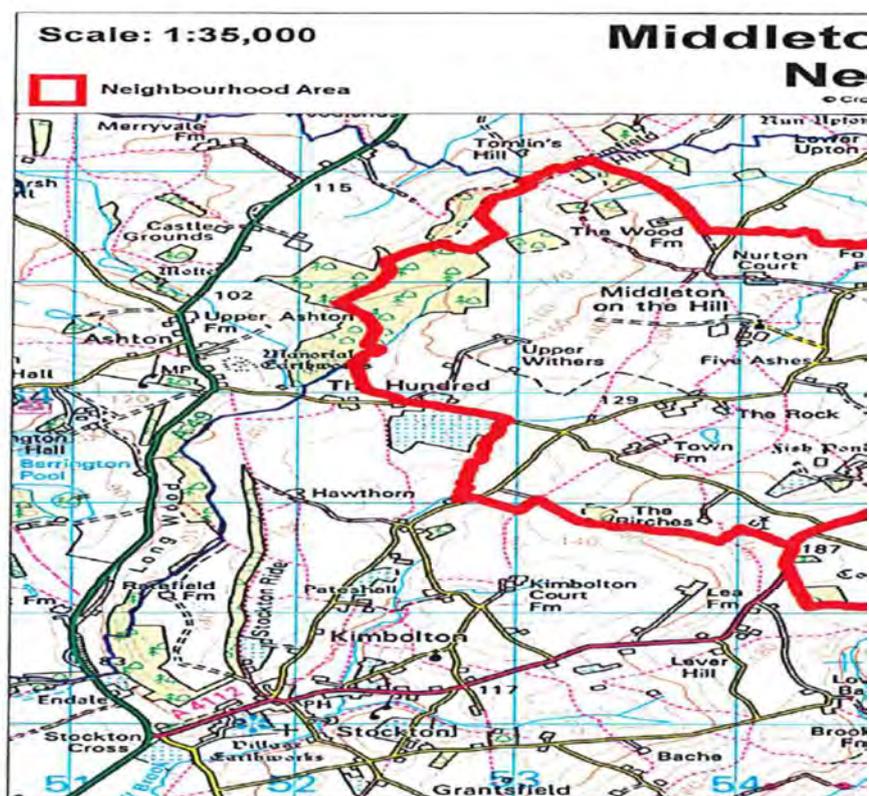
- 4.0.1 The extensive support and advice provided by Herefordshire Council Neighbourhood Planning team has been instrumental in bringing our plan to fruition. Meetings have been held with our assigned planning officers and they have offered guidance and support throughout.
- 4.0.2 A good working relationship was established with our ward councillor John Stone who attends every Parish council meeting and many of the Neighbourhood Plan open meetings. He has been included in circulation of the draft plan in order to inform other parishes on updates and progress. The Plan was sent to all our adjacent Parish Councils, Worcestershire County Council and Malvern Hills District Council.

Appendix 1 – Neighbourhood Area Decision document

Neighbourhood Area De Document

Neighbourhood Planning (

Name of neighbourhood area
Parish Council
Consultation period



Determination

Is the organisation making the area an application the relevant body under section 61G (1) of the 1990 Act
Is the neighbourhood area considered appropriate? (Section 61G (4))
Does the area overlap another design area? (Section 61G (7))
For joint area application, are all relevant areas included? (Section 61G (2))
Were any comments received during the consultation period?
Summary of comments received
Response to comments received
Ward member comments
Are any modifications required to this application for an adjoining neighbourhood area? (Section 61G (3))
Any special circumstances to be taken into account

Decision under Regulation 7 of the Neighbourhood Development Order Regulations 2010

The application for the designation of Middleton on the Hill and Leysters Neighbourhood Area is

Approved

Andrew Ashcroft

Assistant Director of Economy, Environment and Planning



Date: 01/05/2014

Appendix 2 – June 2015 Open Day comments

Neighbourhood Plan launch event 6th June 2015

Comments by theme

Our Vision – in 2031, Leysters and Middleton on the Hill will be.....

- Nothing to spoil the beauty of the views and character
- Hopefully Leysters will retain its character
- To stay a rural backwater
- A village for a community of all ages
- A rural community full of life, offering facilities for old and young
- To remain in essence as it is now
- Develop multi-user route for cyclists, horse riders, walking to encourage tourism and spend in b&b's / pubs
- Bring new housing in soon if I wait 15 more years I will be 40 and will have moved on – I'm not living with parents forever
- Still be a country village – a rural community
- Keep green spaces – build on brownfield sites

Issues to consider 1 – New housing (40 comments)

- Infill homes with gardens
- Individually designed houses fronting the main road, NOT ESTATES
- Put criteria for housing so they are for young locals, work in the area, live in the area, family in the area
- Eco-houses
- New homes for local people that are affordable
- No housing estates
- The original village centre was the Church and school area. This might be an area for new houses
- New housing should be sympathetic to the local area and low density build
- We need some affordable housing for young, local people – but not an estate
- New housing should be for young people in the area
- Infill houses – not a small estate
- No need for more than three bed housing – there are plenty of those and the people who want these can buy what's already out there
- Leysters allowance for five
- Affordable modern houses for young people, not estates
- A landowner – not me – may sell for houses – three small, two large
- Small groups at most three dwellings in character with surroundings. Set back from road
- No estates
- Does affordable housing stay affordable (restricted planning)?
- Infill housing not estates affordable for local people
- Ideally affordable housing for young working people.
- Where does village centre have to be?
- Social housing only if there are local jobs in agriculture an tourism / hospitality
- How many new houses?
- New housing should be focussed in Leysters village

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- Avoid massive estates. Encourage young people to live here it's a struggle to return
 - Where will new houses be built?
 - Barn conversion lodge farm
 - Maintain the village by spreading new houses out – not one area, no estate
 - Eco-houses
 - Sensitive design
 - Houses of individual design – not all look the same
 - Consider one individually designed house at the Tenbury end of the village please
 - Affordable for locals
 - Affordable housing
 - Identify barns suitable for conversion
 - Individual houses. Fill in some gaps on main road. Affordable for locals.
 - Also consider Middleton centre and Leysters Church
 - Criteria for purchase of housing – 1) local and 2) working in the area
 - Encourage younger people
 - Infill housing not estates

Issues to consider 2 – Traffic and transport **(44 comments)**

- 30mph community speed checks
 - 30mph speed limit through Leysters
 - Reduce speed limit to 50 to 40 to 30 through village and back again
 - Reduce speed limit – traffic calming
 - 30 mph speed limit
 - Reduce speed limit
 - Reduce speed limit to 30mph through Leysters
 - Reduce the speed limit to 30mph in Leysters need speed checks and reduce the speed on single road
 - Put calming zone
 - 30 mph in village
 - Enforce 40 mph speed limit
 - 30 mph speed limit
 - Enforce speed limit at 40mph
 - Reinstate sign at west end of village – 'drive slowly through village'
 - Cut verges
 - Hedgerows cleared at cross-roads
 - Local bus route
 - Better warning signs at crossroads on A4112
 - Visibility at crossroads
 - At A49 junction for A4112 – unsuitable for heavy vehicles. Downgrade to B road. Speed limit to 30mph
 - A number of concealed lanes should have signs to warn drivers
 - Footpath access
 - Weekly bus route
 - HGVs are deteriorating the sides of the road / verges
 - Control speeding tractors down lanes
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- Traffic calming measures
 - Traffic calming – possible to 30mph, speed indicator
 - Vehicle emerging sign as near Ludlow very effective
 - Traffic
 - More speed enforcement 30mph would be better
 - Community speed checks – flashing sign for calming
 - Better bus service and share the school bus
 - Reduce speed limit to 30mph
 - Reduce the depth of ditches before they were there you could give way safer in cars and horses
 - Passengers!
 - Weight restriction in Tenbury
 - Community transport bus runs twice a month to Leominster. Needs more.
 - Would like speed limit reduced from 40mph to 30mph and road to be made B road stop heavy traffic through village. Roads too narrow from A49 to Tenbury.
 - Sign on A49 for weight restriction for lorries coming through (access for delivery only)
 - Cars off footpaths and on their own place. Signs off footpaths.
 - Footpaths accessible for larger dogs
 - Bus route
 - Very poor visibility emerging at crossroads / bus shelter?
 - I live on the main road through Leysters the speed limit needs to be reduced to 30mph it is not safely for elderly people or young. No-one on the parish Council lives along this road apart from Clare and Michael.

Issues to consider 3 – Facilities for young people (8 comments)

- Village play area to be clearly visible adjacent to roads
- Swing at Middleton Church
- Better bus shelter at school bus stop
- Where is a sports field and village playground?
- Village playground
- Field available for rounders / games
- Bus shelter at school bus stop Five Ashes
- Village playground we need more youth in village first

Issues to consider 4 – Community assets (16 comments)

- Larger car park at village hall
 - Village green?
 - Pavement on the village hall side of the road
 - Need for a post-office
 - More bridleways for safety
 - Car park bigger for village hall
 - Better parking at village hall
 - Protect our pub
 - A car park for the Parish Hall, paths through the village need maintaining
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- Incorporate a post office and small shops at the pub
 - Can the Parish Hall have new kettle!
 - Community needs housing for all ages, smaller affordable housing required
 - More parking for village hall
 - A village shop
 - More parking facilities at village hall
 - Support the pub – use it or lose it!

Issues to consider 5 – Drainage, water supply and broadband (14 comments)

- Broadband – what is that in Leysters / Woonton area!
- Fast broadband needed urgently
- Ditches cause problems on lanes
- None of the networks have service most of area
- Broadband – does it exist at Woonton – very poor!
- Better wifi-signal!
- Better broadband speeds
- Mobile phones poor – can't get BBC – will survive
- Very poor broadband speed
- Wifi at village hall
- Better mobile coverage (O2 and Vodafone) and faster broadband
- Very poor broadband speeds and mobile phone coverage is non-existent
- Poor broadband
- Very poor broadband and mobile phone coverage non-existent

Issues to consider 6 – protecting our environment, landscape and important views (17 comments)

- Protect existing views -Leysters is rural – that's how it should stay
- Maintains the character of our village
- No solar farms
- Protect open views from intrusive development
- Protect existing views and open spaces. This is an agricultural area
- Protect views and keep village rural
- Keep the village rural
- What negative views – how can this be? – change must happen
- No solar farms or wind turbines
- The Parish could remain rural yet become sustainable with renewable energy
- Vital to preserve this beautiful area – views of conservation and wildlife
- Grants for PV panels in this village?
- Protect and maintain hedgerows by pleatching/laying, plant up new hedges where possible
- Protect rural community keep the views
- Avoid wind turbines
- Protect views and village ethos
- Keep views open and do not shut off from new development

Issues to consider 7 – what else do we need to know? (18 comments)

- More opportunities for our village to get together
- Ways to encourage the community into Church, events etc
- Bridlepaths need maintaining to encourage use
- How do we apply for money for a childrens xmas party?
- How many Parish residents visited this event
- w/c for church
- How can we get people to Gift Aid to the Church?
- w/c cubicle outside Leysters Church so the building can be used for concerts and other social functions
- Disabled facilities
- Improve Three Rivers Ride and upgrade to multi-user status. Make links to it.
- Celebrate the rural aspect. Develop hosing, multi-user routes
- w/c facilities at the Church – helpful for weddings / functions / funerals
- are there books about the history of the area?
- Improve road and lane surfaces – too many potholes
- Better gates that are user-friendly along bridleways
- Housing in the area for young people to buy. The cheapest house sold locally is £300k how are we supposed to be able to afford these?
- What sort of activities would people be interested in?
- Bridlepaths needed

‘Cocktail stick’ comments

All annotated on the base map and to be plotted electronically

Key themes:

- Traffic, transport and car-parking – 21 comments
- Infrastructure – 1 comment
- Community facilities – 17 comments
- Environmental issues – 14 comments
- Suggestions for new housing – 47 comments
- Don't build here - 2 comments

Appendix 3 – Call for Sites Notice and Pro-forma

Call for Sites

Middleton on the Hill and Leysters Neighbourhood Plan

Guidance Notes for completing the Potential Sites Pro Forma

Middleton on the Hill and Leysters Parish Council is preparing a Neighbourhood Development Plan for the area. This Plan will allocate land for development including housing and community facilities.

As part of the evidence gathering for the Neighbourhood Development Plan the Parish Council is undertaking a 'Call for Sites'. This means we require information about all potential development sites.

If you wish to suggest a potential site, please use the following Pro Forma and return to the Neighbourhood Planning Consultant – Ian Culley:

Email: bedlam.onthehill@virgin.net

Post: Rock Cottage, Woonton, Leysters, Leominster, Herefordshire, HR6 0HL

In completing your form, please:

- **Use a separate form for each site**
- Attach a map outlining the precise boundaries of the whole site and the part which may be suitable for development (if this is less than the whole). Without this information we are unable to register the site.
- Do not submit sites that already have planning permission for the intended use, unless different proposals are identified.

The inclusion of a site in the Assessment does not mean that it will necessarily be allocated for development.

If you are unsure about suggesting a site please contact Ian Culley on 07923 595 20

Call for Sites
Middleton on the Hill and Leysters Neighbourhood Development Plan
Potential Sites Pro Forma

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site

DATA PROTECTION STATEMENT

The information collected in this response form will be used by the Parish Council to inform the Middleton on the Hill and Leysters Neighbourhood Development Plan. By responding you are accepting that your response and the information within it will be made available to the public.

Your details	
Name	
Company / Agent	
Representing	
Contact Address	
Contact Telephone No.	
E-mail	

Site details	
Site Address	
Site Postcode	
OS Grid Reference (Centre of Site)	
Are you the landowner?	Yes
	No. Who then owns the land?
<p>Please attach a map outlining the precise boundaries of the whole site and the part which may be suitable for development (if this is less than the whole). <u>Without this mapped information we are unable to register the site.</u></p>	

CURRENT AND POTENTIAL USE

What is the current use of the site?

--

Relevant planning history of site (please provide planning application numbers if available)

--

What is the estimated area of the site (hectares)?

Area of whole site		Area suitable for development (If different to size of site)	
--------------------	--	--	--

Means of access to site

--

Availability of utilities and services (e.g. water supply and sewage disposal)

--

Is the site suitable for a mixture of uses (e.g. housing and community facilities)? Please specify

--

If housing, please indicate the potential capacity of the site by number and type of dwellings (e.g. older people housing, market housing, affordable housing)

--

If community facilities, please indicate the type of use (eg playground or village green / playing field)

--

POSSIBLE CONSTRAINTS

To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details :

Access	
Tree cover	

Topography	
Important open space	
Listed Building(s) Ancient Monument	
Local character	
Ownership issues	
Legal issues	
Contamination / pollution	
Environmental designation (Ecology)	
Flood risk	
Infrastructure/utility requirements	
Market viability	
Cables, pylons, electricity lines, oil pipelines	
Other considerations	
Do you believe the constraints on the site can be overcome? If so, please explain why and how.	

AVAILABILITY

Broadly what timeframe would you anticipate the site could first become available for development:

--

Once commenced, how many years do you think it would take to develop the site?

Number of years	
-----------------	--

SURVEY AND OTHER ISSUES

In identifying such a site you are giving permission for members of the Neighbourhood Plan Steering Group and the Parish Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site? If yes, please provide contact details of the person who should be contacted to arrange a site visit.

--

Any other relevant information?

Signature:

Date:

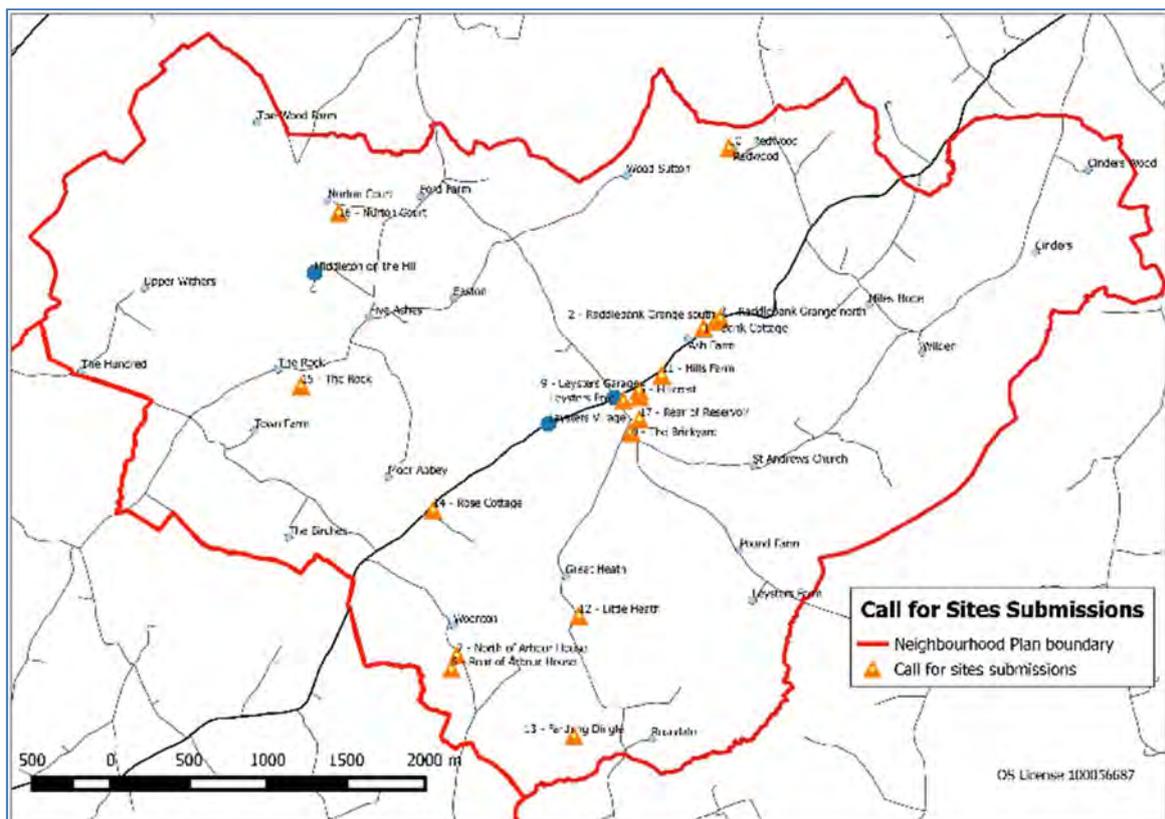
Appendix 4 – Housing Options consultation leaflet

Neighbourhood Plan Housing Options Survey

For many years the building of new housing within the Parish has been severely restricted and has been confined mainly to the replacement or modification of existing buildings. Even infill proposals in the centre of Leysters village have been rejected on the grounds that they are in 'open countryside.'

Now, however, Herefordshire Council's Core Strategy details the requirement to build 5,300 houses in rural areas by 2031 to which this Parish is required to make a contribution of a minimum of 23 homes. The Strategy states that the main focus of new development is *to be within or adjacent to the built-up area of Leysters village* with Middleton village round Middleton Church as a secondary and lower priority for development.

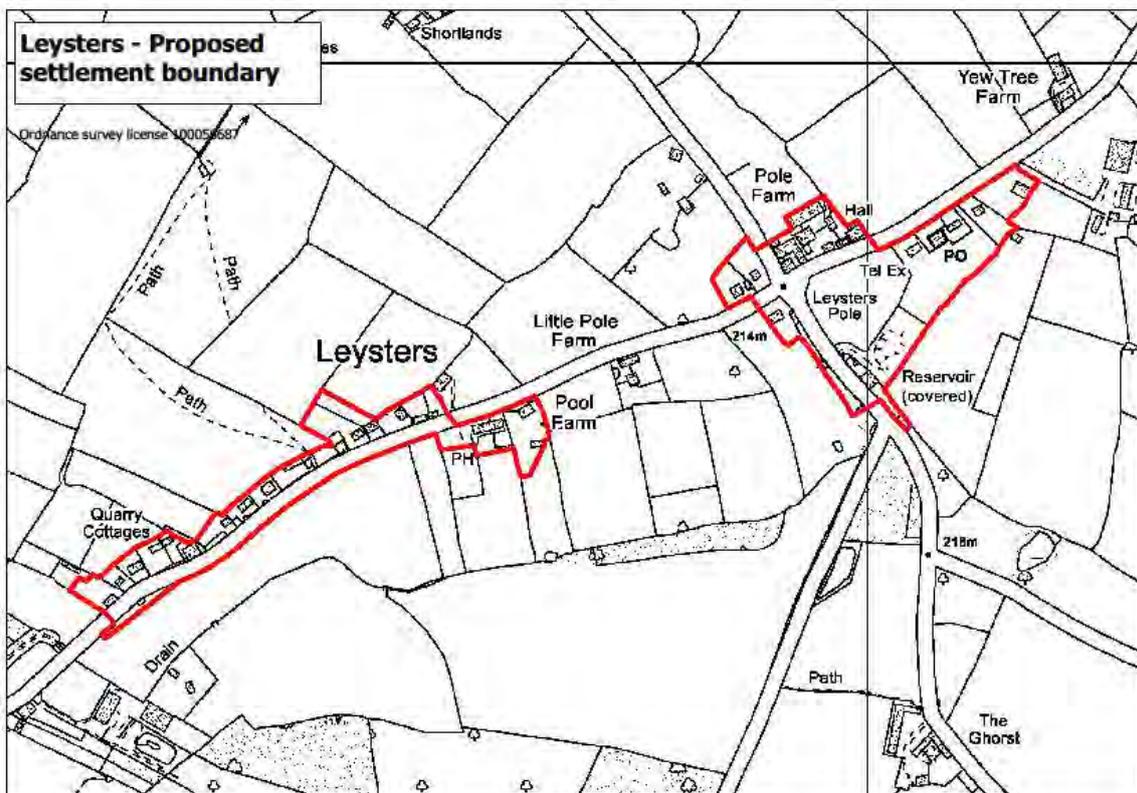
Recent work within the Neighbourhood Planning Steering Group has established a proposed settlement boundary for Leysters and Middleton villages within which housing development can take place. We have also asked people to put forward land for development within the parish and 17 sites have been submitted, spread throughout the Parish as shown in the following map.



The Settlement Boundary

In order to control where development takes place in the area, and to restrict development in the open countryside, Herefordshire Council encourage those producing Neighbourhood Plans to establish settlement boundaries around the key settlements – in our case Leysters and Middleton on the Hill. Settlement boundaries are purely a planning mechanism to prevent sprawl. The proposed settlement boundaries have been defined using the criteria

established by Herefordshire Council and are tightly drawn around the built up part of the villages, excluding areas that relate to the countryside, to prevent the villages spreading out. Our previous community survey showed that the great majority of respondents liked the existing physical character of the area and so, in establishing our settlement boundary for Leysters, we have sought to retain this character by not extending open countryside for potential development. It should be noted that any land which has been included within the settlement boundary does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example, the protection of the character of a settlement. The proposed settlement boundary is marked by the red line on the map below.



Question 1. Do you agree that the Neighbourhood Plan should establish a settlement boundary around Leysters as shown on the Plan above as means of restricting greenfield development taking place in the open countryside and, if so, do you agree with the proposed settlement boundary?

Yes

No (if no, state what changes you propose)

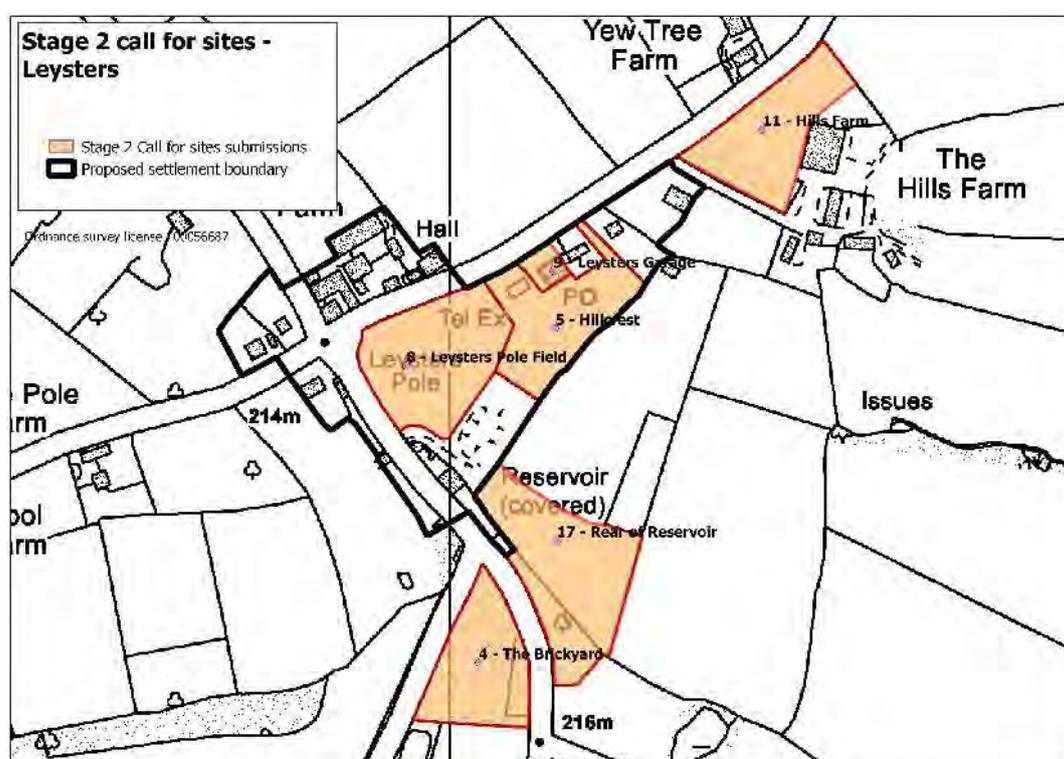
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Call for Sites

Of the 17 sites for development put forward, three are within the proposed settlement boundary for Leysters village and are adjacent to each other. Two of these are quite large sites, which rather limits the scope for 'small infill of 1-2 dwellings', which was the preferred housing development option in the community survey.

However, the field opposite the parish hall (site 8) has been put forward for development, which was the second most popular location in the community survey. Moreover, this location gives ample scope for providing 'affordable homes for sale or rent', which was the most preferred housing type in the community survey.

The following map shows the sites put forward in and around Leysters village.



Options for Housing Development

Option 1 – restricted growth

The first option is to do nothing as it is possible that we could meet a target of 23 houses primarily from the conversion of existing buildings within the parish. This has the advantage that the look and character of Leysters village would not change, a factor that was considered important in our last community survey.

However, we cannot assume that all of the conversion proposals will definitely come forward. Also, this type of new development would not bring the type of housing we want as also identified in the community survey and would not bring additional benefits such as a village green and car parking for the Parish Hall. These too were considered important in the survey. We would also not benefit from a community infrastructure levy for a new housing scheme, providing a sizeable cash sum for the Parish Council to be spent on community

projects. Also, in the absence of us proposing a housing scheme to meet our target, there would also be the continuing threat of further housing development in the centre of Leysters village, potentially of over 17 houses, which is at a far higher density than we would wish for.

Option 2 – A small scale development on the Field opposite the Parish Hall

The second option is for a low-density layout of 5 detached houses in the field opposite the Parish Hall (Site 8) and the map below shows the possible form this could take. This option has the advantage of retaining the linear character of Leysters village, considered by many to be very important.

However, this scheme would not bring the type of housing we want as identified in the community survey and, although shown in the map below, there is doubt that the limited scope of the scheme would provide sufficient funding for additional benefits such as a village green and car parking for the Parish Hall. Finally although this scheme would provide limited community infrastructure levy funding for community projects, it would obviously be less than for a larger scheme.



Ordnance Survey license 100056687

Option 3 – Development of 11 homes on the Field opposite the Parish Hall with community benefits.

The third option would be a small, high-quality development of 11 mainly 2-3 bedroom houses on Site 8 incorporating a Parish Hall car park and a village green. This has the disadvantage of being on a scale that was rated third out of four in the community survey. However it would be a single line of houses extending from the existing house line with no backfilling, thus retaining the linear form of Leysters village. Secondly, the scale of the scheme would provide funding for a village green and parish hall car parking which were identified as important in the community survey. Moreover, a scheme of 11 or more houses is required to incorporate 40% affordable housing which is defined as social rented, affordable rented and intermediate housing, normally owned by local authorities and housing associations. This level and type of new housing would meet the target the Parish has said

it wants in Herefordshire Council’s Housing Needs Survey. This was further reinforced in our own community survey which identified ‘affordable housing for sale or rent’ as the most popular housing type. Finally, this scheme would provide a substantial community infrastructure levy funding for community projects at the disposal of the Parish Council. The map below shows the possible form that this scheme could take.



Ordnance Survey license 100056687

Question 2. *Our draft Report recommends that we should consider identifying a limited amount of land for development in Leysters Village which will help to deliver community benefits and definitely meet our minimum housing target. This will reduce the risk of speculative development taking place in locations where we don’t want it to. Do you agree with this approach?*

Yes

No (if no, please explain why)

.....

.....

.....

.....

.....

Question 3. *The field opposite the Parish Hall (site 8) is located in the centre of the village and the Call for Sites Report considers it suitable for development. Do you agree that this site should be identified for development in the Neighbourhood Plan?*

Yes

No (if no, please state which other sites would be a better choice and why)

.....

.....

.....

.....

.....

.....

.....

Question 4. Of the three options for housing development set out on pages 3 and 4 which do you prefer:

Option 1 – restricted growth

Option 2 - A small scale development of detached homes on site 8

Option 3 – A development of a mix of homes with community benefits on site 8

If none of these please state why

.....

.....

.....

.....

.....

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Thank you for your time.

Appendix 5 - Preferred Housing Option leaflet

Appendix 6 - Transport Workshop notes

Title	Middleton on the Hill and Leysters Neighbourhood Plan: Workshop
Date	08 October 2016
Author(s)	Tim Edwards
Project Code	2145
Version	1



Background

ITP have been commissioned by Middleton on the Hill and Leysters Parish Councils to help support the preparation of their Neighbourhood Plan, specifically elements relating to transport.

The Parish Councils recently undertook a community survey, and it was recognised that transport and accessibility are key priorities for local residents. The Parish Councils secured funding from the Department for Communities and Local Government to provide expert transport planning support to inform their Neighbourhood Plan and the way forward.

Workshop

Following a review of available information in the community survey, parish plan and associated documents a workshop was undertaken with local residents on Saturday 8th October 2016 at Leysters Parish Hall. The aim of the workshop was twofold, to:

- Gain an in-depth understanding of local issues and priorities (building on the desk-top review)
- Discuss potential options that maybe available to the community, their impacts and attractiveness

The workshop was held between 1030 and 1230, with a drop in session afterwards. The workshop took the format of a series of interactive 'break-out' sessions, linked by a short presentation. Around 15 residents attended the event.¹ This note summarises the main outcomes of the workshop and will be used to shape the transport and travel action plan for the neighbourhood plan. Annex D and E of the main report contain the presentation that was given along with the results of the break-out sessions.

High level priorities

Attendees were given a list of 9 priority areas and asked to individually order what they thought the

¹ The vast majority of attendants were from Leysters, therefore it is recognised that the results of the workshop are likely to focus on issues in this area, rather than Middleton on the Hill although all areas of the parishes were open to discussion

three most important transport and travel issues were for the parishes. Table 2 shows the results of the exercise, where those issues that attendees stated were the most important have been given 3 points, the second most important 2 points and 1 point for the third most important.

Issue	Total score
Traffic speed and safety	44
Junction Design/Safety	29
Impact of new development sites	9
Parking	3
Public Transport	2
Walking and cycling routes (to facilities)	2
Community Transport	0
Walking and cycling routes (for leisure/tourism)	0
Information and Marketing	0

From the results it is clear that traffic speed and safety is the most important issue; followed by junction design and safety and then the impact of new development sites.

Attendees were asked to identify which were the three least important issues effecting the village.

14 stated information and marketing as one of the least important issues, 8 walking and cycling routes to facilities, 4 walking and cycling routes for leisure/ tourism and 3 public transport.

Attendees were also asked what was missing from the list, responses included:

- Impact of heavy traffic/agricultural vehicles on smaller lanes, especially during harvest
- Limited access to safe crossing points for bridleways
- Adequate visible signage, often obstructed by vegetation and hedgerows that are overgrown
- Passing points on the minor roads in the parishes

Key issues

In the next break-out session attendees considered in more detail issues relating to travel and transport in the area. Unlike the first session this focused on specifics rather than general issues. The key themes and matters have been summarised below under three broad headings:

- Traffic and Safety
- Accessibility
- New development sites

Traffic and safety

There was overwhelming consensus that traffic speed along the A4112 through Leysters was a cause for concern. Although there hasn't been any major accidents, it was felt that it was a question of 'when, rather than if'. Attendees felt that the speed limit needs to be decreased to 30mph and that

this should be accompanied by relevant physical engineering measures to encourage drivers to slow down.

It was perceived that speeding was an issue along the whole of the A4112 in the parish, however, leading to Leysters Pole (both east and west) was an area of significant concern. To the east of Leysters Pole (up until the Duke of York PH), there is little development and it feels like you are coming 'out of the village'. Drivers often speed up here, and many attendees stated that they have been overtaken on this section of road 'more than once'.

The crossroads at Leysters Pole was identified as a very dangerous, due to limited visibility and the speed of oncoming traffic on the A4112. The junction to Woonton Court Farm was also mentioned as a dangerous blind exit/entrance.

The speed of articulated Lorries and agricultural vehicles was mentioned again during this part of the discussion. Although it was recognised that there was limited opportunity to limit usage on the main road, it was felt something could be done on the minor roads which are sometimes used as a cut through.

The lack of passing places on the smaller roads was also highlighted (and that residents often have to reverse considerable distances to allow heavy traffic to pass), but it was recognised that land would have to be purchased to allow new passing places to be created.

- Other areas of discussion included:
- Poor signage at some junctions; at places it actually limits visibility due to its placement
- Routing of HGV's for the turkey farm (regular trips)

Accessibility

In terms of public transport, there has not been a bus service in the area for many years and so residents are used to relying on their private car. There was recognition that there isn't the critical mass in the village or surrounding area to justify a service of their own on a frequent basis. It was confirmed that the college bus does stop in Leysters during term time.

The lack of conjoining footpaths was mentioned during discussion, but rather than requesting new footpaths, it was felt that lowering traffic speeds would make routes safer, especially at key crossing points i.e. Leysters Pole Junction and the Parish Hall.

At night, although safer as car headlights can be seen, it was mentioned that there was a lack of visibility as there was no street lighting along the main stretch of road where there is housing.

To the west of the village there is a designated crossing point, with signposting, for the bridleway, however cars travel far too fast for it to feel safe. To the east of the village it was felt that there

would be benefit to having signage for the bridleway crossing point.

The church was well used by walkers as a starting point and car park. This could be promoted more, however, the limited parking means that sometimes passing places are used as parking spots as well.

New development sites

In terms of access to the new site, it was generally felt that access would be sensible and safer from the main road, especially for site 8, where the side access could cause additional conflict with large vehicles (for the reservoir and from the farms), and also lead to issues turning out onto the A4112.

Other comments included:

- The access to site 1 could be an issue
- Site 8 offers a big opportunity to change the layout of Leysters Pole
- Car park allocation needs to be considered carefully, especially if to be used for the Parish Hall

Solutions and attractiveness

Finally at the workshop there was discussion around the attractiveness of different types of solution to the problems that were mentioned previously.

Attendees approached this section very practically and sensibly, recognising what could realistically be changed and where there was limited scope for change, and that it was part of the 'price to pay' living in a remote and beautiful area.

There were two main points that came from the discussion that need to influence the action plan:

1. If the speed on the A4112 is to be decreased, then it must come with associated measures to make drivers slow down. In general there was agreement that these should be 'softer measures' so not to spoil the character of the village and should include:
 - Enforcement with mobile speed cameras. Several people stated how effective these have been in other areas they driver through. Even if the camera was only there for a week, people still remember and slow down long after - Leysters has not had a speed camera van visit. Ideally this would be located between Leysters Pole and The Duke of York PH
 - Creating a 'gateway' into and out of the village, highlighting the change in speed limit
 - Considering a gradual speed limit change in to the village (from 40mph, then to 30mph)

- Virtual road narrowing at existing pinch-points in and out of the village to give priority to one way and slow vehicles down
 - Solid white line markings between the Duke of York and Leysters Pole to limit overtaking
2. The new development sites give an excellent opportunity to tackle more than one issue at a time and so should be considered carefully by the parish and developers when plans are more concrete.

In addition to this, a number of other points were raised by the attendees as potential solutions to some of the issues:

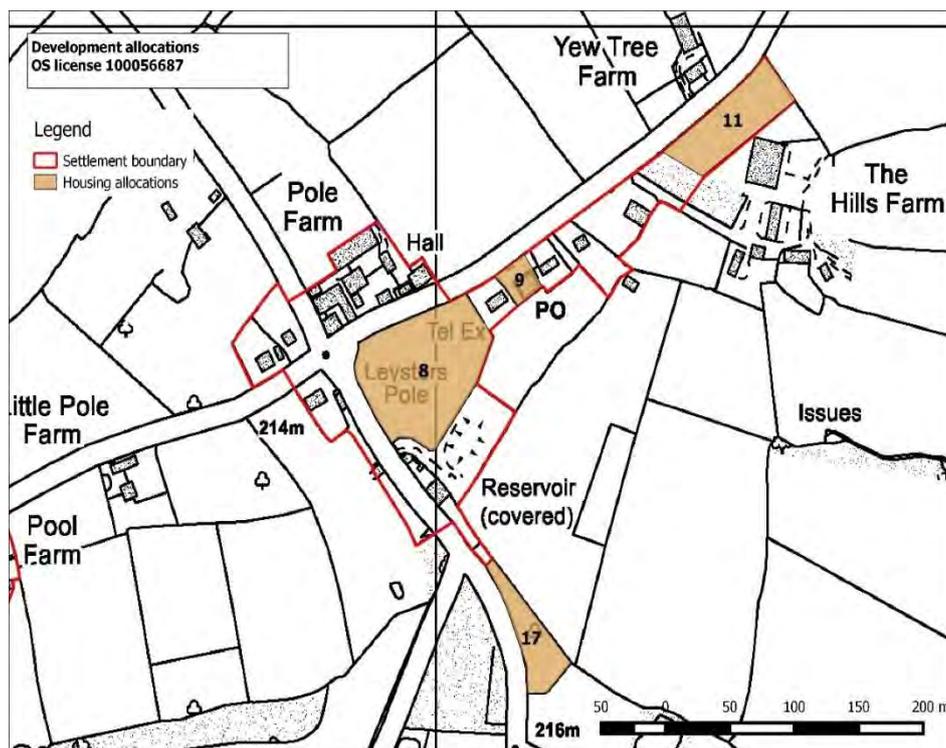
- There was interest in further considering the college bus and whether this could be used for fare paying passengers into Leominster
- The need for regular and good quality maintenance of verges and hedgerows
- More signage for tight bends
- The potential for islands in the road, especially at the Parish Hall would be attractive, and could be considered as part of the new developments

Conclusions

This note summaries some of the key points to come from the workshop with residents held in October 2016. It is heartening that the issues that were raised, and solutions proposed, fall in line with the outcomes of the community survey. This means the outcomes of both the workshop and community survey can be used together as a strong supporting foundation for the development of the action plan.

Appendix 7 - Regulation 14 consultation leaflet (text and map)

Consultation on Middleton on the Hill & Leysters draft Neighbourhood Plan



Site 8 – Leysters Pole Field

Development of up to five homes laid out in a linear form facing the A4112 and of a harmonious mix of traditional architectural styles and materials in order to respect the character and appearance of the settlement.

Site 9 – Leysters Garage

Development of up to two homes.

Site 11 – The Hills Farm

Development of two homes with access from the existing track serving the Hills Farm.

Site 17 – Rear of Reservoir Development of three affordable homes of a size and tenure to meet an identified need

A Neighbourhood Plan for Middleton on the Hill and Leysters has been produced in draft and is open for consultation. We are now seeking the views of those who live and work in the Parish on the draft Plan that, in due course, will be tested in a referendum. Work on the Neighbourhood Plan by a steering group of volunteers from the Parish started in February 2015. The work was overseen by

the Parish Council and followed a strict code of guidelines from Herefordshire Council. Milestones included a community survey in November 2015, a housing options consultation in May 2016 and a transport workshop in September 2016.

Neighbourhood Plans are being produced in towns and parishes throughout England and at least 20 have been completed and approved so far in Herefordshire. *Once approved they become legal documents and will be used to determine planning applications, appeals and to guide spending by Herefordshire Council on, for example, roads and traffic improvements.* The Plan could thus affect us all and it is vital that we examine the draft Plan now to ensure that it reflects our views. All neighbourhood plans have to outline their policies that are a set of rules to be used to determine planning applications. Our policies were developed from our community survey that identified 7 policy areas including strategy, housing, local character, infrastructure, traffic, employment & business and community facilities.

For the first time our Parish has been given a target for new housing and Herefordshire's own development plan or Core Strategy requires our Neighbourhood Plan to identify sites in, or adjacent to, the main built up areas of Leysters village to be the first priority for housing with Middleton village as a secondary priority. A call for sites brought forward 17 possible locations for new housing and, fortunately, several of these met the Core Strategy criteria (see proposals overleaf). In all our Neighbourhood Plan has 21 policies and 8 of the policies relate to housing as, for many, it is the subject of greatest interest. Policy areas include in particular the number of houses, the settlement boundaries within which houses can be built, the size & design and the scope for affordable housing.

Traffic management and road safety is another key policy area addressed in our Plan and we engaged professional transport consultants to help us develop our policy recommendations. The speed of traffic through Leysters village was a particular concern raised at our open meetings and in the community survey and new housing is likely to make this concern even more pressing. Other policies in our Plan include the improvement of broadband, protecting & enhancing landscape character, business development, agriculture and forestry and the protection & enhancement of community facilities. Our draft Neighbourhood Plan is now on our website www.middleton-leysters.com and there is a form on the website that you can use to make your comments. We would like comments if you support the Plan or if you believe that changes are necessary in particular sections. This initial consultation runs for 8 weeks from 19 December 2016 and, at the same time, we are seeking the views of Herefordshire Council (Planning & Highways), Welsh Water, Western Power and the Environment Agency.

In March 2017 we will make changes to the draft Plan, where appropriate, in the light of comments received. Our aim is to submit the Plan to Herefordshire Council in April 2017 and, in May-June 2017, Herefordshire Council will carry out its own consultation. Thereafter the Plan will be submitted to an independent examiner who will produce an examination report that may recommend further changes. Finally, in late Autumn 2017, Herefordshire Council will arrange a Parish Referendum to either approve or reject the Plan.

Appendix 8 - Responses to the Regulation 14 Consultation

Summary of Responses to Regulation 14 consultation

Consultee	Policy / proposal	Comment	Recommended response	Amendment
Coal Authority	Whole document	No specific comments	Note the response.	No change.
Dwr Cymru Welsh Water	Whole document	Supportive of the objectives and policies in particular objective 5. No issues in providing clean water to the number of units proposed.	Welcome and note the response.	No change.
Environment Agency	Whole document	No specific comments.	Note the response.	No change.
Herefordshire Council (Neighbourhood Planning)	Whole Plan	The Plan is well written and researched with a positive approach to identifying settlement boundaries and allocating housing sites.	Welcome and note the response.	No change.
	Front page	Add in the Plan period 2011-31 and qualifying body (Middleton and Leysters Group Parish Council).	Agree that the requested change provides additional clarity.	Insert Plan period and qualifying body as suggested.
	Settlement boundaries	Leysters appears to have two buildings at either end, next to the settlement but are not included in the settlement boundary.	The approach to the settlement boundary is consistent with the Herefordshire Council Neighbourhood Planning Guidance Note 20 as set out in the 'Settlement Boundary and Call for Sites Report'(2016) and amended in the light of the subsequent community engagement. The buildings are excluded on the basis of a clear gap	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			between them and the existing built form of the village.	
	Policy ML 6	Policy is already covered by the Core Strategy and the NPPF. Either make it more locally specific or remove it.	Agree that the Policy relates to issues covered by Core Strategy Policy – in particular RA3 and RA4. However, such development will provide an important source of housing delivery critical to the Neighbourhood Plan strategy and the inclusion of the Policy assists the users of the Plan to read it in a comprehensive manner.	No change.
	Policy ML 10	In light of Strategic Policy and Housing's comments, it may be the case the site may only deliver market housing	In relation to site 17 see response to comments on Policy ML 10 below.	See response below to comments on Policy ML 10 made by the Strategic Planning Team below.
Herefordshire Council (Strategic Planning)	Policy ML 4	Care should be taken that the proposals for the allocated sites are not too prescriptive, to the point where similar schemes with equal merit are unnecessarily prevented from coming forward. A degree of flexibility should be offered to ensure the proposals are deliverable. For instance, the proposed development of three affordable homes on Site 17 may not be viable for developers as currently	It is important for the Plan to provide certainty and to reflect the findings of the extensive community engagement and Character Appraisal. The proposals set out in Policy ML 4 are consistent with this work and further flexibility may serve to undermine the effectiveness of the Plan. In relation to site 17 see response to comments on Policy ML 10 below.	No change in overall approach but see response below to comments on Policy ML 10 made by the Strategic Planning Team below.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
	Policy ML 6	<p>proposed.</p> <p>This policy issue has already been covered by similar criteria in the equivalent Core Strategy policies. This would call into question whether the policy's inclusion is necessary</p>	<p>See above response to similar point made by the Neighbourhood Planning Team.</p>	<p>No change.</p>
	Policy ML 10	<p>Viability may be an issue on Site 17 proposal. No allowances appear to have been made in policy for developments of greater than 10 that can provide the necessary economies of scale to contribute to affordable housing need. Such a scheme is unlikely to come forward within the settlement boundaries as drawn.</p>	<p>Agree that the current business models of affordable housing providers are unlikely to be able to deliver a three unit wholly social rented / shared ownership development on the site and the form of intermediate affordable housing referred to in Policy ML 10 as 'discounted sales' is too narrow, ambiguous and requires clarification in the light of the current NPPF and Herefordshire Council definitions. In addition, the 2017 Housing White Paper proposes that the NPPF widens the definition of affordable housing further to include Starter Homes and some private rented tenures. There is also evidence of demand for specific forms of intermediate affordable housing – including low cost self-build and custom build housing and this should be referred to as an acceptable form of affordable housing in the Policy. This definition has been used in the made</p>	<p>Retain the allocation of Site 17 for three affordable homes but amend the first line of Policy ML 10 to state:</p> <p>'The need for affordable housing as defined by the National Planning Policy Framework, which can be provided by registered providers, community housing groups as well as individual self-build low cost housing, will be met by:'</p> <p>Amend para 4.2.31 to be replaced with:</p> <p>'The Community Survey identified affordable homes for sale or rent as the most needed form of new housing in the area. The Middleton on the Hill and Leysters Housing Needs Study reveals a need for four affordable homes to meet the needs of existing and emerging households. The Herefordshire Local Housing Market Assessment also identifies a need for affordable housing in the rural areas, with a focus on social rented accommodation in smaller homes with over 90% of need being for one and two bed accommodation. The Neighbourhood Plan defines affordable housing as that set out in the NPPF, specifically recognising the need to facilitate the delivery of homes for purchase and rent below market</p>

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			<p>Humber, Ford and Stoke Prior Neighbourhood Plan. The site owner has confirmed that such clarification would facilitate a viable form of affordable housing development and provide for a range of housing needs consistent with the Community Survey. A development of ten homes or more would not be consistent with the character of the settlement and was rejected by the Community in the 2016 Housing Options consultation.</p> <p>It is also the case that the definition of local connection for the purposes of the Policy requires amendment to be compatible with the Herefordshire definition.</p>	<p>levels including individual self-build low cost housing’.</p> <p>Replace the second part of Policy ML 10 including (1) to (5) with : All affordable homes will be subject to Section 106 Agreements ensuring that priority for allocation, on the first and subsequent lettings, is first given to those with a local connection in accordance with the Herefordshire Council local connection criteria https://www.herefordshire.gov.uk/housing/advice/definition-of-affordable-housing</p>
Herefordshire Council (Strategic Housing)	Policy ML 10	Although the inclusion of affordable housing has been looked at and a site identified (17), the site appears to be big enough to provide only 3 units (subject to update needs assessment). I have concerns that this site would not be a viable option to deliver affordable housing for either rent or shared ownership as an affordable housing provider	See response above to similar comments made by the Strategic Planning Team.	See response above to similar comments made by the Strategic Planning Team.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		<p>would not be able to provide just three units due to development costs.</p> <p>Therefore, if the Parish wish to deliver much needed affordable housing then they may wish to re-evaluate the sites available.</p>		
<p>Herefordshire Council (Environmental Health)</p>	<p>Policies ML 4-10.</p>	<p>Provision should be made within the policies ML4 -10 to ensure that new residences are not permitted in locations that the amenity of future residents will be unduly adversely affected as regards noise, odour, dust etc. due the activities of existing agricultural /commercial activities.</p>	<p>Accept that development proposals should have regard to these issues but the suggested amendment would duplicate the requirements of Core Strategy Policy SD1 (bullet points 3, 4 and 5), and so is not necessary.</p>	<p>No change.</p>
<p>Herefordshire Council (Transport and Highways)</p>	<p>Policy ML 15</p>	<p>Please consider the possible opportunity in Leysters for secure and covered cycle parking at the College bus stop near Site 8 on Map 6 (p37) to encourage potential cycle and bus ride for college students, perhaps via local development implied at site 8. This could possibly be incorporated</p>	<p>Agree that the Plan should promote the provision of secure and covered cycle parking at the College Bus stop, particularly if the Parish Council are able to negotiate wider community use.</p>	<p>Incorporate into Policy ML 14 a new priority (5): 'feasibility of providing secure covered public cycle parking close to the College Bus stop'</p>

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		within ML15, 4. With the additional wording shown in red “That they take every available opportunity to ensure that the site is linked to village facilities by an existing footway/cycleway and secure covered public cycle parking is provided close to the College bus stop”.		
	Policies ML16-19.	Some mention of measures and infrastructure that encourage walking and cycling to business premises would be useful in ML16, 17 and 18. and also in relation to community facilities in ML19	Agree that the Neighbourhood Plan should seek to improve accessibility to existing business and community facilities in addition to new development.	Include reference in in the first part of Policy ML 15 to the need for improve accessibility to existing business and community facilities.
	Policy ML 15	On page 49 ML 15 seems to be referred to as “Sustainable Transport measures” whereas in the policy itself on page 37 it is called “ML 15 – Transport and Connectivity”.	Agree that the wording is inconsistent.	Change title of Policy ML 15 on page 37 to ‘Sustainable transport Measures’
	Map 6	Our current view stand that the request for a mirror at the Woonton junction is not for the neighbourhood plan to cover, and any request for a mirror should be pursued	The Transport Action Plan identifies the Woonton junction on the A4112 as a priority for improvement – carried forward into Policy ML 14(3). Agree that further investigations will be required but it is relevant for the Neighbourhood	No change.

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		<p>through the Parish Council and Balfour Beatty. There is significant site investigation required in order to meet the legal requirements to install a mirror on the highway. At the current time we are reviewing our policy on mirrors on the highway in line with the changing legislation.</p>	<p>Plan to suggest what improvements could be appropriate and the consultants have recommended that mirrors are appropriate in principle.</p>	
<p>Herefordshire Council (Air, land and water protection)</p>	<p>Policy ML 4 – site 11</p>	<p>The proposed site area; ‘11; the Hills Farm’ is a site which historical maps indicate is located on land that from 1954 has been classed as unknown filled ground (pond, marsh, river, stream dock etc.) The sites historic potentially contaminative use will require consideration prior to any development.</p>	<p>Note the comments and that further investigations will be required to support a planning application. However, no objections in relation to contaminated land were made by the Councils Environmental Health Team to the proposed development of the site in 2016 (Planning application 153809). The site owner has not identified any overriding constraints to the development of the site, confirming that it has been used as a paddock for many years</p>	<p>No change.</p>
	<p>Policy ML 4 – site 9</p>	<p>Historical maps from 1972 indicate that proposed site area; ‘9-Leysters Garage’; as the name suggests is a former garage site. The garage site is a potentially contaminative use and will require</p>	<p>Note the comments and that further investigations will be required to support a planning application. However, some remediation has already been carried out including the removal of the petrol tanks. The site owner has not identified any overriding constraints</p>	<p>No change.</p>

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		consideration prior to any development. Petrol tanks, interceptors, pipe runs, spill areas, oil storage and inspection pits are all areas on a garage site where there is a possibility for contamination to occur.	to the development of the site.	
Historic England	Whole document.	Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan takes an exemplary approach to the historic environment.	Welcome and note the response.	No change.
	Policy ML 11	The Plan makes it clear that the two principal settlements in the Parish have at least medieval origins. It is, therefore, likely that there will be a correspondingly rich resource of archaeological remains, both above and	Agree that the two settlements may contain archaeological features and amend the Policy as suggested.	Include additional text to Policy ML 11 as suggested.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		<p>below ground. It is not improbable that this resource will be impacted by any new development and accordingly we would strongly recommend the inclusion within the Neighbourhood plan of a policy to cover the appropriate treatment of archaeological remains within the planning process.</p> <p>We suggest such a policy might usefully sit as a new element of Policy ML 11- - the wording below has been adopted successfully elsewhere:</p> <p>“Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic</p>		

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		Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.		
Natural England	Whole Plan.	No specific comments on the Neighbourhood Plan.	Note the response.	No change.
	Habitats Regulations Assessment	Agree that the Plan is unlikely to have significant effect on the River Lugg SAC. However, the HRA indicates that the SAC is within the Group Parish but it is actually outside.	Note the response and agree.	Amend the HRA to clarify the River Lugg SAC is outside the Plan area.
Severn Trent Water	Whole Plan.	No specific comments.	Note the response.	No change.
Mr Len Vidler	Policy ML 4 – site 8.	On behalf of the site owner I agree with the use of the site for housing and Parish Hall car parking.	Welcome and note the response.	No change.
Mr W Summers	Policy ML 3	Entirely in agreement with the County requirement to share the new housing requirement.	Welcome and note the response.	No change.
Mr S Shield	Policy ML 2 – settlement boundary.	Please would you realign the settlement boundary in the paddock at Pool Farm as shown in the attached drawing. The boundary shown on the current plan appears to have been set up by the fence that	Agree that the settlement boundary should reflect existing features and if the fence has been moved then the boundary should be amended.	Amend settlement boundary as suggested in response.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		runs diagonally across the paddock which we are moving to the position shown on the drawing.		
Worcestershire County Council (Transport Service)	Whole document.	No comments and we wish you every success in securing a positive outcome for the villages.	Welcome and note the response.	No change.
Worcestershire County Council (Transport and Infrastructure)	Whole document.	We have reviewed the proposals contained within the plan, and conclude that these are unlikely to have a material impact on Worcestershire's transport infrastructure and services. Nonetheless, we are grateful for being consulted, and wish you every success with pursuing the adoption of this plan, and delivery of its key objectives.	Welcome and note the response.	No change.
Mr & Mrs Tomlinson	Policy ML 2 – settlement boundary	Extending the settlement boundary into open countryside away from the A4112 is not consistent with the character of the village. Instead the boundary should be extended in any direction, along and parallel to the A4112 rather than	The approach to the settlement boundary is consistent with the Herefordshire Council Neighbourhood Planning Guidance Note 20 as set out in the 'Settlement Boundary and Call for Sites Report' (2016) – based on the existing built form and amended in the light of the subsequent community engagement reflected in the Preferred	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		perpendicular to it.	Housing Option. To extend the settlement boundary further and parallel to the line of the A4112 would include extensive areas of open countryside including the important 'gap' between the two parts of the settlement. This approach would erode the character of the village and is contrary to the aspirations of the owners of this land who have indicated that they do not intend to bring it forward for development.	
	Policy ML 4 – site 8.	Proposing development on site 8 which would comprise of at least 5 dwellings (which would therefore be a larger development than the community has defined as most desirable and would not fully mirror the linearity of surrounding development). This site is also open space acting as a visual amenity at the heart of the village.	Policy ML 4 requires that Site 8 is brought forward as a linear development facing the A4112 and consistent with the character of the settlement. The number of homes reflects the prevailing density of this part of the village and the site does not currently perform a formal open space role. It is not identified as performing an important amenity role in the Neighbourhood Plan Character assessment.	No change.
	Policy ML 4 – site 17.	Site 17 is in open countryside, and development is not consistent with Policy ML 6 (Housing in the countryside) (not least because there is no "proven local need for	Site 17 is an exception site outside the settlement boundary specifically to provide for affordable housing. The allocation of the site is consistent with Neighbourhood Plan Policy ML 6(5) and Core Strategy Policy H2, meeting an	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		affordable housing”).	identified affordable housing need as evidenced in para 4.2.31 of the Neighbourhood Plan. The site forms a much smaller part of the site rejected through the Call for Sites exercise.	
Mr A Lort	Policy ML 2 – settlement boundary	Looking at the settlement boundary in the village by the Duke of York why is it drawn to include the A4112, road verge and hedge area. Second area of settlement around crossroads main road not included ?	The substantial hedge and roadside verge on the southern side of the A4112 give a sense of enclosure to this part of the village and relate to it rather than the surrounding countryside – as evidenced in para 4.4.26 of the Neighbourhood Plan Character Assessment.	No change.
		The housing options survey question 4 gave 3 options. Option 3 got the most support and Option 2 the least. Why is Option 2 being taken forward into the neighbourhood plan?	Para 4.2.9-14 of the Neighbourhood Plan explains the process by which the proposed development sites were identified. The Plan reflects the Preferred Option which was subject to community consultation including a public meeting in September 2016.	No change.
		The low cost housing survey for the village shows that at least 4 are required by families in the village so why only build 3?. These should be included in Site 8	The housing needs study provides an indication of the scale and type of affordable housing that the Plan should support. However, the Study was prepared in 2012 and so will soon become out of date in the light of changing household requirements. Site 17 has the potential to make a significant contribution to meeting currently identified needs but the Policy	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			facilitates other sites coming forward where a genuine need can be demonstrated. Site 8 is entirely within the settlement boundary and so it is not an exception site where this level of affordable housing could be required.	
		The settlement boundary does not allow for any more development within the village area.	The settlement boundary and site allocations facilitate an appropriate scale of development having regard to the character of the area, the priorities of the community and the requirements of the Core Strategy. The delivery of the Plan will be subject to regular monitoring which will indicate whether this approach is successful in providing sufficient land to meet development needs. Consistent underperformance or changes in circumstances including additional development requirements may trigger a review of the Plan.	No change.