

Lyonshall Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to Herefordshire Council and Lyonshall Parish Council

Responses in blue to be forwarded to HC

I have carried out a preliminary review of the Neighbourhood Development Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Policy LH1 Settlement boundaries

In clause 3 of this policy it refers to the density of development being “as a maximum of 12 dwellings per hectare of the site for market housing in the village centre”. I am unclear whether this is meant to apply to just one site in Lyonshall or whether it is meant to apply to all sites within the Lyonshall settlement boundary. Please can you clarify?

The policy wording for clause 3 is:

"3. The development is of a low density appropriate to the rural village character of each settlement, defined as a maximum of 12 dwellings per hectare of the site for market housing in the village centre, 8 dwellings per hectare in Holme Marsh, and 25 dwellings per hectare for affordable housing."

“Village centre” has been used incorrectly in clause 3, and will be changed. It should read, “Lyonshall Village”, meaning the whole of that settlement. The defined densities, reflecting the results of the parish consultations and the research on density by the steering group. (Appendix 1) apply to all sites.

On a related matter, the settlement boundary for Lyonshall seems to have been drawn rather widely; in particular I would be grateful if you could explain why the field opposite Yew Tree Croft and the land to the rear of the recent development at White Lions Meadow has been included in the settlement boundary.

These two areas were the subject of landowner requests, and were included as natural expansions of the settlement boundary, to provide better form and limit ribbon development by allowing room for more cohesive growth close to the village centre.

Lyonshall Policies Map

The key to the Lyonshall Policies Map identifies an area in a dark brown notation as a Local Wildlife Site, yet it also seems to be identified, by the use of the yellow dot notation, as a commitment site.

Please can you confirm what is intended and, if it is to be allocated for a particular purpose on the NDP, which of the policies in the NDP applies?

Response from HC - The area concerned is a Local Wildlife Site and also a Commitment Site

Policy LC11 Memorial Hall

This policy refers to development being supported “on or close to” the site of the existing Memorial Hall. I think this is referring to the land within the settlement boundary immediately to the north east of Site D. Please can you confirm this and provide a map showing the exact area which the policy is referring to?

[This policy refers to all of site D.](#)

Policy LC2 Open Space

This policy refers to a Children’s Play Area opposite the Royal George Public House which is to be protected. Again, please can you provide a map showing the area which the policy is referring to?

[Map attached of Play area – perhaps HC could update the policy map with the boundary to identify going forward.](#)

Consultation Statement

The table of representations to the Regulation 14 consultation are not included in the Consultation Statement, although they are included as a separate document – Tables 1-4 – on the Herefordshire Council website. Please can the tables be added to the Consultation Statement and the updated version put on both the Herefordshire Council and the Neighbourhood Development Plan website?

[Accepted. Kirkwells have done this and the updated consultation statement is attached.](#)

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils’ websites as appropriate.

Barbara Maksymiw

7 May 2019

Lyonshall Parish

Neighbourhood
Development Plan



Consultation Statement

January 2019

Lyonshall Parish Council

With assistance from



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 Lyonshall Neighbourhood Development Plan (NDP) 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. (Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings).

1.3 Lyonshall was one of the first Parishes to start work on its NDP in 2012. But in 2014 the Parish Council halted work on it because, whilst work on an a first draft NDP was well underway, the Herefordshire Core Strategy had yet to be completed and adopted.

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

2.0 Designation and early NDP Preparation, 2012 - 2014



Public Meeting 27th September 2012

- 2.1 The Parish Council applied to Herefordshire Council for designation of the neighbourhood area on 6th June 2012 and the Neighbourhood plan area was designated by Herefordshire Council on 31st July 2012. The neighbourhood area is the same as the Parish boundary - see Map 1.
- 2.2 A Steering Group of eight volunteers was set up by Lyonshall Parish Council. It initially consisted of three Parish Councillors, four Lyonshall residents and the Parish Clerk who kindly agreed to act as the Honorary Secretary to the group. There were minor changes to the membership over time. The Parish Council published formal terms of Reference for the Steering Group. A web page was set up under the Parish Council website before the NDP process started. There was a transfer of all previously available information onto a new website <http://lyonshall.net/ndp-home-page/ndp-evidence/> during November and December 2017 when the NDP was progressed again.
- 2.3 The first meeting of the Steering Group was held on 8th February 2012. Work progressed during 2012 - 2013 but was delayed for a time during 2013 while waiting for the Herefordshire Core Strategy to be completed and published. The drafting of the first Lyonshall Neighbourhood Development Plan began in January 2014.
- 2.4 The NDP was promoted locally through the following means of publicity:

- Inserting notices about all NDP events on the Lyonshall Website (www.lyonshall.net), on telegraph poles around the village and when appropriate, in the Parish Magazine and the Hereford Times.
- Placing copies of as many NDP documents as possible on the website as soon as they were produced. These included Minutes of Steering Group meetings, copies of both Questionnaires and the Analysis of the Second Questionnaire and any other matter which needed communicating to residents of Lyonshall Neighbourhood Area.
- Including regular bulletins on the progress of the NDP project in the Parish Magazine.
- It was Steering Group policy to try to deliver important Neighbourhood Development Plan papers personally to an adult occupant of each house. This was in order to explain the importance of participation and to raise general interest and occasionally meant calling up to three times before using the letter box.

The First Questionnaire 12th September 2012 - 8th October 2012

- 2.5 A copy of the First Questionnaire is provided in **Appendix I** and is on the NDP website <http://www.lyonshall.net/media/16644/first-questionnaire-v6-after-120912-2.pdf>. The object of this questionnaire was to find out as much as possible about all aspects of, and the advantages and disadvantages of living in the Lyonshall Neighbourhood Area. It was also hoped that this would provide a means of assessing how respondents considered the Neighbourhood Plan could improve their experience.
- 2.6 Questionnaires were designed, printed and distributed by the Neighbourhood Plan Steering Group to all electors on the Electoral Roll in the Parish of Lyonshall in late September 2012 and were to be returned sealed to collection boxes in the Royal George, the church and Memorial Hall, or posted/handed to a specified member of the Neighbourhood Plan Steering Group by 8th October 2012. The instruction was that each adult could complete their own questionnaire. A total of 145 responses were received. The full set of completed questionnaires was handed over to Herefordshire Council's Research Team for data entry and analysis. The full report (available on the NDP website: <http://www.lyonshall.net/media/13751/lyonshall-questionnaire-report-issue-10.pdf>) presents that analysis but does not attempt to provide any commentary or interpretation of the results.
- 2.7 The First Questionnaire contained a mixture of a large number of multi-choice, Yes/No/Don't know and totally open questions on many aspects of Lyonshall and living in the Neighbourhood Area generally. These covered the following:
- Population
 - Housing
 - Development
 - Site preferences
 - Sites in Lyonshall village
 - Sites in the wider parish
 - Housing
 - Preferences for housing types and priorities
 - Design, grouping preferences and garages etc
 - Other types of housing
 - Business and Tourism

- Amenities and Services
- Farming and Agri-business
- Utilities, renewable energy, ecological developments
- Roads, pavements, cycle routes, bridleways and footpaths
- Questions about the responder

Response to the First Questionnaire

- 2.8 In total 145 completed Questionnaires were returned from the 586 persons on the Electoral Roll. Of these 70 were in Lynhales Hall Nursing Home and were unable to participate. The realistic participation rate for this Questionnaire was therefore 27.7%.

Analysis of the First Questionnaire

- 2.9 The Analysis of the First Questionnaire highlighted a number of topics which the residents of the Civil Parish indicated should be covered in the Neighbourhood Plan and which would considerably improve their quality of life and enjoyment of living in Lyonshall. In particular, large number of these points all pointed for the need for a 'heart' or Village Centre as a prime requirement - The Vision.

The Second Questionnaire 13th August 2013

- 2.10 A copy of the Second Questionnaire is provided in **Appendix II** and on the website at <http://www.lyonshall.net/media/13752/a5-booklet130809pdf-pre-print-version.pdf> . The object of this Questionnaire was to place before the potential respondents, 21 Questions which contained broad suggestions on how the whole experience of living in Lyonshall could be improved. These suggestions had been formulated by taking The Vision and the other main points that came out of the Analysis of the First Questionnaire and formulating these into broad questions relating to the subject headings of the First Questionnaire.
- 2.11 It was thought that if the answers to these questions were generally in favour, then this would indicate that a Neighbourhood Development Plan based on the same topics and ideas would stand a strong chance of being acceptable to those voting in the eventual Referendum.

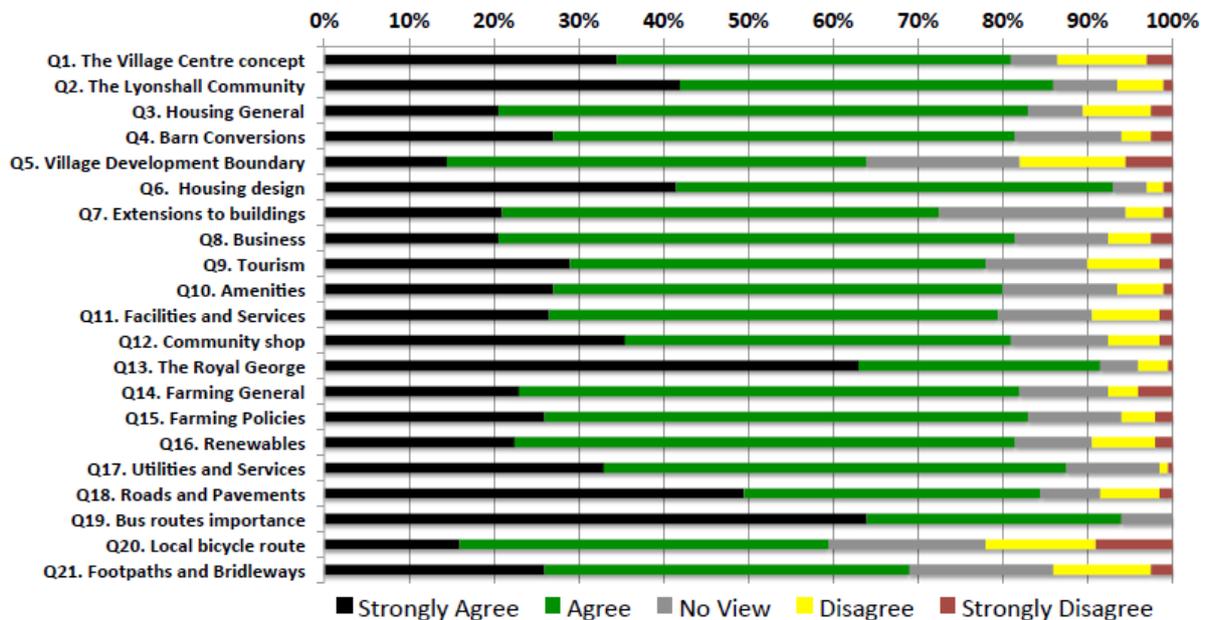
Analysis of the Second Questionnaire

- 2.12 200 replies were received in response to the Second Questionnaire amounting to a participation rate of 38.8%. 80.6 percent of the respondents either strongly agreed or agreed with the contents of the 21 questions. T
- 2.13 The analysis is provided below and is available on the NDP website at <http://www.lyonshall.net/media/14648/2nd-questionnaire-analysis-centre-pages-final-nov-2013.pdf> . The Chairman's notes for the public meeting considering the second questionnaire results are provided in **Appendix II**.

Lyonshall Neighbourhood Development Plan 2nd Questionnaire Analysis – October 2013

The table below shows the various percentages of respondents who ticked each column of the 22 questions in the Questionnaire – 200 completed questionnaires were returned.

The high percentage of general agreement to the content of the various paragraphs in the Booklet which accompanied the Questionnaire, can easily be seen and is most gratifying. The Neighbourhood Development Plan is therefore likely to consist of a broadly similar, but considerably more detailed version of the booklet. It will also set out how the community's wishes expressed in the analyses of both Questionnaires will be achieved, while still allowing sufficient flexibility for unforeseen future needs to be taken into account.



2.14 The early work of the Focus Groups which were set up in 2012 can be found on the NDP website <http://www.lyonshall.net/ndp-home-page/ndp-evidence/>. The Focus Groups comprised the following:

- Housing Focus Group
- Youth Focus Group
- Roads & Footpath Focus Group
- Business & Tourism Focus Group
- Housing Focus Group meeting
- Agricultural Focus Group; and
- A Youth Focus Group for young people.



3.0 Housing Needs Survey, 2017

- 3.1 A Housing Needs Survey was undertaken in 2017. The Survey was undertaken to support the evidence base in the NDP. The Parish Council wanted to establish what stock there is in the Parish and what the housing need might be in the future from current residents.
- 3.2 A copy of this document is provided in **Appendix III**.

4.0 Issues and Options Consultation, 2017

Lyonshall Parish

Neighbourhood Development Plan



Lyonshall Neighbourhood Development Plan 2011 to 2031

Copy of Banner

- 4.1 A new Steering Group was reconvened to progress work on the Lyonshall NDP in July 2016. The Group decided to build on the earlier consultation and drafting activity and to publish an Issues and Options document and short questionnaire to bring the NDP up to date.
- 4.2 For the Issues and Options consultation two presentations and open drop in sessions were held on 20th and 23rd July 2017 at the Memorial Hall and responses were invited in writing or using a comments form.
- 4.3 The consultation process was promoted locally using postcards delivered to all households, posters, parish newsletter, and notices on the NDP website. Copies of publicity material are provided in **Appendix IV**.
- 4.4 The full Issues and Options document can be found on the NDP website <http://lyonshall.net/ndp-home-page/ndp-evidence>
- 4.5 Overall there were almost 100 responses to the questions in the consultation (there are 576 on the Electoral Roll), and the full set of responses are provided on the NDP website.
- 4.6 The following photographs were taken at the public meeting on 20th July 2017.



20th July 2017 Public Meeting

5.0 First Draft Plan Consultation, Summer 2018

- 5.1 A First Draft Plan was prepared for public consultation in 2018, building on the responses to the Issues and Options consultation and taking into account representations from local landowners promoting sites.
- 5.2 The layout of the document, with all the policies at the front in one section, was designed to make it easier for planners, residents and developers to use. Each policy repeated in the body of the document, next to the consultative background that gave rise to it. The document concentrated chiefly on the settlements of Lyonshall and Holme Marsh as the core strategy restricts new development primarily to these two areas.
- 5.3 The document was published to find out if local people and stakeholders supported the approach in the Draft NDP, and whether there is anything important that had been missed.
- 5.4 Copies of publicity are provided in **Appendix V**. The document and informal consultation were promoted in the in the following ways:
- Downloading the document and comments form from the NDP website.
 - Contacting the Steering Group members or Parish Clerk to borrow hard copies of the documents
 - Hard copies of the First Draft Plan were available to view at the following locations during opening times:
 - Lyonshall Garden Centre,
 - Penrhos Cattle Shed Cafe,
 - Burgoynes Reception
 - St Michaels and all Angels Porch.
- 5.5 The First Draft Plan was published for a 3 week consultation period from Monday 2nd July until 22nd July 2018.
- 5.6 Completed response forms were returned using the responses boxes provided at the above locations and emailing to lyonshallclerk@gmail.com or by post to the Clerk, Firbanks, Lyonshall, Kington, HR5 3LN.
- 5.7 The schedule of responses and resulting changes to the NDP are provided on the NDP website.

6.0 Regulation 14 Public Consultation on Lyonshall Draft NDP

- 6.1 The public consultation on the Draft Neighbourhood Development 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:
- 6.2 *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.*
- 6.3 The Draft Neighbourhood Development Plan (NDP) for Lyonshall Parish was published for at least 6 weeks formal public consultation (Regulation 14) from Thursday 25th October to Friday 7th December 2018.
- 6.4 All documents (Draft Plan, Response Form and supporting documents and evidence base) were placed on the NDP website <http://lyonshall.net/ndp-home-page/ndp-evidence> . Screenshots of the web site are provided in **Appendix VI**.
- 6.5 Hard copies of the documents could be borrowed from members of the Steering Group and Parish Clerk. Hard copies could also be viewed in the Lyonshall Garden Centre, Penrhos Cattle Shed Cafe, Burgoynes Reception and in St Michaels and all Angels Church Entrance Porch.
- 6.6 Completed response forms (see **Appendix VI**) and other written responses were invited using the response boxes at the above locations or by email to lyonshallclerk@gmail.com or by post to the Clerk, Firbanks, Lyonshall, Kington, HR5 3LN by 5.00pm Friday 7th December 2018.
- 6.8 The Steering Committee took the decision that a further public drop in event was not required at this stage, as the Draft NDP was very similar to the First Draft Plan which had been published for extensive community consultation only a few months before.
- 6.9 Herefordshire Council and other consultation bodies together with other stakeholders and local organisations were contacted by letter / email. A copy of the letter and list of consultees is provided in **Appendix VI**.

- 6.10 The Regulation 14 public consultation was also promoted locally using postcards delivered to households in the Parish, through emails / letters to consultation bodies and by placing a notice and all documents on the NDP website. A copy of the postcard delivered to local residents is provided below.

FORMAL INVITATION

Lyonshall Parish



Neighbourhood
Development Plan



CONSULTATION

Neighbourhood Development Plan Regulation 14 Consultation 25th October – 7th December 2018

Lyonshall NDP Regulation 14 formal 6-week Consultation
Thursday 25th October until 5.00pm Friday 7th December 2018.

How to comment

You can view all the submission documents online at:
<http://lyonshall.net/ndp-home-page/ndp-evidence>
or paper copies on request from:
Clerk: email: lyonshallparishclerk@gmail.com
Tel: 01544340747
Chairman email: Paulandizavery@yahoo.com
Tel 01544340409

The Consultation runs from:
Thursday 25th October until Friday 7th December 5.00pm

What to do:

Please read the documents and complete a response form.
Download the form at www.lyonshall.net, collect a form at the designated locations listed below or ask the clerk for a paper copy.
Complete the response form by 5.00pm 7th December 2018.
Please send the form to the Clerk:

Post to: Fir Bank, Lyonshall HR5 3LN.
Email: lyonshallparishclerk@gmail.com
Or deposit in designated boxes at:

Lyonshall Garden Centre	Burgoyne's main office
The Cattle Shed Café	In Lyonshall Church entrance porch

As part of the continuing process, the Draft Lyonshall Neighbourhood Development Plan for 2011 -2031 has been submitted to Herefordshire Council for formal Regulation 14 consultation.

The NDP and supporting reports are available for you to read and make further comments.

To all electors at:

Thank you for taking the time to read the documents and make your responses.

Reg 14 Postcard

8.0 Formal Responses to Regulation 14 Public Consultation

- 8.1 The complete responses to the Regulation 14 public consultation, together with the Parish Council's consideration of the points made and any proposed changes to the submission NDP are provided in an accompanying series of Response Tables - **see Appendix VII**. Table 1 sets out the responses from Herefordshire Council, Table 2 sets out the responses from the consultation bodies, Table 3 provides the responses from local residents and Table 4 provides landowners / developers responses.
- 8.2 Herefordshire Council were largely supportive of the NDP setting out that *"Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy."* A few minor amendments have been made to the Submission NDP in response to suggestions for changes to policy wording relating to vehicle movements, housing need, parking standards, and the need for developments to provide safe access for pedestrians and cyclists.
- 8.3 Consultation responses were submitted by Consultation Bodies National Grid, Coal Authority, Highways Agency, Historic England, Environment Agency and Welsh Water, as well as a couple of other organisations (Woodland Trust and CPRE Herefordshire).
- 8.4 Historic England were very supportive of the NDP, noting *"Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness including undesignated heritage assets, the maintenance of historic rural character and the importance of good design. Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish."* The Environment Agency was concerned that the NDP did not take enough account of flood risk and the supporting text, policies and proposals (including maps) have been amended in response to their comments. In addition further information has been included in the NDP on the advice of Welsh Water in relation to capacity issues related to sewerage and drainage. Some amendments have been made to environmental policies following advice from the Woodland Trust in relation to protection of ancient woodlands and mature trees. Policy LB3 was also amended in response to comments from CPRE Herefordshire. Other representations were fairly generic or comprised "no comments".
- 8.5 There was a relatively high level of responses from local residents with 54 respondents submitting comments. Many of the comments were supportive of the approach and content of the NDP, with comments such as *"A lot of effort has clearly gone in make the plan both concise and relevant"* and *"A very well constructed document. Congratulations to all involved."* There were also detailed comments from several residents.
- 8.6 There were concerns from a few residents about the informal consultation process and resulting decisions made by the Steering Group on behalf of the Parish Council. These concerns were mainly in relation to the number of responses supporting proposed settlement boundaries and housing sites as a proportion of Parish residents (suggesting that a majority of responses in support of proposals should not be taken as representative of the Parish as a whole). There were also complaints about the length of time taken to prepare

the Lyonshall NDP and changes to the membership of the Steering Group over that time period.

- 8.7 There were several suggestions for amending the NDP which have been taken on board in the submission version of the Plan. These included the need for extra care housing provision ("specialist accommodation for older residents"), and stronger encouragement of smaller dwellings for both young and old, detailed suggestions in relation to local vernacular and design, the need to mention wildflower meadows in the wildlife policy, support for re-use / redevelopment of redundant buildings, and a suggestion that allotments should be mentioned in the public open space policy.
- 8.8 There were a number of concerns noted which lie outside the NDP process. These included comments about agricultural and land management practices and the adverse impacts of odours arising from intensive livestock farming.
- 8.9 A response was submitted by Gladman, a property developer, with several detailed comments. Policy LH1 was supported by the respondent and it was suggested that the policy should also support development adjoining the settlement boundary. There were also concerns that design and environmental policies were too prescriptive. No changes have been made to policy wording in response to this submission.

Appendices

Appendix I

Copy of the First Questionnaire, 2012

LYONSHALL NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE

THE OFFICIAL MAP OF THE CIVIL PARISH



As published by Herefordshire County Council. June 2012.

Neighbourhood Development Plan for Lyonshall Civil Parish

WHY are we asking you these questions?

The aim of this questionnaire is to find out what **YOU** would like to see included in Lyonshall's Neighbourhood Plan. This Plan will look at the broad planning and development issues for the Parish for the next 20 – 30 years and it is designed to reflect what the Residents & Council Tax payers of Lyonshall would like to see here in the longer term. We are talking about 2032-2042!

We hope that the answers to this questionnaire will show up the principal wishes and concerns of the majority of those living in the Civil Parish [CP]. It is important to us that everyone expresses their views by completing this questionnaire as fully as they feel able to do. We have kept the questions as short as possible, many only require a "Yes" or "No" answer needing a tick [v]. There are instructions where there are choices. We have also left spaces for **YOUR** comments at the end of every section, in case you wish to expand on any of **YOUR** answers. This questionnaire is about getting as much input and as many ideas from residents as possible. This is your opportunity to share the big idea for Lyonshall that has been simmering gently in your mind for a while.

Anonymity and Confidentiality

This questionnaire is being distributed to everyone on the Lyonshall Parish Electoral Roll. If you wish to remain anonymous, you may. All questionnaires returned, whether anonymous or not, will be treated in the strictest confidence. However, it will help in our analysis and gathering together of the responses if you provide the basic demographic information requested in the "ABOUT YOU" section below (e.g. your age range, gender etc.).

We want to follow up with as many people as possible so we really need your contact details. PLEASE fill in your name and address on the last page if you would like us to talk to you again about your opinions / views.

Now go to page 3 & complete as much of the questionnaire as you can.

ABOUT YOU.*Please put your cross [X] in the relevant boxes:***Gender :**

Male	[]	Female	[]
------	-----	--------	-----

Age Group:

18 – 30	[]	31 – 45	[]
46 – 60	[]	61 – 75	[]
76 – 90	[]	91 +	[]

Time spent living in the Civil Parish of Lyonshall:

Under 10 years	[]	10 to 30 years	[]
More than 30 years	[]		

Have you lived elsewhere?

Yes	[]	No	[]
-----	-----	----	-----

Are you?: (tick all that apply)

Working full-time	[]	Working part-time	[]
Unemployed	[]	Disabled	[]
Full-time homebuilder	[]	Retired/semi-retired	[]

Do you live in Lyonshall Parish:

Yes	[]	No	[]
-----	-----	----	-----

Do you work:

In Lyonshall CP (<i>map attached</i>).	[]
Within 20 miles of Lyonshall (<i>e.g. Kington, Hereford, Leominster</i>)	[]
Outside the County of Herefordshire (<i>e.g. London, Birmingham</i>)	[]
I don't work	[]

How many under 18 year-olds are in the household? (fill in the number)

None	[]	Aged 5 and under	[]
Aged 6 to 11	[]	Aged 12 to 17	[]

Please answer the questionnaire with the children in mind or add an extra sheet with their comments.

NEIGHBOURHOOD DEVELOPMENT PLAN for LYONSHALL CIVIL PARISH - QUESTIONNAIRE

We have tried to make this questionnaire quick to answer, as we would like to hear the views of the maximum possible number of Lyonshall residents. We do hope you will find time to complete it. Please put a cross (✓) in the relevant box. Where there are multiple choices (e.g. Question 6), please select as many as you wish. Additional comments are optional but would be much appreciated.

POPULATION

The current total population of Lyonshall Civil Parish (CP) is approximately 700. Its area is 5,000 acres / 2,000 hectares / 20.23 Sq Km / 7.8 Sq Miles

1. Do you consider the population of the Village and Civil Parish should:

- | | |
|--------------------------|--------------------------|
| Greatly increase in size | <input type="checkbox"/> |
| Increase in size | <input type="checkbox"/> |
| Stay the same | <input type="checkbox"/> |
| Decrease in size | <input type="checkbox"/> |
| Greatly decrease in size | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

2. Do you feel that the current population contains:

- | | |
|-----------------------|--------------------------|
| Too many old people | <input type="checkbox"/> |
| A good mix of ages | <input type="checkbox"/> |
| Too many young people | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

3. Do you consider that Lyonshall CP works well as a community?

- | | |
|------------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

4. If the population is to be increased, do you foresee Lyonshall as primarily a residential village with people working in the larger areas of employment or as an economic centre in its own right with new jobs etc. in the Civil Parish.

- | | |
|-----------------------|--------------------------|
| Residential/dormitory | <input type="checkbox"/> |
| Economic centre | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

Your Comments and ideas about POPULATION:

HOUSING

5. Lyonshall is a large rural Parish geographically but it has a small village at its centre and several scattered hamlets. Ideally, if new houses were to be built, should they be:

In the wider Civil Parish (CP)	[]
In or very near the centre of Lyonshall Village	[]
A mix of both	[]
No preference	[]

6. If in the wider parish, would your preferred site(s) be:
(Indicate as many as you would prefer, grading them from 1 [most wanted] to 8 [least wanted]).

Holme Marsh.	[]
New Street/Litfield.	[]
Penrhos/Penrhos Common.	[]
Whittern/Lewis Wych/Next End.	[]
Bullocks Mill	[]
Wootton Ash	[]
The Rhyse	[]
Other (please specify) _____	[]
Or No preference	[]

7. If in the Village of Lyonshall, should housing development be:
(Indicate as many as you would prefer, grading them from 1 [most wanted] to 5 [least wanted]).

On the A480 – 'North' towards the church	[]
On the A.480 - 'South' towards Hereford	[]
'East' towards Bryncurl and the A44	[]
'West' along Spond Lane towards Elsdon	[]
Just in-fill and "ad hoc" (random)	[]
Or No preference	[]

8. Over recent years, on average two new houses per year have been built in the entire CP. Do you consider this: (select one)

Too many	[]
About right	[]
Too few	[]
Don't know	[]

9. If new homes are to be built during the next 10 – 30 years, should they be:
(Indicate as many as you would prefer, grading them from 1 [most wanted] to 9 [least wanted]).

Detached private houses (executive homes – 3, 4 or more bedrooms)	[]
Private semi-detached/terraced houses (2 or 3 bedrooms)	[]

- | | |
|--|-----|
| Houses with workshops attached for cottage industries | [] |
| Bungalows | [] |
| Eco-homes | [] |
| Subsidised homes for sale or rent | [] |
| Sheltered accommodation for elderly people | [] |
| Houses for multiple occupancy (i.e. small flats, hostels etc.) | [] |
| Other (please specify) _____ | [] |
| Or No preference | [] |

10. Should priority be given to:

(Indicate as many as you would prefer, grading them from 1 [most wanted] to 5 [least wanted]).

- | | |
|--|-----|
| Restoring and updating current housing and empty houses | [] |
| Barn conversions or similar re-use of existing redundant buildings | [] |
| "Self-building" by local people for their own use | [] |
| "New Builds" on suitable land within Government Guidelines | [] |
| Other (please specify) _____ | [] |
| Or No preference | [] |

11. Comments and ideas on HOUSING section.

DESIGN OF HOUSING AND DEVELOPMENT

12. If several new houses were to be built should they be: (select one)

- | | |
|---|-----|
| All on the same site (i.e. a small residential development) | [] |
| Divided between several different sites | [] |
| A mix of the above | [] |
| No preference | [] |

13. Should all the houses in a group be: (select one)

- | | |
|--|-----|
| Identical in style | [] |
| Similar but not identical | [] |
| Completely different in style from one another | [] |
| No preference | [] |

14. Would you prefer the exterior style of new houses to be:

(Indicate as many as you would prefer, grading them from 1 [most wanted] to 7 [least wanted]).

- | | |
|---|-----|
| Ultra-modern | [] |
| Traditional timber-framed ("Tudorbethan") | [] |

- | | |
|--|--------------------------|
| Half-timbered/rendered (<i>"Black-and-White" or cottage style</i>) | <input type="checkbox"/> |
| Traditional stone-faced | <input type="checkbox"/> |
| Traditional red brick faced | <input type="checkbox"/> |
| Wood | <input type="checkbox"/> |
| Other (<i>please specify</i>) _____ | <input type="checkbox"/> |

15. Should all new homes have gardens? (*select one*)

- | | |
|---------------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| No preference | <input type="checkbox"/> |

16. Should all new homes have garages? (*select one*)

- | | |
|---------------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| No preference | <input type="checkbox"/> |

17. Comments and ideas on DESIGN section. _____

BUSINESS & TOURISM

18. Should Lyonshall be making a plan for commercial development?

- | | |
|------------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

19. If yes, what sort of businesses would you like to see in the parish?

20. Where would you like to see commercial units built if required?

21. Should Lyonshall encourage tourism?

- | | |
|------------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/> |

22. If "Yes", what is required?

(*Indicate as many as you would prefer, grading them from 1 (most wanted) to 6 (least wanted)*).

- | | |
|--|---------|
| More holiday lets | [] |
| More B&B accommodation | [] |
| Hotel/Inn accommodation | [] |
| Better specific marketing for the Parish | [] |
| New 'visitor attractions' | [] |
| Other (please specify) _____ | [] |
|
Or don't know |
[] |

Your Comments or other ideas on BUSINESS/TOURISM section: _____

AMENITIES & SERVICES

23. If there was a village shop/post office how would you use it?

- | | |
|----------------------------|-----|
| Occasional bits and pieces | [] |
| Convenience shopping | [] |
| Weekly shop | [] |
| Not at all | [] |

24. How necessary is the village pub?

- | | |
|---------------------------|-----|
| Very necessary/vital | [] |
| Quite necessary/desirable | [] |
| Not necessary | [] |

25. Are there any other retail outlets which you would support in Lyonshall e.g. weekly produce market, craft centre, cafe?

26. If suitable land could be found, how important for Lyonshall do you consider the following:
(Indicate as many as you would prefer, grading them from 1 [most wanted] to 8 [least wanted]).

- | | |
|--|-----|
| Allotments | [] |
| Car parking | [] |
| Community seats and recreation space | [] |
| Fishing lake | [] |
| Football and similar informal sports area | [] |
| Nature reserve/bird-watching/wildlife area | [] |
| Vehicular sports e.g. 4-track or mountain biking areas | [] |
| Other (please specify) _____ | [] |

27. Your Comments or other ideas on AMENITIES/SERVICES section: _____

FARMING AND AGRI-BUSINESS

28. Do you feel your life is unreasonably affected by local farming & agri-business in the following ways: Tick yes or no to these statements.

	YES	NO
Tractors and farm machinery impact on the Lyonshall road network.	[]	[]
Comments _____		
Spreading of farmyard manure causes smell at my property.	[]	[]
Comments _____		
Local farms create noise that affects my quality of life.	[]	[]
Comments _____		
Local poultry sites impact on my life.	[]	[]
Comments _____		
Farms and/or poultry sites are an eyesore on the landscape.	[]	[]
Comments _____		
Farming contributes towards the economy within Lyonshall.	[]	[]
Comments _____		
Farmers are good stewards of the countryside.	[]	[]
Comments _____		
Agriculture impacts on my life in other ways. (specify below)	[]	[]
Comments _____		

29. Farmers are well placed to supply food and energy. Tick yes or no to these statements.

	YES	NO
Local farmers should be encouraged to produce more food.	[]	[]
Comments _____		
Local farmers should be encouraged to supply food to the local area.	[]	[]
Comments _____		
Renewable energy developments should be pursued by local farmers.	[]	[]
Comments _____		
Energy produced should be available to village residents.	[]	[]
Comments _____		

30. Are there any types of farming practice or organisation (such as organic, co-operatives etc.) that you would like to see encouraged in the Parish?

31. Your Comments or Ideas on FARMING/AGRICULTURE section: _____

UTILITIES

32. Is there the need for a localised green (renewable) energy supply? If so, would you support:
(Indicate as many as you would prefer, grading them from 1 [most wanted] to 6 [least wanted]).

Wind turbines	[]
Biomass plants	[]
Anaerobic digesters	[]
Solar panels on either:	
a. A designated field	[]
b. Poultry house and similar roofs	[]
Ground-heat pumps	[]

33. Do you have any issues with the following services? (Please tick if you have issues.)

Mains water	[]
Mains sewerage	[]
Mains gas	[]
Electricity	[]
Telephone, internet or broadband access	[]

If so, what are the issues and what action is needed? (Note: Many properties are not on 'The Mains'). _____

34. Should we encourage green (bio, reed beds etc.) alternatives to the present sewage treatment system?

Yes	[]
No	[]
Don't know	[]

35. Comments and ideas on practical ways in which Lyonshall Parish could maximise its green energy use and/or minimise its waste? _____

ROADS, BRIDLEWAYS, CYCLE ROUTES, PAVEMENTS AND FOOTPATHS

36. Do you think the current roads through the parish are:

a) Adequate for the traffic they may carry over the next 20 – 30 years?

Yes []
 No []
 Don't know []

b) As safe as possible?

Yes []
 No []
 Don't know []

37. If "No" to a) or b) above, what improvements would you like to see?

38. Do you feel that being on a bus route is important?

Very important []
 Moderately important []
 Not important []
 Don't know []

39. Does Lyonshall need a local bicycle route?

Yes []
 No []
 Don't know []

If "Yes", where? _____

40. Are the local pavements, footpaths, bridlepaths and public rights of way adequate and/or sufficiently well-maintained?

Yes []
 No []
 Don't know []

41. Your Comments or other ideas on ROADS, BRIDLEWAYS, CYCLE ROUTES, PAVEMENTS AND FOOTPATHS section: _____

AND FINALLY!

42. What is **‘THE’** question we have forgotten to ask? What other improvements or facilities would you like to see in Lyonshall for the next generation? And what do **you** consider the most important potential achievements of the Lyonshall Neighbourhood Plan?
All ideas and comments are welcomed – it is **YOUR** Parish, after all!

Please attach another sheet of paper if necessary.

**THIS SECTION IS OPTIONAL BUT WE WOULD REALLY LIKE YOUR CONTACT
DETAILS FOR FOLLOW UP CONSULTATION**

Name:

Address:

.....**Post Code:** HR5

Tel No: 01544..... (daytime)(out of hours)

e-mail:

I am interested in being involved in consultation on these sections:

.....

Please Return this Questionnaire by:

Date - Monday 8th October

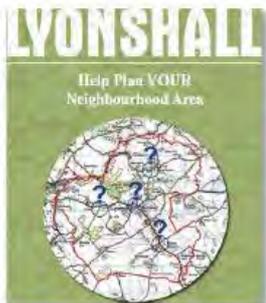
Method - Sealed collection boxes in Royal George, the Church and Memorial Hall

- Post to Peter Broadbent, The Ovals, Lyonshall, Kington,

Herefordshire HR5 3LN - If you have problems with the above we can collect, call 01544

340215

Copy of Powerpoint Presentation 27th September 2012

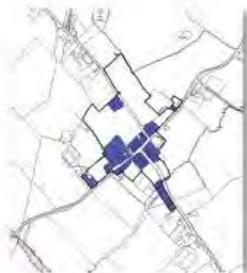


1

Aim

- Clear up **misconceptions** about what we are doing and get your backing for what we are doing on your behalf
- Remind you **why** the **Neighbourhood Development Plan (NDP)** is a good idea
- Tell you **who** will be doing a lot of the work
- Expand a bit on **how** we intend the process will achieve the NDP
- Tell you what is needed **from you** and us to achieve the NDP
- And cover the **Do's** and **Don'ts** for you and us if we are to achieve a successful NDP on time.

4

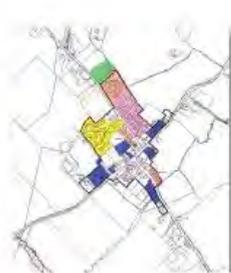


2

Documents

- The **Localism Act** introduces a new right for communities to draw up a Neighbourhood Plan. This will allow communities, such as residents, employees and business, to come together through local parish councils...to say where they think new houses, businesses and shops should go... and what they should look like.
- Provides a **Neighbourhood Plan** in line... with national planning policy with the strategic vision for the wider area set by the local authority and with other legal requirements, local people will be able to vote on it in a referendum... if the Plan is approved by a majority of those who vote then the local authority will bring it into force.
- Producing and voting on an NDP local initiative got to be a good investment for Lyonshall.

5



3

Documents

- The second is **The Localism Act itself** - which is quite heavy reading but worth a look.
- The third is Herefordshire Council's **Core Strategy** which can be found on their website at www.herefordshire.gov.uk under **Unitary Development Plan**
- I recommend you Google any or all of the above titles or visit the websites if you have a computer.
- I have also provided a few copies of the **Green Paper** and the **First Questionnaire**.

6



7



8

Steering Group No 2 is correct:

- we have no views
- no hidden agenda
- no actual control of what can go in the Plan. We can only include what the majority of you tell us you want included
- the only personal input we will have, will be when we fill in our own Questionnaires
- If you don't send in your answers to both Questionnaires we cannot produce a successful, representative Neighbourhood plan
- peanuts in, peanuts out!

9

The Neighbourhood Plan

Process

- Green Paper
- First Questionnaire
- First Questionnaire Analysis
- Focus Groups
- Drop In Sessions

10

Process

- Second Questionnaire
- Second Questionnaire Analysis
- The Neighbourhood Plan

11

- The **Neighbourhood Plan** will then be written based **only** on the **information** we have received from our community in their **answers to the two Questionnaires**.
- The Plan will then go to the Parish Council for their approval
- The **process after that** is at present a little uncertain because Herefordshire Council are still finalizing the process to be followed.
- Lyonshall is rather ahead of the game
- Herefordshire Council has to check our Plan to ensure it conforms to their **Core Strategy**, which is in Draft form but has not yet been approved, before they can send our Plan to the Examiner.

12

The Examiner will only approve our Plan for a Referendum if:

- He is certain we have followed a truly democratic and objective consultation process
- There is a comprehensive and valid audit trail which shows that we have made every effort to consult as many of our community as possible
- If the examiner approves our plan Herefordshire Council will run our Referendum and if the majority of votes received are in favour, the Neighbourhood Plan will become law

13

NEEDS

We want you all to:-

- **involve** yourselves in this worthwhile project
- **encourage** others who are not here, to involve themselves too
- make sure everyone in your household, who is on the Electoral Roll, will EACH complete a copy of BOTH Questionnaires
- **attend** the Focus Groups and/or the Drop-in days when they have been promulgated
- **discuss** the Plan with others at social gatherings to arouse their interest

14

Please don't:

- ask us for our views or ideas on what sort of development should happen in the parish and where. We will only express these views when we complete our own Questionnaires.
- expect the Plan to be entirely to your liking. **Remember that its contents will be the democratic views of the majority - somebody's good news will almost certainly be somebody else's disaster** but, overall, the Plan will be good for the community and your Steering Group will be doing all we can to ensure it will be a success

15



16

Report of Public Meeting, 27th September 2012

LYONSHALL NEIGHBOURHOOD DEVELOPMENT PLAN

REPORT OF PUBLIC MEETING

Friday 27th September 2012 in the Memorial Hall

Members of NDP Steering Group present: Peter Broadbent, John Parker, Kate Lomax, Isobel Hutton, Kinsey Hern, Dee Wetherill

Apologies: Richard Oliver, Ron Addis

58 residents present.

Paul Avery introduced the evening (Appendix 1).

This was followed by a presentation given by Peter Broadbent (Appendix 2). The power point presentation was organised by Kinsey Hern and is attached below (Appendix 3).

At the end of his presentation Peter Broadbent asked for whether the residents present were content for the members of the Steering Group to continue to work on the NDP on behalf of the parish. The motion was carried with no votes against.

After the presentation, there were the following questions.

Question – There seems to be the assumption that there will be houses?

Reply – This will be decided by responses to the consultations. The number of building approximately 2 per annum for 20 years was based on previous building.

Question – The word ‘approval’ has been mentioned twice, please detail whether the council can veto any plan?

Reply – The final plan will be based on the consultations starting with this questionnaire and the process explained in Peter Broadbent’s presentation (Appendix 2). There will be a second questionnaire and the final plan will be based on the responses. Lyonshall Parish Council has the responsibility to produce then action the plan from the second questionnaire responses.

Question – Will there be the same legal rights of planning?

Reply – The approved Plan will become planning law as the local element of the Local Development Framework. If no more building is desired in any particular place, it should be expressed in the Plan.

Light refreshments were then served and informal discussions continued.

Appendix 1 - Introduction by Paul Avery, Chairman of Lyonshall Parish Council

I would like to welcome you all and thank everyone for coming. I want to give a very quick introduction and to put the importance of this meeting in context. You will all be aware of the localism Act. The act is designed to give people a say in how their local services are run and how their area is developed. In the case of Lyonshall our neighbourhood plan area is the whole Parish of Lyonshall. Tonight we are concentrating on one very important part of that Act – the Neighbourhood Plan. That is the part of the act that deals with planning.

I should say that there is no legal requirement to have a Neighbourhood plan. However your Parish Council considered the options and took advice from our ward Councillor, Roger Philips. We decided unanimously that it was in the best interest of the Parish to have a Neighbourhood Plan. The benefit of having a neighbourhood Plan is that it will give us all a say in how the Parish is developed over the next 20 years rather than simply having to conform to the rules developed by Hereford Council. Under the legislation The Parish Council is responsible for establishing the Neighbourhood Plan through a process where everyone has to be consulted.

The Parish Council helped to establish a Steering group comprised of members of the public and some Parish Councillors AND it provided terms of reference for that Steering group to develop the Neighbourhood plan for Lyonshall. We firmly believe that shorter Neighbourhood Plans for Parishes stand a better chance of success than longer plans because there are less chances of their falling foul of the Core Strategy and other legal restrictions. What matters to a small Parish is getting the matters which are important to us accepted. The target length of our plan is accordingly about four pages plus appendices where the appendices will contain the things that people want but are not strictly planning policy items. The appendices will be a useful guide for the Parish Council going forward but will not form part of planning policy.

Once the process is completed the neighbourhood plan itself will form part of the planning regulations. This means that the planners will have to follow our policy when considering planning applications from the Parish of Lyonshall. It will have the same force in law as the current planning regulations. We do not have complete freedom for the plan. Our plan has to be largely in line with the Herefordshire Core strategy otherwise our plan will not be approved.

The Herefordshire Core Strategy is very much a strategic plan and not a detailed document. It provides for a lot of flexibility. For example we will probably be restricted in the total amount of houses that we can build over the period of the plan. It looks as though that may be 2 houses a year which over the 20 years of the plan would indicate a maximum of 40 houses. The strategic rationale for this is that the infrastructure in the area, water, sewage, electricity, transport etc would not be able to cope with a development of 1,000 houses but it can cope with around 40. At this stage the maximum number of houses mentioned is not cast in stone but is our best guess. The Herefordshire Core Strategy is still in draft form and will change before it is finalised.

The Neighbourhood plan can stand in place for 20 years but it is likely that it will be reviewed and it can be changed by repeating the consultation and referendum that we are going to go through now but let's hope that is some way off!!

I want to make it clear that the Parish Council fully supports the work done by the Steering Group, which has been chaired by Peter Broadbent, who is sitting here on my right and will work with the group to get the plan approved. I would like to thank the Steering Group for all the work it is doing and will do in the future, but this is your plan and the Steering Group need your input to design the plan.

As Peter will explain neither the Parish Council nor any individual will have any greater influence on the plan than anybody else in the Parish no matter how loudly they shout. The only influence that any person can have on the plan is through their answers provided on their questionnaires.

I will now hand you over to Peter.

Appendix 2 - Presentation by Peter Broadbent, Chairman of the Neighbourhood Development Plan Steering Group.

INTRO

Slide 1

Introduce Steering Group - Ron Addis, Kinsey Hern, Isobel Hutton, Kate Lomax, Richard Oliver, John Parker, Dee Wetherill

You have all received the **Green Paper** and, I know, have read it carefully. Before I continue, Ron has two small points to make about that paper.

Slides 2 and 3

WHAT IS MY AIM

What I am aiming to do this evening is to:

Slide 4

- Clear up **misconceptions** about what we are doing and to get your **backing** for what we are doing on your behalf.
- Remind you **why** the **Neighbourhood Development Plan (NDP)** is a good idea
- Tell you **who** will be doing a lot of the work
- Expand a bit on **how** we intend the process will achieve the NDP
- Tell you what is needed from **you and us** in order to achieve it
- And cover the **Do's and Don'ts** for both you and us if we are to achieve a successful NDP on time.

WHY THE PLAN IS A GOOD IDEA

On the table at the front I have placed several documents which you may like to look at afterwards but please don't take them away.

The **Plain English Guide to the Localism Act** from which I will show a short extract

But the whole document is an easy, interesting read. It says:

Slide 5

'The **Localism Act** introduces a new right for communities to draw up a Neighbourhood Plan. This will allow communities, both residents, employees and business, to come together through a local parish council.....to say where they think new houses, businesses and shops should go - and what they should look like.'

'Provided a Neighbourhood Plan is in line.... with national planning policy, with the strategic vision for the wider area set by the local authority and with other legal requirements, local people will be able to vote on it in a referendum. If the Plan is approved by a majority of those who vote then the local authority will bring it into force'

If, as Paul has stated, Lyonshall has got to absorb up to 40 houses in the next 20 years or so, never mind any other development projects, then producing and voting in a Neighbourhood Development Plan, as allowed under the Localism Act, has therefore got to be a good investment for us all.

Another advantage of having a Plan is that if the majority of the inhabitants of the Civil Parish vote to abolish the current Development Boundary, then the Parish Council will be allowed to approve building these houses on legally suitable sites basically anywhere within the boundary of the Civil Parish.

Slide 6

The second item on the table is **The Localism Act itself** - which is quite heavy reading but well worth a look.

The third item is Herefordshire Council's **Core Strategy** which is not on the table, but can be found on their website at www.herefordshire.gov.uk under Unitary Development Plan.

If you have a computer, I recommend you **Google** any or all of the above titles or visit the Department for Communities and Local Government website.

I have also provided a couple of copies of the **Green Paper** and the **First Questionnaire**

WHO WILL BE DOING THE WORK?

I have introduced our **Steering Group Members** but I am sure many of you are wondering how this team came into being. Indeed, you may be a bit suspicious of our motives.

- The answer is that we are a **mix of volunteers and press-ganged** people some of whom were in the wrong place at the wrong time!
- Some of you therefore, may well think that we are an **unelected lot** trying to fix the **NDP** to suit ourselves? So I will give you a **little test** using two pictures!

Which one of these depicts our group at work? No.1 or No.2?

Slide 7

I hasten to point out that the people on the slides bear **no actual resemblance** to the members of the Steering Group. This is the first picture (1).

Have bit of time to take it in.....What about this one? (2)

Slide 8

Is this more like our Group working away on your behalf?

Time to take this one in!

When ready -

Slide 9

- The **second picture is the correct one** because actually
 - we have no views
 - no hidden agenda
 - no actual control of what can go in the Plan. We can only include what the majority of you tell us you want included
 - the only personal input we will have, will be when we fill in our own Questionnaires
 - if you don't send in your answers to both Questionnaires we cannot produce a **Neighbourhood plan**
 - peanuts in, peanuts out!

So I hope that perhaps you may be a little happier about us taking on this work on your behalf.

HOW ARE WE GOING TO DO ALL THIS?

We have been told that, to please the Examiner, we have to be totally **objective** in all we do - our job therefore, is only to work out a **process and devise questions** which will give us a **demonstrably democratic and objective answer** to what you want for the Civil Parish

Slide 10

The **Green Paper** was the first proper part of this process and was to arouse your interest.

- The **First Questionnaire** and its analysis will tell us what matters you **feel are important**.
- They will allow us to separate out those issues which:
 - are eligible for inclusion in the Plan.
 - are 'nice to have' and for note by the Parish Council for the general good of the community.
 - and those that we need not pursue any further because there were too few comments

We will then know which issues to probe and discuss further in the **Focus Groups**.

- obviously we **do not know how many people** will attend these groups but we **hope** that lots of you will attend, together with all the people we hope you will persuade to come too.

It is important to understand that **Focus Groups** will not be representative of everybody on the Electoral Roll, so the information we will obtain from these groups and from the **Analysis of the First Questionnaire** will have to be translated into new, deeper probing questions to be passed to everyone again in the **Second Questionnaire**. Thus everyone will have a chance to comment on the more important issues which have been identified.

Slide 11

We are therefore deliberately **not going to take any votes to decide any Neighbourhood Plan issues** during the Focus Groups or in any other discussion Forums because the results will not be representative of the views of the whole community. We may well, however take a vote in order to **gauge how important it is for a question on the items under discussion to be included in the Second Questionnaire**

What I have just been talking about has **highlighted the reasons why we need a Second Questionnaire**.

- **Yes it will be a Pain!**
- **Yes we know you will not want to fill in another one - BUT**
- **it is essential that you do, or our NDP will almost certainly be rejected**
- **AND the good news is that we very much hope the Second Questionnaire will be able to be much shorter than the First one.**

The **Analysis of the Second Questionnaire** should then give us a **democratically achieved and objective assessment** of what those who live in the Civil Parish really want in terms of **planning and development** and also on **other issues important to their general enjoyment and well-being**.

3

THE PLAN

Slide 12

The **Neighbourhood Plan** will then be written based **only on the information** we have received from our community in their answers to the two Questionnaires.

- The Plan will then go to the Parish Council for their approval.

The process after that is at present a little uncertain because

- Herefordshire Council are still formulating the process to be followed
- Lyonshall is rather ahead of the game
- Herefordshire Council has to check our Plan to ensure it **conforms** to their **Core Strategy**, which is in Draft form but has not yet been approved, before they can send our Plan to the Examiner.

Slide 13

The Examiner will only approve our Plan for a Referendum if:

- **He is certain we have followed a properly democratic and objective consultation process which has involved as many people as possible**
- **There is a comprehensive and valid audit trail which shows that we have made every effort to consult as many of our community as possible**

When the Examiner approves our plan, Herefordshire Council will run our Referendum and if the majority of votes received are in favour, the Neighbourhood Plan will become law

NEEDS

Slide 14

We want you to:-

- **involve yourself** in this worthwhile project
- **encourage others** who are not here, to involve themselves too
- make sure everyone in your household, who is on the Electoral Roll, will **EACH** complete a copy of **BOTH** Questionnaires

- **attend** Focus Groups and/or the Drop-in day
- **discuss the Plan with others** at social gatherings to arouse interest

Please don't:

- **Ask us for our views or ideas** on what sort of development should happen in the parish and where. We will only express these views when we fill in our own Questionnaires.

- **Expect the Plan to be entirely to your liking.** Remember that its contents will be the democratic views of the majority - somebody's good news will almost certainly be somebody else's disaster but, overall, the Plan will be good for the community and your Steering Group will be doing all we can to ensure that it will be a success

MANDATE

Before the **Steering Group** proceeds further with their work on the Plan please would you, by a **show of hands**, indicate whether you are content for me and the members of my Group to continue this very demanding and time consuming work on your behalf.

4

As a team, the only result we want to achieve is what you, as a community, want for the benefit of Lyonshall

Those for:

Those against:

FINALLY

Focus Groups

Please would any of you who are interested in **attending any of the Focus Groups** kindly add your name and contact details to the list which is on the table or give them to any member of our **Steering Group**. If there is a subject that particularly interests you then add that too. We badly need your attendance and help with these groups.

We will be **delivering the Questionnaires** tomorrow. They will be in an **A4 Brown envelope** definitely **NOT** to be mistaken for **Junk Mail**

I am happy to take a few fairly **general questions** now, but we would really like to get onto the refreshments in about five or ten minutes or so, when we can all circulate and you will be able to put your questions to the members of the **Parish Council** and the **Steering Group**.

2013 NDP Publicity - Copies of Posters

NEIGHBOURHOOD DEVELOPMENT PLAN PUBLIC MEETING

To explain the findings of the first questionnaire and
to discuss the way forward

MONDAY 14TH JANUARY 2013

AT 7.30 pm

MEMORIAL HALL, LYONSHALL

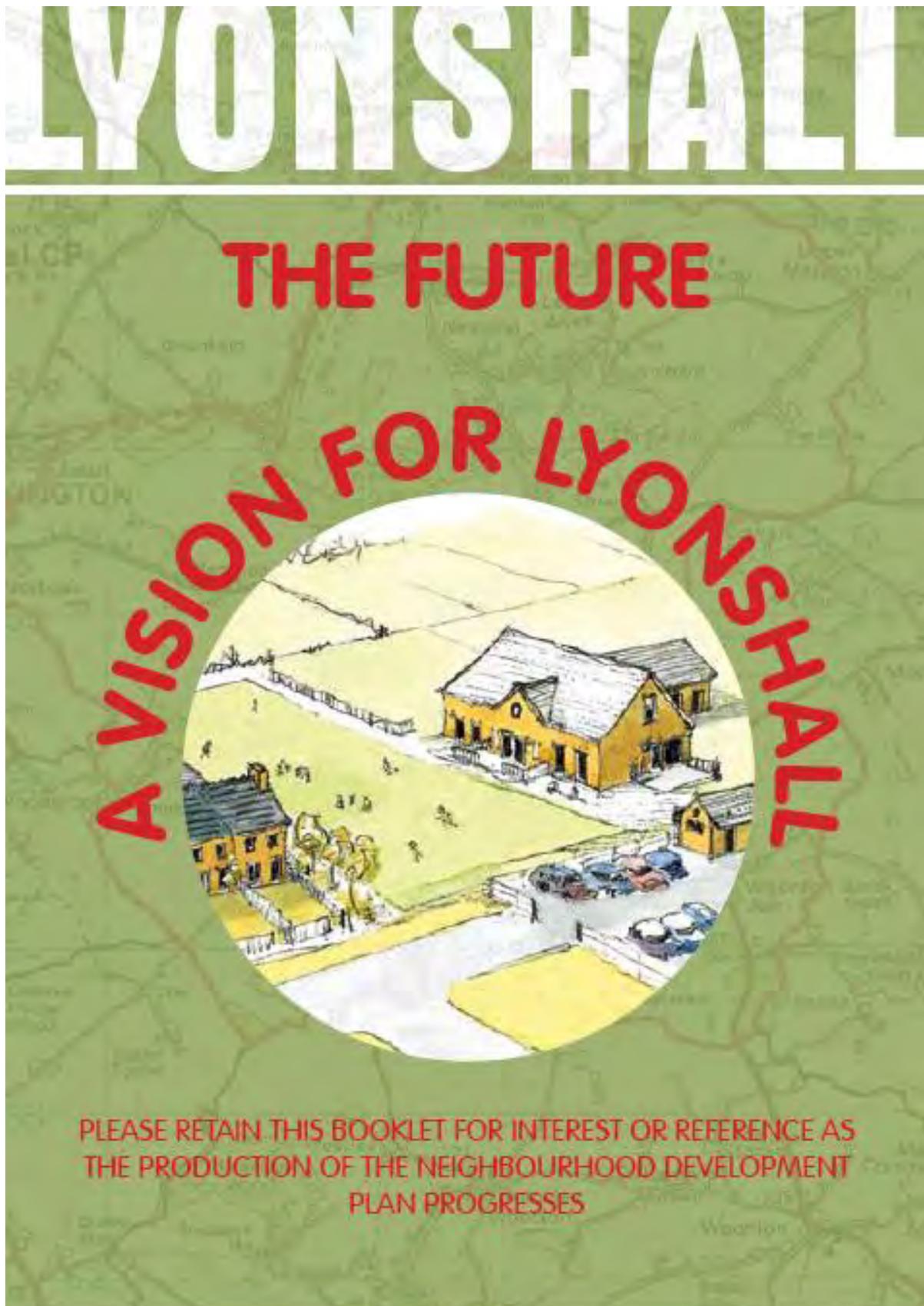
NEIGHBOURHOOD DEVELOPMENT PLAN PUBLIC MEETING

To explain the findings of the first questionnaire and
to discuss the way forward

MONDAY 14TH JANUARY 2013

AT 7.30 pm

MEMORIAL HALL, LYONSHALL

Appendix II**Copy of Second Questionnaire, 2013**

LYONSHALL - THE FUTURE

**PLEASE RETAIN THIS BOOKLET FOR INTEREST
OR REFERENCE AS THE PRODUCTION OF THE
NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESSES**

INTRODUCTION

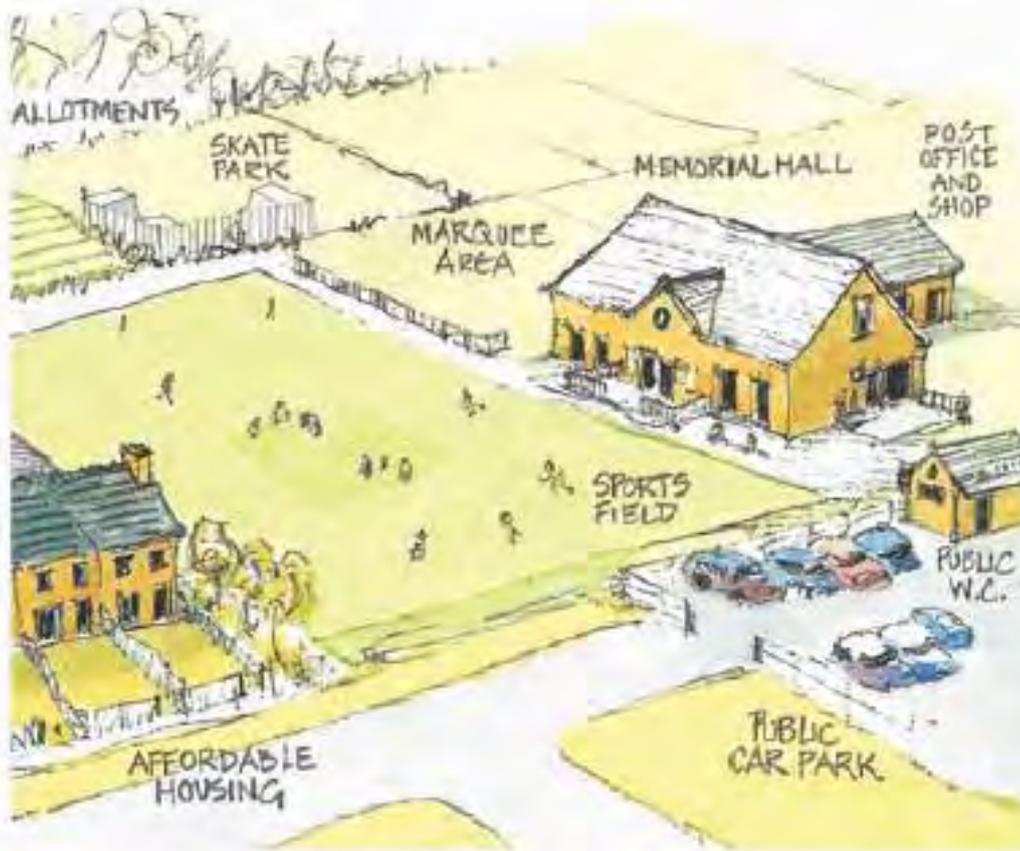
The information which follows was derived from the Analysis of the First Questionnaire and the work of the Focus Groups. It shows in a brief form what the Neighbourhood Development Plan (NDP) is likely to contain unless the information derived from the Second Questionnaire indicates otherwise. We hope you will find it of considerable interest.

The Analysis indicated that many people had misunderstood the purpose of our Neighbourhood Development Plan by thinking that it would somehow attract development to our Civil Parish. In fact, its purpose is rather different. What it does mean, is that if the people of Lyonshall find there is a need for more houses or other development in the Civil Parish, we will, by law, be able to control all aspects of that development which are covered in our Neighbourhood Development Plan. Please bear this in mind when answering the questions which follow.

Breakdown of Respondents to the First Questionnaire

- Female 53% Male 47%
- Main age group of responders was between 46 and 90
- Most have lived within the Civil Parish for between 10 and 30 years
- 93% of respondents have also lived elsewhere
- 49% of respondents were retired or semi-retired and of the others, between 21% and 28% were in work

“A picture is worth a thousand words”



**This is one idea of what it could look like
- now we need your's.**

INFORMATION FOR COMPLETION OF THE SECOND QUESTIONNAIRE

1. The Village Centre concept.

The Steering Group is convinced that with a well supported and approved NDP it would be possible to provide an architect designed, fully equipped Village Centre, close to the Royal George, within the 25 to 30 year timescale of the Plan. Initially the work would be divided in phases of up to 5 years, each containing achievable targets.

The new Village Centre would consist of:

- A large grass recreation area for village functions, team sports, and youth activities such as skate-boarding and ball games.
- A purpose built Village Centre building which would ideally contain a new, larger Memorial Hall, kitchen, smaller meeting rooms, a keep fit area and toilets. Other rooms with separate access would house a Community Shop/Post Office, Café, craft stalls or a Farm produce stall. A verandah area overlooking the recreation ground, with changing rooms with access to the toilets, would also be desirable.
- A village off-road parking area with public toilets.
- Possibly a few affordable houses on the perimeter if space were available.
- Space for allotments near, but not necessarily adjacent to site.

The work in each phase might well be completed in a shorter timescale than originally specified as the momentum of the work schedule develops and enthusiasm for the project increases. The phases would allow time for forming the necessary groupings to raise the considerable funds needed for the project; to build up money from the Community Development Levy; to identify the site, design and details of the Village Centre buildings and to plan the layout and construction of the recreational and other facilities needed. The phases would also allow time for the Royal George to develop into a really successful public house and for committees to form with the eventual aim of running a Community Village Shop and/or Post Office and other proposed stalls. The eventual diversion of the heavy traffic on the A480 away from the corner at the Royal George would also be investigated with the aim of achieving this by the end of the 30 years if the traffic situation makes this necessary.

Please now answer Question 1.

2. The Lyonshall Community.

The population is rather elderly and would benefit from a gradual increase in numbers and from a younger social mix. This might make the village work better as a community and increase support for some of the desired facilities such as a Village Shop/Post Office and eventually making them financially viable.

Please answer Question 2.

3. Housing General.

People were content with the average of two houses expected to be built in the Civil Parish annually. More could be built if needed for people with connections with Lyonshall. New houses to be built in the area of the current village would be ad hoc in-fill or on the A480 either going south or north from the village centre. If building needs to be in the hamlets then Holmes Marsh was favoured. Affordable homes, for the young and for the elderly, should only be for people with direct connections with Lyonshall. Restoring, updating and converting existing stock both in the village and on farms was favoured. A small number of other sustainable houses could also be built on suitable land on farms and on other suitable sites in the Civil Parish if allowed by the NDP.

Please answer Question 3.

4. Barn conversions.

The NDP is likely to support the conversion of barns which would be permitted to have appropriately sized window openings, in keeping with the building, to allow sufficient light and ventilation in the property?

Please answer Question 4.

5. Village Development Boundary.

At present the Village Development Boundary restricts most development to a small, strictly defined area centred on Lyonshall village. The analysis of the First Questionnaire showed that, in order to prevent Lyonshall village itself eventually becoming too large and to meet other desirable housing and other needs, there are valid reasons for building a limited number of sustainable dwellings in the hamlets and the wider Civil Parish. This would mean doing away with the Village Development Boundary. Instead, the NDP would define a Settlement Area around Lyonshall village which would be regularly reviewed and, if necessary, re-defined or modified by the Parish Council in order to ensure that the overall requirements for the whole of the Lyonshall Civil Parish, set out in the NDP, could be met on time and in the most effective and appropriate way. What are your views on doing away with the Village Development Boundary as outlined above?

Please answer Question 5.

6. Housing design.

The main preference for the next 30 years is for private detached, semi-detached or terraced houses with different sizes, plots, styles and building materials similar mainly to the older houses already existing in the village. The aim is to keep the village looking basically the same. New developments, however small, of identical houses will not be allowed. All new houses in the village will have off road parking and other additional parking areas are needed in the village. There is some support for energy saving houses.

Please answer Question 6.

7. Extensions to existing buildings.

The planning regulations covering extensions to existing buildings to protect neighbours' privacy etc, should be adapted specifically for Lyonshall and included as an Annex to the Neighbourhood Plan.

Please answer Question 7.

8. Business.

If small commercial units are needed, it should be possible to approve sites within the Village Development Zone or on suitable farms.

Craft Based units could be nearer the village centre or on farms.

Please answer Question 8.

9. Tourism.

We need to attract more tourists to Lyonshall and to encourage more B & B and small hotel or inn accommodation by better marketing of village assets.

Local walks, Offa's Dyke, Lyonshall Castle, and the Railway should be advertised and a fishing lake could be provided.

The lack of off road parking and other facilities in Lyonshall compared with those available in other villages will also be addressed.

Please answer Question 9.

10. Amenities.

Discussion by the Housing and Development Focus Group of the amenities and facilities available in Lyonshall concluded that there was a strong need for a new area, designated as the Village Centre as described in The Vision (Paragraph 2). It was decided that, as far as possible, all the other facilities and amenities that are lacking in the village should be included on or near this site.

Please answer Question 10.

11. Facilities.

The need for all the amenities and facilities will steadily increase as the village population grows, as will the needs for much more off-road parking, public toilets and better facilities for the younger and older members of the village and tourists.

Please answer Question 11.

12. Community shop.

A non-profit making community shop manned by volunteers from the village could well become viable at some stage during the life of the NDP. Provision for this should be included in the NDP.

Please answer Question 12.

13. The Royal George.

There was very strong support for keeping and improving the facilities offered by the Royal George which, was considered to be most important to the community. Any change of use application for the Royal George should be refused unless another public house is provided in the village.

Please answer Question 13.

14. Farming General.

The First Questionnaire asked whether people's lives were affected by farming. The answers were generally very supportive of farming and farmers. They showed that mud, noise, smell, low traffic and a number of other inconveniences are all accepted and even enjoyed as part of living in the countryside.

Mud on the roads is a problem. The Focus Group revealed that the causes were due to Herefordshire Council piling earth from ditches onto the verges, the lack of suitable passing places and from the use of minor roads by heavy lorries. The problem would be reduced if Herefordshire County Council provided more passing places on minor roads in the Parish.

The possibility of the occasional opening of a farm to the public and the production of a 'Lyonshall Good Farming Practice Code or Guide' which could be included as an Annex to the NDP will also be investigated.

Please answer Question 14.

15. Farming Policies.

Parish policies on chicken sheds and wind turbines already exist and may need minor modification before being incorporated as part of the NDP. Similar policies may also be needed to cover plastic tunnels, which are used for certain crops such as cherries and for solar energy arrays for electricity production near the village, for the benefit of the village. The NDP will allow for the production of future policies on farming developments or constructions, as necessary, in order to prevent development to the detriment of others and for the general well-being of the residents in the Civil Parish.

Please answer Question 15.

16. Renewables.

Stand alone solar energy arrays could offer a practical use for small areas of unproductive or unprofitable land. Solar panels on the roofs of chicken sheds, where suitable, are strongly supported as is the use of ground source heat pumps. There is some support for Anaerobic Digesters and Biomass Plants but none for wind turbines.

Please answer Question 16.

17. Issues with Utilities and Services

The First Questionnaire revealed strong adverse comments on Internet and Broadband access and phone coverage, both of which are poor. There are problems with sewerage in The Close in the village and with both storm water and sewerage in Holmes Marsh. Any housing development in Holmes Marsh might need to be delayed until this problem has been overcome. Alternative sewage treatment systems within the Civil Parish were supported in order not to overload the existing systems. A central composting facility in the village for green waste for re-sale to residents was supported. These important matters will be covered in the NDP.

Please answer Question 17.

18. Roads and pavements through the Civil Parish

The roads through the Civil Parish, particularly the A480, are considered inadequate for the traffic they will have to carry over the next 20 -30 years and are not as safe as they ought to be? More anti-speeding measures are needed together with better enforcement and more pavements. These are all contributory factors to the possible eventual need to find a new route for heavy lorries (but not buses) on the A480 which will keep them clear of Royal George corner.

Please answer Question 18.

19. How important is being on a bus route?

Virtually everyone considered that being on a bus route is either very or moderately important. This is particularly so for younger and older people and will need to be taken into account for housing being provided under the NDP.

Please answer Question 19.

20. Does Lyonshall need a local bicycle route?

A strong majority said that a local bicycle route was not needed and would be hard to achieve in and around Lyonshall.

Please answer Question 20.

21. Are footpaths, bridleways and public rights of way adequate and/or sufficiently well maintained?

The answers received suggested that they were generally not very well maintained.

Please answer Question 21.

22. First Questionnaire.

We need the answer to this question so that we can gauge how many new people are becoming interested in the likely contents of the NDP.

Please answer Question 22.

Second Questionnaire Chairman's notes

PUBLIC MEETING - 23rd SEPTEMBER 2013

PRB SPEAKING NOTES

WELCOME

Slide 1
A Vision for L'hall

VMT

Our aim this evening is to introduce the 2nd Questionnaire and to make you unable to resist the urge to complete it and send it in!

Meeting Format

- Presentation by PRB
- Questions
- Drinks - socialise or discuss with Steering Group members

INTRODUCTION

We are at very important stage on which success or failure depends

Slide 2
Booklet
Village Centre
Artist's impression

The 1st Questionnaire showed that Lyonshall lacked many different facilities. These indicated the need for a properly designed and equipped Village Centre, policies to control development within the Civil Parish and the provision of a large number of other facilities which would be needed in order to improve the quality of life here and make Lyonshall a satisfying and enjoyable place in which to live.

I must emphasise that this slide is only an artist's impression of what a Village Centre could look like.

Our subsequent discussion encapsulated all these requirements into what we have called 'A Vision for Lyonshall' - BUT - at present, this Vision represents the views only of the 145 out of 586 people who answered the 1st Questionnaire. But, bear in mind that 70 of those 586 were in Lynhales and did not send in completed Questionnaires last time so, in fact, we got quite a good return .

We are confident that The Vision represents what the village needs for the future. It also shows what the Neighbourhood Development Plan is likely to contain. However, we need the 2nd Questionnaire in order to ensure that we have the support of a much higher percentage of the residents of the Civil Parish.

We therefore hope that this 2nd Questionnaire will be completed and returned by more than 50% of the residents on the Electoral Roll.

For that reason and to encourage high returns, we have kept the process really simple!

WHAT YOU WILL RECEIVE

You will receive two documents

- A Booklet for you to keep and which provides you with the information you need in order for you to complete the Questionnaire.
- The 2nd Questionnaire itself.

THE BOOKLET

Slide 3
Booklet cover

I'll describe the Booklet first.

The booklet contains the information that we derived from the analysis of the 1st Questionnaire under 22 separate headings, for example:

- Housing General, Amenities, Farming General, Utilities and Services and so on.
- Each heading contains the information you need in order to answer the question which has the same number in the Questionnaire.

Here is the paragraph on Housing Design.

Slide 4
Housing design

This is the paragraph dealing with the Village Centre concept - the basis of 'The Vision'.

Slide 5
Booklet Paragraph 1
The Village Centre concept

This is by far the longest paragraph in the booklet.

- It should not be at all difficult to form your overall view of what it contains in order to tick your choice of column in the Questionnaire.
- No need to read it now because I will show it again at the end of my talk and describe it in detail.

THE 2nd QUESTIONNAIRE

The 2nd Questionnaire will be issued from tomorrow.

Slide 6
Questionnaire cover

It is important that ALL people on the Electoral Roll in each household complete a separate Questionnaire.

The subject headings in the Questionnaire have the same paragraph number as the relevant paragraph in the Booklet

The Questionnaire consists of:

- a short introduction on where we have reached now
 - Only 22 short, single tick questions
- Slides 7 and 8
Questions sheet

- a chance to enter a Prize draw
 - 1st Prize £60
 - 2nd Prize £40 (Private Donors!)
- information on how to return the Questionnaire

Slide 9
Back page

Completing the Questionnaire

Slide 10
Q'aire, inside cover

I would just like to draw your attention to the two important paragraphs on completing the Questionnaire:

- read Booklet paragraph first, then answer the question that has the same number in the Questionnaire
- notice the paragraph in red on how to decide on which column to tick.

NOW BACK TO THE VISION

Slide 2
Village Centre Picture

This Vision sets out what the Steering Group believes is a very condensed version of what those who answered the 1st Questionnaire, attended meetings and talked with us informally suggested that Lyonshall ought to be like when the Neighbourhood Development Plan has been fully implemented in about 25 years from now.

The main problem which kept being raised either directly or indirectly was that Lyonshall lacked a proper Village Centre where numerous community activities could take place. The pub is in the centre, where the A480 suffers badly from heavy vehicles rounding a difficult corner where there is no additional off-road parking. The Memorial Hall is way up the road and will be in need of extending or refurbishment relatively soon. The Church is on the edge of the village and difficult to use for additional village functions because it is too far away from the centre. There is no Village shop, Post Office, or Village Green and no suitable place for recreational and youth activities or attractions to bring visitors to the village. The highly successful Queen's Diamond Jubilee Celebration and the Village Party last Friday are good examples of just what a Village Centre could offer so much more easily, together with a great deal more too.

Slide 5
Booklet Paragraph 1

Paragraph 1 of the Booklet sets out how the Village Centre concept could be achieved. The solution would not be achieved instantly but represents what could relatively easily be achieved over the 20-30 years of the Neighbourhood Plan.

Phases

To make things easier, the work would need to be divided into phases.

Here are our current thoughts on what might be done during each phase, the lengths of which would be very flexible, changeable and depend on progress.

Phase 1 (Low profile). Year 1 to Year 5 approx

- Develop and improve the Royal George pub. (Hopefully!)
- Investigate and assess the likely cost of buying sufficient land ideally near to the Royal George, eventually to provide the facilities listed on the slide
- The Parish Council would form the necessary groupings to raise money for the Village Centre concept from a wide variety of sources, including Lottery and Government funding, Lyonshall community activities and other means.
- Building the 2 houses per year as envisaged by Herefordshire Council's Core Strategy (affordable or self-build) thus also achieving a small increase in the local population.
- Build up money from the Development Levy and other sources.
- Initiate a traffic survey and, in liaison with Herefordshire Council, start investigating how heavier lorries might be able to be diverted away from Royal George corner onto other routes.

Phase 2. Year 5 to Year 10 approx

- Continue serious fund-raising for the Village Centre complex.
- Continue building up the Development Levy funds.
- Seek volunteers to assist with eventually setting up and running a small village shop and Post Office.
- Provide a safe route or pathway to the Church for walkers, cyclists and tourists
- Monitor numbers of heavier lorries etc and investigate and lobby for Government funding, if needed, for diversion of these away from Royal George corner.

Phase 3. Year 10 to Year 20

- Progress planning and overall requirements for the Village Centre complex
- aim to have achieved the diversion of heavier lorries from the centre of the village and to have raised the necessary public funding for this if needed.
- When sufficient funds have been raised purchase land, design and eventually build the new Village Centre complex either as a whole or in additional suitable phases.

The Steering Group believe that overall, most of the village will be in favour of this concept as a way forward but we will not achieve this without your help.

POSSIBLE PROBLEMS

Money - there are MANY sources of grants. They just have to be found by a small team with energy and commitment.

Community shop and Post Office

- many villages already have these run by volunteers
- mention Morrisons, Tesco etc
- diverting A480 heavier lorries does not necessarily mean a by-pass. There are other ways in which they could get past Lyonshall

PLEASE WILL YOU

Slide 11
Closing slide

Tell anyone you meet, that you know lives in Lyonshall and is not at this meeting that:

- The Questionnaire will be delivered this week
- It is vital for them to complete the Questionnaire
- It does not matter to us whether they agree or disagree with the paragraphs in the Booklet as long as they give us their views and send in the completed Questionnaire.
- There is a Prize Draw with a prize of £60 and one of £40 to encourage them!

FINALLY

Slide 12
Analysis

This shows broadly what we hope to achieve from the analysis of the 2nd Questionnaire

Describe

- shows where our concept is producing roughly the right answer for each of the areas we have described in the Booklet
- Will be a great help to us in drafting a Neighbourhood Plan which will be acceptable to greatest number of residents of the CP.

QUESTIONS

PRB

19 Sept 2013

Appendix III

Housing Needs Survey

Lyonshall Neighbourhood Development Plan (NDP)

Confidential Housing Survey

Introduction

As part of the Neighbourhood Development Plan the Parish Council needs to carry out a housing survey to establish what stock there is in the Parish and what the housing need might be in the future from current residents. For example, whether you think you may need a smaller or larger house in the future, whether you are likely to stay in Lyonshall or move away, and whether you have children who would want to live in the Parish.

Needs and preferences will change over time and any housing survey cannot be 100% accurate. It is however, important to establish whether there are any clear trends the NDP can aim to meet.

IMPORTANT: This survey is anonymous.

A survey has been sent to every household in the parish.

Please return completed survey by 1st February 2017 to one of the following:

Burgoynes office, Lyonshall 9-5pm weekdays.

Lyonshall Garden Centre 9-5pm Monday – Saturday, 10-4pm Sunday.

Post to Lyonshall Parish Clerk, Firbanks, Lyonshall, HR5 3LN.

*All responses will be collated to provide evidence for the
Lyonshall Neighbourhood Development Plan.*

Current position – This section to be completed by the householder

Q1. Where do you live?

Lyonshall Village Centre Holmes Marsh Rural Other Hamlets

Q2. Do you own or rent your own home?

Own / Rent (Delete as applicable)

Q3. How many bedrooms?

Bedrooms

Q4. Number of children in the household under 18?

Q5. How many people are there in your home in these age ranges?

18-25	26-35	36-45	46-55	56-65	65 +
<input type="text"/>					

Q6. Which of the following options best reflects your current thoughts for the next 15 years?

Stay in your current property Move to a bigger property in Lyonshall
 Move out of Lyonshall Move to a smaller property in Lyonshall

Other (Please specify)

Q7. If you have children, how many are likely to want a home of their own in Lyonshall over the next 15 years?

General views – To be completed by each occupant 18 and over

Q8. Sustainability

Earlier questionnaires showed there is need for the pub to reopen, for the village to have a shop and for the Memorial Hall to be replaced with a more flexible useful community space. It is therefore important that the NDP enables sufficient population growth within the parish to sustain these facilities.

Do you agree? Please circle Yes or No for each occupant in the household:

Occupant 1	Occupant 2	Occupant 3	Occupant 4	Occupant 5	Occupant 6
YES / NO					

Q9. To achieve sustainability in the Parish there will need to be further development which will include a mix of housing types below – Please circle your preferences below

Affordable housing

Housing Association rental properties

Market rental properties

Self-build opportunities

Work/live opportunities

Single storey housing suitable for older residents

Private family houses

Development of existing buildings

Do you agree with this mix? - Please circle Yes or No for each occupant in the household:

Occupant 1	Occupant 2	Occupant 3	Occupant 4	Occupant 5	Occupant 6
YES / NO					

Q10. Additionally, the NDP should allow people to develop their existing properties to improve their quality of life, so long as that development does not adversely impact neighbouring properties or alter the characteristics of the area.

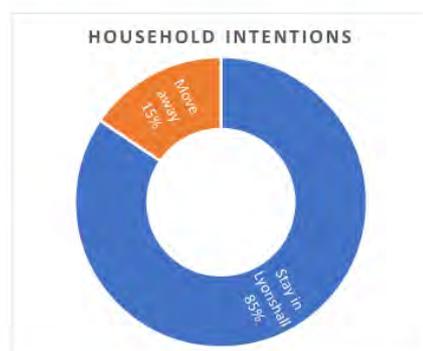
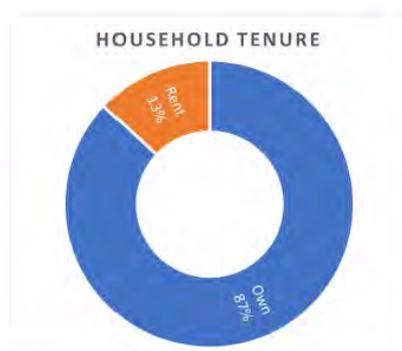
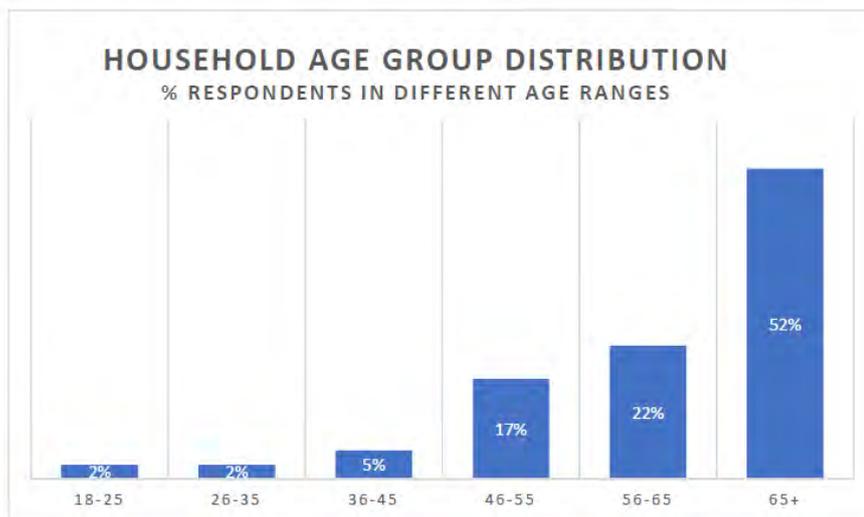
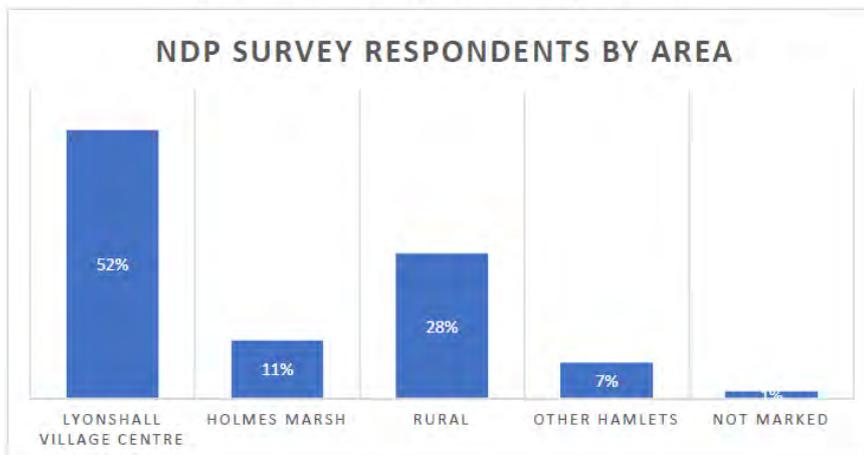
Do you agree? - Please circle Yes or No for each occupant in the household:

Occupant 1	Occupant 2	Occupant 3	Occupant 4	Occupant 5	Occupant 6
YES / NO					

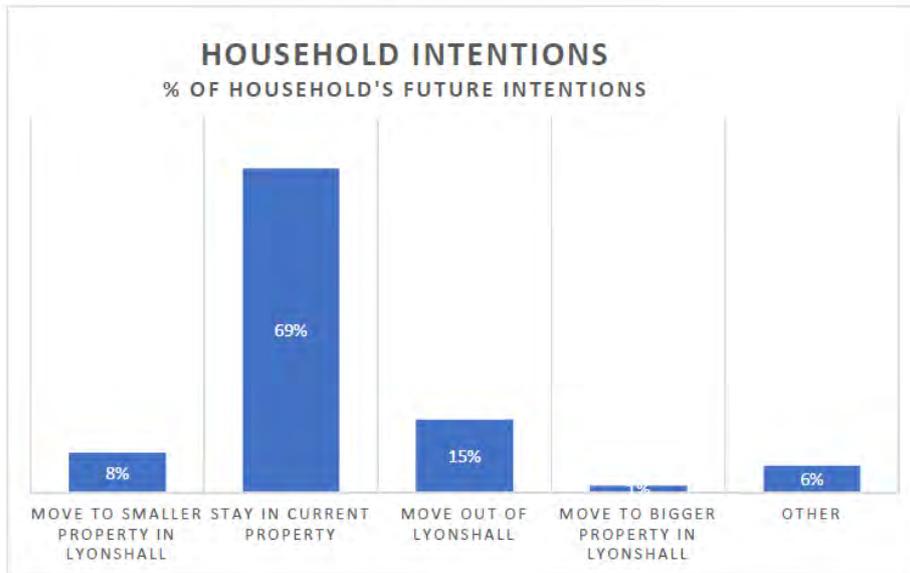
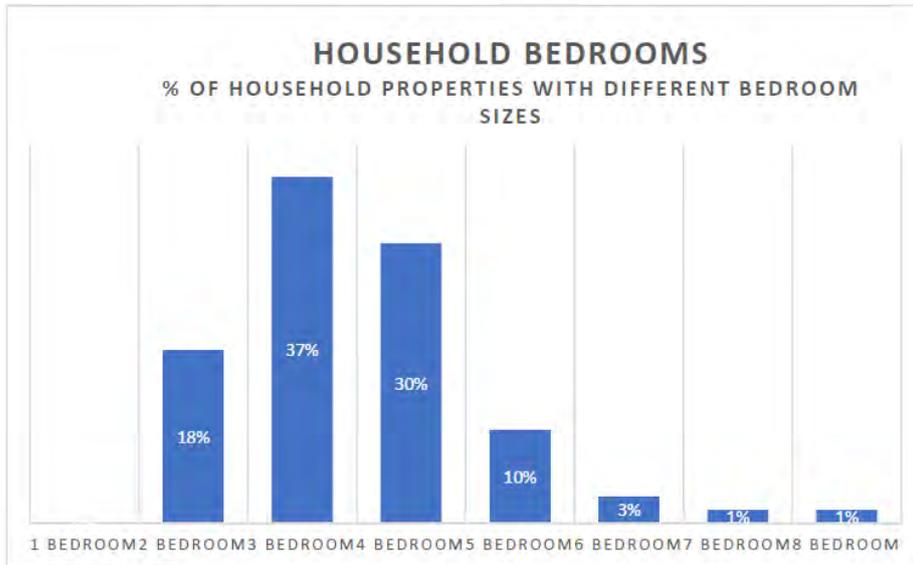
If you have any comments on these questions please use in the box below or on a separate sheet.

Thank you for completing this survey.

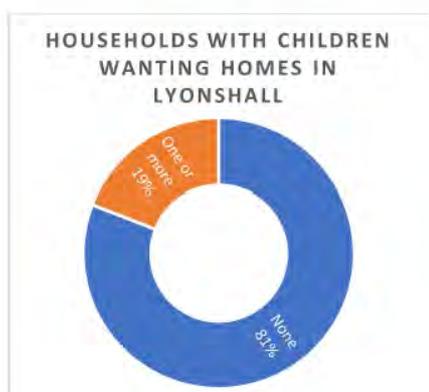
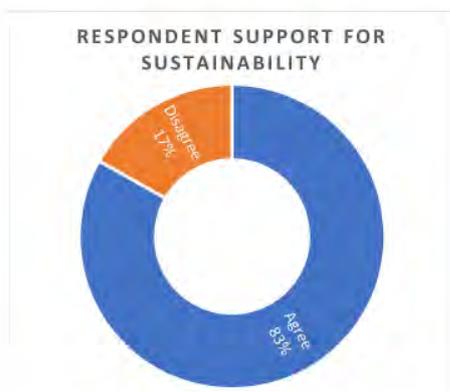
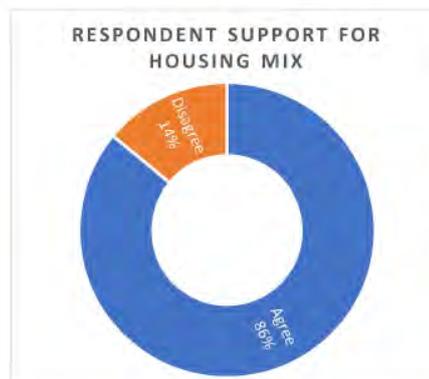
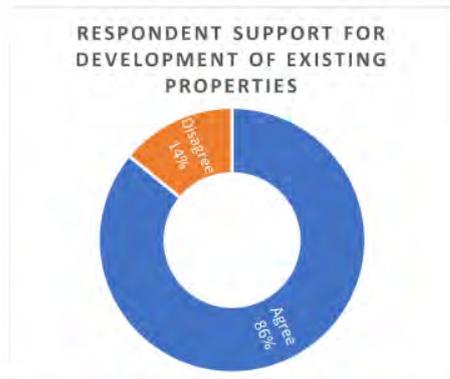
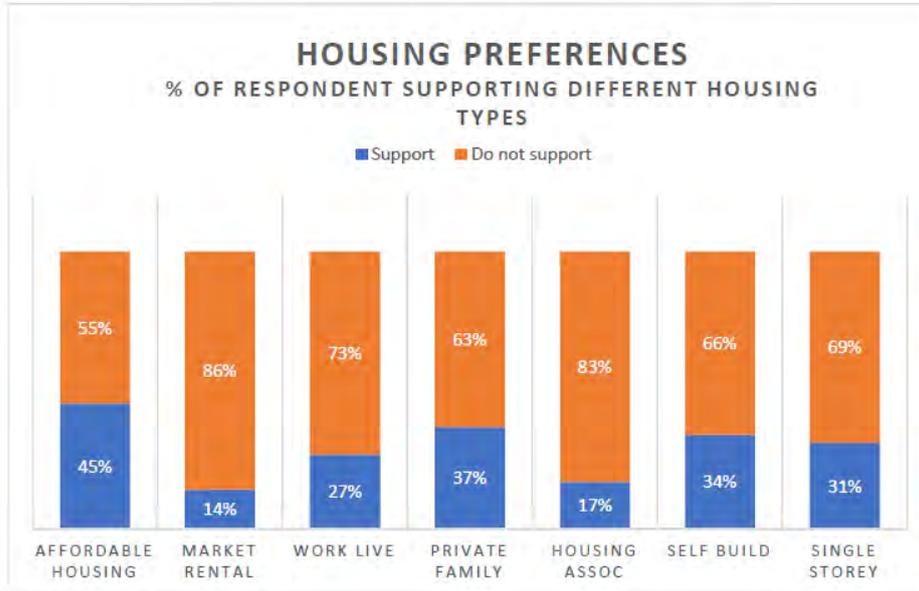
Lyonshall 2017 NDP Survey Results



Lyonshall 2017 NDP Survey Results



Lyonshall 2017 NDP Survey Results



Appendix IV

Issues and Options Publicity

Copy of Poster

Lyonshall Parish

Neighbourhood
Development Plan



Lyonshall Neighbourhood Development Plan

2011 to 2031

**PUBLIC
CONSULTATION**

Thursday 20th July 7.30pm

Sunday 23rd July 5.30pm

at the summer BBQ event – free food

Lyonshall Memorial Hall

**PLEASE COME AND HAVE YOUR SAY
ON THE PLAN SO FAR**

A-Board



Copy of Comments Sheet

Lyonshall Neighbourhood Development Plan
Comments Sheet
Public consultations 20th & 23rd July 2017

Name	
Address	

Please answer these questions on the presentation and return completed forms to rebeccabissell.lpc@gmail.com or leave in the responses boxes located at Lyonshall Garden Centre and Burgoyne's by **Monday 7th August 2017** please.

	YES	NO
1. Do you agree in principle with the Draft Vision & Objectives		
If No please explain/comments		

	YES	NO
2. Would you support further limited development in the Parish that reflects the character of Lyonshall? If Yes - How many?	Less 30	
	More 30	
If No please explain/comments		

	YES	NO
2. Would you support further additional development to secure funding for community assets? e.g. The Memorial Hall		
If No please explain/comments		

	YES	NO
3. Do you agree with the principles of the proposed settlement boundaries for Lyonshall and Holme Marsh?		
If No please explain/comments		

	YES	NO
4. Do you agree that the NDP should include site A inside the development boundary?		
If No please explain/comments		

	YES	NO
5. Do you agree that the NDP should include site B inside the development boundary?		
If No please explain/comments		

	YES	NO
6. Do you agree that the NDP should include site C inside the development boundary?		
If No please explain/comments		

	YES	NO
7. Do you agree that the NDP should include site D inside the development boundary?		
If No please explain/comments		

	YES	NO
8. Do you agree that the NDP should include planning policies which encourage small scale development with a mix of house types and sizes?		
If No please explain/comments		

	YES	NO
9. Do you agree that the NDP should include a planning policy to guide new large-scale agricultural buildings?		
If No please explain/comments		

	YES	NO
10. Do you agree that the NDP should include a planning policy to guide new low carbon energy schemes?		
If No please explain/comments		

	YES	NO
11. Do you agree that the NDP should include planning policies to support investment in tourism and small scale rural enterprises?		
If No please explain/comments		

	YES	NO
12. Should the NDP identify an area for local employment development i.e. small scale business units / workshops linked to existing commercial areas?		
If No please explain/comments		

	YES	NO
13. Should the NDP include environmental policies to protect wildlife and local landscape character, promote sustainable drainage, and guide development to brownfield sites or areas of lower agricultural land value?		
If No please explain/comments		
Which Key views are important locally?		

14. Should the NDP **protect the play area or any other areas as Local Green Space?**

YES	NO

If No please explain/comments

Please identify any other areas you think might meet the criteria.

15. Should the NDP include a policy to support the development of **a new village hall facility** on the site of the existing Memorial Hall?

YES	NO

If No please explain/comments

16. Should the NDP include a policy to **protect the setting of heritage assets** and ensure archaeology is properly considered in development proposals?

YES	NO

If No please explain/comments

17. What sort of **local infrastructure improvements** should be included in the NDP?

Please list

Any further comments please complete on a separate sheet.

Thank you for taking the time to view and comment on the consultation documents for the Lyonshall Neighbourhood Development Plan

Copy of Postcard Delivered to All Households

INVITATION

Lyonshall Parish



Neighbourhood
Development Plan



View and comment on the draft issues for the
Neighbourhood Development Plan
2011 -2031



Public Consultation Sunday 23rd July at the Summer BBQ Event

Come along and enjoy a **free** burger or sausage dog!



This is your opportunity to help shape Lyonshall Neighbourhood Development Plan 2011 -2031. The steering group have identified key issues from evidence in the 2013 questionnaires, planning commitments since 2011 and the recent housing survey.

This presentation will help to prepare the NDP with planning policies and proposal for Lyonshall. These policies form the basis for decisions about where and how development should take place, including housing, employment/enterprise, open spaces, community facilities and other land uses in line with National frameworks.

"Your views are important and will provide the evidence base to produce a Neighbourhood Development Plan which has community support and backing."

How to comment

The Presentation is open for Public viewing and consultation at Lyonshall Memorial Hall on:

Thursday 20th July from 7.30pm to 9.00pm
Sunday 23rd July from 6.30pm to 9.00pm

online after the presentations at www.lyonshall.net

Responses and comment forms

1. Collect and complete forms at the public presentation.
2. Download from www.lyonshall.net, scan and email to rebeccabissell.lpc@gmail.com
3. Deposit in designated boxes at Lyonshall Garden Centre Burgoyne's main office



This is your chance to be involved in the contents of Lyonshall NDP.

An independent inspector has to be satisfied that all policies in the plan reflect the majority view of the Parishioners who have taken the time to consider and express their wishes.

Issues and Options Consultation Headline Results

Lyonshall Neighbourhood Development Plan Comments Sheet Public Consultations 20th & 23rd July 2017

Name	
Address	

to rebeccabissell.lpc@gmail.com or leave in the reponse boxes located at
Lyonshall Garden Centre and Burgoynes by **Monday 7th August** 2017 please.

	YES	NO
1. Do you agree in principle with the Draft Vision & Objectives	90.3%	6.5%
If No please explain/comments		
(3.2) – no answer		
	YES	NO
2. Would you support further limited development in the Parish that reflects the character of Lyonshall? If Yes - How many?	77.4% Less 30 More 30	17.2%
More than 30 = 39.8% Less than 30 = 37.6%		
(5.4) no answer		
	YES	NO
2. Would you support further additional development to secure funding for community assets? e.g. The Memorial Hall	71%	24.7%
If No please explain/comments		
(4.3) no answer		
	YES	NO
3. Do you agree with the principles of the proposed settlement boundaries for Lyonshall and Holme Marsh?	68.8%	28%
(3.2%) no answer		

	YES	NO
4. Do you agree that the NDP should include site A inside the development boundary?	68.8%	28 %
(3.2%) no answer		
	YES	NO
5. Do you agree that the NDP should include site B inside the development boundary?	60.2%	36.6
(3.2%) No answer		
	YES	NO
6. Do you agree that the NDP should include site C inside the development boundary?	67.7%	29%
If No please explain/comments		
(3.2%) No answer		
	YES	NO
7. Do you agree that the NDP should include site D inside the development boundary?	75.3%	21.5%
If No please explain/comments		
(3.2%) No answer		
	YES	NO
8. Do you agree that the NDP should include planning policies which encourage small scale development with a mix of house types and sizes?	84.9%	10.8%
If No please explain/comments		
(4.3) No answer		

	YES	NO
9. Do you agree that the NDP should include a planning policy to guide new large-scale agricultural buildings?	68.8%	24.7%
If No please explain/comments (6.5%) No answer		
	YES	NO
10. Do you agree that the NDP should include a planning policy to guide new low carbon energy schemes?	91.4%	4.3%
If No please explain/comments (4.3%) No answer		
	YES	NO
11. Do you agree that the NDP should include planning policies to support investment in tourism and small scale rural enterprises?	93.5%	3.2%
If No please explain/comments (3.2%) No answer		
	YES	NO
12. Should the NDP identify an area for local employment development i.e. small scale business units / workshops linked to existing commercial areas?	77.4%	15.1%
If No please explain/comments (7.5%) No answer		
	YES	NO
13. Should the NDP include environmental policies to protect wildlife and local landscape character, promote sustainable drainage, and guide development to brownfield sites or areas of lower agricultural land value?	91.4%	7.5%
If No please explain/comments (1.1%) No answer		

14. Should the NDP protect the play area or any other areas as Local Green Space?	YES	NO
	94.6%	3.2%
If No please explain/comments (2.2%) No answer		
15. Should the NDP include a policy to support the development of a new village hall facility on the site of the existing Memorial Hall?	YES	NO
	76.3%	15.1%
If No please explain/comments (8.6%) No answer		
16. Should the NDP include a policy to protect the setting of heritage assets and ensure archaeology is properly considered in development proposals?	YES	NO
	87.1%	7.5%
If No please explain/comments (5.4%) No Answer		

17. What sort of **local infrastructure improvements** should be included in the NDP?

Please list

Poster at Event, 20th July 2017

Lyonshall Parish Neighbourhood Development Plan 



Introduction

This consultation is **vital for the future of our Parish**, this is your chance to make comments on how this future is shaped.

The Neighbourhood Development Plan (NDP) will dictate **how much development we want in the future, where that can take place, and set a number of parameters for that development all within the constraints of the Herefordshire Core Strategy also known as the Herefordshire Local Plan.**

Before the NDP comes into force it **will have to be inspected and passed by an independent examiner.** The main objectives of that inspection are two-fold;

- Firstly, to ensure that the NDP is in 'General Conformity' with the Herefordshire Core Strategy together with other pieces of relevant legislation.
- Secondly to ensure that there is evidence that the policies in the NDP have been consulted on and that each policy be demonstrated to reflect the majority view of the people who took part in the consultation.

The NDP steering group has a firm of professional advisors who will advise on General Conformity aspects.

This consultation will provide part of the evidence base for the examiner to satisfy himself/herself that **the policies reflected the views of the Parishioners who responded to the consultations on those points.**

There **have already been two NDP consultations, but a lot has happened since they were completed.** This consultation highlights the changes in the Parish since the last consultations and seeks to **determine whether the changes have altered people's views.**

You will be asked to **complete a questionnaire giving your views.** We can only accept questionnaires where they contain the name and the address of the person completing them. This is required to avoid duplication and provide evidence of the consultation results.

The Core Strategy covers and sets out policies of all the areas not included in the NDP. Therefore, we should focus on those things that we can influence and produce a short and clear document.

If you do not complete the questionnaire your views cannot be taken into account.

20. 7. 2017 19:42

Appendix V

First Draft Plan Consultation Publicity

Posters

Lyonshall Parish

Neighbourhood
Development Plan



**Lyonshall Neighbourhood Development Plan
2011 to 2031**

**DRAFT NDP
INFORMAL PARISH
CONSULTATION**

**Monday 2nd July
to
Sunday 22nd July**

VIEW THE DRAFT NDP ONLINE OR AT

- Village BBQ on 14th July at Lyonshall Memorial Hall from 6pm
- Lyonshall Garden Centre
- The Cattle Shed Café – Penrhos Court.
- Burgoynes Reception Office
- St Michaels all Angels Church Porch

Lyonshall Parish

Neighbourhood
Development Plan



Lyonshall Neighbourhood Development Plan

2011 to 2031

**SUMMER BBQ &
POP UP PUB**

Saturday 14th July

Lyonshall Memorial Hall

Free BBQ Food 6-8pm

Drinks provided by Behind Barz

**INFORMAL PARISH CONSULTATION
TO VIEW THE DRAFT NDP**

Appendix VI

Regulation 14 Public Consultation

Screenshots - NDP Website

This website uses cookies to improve user experience. By using our website you consent to all cookies in accordance with our Privacy Policy. [Read more](#) [I agree](#) [I disagree](#) Powered by cookie-script.com

Home About Lyonsall News and Events Parish Council Community Interest Our Church NDP Home Page Useful Links

Evidence & Consultation Documents

Evidence base is the term given to all the documents and information used to underpin the development of a Neighbourhood Plan and its policies or the proposals in a Neighbourhood Development Order. Neighbourhood Planners need to ensure that proportionate, robust evidence supports the choices made and the approach taken. The evidence is drawn upon to explain the intention and rationale of the policies in a Neighbourhood Plan.

The document table shown here holds local evidence used in creating Lyonsall Neighbourhood Development Plan. This includes documentation recording consultation with residents, where the steering group have given parishioners the opportunity to view, comment and discuss the emerging plan at different stages. It also records other relevant documentation from community groups, services and businesses collected during the Neighbourhood Planning Process.

Lyonsall draft Neighbourhood Development Plan (NDP) Regulation 14 Formal Consultation

Lyonsall Parish NDP Steering group with the help of consultant Kirkwells has considered comments received from the recent informal consultation and all previous consultations to produce an updated draft Neighbourhood Development Plan document.

This document has been approved by Parish Council to be submitted to Herefordshire Council and other statutory consultees for the legal and formal Regulation 14 consultation process.

The six-week consultation period from Thursday 25th October to 5pm on Friday 7th December 2018.

The Draft Plan will be available for you to view and make comment by email or by using the printed response sheet.

[Lyonsall draft NDP plan for Regulation 14 October 2018.](#)

[Lyonsall Strategic Environmental Assessment.](#)

This website uses cookies to improve user experience. By using our website you consent to all cookies in accordance with our Privacy Policy. [Read more](#) [I agree](#) [I disagree](#) Powered by cookie-script.com

The six-week consultation period from Thursday 25th October to 5pm on Friday 7th December 2018.

The Draft Plan will be available for you to view and make comment by email or by using the printed response sheet.

[Lyonsall draft NDP plan for Regulation 14 October 2018.](#)

[Lyonsall Strategic Environmental Assessment.](#)

[Lyonsall Habitats Regulation Assessment.](#)

[Lyonsall draft NDP plan for Regulation 14 consultation response sheet.](#)

The draft plan is also available to view at the following locations during opening times.

- Lyonsall Garden Centre,
- Penrhos Cattle Shed Cafe,
- Burgoyne's Reception
- St Michaels and all Angels Church Entrance Porch.

If you would like to borrow a hard copy please contact the clerk.

All responses should be forwarded to the Clerk lyonsallclerk@gmail.com or by post to Firbanks, Lyonsall, HR5 3LN by 5pm on Friday 7th December 2018 or left in the collection boxes at the above locations.

The responses will be collated for the steering group and consultant to consider before the draft is submitted to the next stage in the process at Regulation 16.

Lyonsall Draft NDP Plan for Informal Consultation July 2018

Lyonsall Parish NDP Steering group with the help of consultant Kirkwells has produced the first draft Neighbourhood Development Plan document. The document has been approved by Parish Council and the steering group are consulting with the parish on the plan informally before starting the legal and more formal Regulation 14 consultations later in the summer.

The three-week consultation period from Monday 2nd July to Sunday 22nd July 2018.

The First Draft Plan will be available for you to view and make comment using the printed response sheet.

[Lyonsall draft NDP plan for informal consultation July 2018.](#)

Inbox (230) - louise.kirkwells@g... Lyonsshall Parish Neighbourhood

Not secure | lyonsshall.net/ndp-home-page/ndp-evidence/

This website uses cookies to improve user experience. By using our website you consent to all cookies in accordance with our Privacy Policy. [Read more](#) [I agree](#) [I disagree](#) Powered by cookie-script.com

Lyonshall Draft NDP Plan for Informal Consultation July 2018

Lyonsshall Parish NDP Steering group with the help of consultant Kirkwells has produced the first draft Neighbourhood Development Plan document. The document has been approved by Parish Council and the steering group are consulting with the parish on the plan informally before starting the legal and more formal Regulation 14 consultations later in the summer.

The three-week consultation period from Monday 2nd July to Sunday 22nd July 2018.

The First Draft Plan will be available for you to view and make comment using the printed response sheet.

[Lyonsshall draft NDP plan for informal consultation July 2018.](#)

[Lyonsshall draft NDP plan consultation response sheet.](#)

[Combined responses received from Informal Consultation Sept 2018.](#)

The draft plan is also available to view at the following locations during opening times.

Lyonsshall Garden Centre,
Penrhos Cattle Shed Cafe,
Burgoynes Reception
St Michaels and all Angels Porch.

All responses should be forwarded to the Clerk lyonsshallclerk@gmail.com or by post to Firbanks, Lyonsshall, HR5 3LN by 22nd July 2018 or left in the collection boxes at the above locations.

The responses will be collated for the steering group and consultant to consider before the draft is fully consulted on at Regulation 14.

Lyonsshall Issues and Options Consultation - July 2017

The Steering group with help and support from consultants Kirkwells prepared an issues and options presentation in Lyonsshall Memorial Hall in July 2017.

- All Parishioners were invited via [postal invite](#) and posters were erected around the village.
- [Lyonsshall Issues and Options Presentation Document.](#)
- Comments returned are helping produce the Draft NDP for Regulation 14 consultation. [Lyonsshall Issues and Options comments recieved](#)

The Steering group worked very hard to arrange a whole parish survey to gauge feeling for development for the period 2011-2031. Lyonsshall and Holme

Type here to search

Inbox (230) - louise.kirkwells@g... Lyonsshall Parish Neighbourhood

Not secure | lyonsshall.net/ndp-home-page/ndp-evidence/

This website uses cookies to improve user experience. By using our website you consent to all cookies in accordance with our Privacy Policy. [Read more](#) [I agree](#) [I disagree](#) Powered by cookie-script.com

Lyonsshall Issues and Options Consultation - July 2017

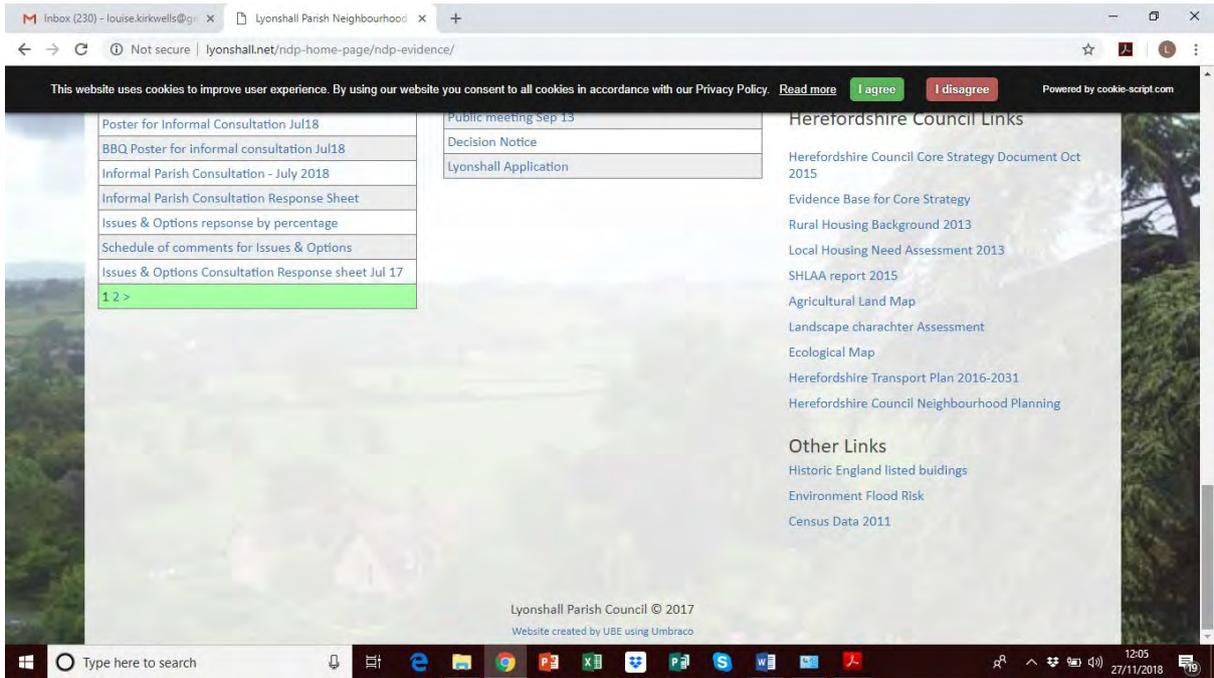
The Steering group with help and support from consultants Kirkwells prepared an issues and options presentation in Lyonsshall Memorial Hall in July 2017.

- All Parishioners were invited via [postal invite](#) and posters were erected around the village.
- [Lyonsshall Issues and Options Presentation Document.](#)
- Comments returned are helping produce the Draft NDP for Regulation 14 consultation. [Lyonsshall Issues and Options comments recieved](#)

The Steering group worked very hard to arrange a whole parish survey to gauge feeling for development for the period 2011-2031. Lyonsshall and Holme Marsh are included in the [Hereford Core Strategy](#) as areas for development expecting housing growth of 12% for the period as a minimum. Here you can view the first questionnaire and the results - These results helped produce a second, more targeted questionnaire and results which then both provide part of the evidence base for the creation of the issues and options document.

Document Table	Map Table	National & Government Links
Reg 14 Consultation Notice	Herefordshire Council SEA Map 1 of Lyonsshall	The Localism Act
Lyonsshall Reg 14 Environmental Assessment	Map of Holme Marsh Settlement	National Planning Policy Framework
Lyonsshall Reg 14 Habitats Assessment	Herefordshire Council SEA Map 2 of Lyonsshall	National planning guidance
Lyonsshall Reg 14 NDP	Map of Lyonsshall Village Settlement	Planning Portal
Lyonsshall Reg 14 Comments Sheet	Lyonsshall Proposed Neighbourhood Parish Area	Neighbourhood Planning
Reg 14 Statutory Consultee Letter		My Community Quick Guide
Reg 14 postcard invite	Other Supporting Documents	
Informal Consultation Responses sheet Sept 2018	Area Decision Document	
Poster for Informal Consultation Jul18	Public meeting Sep 13	Herefordshire Council Links
BBQ Poster for informal consultation Jul18	Decision Notice	Herefordshire Council Core Strategy Document Oct 2015
Informal Parish Consultation - July 2018	Lyonsshall Application	

Type here to search



Copy of Poster 1

Lyonshall ParishNeighbourhood
Development Plan**Lyonshall Neighbourhood Development Plan
2011 to 2031****DRAFT NDP
REGULATION 14
CONSULTATION****25th October 2018**

until

7th December 2018**YOU CAN VIEW THE PLAN**

- On the parish website: www.lyonshall.net
- Hard copies at Lyonshall Garden Centre
- Hard copies at The Cattle Shed Café – Penrhos Court.
- Hard copies in Burgoynes Reception Office
- Hard copies in St Michaels all Angels Church Porch
- Request a copy from the clerk: lyonshallparishclerk@gmail.com

Copy of Poster 2

Lyonshall ParishNeighbourhood
Development Plan**Lyonshall Neighbourhood
Development Plan****DRAFT NDP
REGULATION 14
CONSULTATION****25th October 2018**

until

7th December 2018

Copy of Consultation Letter / Email

LYONSHALL PARISH COUNCIL

Dear Consultee,

Notification of Formal Public Consultation on the Lyonshall Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Lyonshall Draft Neighbourhood Development Plan (NDP) has been published for consultation by Lyonshall Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local parish councillors and interested residents on behalf of the Parish Council, building on extensive informal public consultation and engagement including on Issues and Options and the emerging Preferred Options Draft Plan.

The consultation period runs for at least 6 weeks from Thursday 25th October until 5pm Friday 7th December 2018.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website:

<http://www.lyonshall.net/ndp-home-page/ndp-evidence/>

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- Lyonshall Garden Centre,
- Burgoyne's reception,
- The Cattle Shed café,
- Lyonshall Church entrance porch.

Hard copies of the Draft Plan will be provided on request from the Parish Clerk or Chair of the Steering Group –

Clerk: Email: lyonshallparishclerk@gmail.com,
Address: Firbanks, Lyonshall HR5 3LN.
Tel: 01544340747.

Chairman: Email: paulandlizavery@yahoo.co.uk
Address: Wildwood, Lyonshall, HR5 3LS.
Tel 01544340409.

Representation Form is provided for comments, but the Parish Council also welcome comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan by **5.00pm on Friday 7th December to:**

Clerk: **Rebecca Bissell, Firbanks, Lyonshall HR5 3LN**
Or by email lyonshallparishclerk@gmail.com

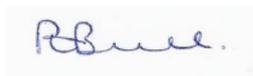
-2-

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Herefordshire Council and used to help determine planning applications in the parish.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'R Bissell', is enclosed in a light blue rectangular box.

Rebecca Bissell
Lyonshall Parish Clerk.

Consultation Notice

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Lyonshall Neighbourhood Development Plan will start at 8.00 a.m. on Wednesday 24th October 2018 for a period of 6 weeks ending at 5.00pm on Friday 7th December 2018.

Lyonshall Neighbourhood Development Plan has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of Parish residents.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Lyonshall Parish.

Comments are invited on the Draft Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and subsequently the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at

<http://www.lyonshall.net/ndp-home-page/ndp-evidence>

or be emailed to residents on request to lyonshallparishclerk@gmail.com

Paper copies of the Plan can be viewed at Lyonshall Garden Centre, Reception at Burgoynes, The Cattle Shed Café and in the Church porch during their opening times and may be borrowed from the Parish Clerk, Firbanks, Lyonshall, Kington, HR5 3LN.

You should comment in writing and a comment sheet is available should you wish to use this. You can post your comments, email them or deposit any comment sheets/letters in a collection box at locations where the plan can be viewed.

Comments can be scanned and emailed to: lyonshallparishclerk@gmail.com

Posted responses should be sent to Parish Clerk, Parish Clerk, Firbanks, Lyonshall, Kington, HR5 3LN.

List of Consultees (Including Consultation Bodies) Provided by Herefordshire Council

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

The organisations below only need to be contacted if the Neighbourhood Area is in or is close to the organisations area of interest.

Hereford Civic Society – herefordcivicsociety@hotmail.co.uk

Ledbury & District Civic Society – chairman@ledburycivicsociety.org

Ross on Wye and District Civic Society – secretary@rosscivic.org.uk

Leominster Civic Trust – secretary@leominstercivicsociety.co.uk

Wye Valley AONB – aonb.officer@wyevalleyaonb.org.uk

Malvern Hills AONB – PEsrich@worcestershire.gov.uk

Copy of Response Form**Lyonshall Draft Neighbourhood Development Plan (NDP)**Public Consultation 25th October – 7th December 2018**Representation Form**

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.
--

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Lyonshall Draft Neighbourhood Development Plan does your representation refer?

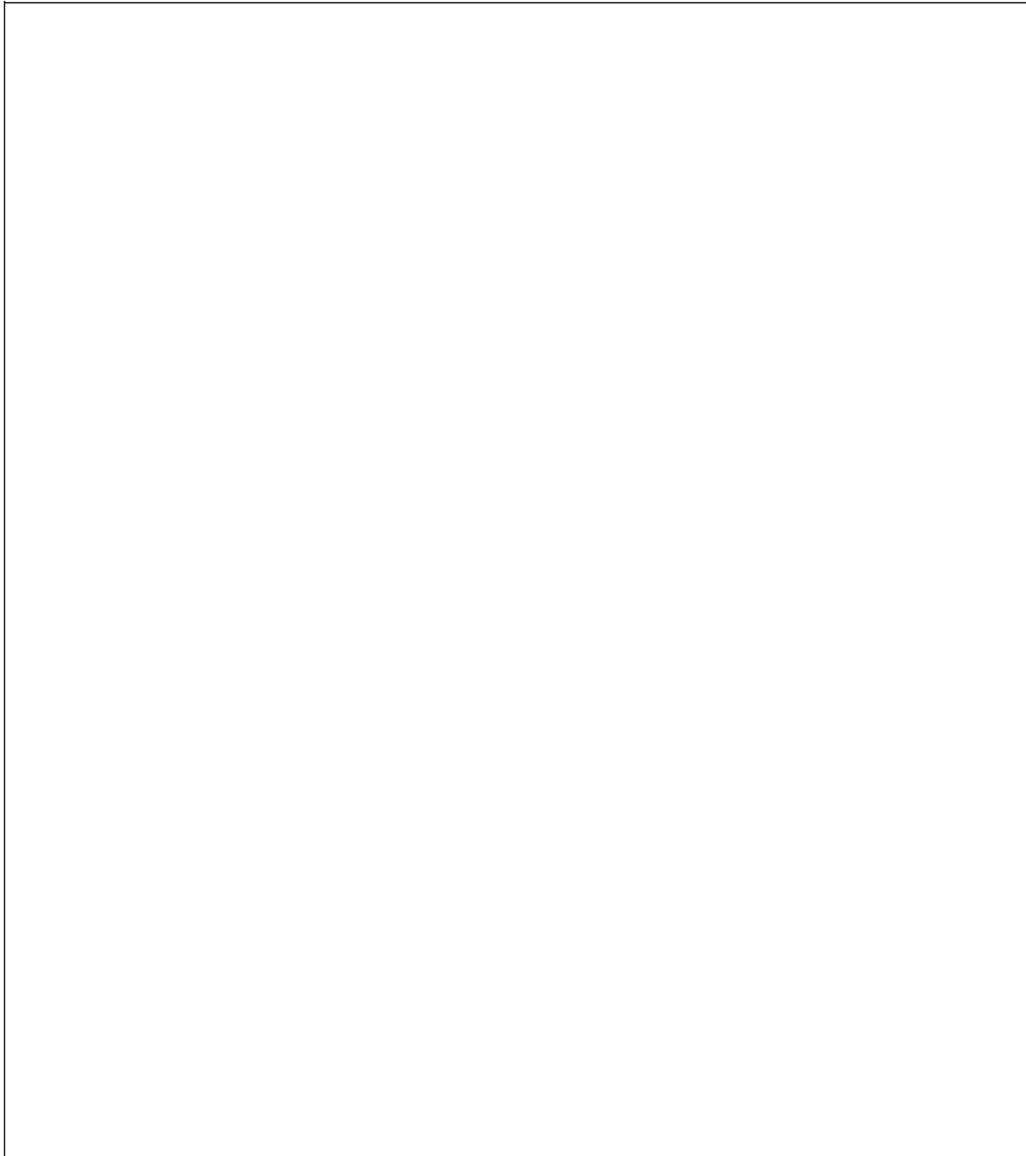
Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.

--



Thank you for your time and interest.

Please return this form by 5.00pm on Friday 7th December 2018 to:

Email : lyonshallparishclerk@gmail.com

Or Post : Lyonshall Parish Clerk, Firbanks, Lyonshall HR5 3LN.

Or leave in the dedicated collection boxes at: Lyonshall Garden Centre,
The Cattle Shed Café; Burgoynes reception and in the Church entrance Porch.

Appendix VII

Consultation Tables

Lyonshall Draft Neighbourhood Development Plan – Consultation Responses 25th October - 7th December 2018

Table 1 Herefordshire Council's Comments

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
Neighbourhood Planning (1.0)	All			Comment	<u>General comments</u> Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy.	Noted.	No change.
Development Management (2.0)				N/A	No comments received	Noted.	No change.
Strategic Planning (3.1)				N/A	Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
					From Herefordshire Council Strategic Planning Team Name of NDP: Lyonshall NDP Date: 29/11/18		
					Draft Neighbourhood Plan policy Equivalent CS policy(ies) (if appropriate) In general conformity (Y/N) Comments		
3.2			Draft Policy LH1 Settlement Boundaries	Support	Policy RA3; RA2; SD3; SD1; SS2; MT1; H1; (Y)	Noted.	No change.
3.3			Draft Policy LH2 House Types and Sizes	Support	SD1; SS2; (Y)	Noted.	No change.
3.4			Draft Policy LH3 Promoting High Quality Design	Support	E3; SD1; SS1; LD4; (Y)	Noted.	No change.
3.5			Draft Policy LB1 Protecting and Enhancing Local Employment Opportunitie	Support	SS5; RA5; RA6; E1; E2; E3; E4; MT1; (Y)	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
			s in Lyonshall				
3.6			Draft Policy LB2 Supporting Rural Diversificatio n	Support	Policy RA5 (Y)	Noted.	No change.
3.7			Draft Policy LB3 Large Agricultural Buildings and Extensions	Support and Comment	Policy RA6; MTI (Y) Please note that the NDP cannot put in place Traffic Regulation Orders.	Noted and accepted. Delete final sentence of paragraph 5 (penultimate paragraph) as suggested.	Amend NDP. Delete " <u>No vehicle movement other than emergency services or staff will be permitted between the hours of 10.00pm and 6.00am, to protect local amenity.</u> " In penultimate paragraph.
3.8			Draft Policy LB4 Local Energy Schemes	Support	SD2 (Y)	Noted.	No change.
3.9			Draft Policy LE1 Protecting and Enhancing Local Landscape Character and Built Heritage	Support	Policies LD4; SD1 (Y)	Noted.	No change.
3.10			Draft Policy LE2 Protecting	Support	LD2 (Y)	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonsshall NDP
			and Enhancing Local Wildlife				
3.11			Draft Policy LC1 Memorial Hall	Support	SC1 (Y)	Noted.	No change.
3.12			Draft Policy LC2 Open Space	Support	OS1, OS2; OS3 (Y)	Noted.	No change.
3.13			Draft Policy LT1 Transport & Accessibility	Support	Policies SS4; MT1 (Y)	Noted.	No change.
Landscape / Archaeology/ conservation (4.0)				N/A	No comments received		
Strategic Housing (5.0)			Presume Policy LH2	Comment	I am happy with the NDP14 with exception on the tenures, these would need to be negotiated at the time of development being brought forward to enable them to reflect with the needs data.	Noted. The comment is rather unclear but the wording Policy LH2 could be amended to be closer to Herefordshire Strategic Housing's wording.	Amend NDP. Insert new text after first sentence of Policy LH2 1.: "Over the plan period a range of dwelling sizes, types and tenures should be provided in new housing developments. <i>Developers should ensure proposals respond to the most up to date evidence for addressing local housing need and development should...."</i>
Economic Development (6.0)				N/A	No comments received	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
Natural England (7.0)				N/A	No comments received	Noted. Refer to Table 2.	No change.
Historic England (8.0)	All			Support	Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.	Noted. Refer to Table 2.	No change.
Environmental Health (9.0)				N/A	No comments received	Noted.	No change.
Environment Agency (10.0)				N/A	No comments received	Noted.	No change.
Parks and Countryside (11.0)				N/A	No comments received	Noted.	No change.
Education (12.0)				N/A	No comments received	Noted.	No change.
Transportation and Highways (13.1)			LH1 (5)	Object	LH1 (5) disagree with setting the minimum of two spaces as if the dwelling is only one bedroom we would only	Accepted. Delete final sentence of LH1 (5).	Amend NDP. Amend Policy LH1 (5): <u>Delete final sentence:</u>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
					require one space- We would recommend removal of this sentence as it does not conform with our design guide.		" Adequate parking for a minimum of two cars should be provided on each plot to reduce the need for on street parking."
(13.2)			LB1	Comment	LB1 provision for access by pedestrian and cyclists should also be included.	Accepted. Insert reference to provision for access by pedestrians and cyclists as suggested. Although not suggested this should be included in LH1 as well as LB1.	Amend NDP. Amend Policy LB1 and LH1. Insert new criterion and renumber others: " Suitable and safe provision is made for access by pedestrian and cyclists."
Air, land and water protection (14.1)	All			Comment	It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.	Noted.	No change.
(14.2)			LH1 Site A	Comment	Having reviewed records readily available, I would advise the following regarding the five proposed new housing site allocations (Draft Policy LH1) as outlined in red on 'Map 3	Noted. This is a detailed matter and should be dealt through the development management process and when a	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
					<p>Proposed Site Allocations A – E':</p> <ul style="list-style-type: none"> • Site A: Orchard behind Howe Terrace <p>A review of Ordnance survey historical plans indicate the site has historically been used as an orchard.</p> <p>By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p>	planning application is submitted.	
(14.3)			LH1 Site E		<ul style="list-style-type: none"> • Site E: Land opposite the Memorial Hall <p>A review of Ordnance survey historical plans indicate a railway track historically ran along the east side of the site boundary.</p> <p>It is possible that unforeseen contamination</p>	<p>Noted.</p> <p>This is a detailed matter and should be dealt through the development management process and when a planning application is submitted.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
					<p>may be present at the above mentioned site.</p> <p>Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.</p>		
(14.4)			All	Comment	<p>General comments:</p> <p>Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments.</p> <p>Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be</p>	<p>Noted.</p> <p>This is a detailed matter and should be dealt through the development management process and when a planning application is submitted.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
					submitted for consideration as they may change the comments provided. It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.		
(14.5)			All	Comment	Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.	Noted.	No change.
(14.6)			All	Comment	These comments are provided on the basis that any other developments would be subject to application through the normal planning process.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
Waste				N/A	No comments received	Noted.	No change.
Welsh Water				N/A	No comments received	Noted.	No change.

Lyonshall Draft Neighbourhood Development Plan
Reg 14 Consultation Responses
25th October - 7th December 2018

Table 2 Consultation Bodies' and Other Stakeholder Groups' Comments

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
National Grid Statutory Consultee (1.0)	All			Comment.	<p>Lyonshall Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>pressure tiers until it is finally delivered to our customers.</p> <p>National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts</p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link:</p>		

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Electricity distribution The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk Please remember to consult National Grid Neighbourhood Plan Documents or proposals that could affect our infrastructure. We would be grateful if you could add our details to your consultation database: Hannah Wood, Consultant Town Planner, n.grid@amecfw.com Wood E&I Solutions UK Ltd Gables House Kenilworth Road Leamington Spa Warwickshire CV32 6JX</p>		
Coal Authority (2.0)	All			No comment.	No specific comments	Noted.	No change.
Highways Agency (3.0)	All			Comment.	We have reviewed the consultation documents and can confirm that the plans and policies set out within the Neighbourhood Development Plan are unlikely to have implications for the continued	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					safe operation and functionality of the SRN.		
Historic England (4.0)				Support.	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan.</p> <p>Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness including undesignated heritage assets, the maintenance of historic rural character and the importance of good design.</p> <p>Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p> <p>I hope you find this advice helpful.</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
Environment Agency (5.1)	All			Comment.	<p>LYONSHALL REGULATION 14 DRAFT NEIGHBOURHOOD PLAN</p> <p>I refer to your email of the 24 October 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable.</p> <p>The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					infrastructure in place to accommodate growth for the duration of the plan period.		
(5.2)			LH1	Comment.	<p>Development and Flood Risk: We would raise concern, at this time, at the lack of information within the NP relating to the water environment, notably flood risk.</p> <p>Whilst the Adopted Core Strategy has a robust Flood Risk Policy (Policy SD3) the associated evidence base, as stated above, did not include a detailed assessment of the impacts of flooding in rural parishes.</p>	<p>Accepted.</p> <p>The supporting text for Policy LH1 should refer to areas of known flood risk within the village.</p> <p>Map 7 shows flood zones but Environment Agency Flood Maps for Planning could be referenced in the text as the online resource provides the most up to date information at any one time.</p> <p>Delete Map 3 as it is repetitious - the sites are in the policies map and figures in the table.</p>	<p>Amend NDP.</p> <p>Insert additional text after para 3.1.14 and renumber other paragraphs:</p> <p><i>"At the Regulation 14 consultation stage representations were submitted by the Environment Agency expressing concern at the lack of information within the NDP relating to the water environment, notably flood risk. The area to the south and east of the village includes an area of known fluvial flood risk as shown on Map 3 below (as provided by the Environment Agency). The settlement boundary and proposed site allocation B has been amended to exclude this area and Policy LH1 has been amended to include additional text to guide development away from areas of known flood risk. Flood Maps for Planning for other areas of the Parish can be found at https://flood-map-for-planning.service.gov.uk/ "</i></p> <p>Insert new Map showing area of flood risk as provided by EA). Delete former Map 3.</p>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
							<p>Amend Map 4 and renumber. Exclude area of flood risk from settlement boundary and Site B.</p> <p>Amend Policy LH1 - include new criterion: <i>" Proposals should follow a sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk zone, in the first instance."</i></p>
(5.3)			LH1	Comment / Objection.	<p>This raises concern as one of the proposed housing sites (Site B) is located partially within Flood Zones 2, the medium risk zone. I have attached a copy of the Indicative Flood Map for your information.</p> <p>In order to demonstrate that the site is appropriate, and developable, we would expect an assessment of flood risk (evidence) prior to final submission.</p> <p>We would expect a sequential justification of why this site has been allocated over sites within areas of lower flood risk, as referred to in bullet point one of the Core Strategy Policy SD3.</p>	<p>Accepted.</p> <p>See 5.2 above. The boundaries of the settlement boundary and proposed site allocation Site B have been amended to exclude the area at known risk of flooding.</p>	No further change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					An assessment of flood risk should be undertaken to ascertain the precise level of risk and whether the site can be developed safely without increasing flooding to third parties. It may be viable to accommodate the required housing numbers (18 dwellings) on the site but evidence/confirmation will need to be submitted to demonstrate that the allocation is viable.		
(5.4)		3.1.1 4		Comment.	As stated in the associated Scoping Report (March 2015) reference should be made to Herefordshire Council's Strategic Flood Risk Assessment (SFRA) 2009. It is understood that Herefordshire Council will be undertaking further updates/revisions to this document, which is now seven years old, in consideration of flood risk, especially in the rural areas. We would therefore recommend you contact the	Accepted. Insert additional supporting text referring to the SFRA and proposed updates.	Amend NDP. Insert additional text after new proposed text - see (5.2) above: <i>"Herefordshire Council's Strategic Flood Risk Assessment (SFRA) was published in 2009 as part of the evidence base for the adopted Core Strategy but at that time it did not include a detailed assessment of the impacts of flooding in rural parishes. It is understood that Herefordshire Council will be undertaking further updates and revisions to this document, which is now seven years old, in consideration of flood risk, especially in the rural areas. Development proposals will be</i>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					Neighbourhood Planning team to discuss this further.		<i>expected to take account of the new SFRA following its publication."</i>
(5.5)			LH1	Comment.	<p>In reference to the above, page 22 (SEA Scoping Task A1) confirms that 'up-to-date flood risk information should be gathered from the Environment Agency, in order to ensure that flood risks are considered when preparing the Lyonshall NDP'. Similarly page 8 (SEA Scoping Task A4) picks up water matters and the need to avoid, manage and reduce flood risk and 'prevent inappropriate development of the floodplain'.</p> <p>The Flood Map at this location has not been produced from a detailed hydraulic model but by using a national, generalised mapping technique. Whilst this is the best data available at the current time, this is for indicative purposes only and may not be an accurate representation of the floodplain in this location as this type of mapping does not include the presence of structures such as bridges and culverts on flooding.</p>	<p>Noted.</p> <p>Herefordshire Council did not include comments about flood risk at Reg 14 (see Table 1).</p> <p>However the Parish Council is committed to continuing to work closely with Herefordshire Council on the NDP and has referred the proposed amended revised settlement boundary and site allocation boundary to the land drainage team for any further comments. The NDP Team has confirmed by email (dated 20 December 2018) that they support this approach.</p>	No further change at this stage.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>It should be noted that the river network that impacts Lyonshall, the Curl Brook in this instance, is classified as 'ordinary watercourse' and falls under the jurisdiction of Herefordshire Council and the Lead Local Flood Authority.</p> <p>We would therefore recommend discussions with the Land Drainage team at Herefordshire Council with regard to the suitability of the proposed development throughout the village.</p>		
(5.6)	All			Comment.	<p>Note - Climate change allowances: The NPPG refers to Environment Agency guidance on considering climate change in planning decisions which is available online:</p> <p>https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances This has been updated and replaces the September 2013 guidance. Any assessment to inform developability of the allocated</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					site will need to consider advice within our area 'Climate Change Allowances for planning' guidance (March 2016), copy attached.		
(5.7)			LH1	Comment.	<p>In consideration of the above we would therefore expect greater consideration of flood risk within the next iteration of the NP. In conformity with both the National Planning Policy Guidance (NPPG) and Herefordshire Councils Adopted Core Strategy (Policy SD3) we would expect adherence to a Sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk Zone, in the first instance.</p> <p>Whilst conformity with the Core Strategy is vital with regards to development and flood risk there may be scope to add a locally specific flood risk policy point to address any flood risk issues the Parish has. Discussions with Herefordshire Council and their land drainage team may identify such flood</p>	<p>Accepted.</p> <p>See (5.2) above.</p>	No further change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					risk improvements. Since the imposition of the Flood and Water Management Act the management of surface water falls under the jurisdiction of the LLFA, in this instance Herefordshire Council.		
(5.8)	All			Comment.	<p>Water Quality/Foul Water Drainage: With regards to foul drainage all new development throughout the Plan area should be assessed against the capacity of local infrastructure. In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated.</p> <p>As you are aware, as part of the WSC update/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collated by both Welsh Water and ourselves.</p> <p>The Plan should make reference to this information to provide re-assurance that there is</p>	Noted. See Welsh water response below (6.0 and onwards)	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					adequate foul infrastructure to accommodate growth throughout the plan period. Whilst, due to the limited scale of development proposed, this is unlikely to cause problems clarification should be sought and provided in any future revisions to the Plan.		
(5.9)	All			Comment.	Water Framework Directive (WFD): The EC Water Framework Directive European Union 2000 Commits all EU member states to achieve good qualitative and quantitative status of all water courses by 2027 Aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU.	Noted.	No change.
(5.10)	All.			Comment.	The Curl Brook (Curl Bk – source to conf R Arrow - GB109055041820), is currently at 'moderate'. In line with the above we would expect development in Lyonshall to have no detrimental impact on the watercourse and, where	Accepted. Policy LE2 (and supporting text) could be amended to require development to have no detrimental impact on the watercourse.	Amend NDP. Insert additional text after para 3.3.10: <i>"At the Regulation 14 consultation stage the Environment Agency (EA) advised that The EC Water Framework Directive European Union 2000 Commits all EU member states to achieve good qualitative and quantitative</i>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>possible, aid in it achieving 'good status' by 2027.</p> <p>You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p>		<p><i>status of all water courses by 2027. The Directive aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU. The EA went on to set out that Curl Brook (Curl Bk – source to conf R Arrow - GB109055041820), is currently at 'moderate'. The EA would expect development in Lyonshall to have no detrimental impact on the watercourse and, where possible, aid in it achieving 'good status' by 2027. Therefore Policy LE2 has been amended to require new development to have no detrimental impact on the watercourse and where possible to improve it."</i></p> <p>Amend LE2. Insert further paragraph: <i>" All development in Lyonshall will be required to have no detrimental impact on the Curl Brook watercourse and, where possible, aid in it achieving 'good status' by 2027."</i></p>
Welsh Water (6.1)	All			Comment / Support	<p>I refer to your email dated the 24th October 2018 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:</p> <p>Given that the Lyonshall Parish Council Neighbourhood Plan</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					has been prepared in accordance with the Herefordshire Council Core Strategy, we are generally supportive of the aims, objectives and policies set out. We particularly welcome the inclusion of criteria 6 of Policy LH1.		
(6.2)	All			Comment.	<p>Public sewerage system</p> <p>The settlements of Lyonshall and Holme Marsh are served by our Lyonshall Wastewater Treatment Works (WwTW).</p> <p>As you will be aware through previous correspondence, we have been undertaking reinforcement works to the sewerage network within Lyonshall. The reinforcement works are now complete and as such, we are currently assessing both the sewerage network and WwTW to determine how performance has been impacted and will undertake any further reinforcement works as may be necessary.</p>	Noted.	No change.
(6.3)	All			Comment.	We are therefore still advising the Council to implement a	Accepted.	Amend NDP.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>Grampian style planning condition of 31st March 2020 on new development to ensure there is sufficient headroom available at the WwTW. Following this date, the foul-only flows from the housing growth proposed within the Neighbourhood Plan can be accommodated.</p> <p>We note that there is no specific reference within the Neighbourhood Plan to the public sewerage system and as such, recommend that the above information is paraphrased within the document.</p>	Further text should be included within the NDP as advised by Welsh Water.	<p>Insert further supporting text after 3.1.16.</p> <p>"Public Sewage System</p> <p><i>The settlements of Lyonshall and Holme Marsh are served by Welsh Water's Lyonshall Wastewater Treatment Works (WwTW). During the Regulation 14 public consultation Welsh Water advised that reinforcement works have been undertaken to the sewerage network within Lyonshall. The reinforcement works are now complete and Welsh Water is currently assessing both the sewerage network and WwTW to determine how performance has been impacted and will undertake any further reinforcement works as may be necessary.</i></p> <p><i>Welsh Water are therefore advising Herefordshire Council that a Grampian style planning condition of 31st March 2020 should be applied to new development to ensure there is sufficient headroom available at the WwTW. Following this date, the foul-only flows from the housing growth proposed within the Neighbourhood Plan can be accommodated."</i></p>
(6.4)			LH1	Comment.	<p>Site allocations</p> <p>With regard to the housing growth proposed over the Neighbourhood Plan period, aside from the commitments</p>	<p>Noted.</p> <p>Planning conditions are set out through the development management process as and</p>	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					we understand that there are five proposed allocations and would advise the following: Wastewater treatment – ALL SITES As stated above, we are currently advising a Grampian style planning condition of 31st March 2020 in order to assess the impact from the completed reinforcement works on the sewerage network and undertake any further reinforcement works as may be necessary. Following this date, the foul-only flows from the development proposed in the Neighbourhood Plan can be accommodated.	when detailed proposals come forward. The need for a Grampian condition on all new development has been noted and addressed in (6.3) above.	
(6.5)			LH1 Site A	Comment.	<i>Site A – Orchard behind Howe Terrace – 5 dwellings</i> Water supply There are no issues in providing a supply of water to this site, though some level of off-site mains will be required. Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site, though	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					some level of off-site sewers will be required.		
(6.6)			LH1 Site B	Comment.	<p><i>Site B – Bakers Meadow – 18 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.7)			LH1 Site C	Comment.	<p><i>Site C – Land off Spond Lane, opposite the Barns – 18 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to the site. The site is traversed by a 6" distribution water main for which protection measures will be required in the form of a diversion or easement width.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site, though some level of off-site sewers will be required.</p>	<p>Noted.</p> <p>The presence of the water supply pipe across the site should be addressed through the development management process.</p>	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
(6.8)			LH1 (Site D)	Comment.	<p><i>Site D – Land adjoining the Memorial Hall – 2 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.9)			LH1 (Site E)	Comment.	<p><i>Site E – Land opposite Memorial Hall – 2 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.10)	All			Comment.	<p>We hope that the above information will assist you as you continue to progress the Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.</p>	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
Woodland Trust (7.1)	All			Comment.	<p>Thank you very much for consulting the Woodland Trust on your neighbourhood plan, we very much appreciate the opportunity to comment. Neighbourhood planning as an important mechanism for ensuring communities have an active role in protecting, restoring and planting trees and woods.</p> <p>It is great that you recognise the presence of ancient woodland in your parish. To provide clarity it would be useful if ancient woodland and notable trees could be mapped within your plan. Information can be found here: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</p>	<p>Noted.</p> <p>These maps are an online resource and it may be helpful to refer to the relevant websites in the supporting text rather than including further maps in the NDP.</p>	<p>Amend NDP.</p> <p>Insert further supporting text in para 3.3.10 first bullet point:</p> <p><i>"Ancient woodland and notable trees in the Parish are identified on the following map based resources:</i></p> <p><i>http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/ "</i></p>
(7.2)	All			Comment.	<p>As you may be aware, the revised NPPF now gives ancient woodland and ancient and veteran trees the highest possible level of protection in planning law 'exceptional only', putting it on a par with the</p>	<p>Noted.</p>	<p>No change.</p>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>historic environment. NPPF Para 175 reads as follows:</p> <p><i>'When determining planning applications, local planning authorities should apply the following principles: [...]</i></p> <p><i>c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists;'</i></p>		
(7.3)			LE1 LE2	Support / Comment.	<p>We note that both policies <i>LE1: Protecting and Enhancing local Landscape Character</i>, and <i>LE2: Protecting and Enhancing Local Wildlife</i>, both reference the protection of existing trees and hedgerows.</p> <p>We would like to see this strengthened to recognise the irreplaceable nature of ancient woodland and the importance of ancient and veteran trees with, for example the addition of the following 'Substantial harm to or loss of irreplaceable</p>	<p>Accepted.</p> <p>To avoid repetition however, the proposed wording should be included in Policy LE2 only. Developments which contribute to habitat management should be supported however.</p>	<p>Amend NDP.</p> <p>Amend Policy LE2 - add further wording <i>" Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional and only permitted where the development is to aid the maintenance and enhancement of the habitat"</i></p>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					habitats such as ancient woodland, should be wholly exceptional'.		
(7.4)			LH1	Comment.	Further we would suggest setting out buffering distances. For example for most types of development (ie residential) a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission also has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences	Accepted. The steering group recommended that a buffer zone would not necessarily be planted and that a strip of 25m is more reasonable. Amend Policy LE2 to include further criterion as suggested.	Amend NDP. Add further wording to Policy LE2 (see 7.3 above). <i>" Where development proposals are located close to areas of ancient woodland or veteran trees, a buffer strip of 25m should be provided to protect the core of the woodland."</i>
(7.5)	All			Comment.	For more information on ancient woodland please refer to our guide: https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff	Noted.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
(7.6)	All			Comment.	Neighbourhood planning is a great opportunity to think about how trees can enhance your community and the lives of its residents. We welcome the references in <i>Policies LE1 and LE2</i> to enhancing tree cover and incorporating trees into new developments. This could include more specific asks, for example you could ask that each new house requires a new street tree, likewise car parks must have trees within them. You can also think about how trees can be used to reduce the impacts of flooding and air pollution in your community. Maybe they can enhance educational opportunities or enhance the visual amenity of an area. It is important to map your current trees and think about the benefits they bring. What happens when they reach the end of their natural life? Do you have succession planting plans in place? And do you have a replacement standard so that mature trees with large canopy are adequately compensated for? Our guidance document on	Noted. Policy LE1 already protects trees and hedgerows and requires replacement planting of trees. The settlements are very rural in character; provision of street trees may be inappropriate on rural access roads and new public car parks are unlikely to be provided over the plan period.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					residential developments may be useful in giving you some ideas. http://www.woodlandtrust.org.uk/mediafile/100631140/pg-wt-300615-residential-developments.pdf?cb=093f261286fd4fdc8befda998e4b7c11		
(7.7)	All			Comment.	With regard to public access, is there enough accessible space in your community? There are Natural England and Forestry Commission standards which you can use to push developers on this: The Woodland Access Standard aspires - That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. - That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.	Noted. The NDP area includes a local play area and the settlements have good access to the wider countryside for informal recreation.	No change.
(7.8)	All			Comment.	We would like to take this opportunity to draw your	Noted offer of free trees and may take advantage of it.	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>attention to the Woodland Trust's neighbourhood planning microsite: https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/ which may give you further ideas for your plan.</p> <p>In addition the evidence, policy and practice section of our website provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease. https://www.woodlandtrust.org.uk/publications/ Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query.</p>		
					<p>You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: http://www.woodlandtrust.org.uk/plant-trees/in-your-community/</p>		

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
(7.9)	All			Comment.	If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 victoriabankesprice@woodlandtrust.org.uk	Noted.	No change.
CPRE Herefordshire (8.1)	All			Comment	<p>Thank you for inviting Herefordshire Campaign to Protect Rural England to comment on your draft neighbourhood plan which is easy to read, informative and sets out clear policies and objectives.</p> <p>We cannot match your detailed knowledge of the plan area, our suggestions reflect CPRE's concern for the rural landscape as a whole. We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain, where relevant, policies designed to:</p> <ul style="list-style-type: none"> • protect the unique characteristics of the area eg 'dark skies', tranquillity, distinctive 	<p>Noted.</p> <p>The NDP Policies address these issues where appropriate to Lyonshall.</p>	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>landscapes and settlement patterns;</p> <ul style="list-style-type: none"> • protect the broad sweep of landscapes; • encourage design which enhances local landscape and settlement character • protect important views • protect and enhance the local footpath network <p>We have two specific comments on the Lyonshall plan which we hope you will find helpful:</p>		
(8.2)			LP3	Comment	<p>1. Policy LP3 allows consideration of locating broiler sheds on higher land to mitigate the impact of unpleasant smells.</p> <p>Such a location would almost certainly be detrimental to the local landscape, unless the site was not visible due to topography. It would be useful to identify important local view corridors in order to avoid such an impact.</p>	<p>Noted.</p> <p>However the presence of unpleasant odours arising from agricultural practices and in particular large broiler houses is a significant local issue - see Residents comments in Table 3. The wording could be amended to refer to wider visual and landscape impacts. The identification of key view corridors is not considered</p>	<p>Amend NDP.</p> <p>Amend Policy LB3 paragraph 1, second sentence to:</p> <p><i>" Buildings should be sited on lower ground and slopes wherever possible and should not be in prominent locations on the skyline. However large broiler houses may be sited on higher ground to help reduce and disperse unpleasant odours, where adverse impacts on the landscape and long distance views are minimised through suitable screening and landscaping".</i></p>

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
						<p>appropriate at this late stage of the NDP's preparation.</p> <p>Also a small typo/missing word has been identified in the paragraph and this requires amendment.</p>	
(8.3)			LE1 LE2 Supporting Text	Comment.	<p>2. The Background section sets out the Working Group and Parish Councils' view <i>'that this should be a short, practical document concentrating on areas where the wishes of the parish can be achieved within the time frame of the plan.'</i> And we recognise the value in that aim.</p> <p>However, we feel that policies LE1 and LE2 would benefit from a section describing the character of the area in more detail than that achieved in Herefordshire Council's Landscape Character Assessment, as well as identifying key characteristics in the landscape and in the settlements (views, footpaths, topography and</p>	<p>Not accepted.</p> <p>The references to local landscape character types in section 3.3 are considered sufficient and the aim remains to keep the document succinct.</p>	No change.

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
					<p>undesigned heritage assets) for protection and enhancement.</p> <p>Such a section would provide support and evidence for the expressed local desire to <i>'maintain the essential rural character of the Village and the wider Parish' 1.3.3 (page 14).</i></p>		

Lyonshall Draft Neighbourhood Development Plan – Consultation Responses 25th October - 7th December 2018

Table 3 Residents' Comments

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(1.1)	18 & 20	1.13		Object	<p>I have been assured by a personal visit (am 22 Aug 2018) and confirmed by an Email (26 Oct 2018 10:42) from the owners of the land cited as 'Area E' in your Proposal that <i>"We have no immediate plans to seek planning permission to build on our land, but have simply asked for a portion of it to be included in the NDP boundary to match the boundary on the other side of the A480"</i></p> <p><u>If this is indeed the case</u>, why does The October 2018 NDP Proposal:</p> <ol style="list-style-type: none"> 1. Show that two [2] <i>properties are planned</i> for this piece of land? 2. Why does this piece of land [Block 'E'] not <i>"match the boundary"</i> of Block 'D' on the other side of the A480? 	<p>Noted.</p> <p>The area of land shown as Site E was included as a late addition within the settlement boundary following a representation from the landowner during the informal consultation on the emerging Draft Plan carried out in Summer 2018. The plan period is the same as that for the Core Strategy - up to 2031 and a Grampian condition required by Welsh Water requires any development to commence after 2020. Therefore, although there may not be immediate plans to bring forward development on the site, by including it within the settlement boundary, there is</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Is this an oversight, poor map reading or a wilful deception?	<p>a presumption that development is likely to be acceptable in principle over the next 12 years or so.</p> <p>The density of development on the site has been agreed informally with the landowner. The proposed 2 dwellings reflects local low densities in the area.</p> <p>There is no requirement for the settlement boundary to "match" the boundary on the other side of the A480, nor was this proposed in the NDP.</p>	
(1.2)	18 & 20	3.1.9 & 3.1.1 0		Object	<p>1. <u>Comment.:</u> <u>The use of percentage figures is disingenuous as many of us can extrapolate % figures into real numbers and 'vice-versa'.</u></p> <p>1. <u>68.8 % of 93 responses = 16% of the Electorate. i.e. 36 persons out of 576.</u></p>	<p>Not accepted.</p> <p>The NDP has been prepared building on the responses to the emerging Plan during several phases of public consultation. During each one of the public consultation processes the responses submitted have been used to guide decisions about the</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>2. <u>60.2%</u> of 93 responses = <u>10.5%</u> “ ” i.e. <u>16 persons out of 576.</u></p> <p>3. <u>67.7%</u> out of 93 responses = 10.9% of the Electorate i.e. 12 out of 576.</p> <p>4. <u>75.3%</u> out of 93 responses = 13.8% of the Electorate i.e. 13 out of 576.</p> <p>2. <u>Paragraph 3.1.9</u> states that: <i>“The responses showed significant support for the inclusion of all four areas of land within the settlement boundary”.</i></p> <p>1. If a SUPPORT of 12.8% is <u>“Significant”</u> then I am amazed!</p> <p>3. <u>Paragraph 3.1.10</u> States that: <i>“Given the <u>clear support</u> for all four sites, the draft plan proposes that they be included within the settlement boundary”.</i></p> <p>1. If <i>“Clear Support”</i> means that all of <u>74 out of the 576</u> ‘registered’ Parishioner-Voters of Lyonshall [less than 13%]</p>	<p>next stage of NDP policies and proposals. The NDP supporting text (see 3.1.5) clearly shows that the percentages provided show the proportion of respondents and not the proportion of total residents in each consultation.</p> <p>The consultation processes were well publicised and further information about this is provided in the accompanying Consultation Statement. All residents were given several opportunities to comment and make representations on the NDP documents and all responses at each stage have been carefully considered.</p> <p>At the end of the NDP process all those on the electoral process will be invited to vote on whether the NDP should be used to help determine planning applications.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>within 'voting age' <u>might agree</u> with The Chairman of our CPC and his '<u>two-person</u> Sub-Committee' who am I to object? After all </p> <p> know exactly what they are doing about building consent and quality of life on our ('The Parishioners') behalves.</p>		
(1.3)	All			Comment / Object	<p>Having subscribed to <u>the latest</u> (of Three [3]) "Steering Groups" to weigh-up and advise us - the Council Tax payers of 'The Parish of Lyonshall – about 600 of us, on The Lyonshall NDP since 2012 I now find that their deliberations have at last reached the 'Regulation 14' stage and that we are obliged to fill in our forms for "The Public Consultation" on-or-by Friday 7th December 2018 – some 5 plus years after this lengthy process began.</p> <p>The 'Chair' of our Lyonshall CPC promised us in November 2016 that The Steering Group would consist of '6 Persons'. However by</p>	The PC decided to form a steering group of 6 people, 3 from the PC and 3 parishioners. During preparation of the NDP unfortunately one member of the group suffered a stroke and resigned, another died unexpectedly and the 3 rd member retired for business reasons. The responsible body for the SG decided unanimously the group should continue with the remaining members as the bulk of the work had already been completed.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>the time that their deliberations were submitted to The Lyonshall CPC for consideration in mid 2018 the 'Steering Group' consisted of The Chair of Lyonshall CPC and one other person [ably assisted by The Lyonshall CPC Clerk who, as a paid employee of The Lyonshall CPC is {like the "MP who takes The Chiltern Hundreds" } ineligible to vote. i.e. The Steering Group consisted of <u>two (2) persons only</u>).</p> <p>Judging by the latest Lyonshall CPC insert into "<i>The Arrowvale Group of Parishes messenger</i>" (sic) which we received today [6th December 2018] our NDP Steering Group (of at least one person – The Chair of The Lyonshall CPC) has decided to forward all our comments [which are not yet complete until tomorrow the 7th December 2018] to "the Consultants to review". Only then will The Parish Council [of which the Chairman is the main (and only?) representative on The NDP Steering Group] will review the next draft for approval, (presumably by us - 'The Council Tax Payers' or are we ignored?) before submission to Herefordshire</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>CC? These documents will then “form the basis for the Regulation 15/16 stages of the plan”.</p> <p>My questions are:</p> <ol style="list-style-type: none"> 1. Why did we ever need all these NDP “Steering Groups”? All 3 of them over 6 years. 2. Why do we need a 10 person CPC for a Parish of approximately 600 voters when nobody can remember having voted for any single Member of The CPC – let alone our “Lyonshall CPC Chair”? 3. Is this procedure within “The <i>Meaning</i> of The Law”? <p>I am assured by The Chair of The Lyonshall CPC that it is within “The Letter of The Law” and I do not doubt it.</p>		
(2.0)	26	3.2.6		Comment	<p>There is no industrial estate at the Ovals Farm. There have been quarry lorries at the buildings since 2015. The farm buildings are used to house cattle in winter and store farm machinery and straw. The grass car racing is held a maximum</p>	<p>Accepted.</p> <p>Amend text as suggested to remove reference to industrial estate.</p>	<p>Amend:</p> <p>Take out Ovals farm references and consequential numbering 3.2.6 and from policy LB1.</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					of 4 weekends per year and Kington Show is held on an adjacent field once per year. The track to the buildings was tarmacked as it was rough and potholed. The barn extension currently being built is for grain drying.		
(3.1)	26	3.2.6	3.2	Comment	Surely there are other potential industrial sites along the A44 besides Burgoynes or the Ovals Farm? What about Penrhos Farm, Yaidon, Red Hill farm and Tack Barn, all of these are accessible from A44. If it is small workshops that need to be set up, then these are lots of farm buildings along some of the little back lanes in this Parish that would be suitable sites.	Accepted. The NDP does not seek to identify all possible sites in the parish.	Amend NDP.
(3.2)	23	3.1.1 9	LH2	Comment	Surely housing for elderly <u>IS</u> specialist. Doorways need to be wide enough for wheel chairs, premises should be on the level and if there are stairs then there should be a lift. Power points at waist height and lever type door handles and taps. This should be pointed out by P.C. to developers backed up with the projected population growth of 80-84 year old over the county). Developers	Accepted. Policy LH2 could be strengthened to support specialist housing for older people.	Amend NDP. Amend Policy LH2 Criterion 2. Insert further text: <i>"Schemes that provide specialist supported accommodation for older residents will also be supported."</i>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>would sell their houses much quicker if these facilities were added.</p> <p>The housing strategy for England (2011) identified 60% of projected household growth to 2033 will be from households aged 65+. Good housing for older people can help reduce the number of people moving into long term care and reduce costs to the NHS & social care. Attractive housing choices for older people to move to smaller more suitable housing frees up family houses.</p>		
(3.3)	23	LH2		General Comment	<p>The NDP doesn't appear to take into account the county's 50+ population growth. HCC research team 2012, Hfds projection – older people in Herefordshire.) There is projected to be an increase in 85-89 year olds by 68.9% and for 90+ a 26.3%.</p> <p>Vague aspiration for dwellings suitable for the elderly needs to be tightened up.</p> <p>The process of completing this form is very complicated and it will</p>	<p>Noted.</p> <p>See 3.2 above.</p>	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					be no surprise if there is very little response from other parishioners. (Note: attached older people in Herefordshire report with this comment form)		
(4.0)	23	3.1.1 7	Site A LH1	Object	To protect nature, preserve wildlife. Too much traffic – Lorries etc. Keep village way of life. Want to keep it as a small village.	Not accepted. Site A is proposed for around 5 units and is therefore a modest extension to the existing village. Development is unlikely to have a major impact on local traffic. Other NDP policies protect wildlife and landscape character and promote walking and cycling. Parish consultations support village growth.	No change.
(5.0)	23	3.1.1 9	LH1	Object	We need to keep small villages small. Once you start to build in these small rural locations, it will not stop and we will destroy the countryside.	Not accepted. The Parish Council considers that new development is needed in Lyonshall to help support and improve local services and facilities and to provide a range of housing to meet local needs. The NDP supports a suitable level of new development to help promote a more	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						sustainable future for the village.	
(6.1)	6,20 &22		LH1 Site A	Objection	<i>Site allocation</i> Sites D is of historical and archaeological importance as it is in an area of the known medieval shrunken village. Thorough archaeological excavation and evaluation needs to be made in advance of any development at the developer's/landowner's expense. Ditto with any possible development of the field opposite The Close.	Not accepted. Refer to Table 2 - the NDP is supported by Historic England, the Government body responsible for protecting sites of archaeological interest and Herefordshire Council - see Table 1. Site D is not identified as having historical significance by either body.	No change.
(6.2)			LH1 Sites A, D and E	Not accepted.	However, I do believe sites A (small pasture behind Howe Terrace), D (small field below Lyonshall Memorial Hall) and E (pasture opposite Memorial Hall), as well as the land opposite The Close, should be preserved as they are old back-lands and pockets of relatively unspoilt land which give Lyonshall its distinctive and attractive character. They are also of great value for wildlife as these pools of 'unimproved' land link with	Not accepted. The proposed sites were supported by respondents in earlier consultations on the emerging Draft Plan and should be retained in the submission plan. Wildlife and landscape character are protected in other NDP policies and the NDP also supports the re-use of redundant former agricultural buildings.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>hedgerows to form vital corridors for wildlife movement and sustenance. The cynical spraying of such areas with pesticides/herbicides, or ploughing up a few years before planning applications (presumably to ensure there is nothing of wildlife importance left) is therefore repugnant and should be stopped.</p> <p>Surely brown-field sites (there are enough dilapidated semi-industrial/agricultural buildings in Lyonshall which could certainly do with a face-lift) or intensively-farmed sites could be used instead? Why do pockets of land of ecological, wildlife and historical/archaeological importance have to be destroyed? This archaeological, historical and wildlife heritage is not there to be destroyed by landowners or developers – it is our collective heritage.</p>		
(6.3)	8	Note 6	LH3	Comment	The use of blank gable ends; of roofs with virtually no overhang; of bland window and door styles should be discouraged on every type of new buildings.	Partially accepted. These design details make up a personal view. Stores Row has none of them, and is a charming village streetscape.	Amend NDP.- LH3 can be made stronger on design and materials. Amend criteria 5 and 6 to: 5. <i>Groups of new buildings should contain a mixture of types, in sympathy with each other,</i>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					String-courses, and using occasional different colour bricks and designs break up the monotony of modern designs – it is probably small fry for the builder/developer but makes all the difference to those actually living there. The rendering and painting of elevations (another cheap alternative for the developer) should be discouraged as such finishes age quickly and become mildewed unless regularly painted – stone and brick does not become discoloured or age in this way.	There is a risk that developers will gladly (and cheaply) incorporate them, in the belief that their schemes must thereby be accepted. They will be seen as a winning prescription. These detailed points could be added to Policy LH3.	<i>but not identical in shape, style or design. The form and detailing of individual dwellings is expected to be robust and engaging, designed to give pleasure to occupiers, villagers and passers-by.</i> <i>6. Materials should be chosen to add to the quality or character of the surrounding environment. Their quality is very important, and in particular their weathering characteristics over the life of the building. Where possible, locally appropriate materials should be used. However, new development proposals need not imitate earlier architectural periods or styles, and imaginative modern designs will be encouraged.</i>
(6.4)	Page 8	Point 7	LH3	Comment	Yes, try living in a house on the roadside when the feed lorries, chicken transporters and various other of the HGVs servicing the poultry/chicken units thunder by day and night. Coming back from Wales on numerous occasions we hit a wall of smells as we enter Lyonshall parish. We look at each other then, penny dropping, comment resignedly 'Oh yes, it's Lyonshall – Old Stinkyville!' Goodness knows what visitors to the place think.	Noted. The NDP cannot control noxious or unpleasant odours - these are matters for Environmental Health and Planning at Herefordshire Council. However, the NDP does seek to encourage the siting of new agricultural buildings to minimise adverse impacts such as smells on local residents.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(6.5)	8	Point 2	LB1	Comment	<p>The aim/statement 'Adequate on-site car parking is provided for occupiers and visitors and suitable access is provided to the A480 and A44 respectively' sounds quite bland, but it could allow for the construction of large areas of concrete or other hard-standing for car parks, access roads and pull-ins, which, again, will undermine the rural character of the parish.</p> <p>Industrial designs (and I include modern farming in this) are so often taken off-the-peg by developers with little understanding of the local area, thus any commercial development often ends up looking as though it could be in any part of industrial, urban Britain.</p> <p>It does not have to be like this – developers and farmers can do much to ameliorate the visual and ecological impact of their buildings and associated open areas. Instead of planting the bog-standard municipal/agricultural grass mixes for open areas in industrial zones, why not sow wild seed mixes to create traditional meadows? This</p>	<p>Partially accepted.</p> <p>New developments should provide suitable on site parking to minimise the risk of parking on existing rural roads.</p> <p>Policy LE2 encourages developments to incorporate natural habitats such as trees and hedgerows but reference to wildlife meadows may also be appropriate.</p>	<p>Amend NDP.</p> <p>Amend Policy LE2: Add further text to final paragraph:</p> <p><i>"Where possible, schemes should incorporate measures which support and enhance local wildlife such as swift bricks, owl and bat boxes, and landscaping schemes should include the planting of locally appropriate species <u>and wildflower meadows</u> which support biodiversity."</i></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					would attract pollinators and so help with pollination and thus be beneficial to farmers). Studies in England have found that when wild-flower mixes were sown in open areas by tower blocks; along road and footpath verges; and in other municipal areas, vandalism rates went down and people living there had a renewed sense of pride in their surroundings. This has to be worth trying in a village and its parish		
(6.6)	8 & 31	Point 2	LH1	Comment	<p>Car park and access roads also add to the hard-standing of the parish to which domestic housing (including roof areas) contribute greatly. Where is extra the run-off going to end up? Can the streams cope, or the minimal surface drainage in Lyonshall parish already in existence? I don't think it is.</p> <p>Lyonshall centre acts as a natural sump. Therefore, developers should pay for any extra surface draining and NOT allow be added to parish or county rates/charges. How about if developers were to create wetland and pool areas from the additional run-off they create? These would be attractive</p>	<p>Noted.</p> <p>Surface water drainage is addressed in LH1 (6) and further information about flooding and drainage has been included in the submission plan following consideration of representations from the Environment Agency and Welsh Water.</p> <p>The NDP does not include proposals for orbital or ring roads.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>aesthetically and immensely important for wildlife and the environment. These are such small schemes that could really make a BIG difference.</p> <p>I also feel we have enough orbital 'ring roads' being driven through fields. It is well known that such tracks become roads and then roads with ribbon development. Such access roads and their concomitant pull-ins and lay-bys are usually starkly municipal in appearance and often attract nefarious after-dark activities and the dumping of litter/waste. Thus such infrastructure should only be countenanced when absolutely necessary for vehicular/pedestrian safety.</p>		
(6.7)	10 & 32		LE2	Support	Big yes to these points but please remember that a replacement hedge or woodland, although better than nothing, is ecologically more barren than a mature hedgerow and woodland. Thus preservation rather than replacement should always be the first option.	Noted.	No change.
(6.8)	10 &32	LE1		Comment	<i>Protecting and Enhancing Local Landscape Character and Built</i>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>Heritage</i> for broadly the same principles.</p> <p>The increasing level of spraying with herbicides and pesticides needs addressing. I stopped spraying with these chemicals in my garden 24 years ago. Back then we had big problems with aphids and slugs, so I planted trees and hedges and, within a year, the birds were coming back, and beneficial insects, frogs and toads and hedgehogs took up residence and they ate the aphids and slugs, and we have never had to spray again.</p> <p>This may sound twee but it works and can easily be done on a large scale, and everyone benefits. The current practice of spraying gateways, verges and stubble fields before ploughing with chemicals is damaging the environment for shoddy short-term gain. With judicious mowing, plant species can be checked where visual access for drivers is necessary or where arable crops are grown. There is really NO such thing as a safe chemical pesticide or herbicide spray. Toxins damage the</p>	<p>Agricultural practices such as spraying cannot be addressed in an NDP which is a land use planning document.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>immediate areas by killing off the wild fauna and flora (including many beneficial species) and the chemicals eventually leach into watercourses and damage the natural balance of ecosystems of rivers, streams and, eventually, the oceans. The first colonisers after spraying are the rampant plant species such as nettles and docks - presumably the very species the farmer/industrialist want to destroy - and these plants are usually unpalatable to herbivores. I regularly walk past a recently 'nuked' margins of an arable field and all that is happening are grazers, such as rabbits, are moving into the sown crops – if a varied hedgerow had been left, this would not happen. Mowing has to be cheaper in man-hours than spraying, and there's no cost in chemicals.</p> <p>I am particularly relieved to hear that new housing developments are charged with planting a tree for every bedroom – but let's make sure this actually happens (rather than just being a tick-box requirement in the initial planning</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					process. Let's also ensure that native tree species are used and that covenants/Tree Preservation Orders are set in place so the trees aren't ripped out as soon as the site has been signed-off by the planning department/building control. Ditto hedges. Perhaps give the first inhabitants of said developments incentives (monetary or in materials) for creating wildlife areas in their gardens?		
(6.9)	23		LH2 LE1	Comment	As stated on page 44, the large majority of the 126 respondents of the possible 500 to the housing survey, were over 56 and was thus skewed to the older segment of the population so has a limited use in determining overall housing needs. With this mind.... 3.1.17 Instead of three-bedroomed semi-detached with young owner-occupiers, try one or two-bedroom housing...Most local young people would be hard-pressed to buy these small houses given the national pay average and the rise of the 'gig' economy and zero-hours contracts. In this case social housing is needed, but landlords in	Noted and partially accepted. The NDP seeks to promote a good mix of housing in new developments including smaller and affordable housing for younger people. LE1 encourages use of appropriate native species in planting schemes. Hedgerows are encouraged in LE2. Further information about trees and woodlands has been added following comments from the Woodland Trust (Table 2).	Amend LE1 Add criterion 5: <i>" 5.Incorporate wire and hedging where possible for site and plot boundaries as this is more appropriate to the local context than solid fencing."</i> Change numbering as required

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>the guise of competent and LOCALLY-based housing associations, and not part of private, buy-to-let schemes which encourage cripplingly high rents.</p> <p>See also my point about redeveloping redundant buildings for affordable housing below.</p> <p>The current trend of developers in Lyonshall for using great swaths of board-fencing around sterile plots of grass is unfortunate as they are not only unattractive to look at (particularly so in the future when said fencing starts to age and collapse) but are sterile from an ecological point of view.</p> <p>These fences also make a development look part of some unimaginative, low-cost housing estate. Such areas can so easily be bordered with hedging encouraged from existing stock and/or planted in with mixed, deciduous species. I am told that this Village Plan is to stop developments by big corporate builders/developers but board-fencing and bland lawns are the very look they favour!</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(6.10)	26-27		LB1 point 2	Comment	<p>Point 2 (top of page 27) Please discourage/stop screening with non-native coniferous species. As the Forestry Commission has found, conifers planted in tightly-spaced rows provide near sterile sites for wildlife and also acidify the soil. Any screening should be with mixed, native and deciduous species for the aesthetic, environmental and wildlife reasons already discussed.</p> <p>Mature hedges and trees should be protected at all costs. A newly planted hedge will take centuries to establish the incredible biodiversity of an old hedgerow - ditto woodlands.</p> <p>The creation of wildlife areas, amenity areas and the protection of historical sites should be a concrete part of the planning process, rather than spoken about in a vague ways as something which might be nice to do. Developers are making money of out developments and it is essential they give something back to the community and the environment they are benefiting</p>	<p>Noted. Amend LB1 to refer to local specials. See 6.9 above.</p>	<p>Amend LB1.</p> <p>Add to end of Point 3 <i>"... is provided using a mix of native, locally appropriate, deciduous species;</i> <i>"</i></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					from. Developments should only be signed-off when these measures have been put in place, and then they need to be inspected at regular intervals to prove compliance, even if by volunteers who have some speciality in the field.		
(6.11)	27	3.2.7 – 3.2.1 0	LB2	Comment	<p>I thoroughly support the sympathetic re-development of redundant buildings, however I would also add 're-development for affordable housing schemes' as another option. Nationally, empty/redundant buildings are a vastly under-utilised resource – surely these should get priority for development, and green-field sites only used when the former have been fully used up and there is an essential need for housing.</p> <p>Point 3.2.9 – 'a section of Offa's Dyke including several stretches of the original wall' – trust me, surviving walls on Offa's Dyke really would be as rare as hen's teeth!</p> <p>For 'walls' read 'banks', surely. Seriously, the Dyke needs greater protection in this parish – there is one field for example, at approx SO</p>	<p>Noted.</p> <p>LB2 supports schemes for affordable housing and conversions for residential use are supported in the Core Strategy.</p> <p>Amend 3.2.9 to refer to "bank" rather than "walls".</p>	<p>Amend NDP.</p> <p>Amend 3.2.9 to refer to "bank" rather than "wall".</p> <p>Amend LH2</p> <p>Add at No3 to read: " 4. <i>Proposals for the re-use of redundant agricultural buildings for housing will be supported where they meet the criteria set out in Policy LB2.</i>"</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					336 548 on OS Explorer Map no. 201 (Kington and Hay-On-Wye), where ploughing is getting dangerously close to the monument. This is a particularly fine stretch of dyke running between Holme Marsh and the Bollingham Lane.		
(6.12)	28	LB3 3 rd para		Comment	<p>What exactly does 'mitigation' mean in this context? - (the green block of text, 4th row down. Re: 3rd paragraph of same green block on text on p. 28: Yes, it would be nice if the rule that states industrial developments, such as chicken houses/broiler units, be 500 metres or more away from domestic housing was actually adhered to. And hurrah to the consensus that Lyonshall has more than its fair share of these odious broiler houses. Enough already!</p> <p>As a closing observation, I am sad that my offers of help on the wildlife/ecological and environmental front were ignored on at least two (and probably three) occasions when I offered help in writing at the end of consultative meetings and questionnaires were laid out asking</p>	<p>Noted.</p> <p>Mitigation is a common planning terms and could be used to refer to a range of ways of reducing adverse impacts.</p> <p>The Parish Council is grateful for the detailed comments provided and hopes that the NDP will help to protect and enhance local wildlife as required in national planning policy.</p> <p>Steering Group meetings have always been open to the public and agendas published properly in the legal timeframe.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					for such assistance. I do have an Upper Second degree in Ecology, Conservation and Land-use and so could have been of some help. The offer is still there. In the very week the World Wildlife Fund have reported that human activity has destroyed about 60 % of animal populations since 1970, care for the environment, the natural world and wildlife has never been so vital.		
(7.1)	36	Section 83	Environmental Report And LB1	Object / Comment	<p>I have one aspect of this plan to express an opinion upon: section B3 environmental report Lyonshall NDP. In this part of the report the sections headed 'To Avoid, reduce and manage flood risk' are on two occasions marked with three crosses and N/A, meaning 'No relationship' and with 3 zeros, meaning 'neutral'.</p> <p>This surprises me greatly, as the village centre is in a rather wet Valley with a water table near to the surface. just ONE storm drain to take water from the village centre to the bottom of Bogs Lane, With the affected landowners properly compensated so that they are completely satisfied with the arrangement, would solve the</p>	<p>Accepted.</p> <p>Refer to Responses in Table 2.</p> <p>The NDP has been amended to take account of areas of known flood risk and to include supporting text and amendments to policy wording to address drainage issues.</p>	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>problem. Immediate attention should be paid to the improvement of surface drainage, both of which was laid out prior to 1691, and is commensurate with the number of buildings existing now. This existing drainage system will not cope with the increased quantity and velocity of displaced water due to the extra areas of hardstanding and roofs outlined for the proposed new buildings in the plan. The fact that additional drainage is not being put in place in preparation for this, and indeed that the need for it is not even discussed, strikes me as just plain wrong.</p> <p>The severity of the problem is emphasized by the fact that the County Council has stored supplies of sandbags with at least 2 properties within the village centre for many years, and that approximately every 7 or 8 years I see neighbours dashing frantically to and fro clutching these bags in a state of panic, as very heavy rain happens quite expectedly here at long intervals. These are not freak conditions they are completely anticipated.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(7.2)					<p>Weobley Village development plan has a flood risk policy on page 42 of its plan section 6.29 which states that when new developments of proposed, both sequential and exceptional flood risk assessments in line with National Development Policy Framework must be conducted, and any necessary flood defences or drainage be fitted at the expense of the developers and used to increase the ecological diversity of the parish, and has outlines of potential wetland and reedbed establishment to cope with the extra water displaced.</p> <p>In the Lyonshall NDP there is no suggestion the NDPF will be followed and risk assessments made. The Lyonshall NDP only says it will be 'Bourne in mind', nothing more. Weobley parishioners, living in a fairly flat area not prone to floods, appeared to be protected against flooding why do we who own property in Lyonshall, in a wet valley, not received the same consideration? Will those bodies in authority over the approval of</p>	<p>Accepted.</p> <p>Refer to responses Table 2.</p> <p>The NDP has been amended to take account of areas of known flood risk and to include supporting text and amendments to policy wording to address drainage issues.</p>	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Village plans allow such disparity between parishes to occur? Also why is it that the developers in Weobley will be made to pay for the cost of extra drainage, yet there is no mention of this in Lyonshall NDP; why should ratepayers in this Village foot the cost ?</p> <p>Thirteen of the thirty houses, both large and small, between the Royal George and Curl Brook in the village centre are built at road level. If these 13 flood on a regular basis, then these, and the other 17 houses built at a higher level like mine will be declared to be within a flood zone, become uninsurable and unsaleable, thus creating a financial loss. What are the 30 houses worth? £7 million, all this at a risk for the sake of not building one flood ditch.</p>		
(8.0)	All			Support		Noted.	No change.
(9.0)	All			Support	I entirely support the contents of this report.	Noted.	No change.
(10.0)	All			Support	I am returning this form without specific comments. I am full of praise for those who have worked on the various plans and reports, but would not like it to be thought	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					that not sending in a form would be taken as having no interest on the plans or future.		
(11.1)	22	3,4 & 5	LH1	Object	<p>If these points were followed it would not be providing the mix of dwellings recommended elsewhere nor reflect the current composition of the parish which consists of a wide range of housing including market homes which could be afforded by ordinary people.</p> <p>The requirement for parking 2 cars off-road is particularly unrealistic and restricting.</p> <p>These points also contradict LH2 supporting small to medium-sized houses to which I have responded separately.</p>	<p>Not accepted.</p> <p>The Policy has been prepared following consideration of responses to previous consultations. The parking requirement has been deleted in response to comments from Herefordshire Council (see Table 1).</p> <p>Recommended densities have been reviewed by the Steering Group and it is likely that most schemes will comprise a mix of large and smaller housing in order to be viable. Response table 1 point 3.7 demonstrates meeting these needs.</p>	No change.
(11.2)	24	2	LH2	Strongly Support	<i>A suitable proportion of small to medium sized market homes and affordable housing (up to 3 bedrooms) will be encouraged for first time buyers, smaller households and older residents wishing to downsize within the local area.</i>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					This need has been demonstrated many times with most locals knowing people who live, have lived or have connections with the village being unable to afford to buy a house here creating an imbalance in our village population. This statement is also contradicted by points 3,4 & 5 in policy LH1.		
(11.3)	30		LB4	Object	<p><i>The topographical and rural setting of Lyonshall parish is not suitable for wind turbine generators.</i></p> <p>I saw no evidence for this statement. Where are the findings published?</p> <p><i>They will be resisted.</i></p> <p>It would be a mistake to close down this option at this point as technology is improving and smaller, more efficient wind turbines are becoming available.</p>	<p>Not accepted.</p> <p>Due to change in central Government planning policy following a ministerial statement, on shore wind turbine schemes can only be supported through sites identified in an NDP or Local Plan and no such sites have been identified through the NDP process.</p>	No change.
(12.1)	6&39	3	LH1	General	Referring to appendix 1 and LH1: I am confused by the conflict in housing density within Holme Marsh. The text stipulates housing density in Holme Marsh should not exceed 8dph but tabulates the	<p>Noted.</p> <p>LH1 refers to new schemes which will come forward over the plan period. Appendix 1 gives examples of recent</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					density in the proposed development NE of Beech House as 11dph. Please provide clarification of this apparent conflict.	schemes which already have planning consent.	
(12.2)	All			Support		Noted.	No change.
(13.0)	All			Support		Noted.	No change.
(14.1)	All	3-4		Object & Comment	<p>I cannot support this approach. It is unnecessarily restrictive and does not reflect wider opinion in the parish. The parish was never consulted on whether the NDP should be just a “planning document” designed to appease the HCC planners and make life easier for property developers, instead of reflecting public opinion and/or safeguarding the village.</p> <p>I do not share the contempt for the more visionary approach adopted by other parishes in this area.</p> <p>Moreover it is inappropriate that the response to this consultation should be evaluated by a “steering committee” of just 2 people, one of whom is also Chairman of the Parish Council and therefore not unbiased.</p> <p>This puts NR in a very difficult position; it also, in my opinion,</p>	<p>Noted.</p> <p>An NDP is a planning policy document and has to meet the required "basic conditions" including the need to have regard to national planning policy and to be in general conformity with Herefordshire's strategic planning policies. Planning policies have to be positively worded to support appropriate new development.</p> <p>The Parish Council and Steering Group have worked hard to provide multiple opportunities for local people to be engaged in and to comment on the emerging policies and proposals in the NDP and will continue to do so. At the end of the day the NDP will be subjected to a</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					invalidates the whole evaluation process if he is taken ill or is otherwise unable to take part. The opinions of the Consultant and of the Clerk to the PC – while I am sure they will be given honestly, if sought – are invalidated by their roles as persons paid to implement the wishes of the Parish Council, not voluntary representatives of the parish electorate.	local referendum and local people will have the chance to vote on whether the NDP should be used to determine planning applications in the parish.	
(14.2)				Object & Comment	Who determines what is “unachievable”? The NDP should reflect what parishioners want , not what the Parish Council can control – “achievability” can be decided later, when all practical and funding options have been thoroughly explored. I agree with all the other local NDPs – this is not supposed to be a limited Parish Council document. Even the Localism Act itself was more wide-thinking and generous in its ambition!	Not accepted. The NDP has been prepared with a thorough approach to community engagement. The approach is set out in more detail in the Consultation Statement.	No change.
(14.3)	4	2		Comment	I am puzzled at the enormous delays in putting this NDP together. The initial steering group of volunteers was formed in 2011. By mid 2014 a fourth Draft had been prepared (following discussions	Noted. The NDP has been prepared by a steering group of volunteers and the length of time taken is a reflection of	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>with Hereford CC and Kirkwells (consultants) and in July 2014 that steering group handed over responsibilities to the Parish Council – who suspended the NDP pending completion of the Hereford CC Core Strategy (despite being advised by the County Councillor that this was not essential). The Hereford Core Strategy was finalised in October 2015. Nevertheless there was no further NDP action until over a year later, in November 2016, when the Chairman of the Parish Council convened a small new steering group, under his own chairmanship, and announced it to the Parish. This group met for the first time in December 2016. The first Public Meeting offered by this new Steering Group was then held in late July 2017 – the barbecue, 24-hour display and lengthy website document which constituted the “Ideas and Options” Consultation. No further Public Meetings were held until July 2018 (when I believe there was another barbecue) when the “Informal Consultation” document was launched. This “Regulation 14</p>	<p>local peoples' time, resources and the commitment to ensuring the document has been prepared through a thorough and detailed community consultation and engagement process.</p> <p>The NDP process is nearing completion now, with the proposed submission of the Plan to HC early in 2019.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Draft" was launched in late October 2018 with no Public Meeting whatsoever. It seems certain that, even if all goes smoothly in presenting this NDP to Herefordshire Council advisors and planners and the subsequent referendum, this NDP will not be approved and finalised until mid 2019 . 8 years! Why?		
(14.4)	4	3		Object & Comment	I hope the Independent Inspector will have full access to the Evidence Bases so that he can see the very poor response to the badly-organised "consultations" of July 2017 and July 2018 (93 and 17 respondents respectively). Total NUMBERS are important, NOT JUST PERCENTAGES!	Not accepted. The Consultation Statement sets out in detail the thorough and extensive community consultation processes which have been undertaken over many years to inform the plan's preparation.	No change.
(14.5)	6			Object & Comment	Sites A to D inclusive were NOT included in any public document or mentioned at any public meeting prior to the "Issues and Options Consultation" of July 2017 when they are first shown as though a <i>fait accompli</i> and the only public opinion sought refers to the number of houses already allocated to each site and agreed	Not accepted. The sites were not proposed as a <i>fait accompli</i> and were retained following consideration of the responses to the Issues and Options and first Draft Plan.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>with the landowner by the NDP Steering Group. (<i>In fact, reference back to the NDP Steering Group minutes of April and May 2017 confirms this to be the case.</i>) The only way in which the parishioners of Lyonshall could have had an influence would have been by refusing ANY development on ANY of the sites proposed. However the questions asked in this part of the Issues and Options document certainly do not make that clear. They are based on three ill-founded assumptions:</p> <ol style="list-style-type: none"> 1) That 56 of the 68 additional houses already approved within the 2011-2031 NDP period may not be built. (The HCC requirement is for 12% (36) in total) 2) That we need to massively increase the resident population of Lyonshall to support the pub and its ancillary facilities therefore a further 43 houses should be added. 3) That unless parishioners agree to these developments Lyonshall 	<p>Further detail is provided in the Consultation Statement.</p> <p>These were informal consultation processes and the Regulation 14 consultation responses are also being used to inform any changes to the NDP.</p> <p>Many residents as set out in this Table continue to support the proposed sites.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>will be unable to make other improvements within the parish such as upgrading the Memorial Hall.</p> <p>It is, of course, perfectly possible that some of the above-mentioned 56 will not be built; it is equally possible that some of the Sites A-D proposed 43 houses will not be built. However it is a dangerous practice to approve a plan on the basis that it is not going to happen! <i>(Would you bake a cake on the assumption that no one is going to eat it?)</i> The NDP Steering Group obviously expect these sites to be developed as they wrote to the landowners in <u>September 2017</u> asking for their development proposals "to support the progress of the NDP" (See NDP Minutes)</p> <p>A further 2 houses on a new site, Site E, are proposed in this Regulation 14 document, on which no public consultation has been held at all. The opinion of the NDP Steering Committee in August 2018 was that "a small plot for two houses would prove to be inconsequential" and that the Parish Council could "have the final</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>say". This is again presented as a <i>fait accompli</i> in the Regulation 14 document and no comment is invited. (As it happens, I know that the present owners of Site E merely asked for the Development Boundary Line to be drawn to include this site to improve the value of their property when/if they sell it. They have no immediate intention of building houses on it and I can only speculate on why the NDP Steering Committee chose to allocate 2 houses to the site and what the consequences of so doing might be.)</p> <p>If all the houses currently proposed are built the housing stock of the whole parish of Lyonshall will be increased by around 40% and the housing stock specifically within the Village and Holme Marsh "Development Area" will be increased by around 60% -- all this with no improvement in infrastructure, roads, pavements, sewage, drainage, facilities etc. (Despite demand for these evidenced on the July 2017 questionnaire). They will have a deleterious effect on the rurality of</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>the village, which the present residents are anxious to maintain, and may reduce its attractiveness to tourists, ecologists and other potential visitors who are essential to the pub.</p> <p>IF it is now too late to redraw the Development Boundary to exclude all these additional sites (A-E), I suggest a simple line is drawn around them but with NO allocation of number of houses per site – let that be decided when/if a developer finds a market for them.</p>		
(14.6)	18	3.1	9-14	Object & Comment	<p>Further to my comments in Reponse (sic) JE5, this is very seriously misleading.</p> <p>This Regulation 14 document omits to mention that the questions asked in the July 2017 document were only about the number of houses to be built on each site, not whether or not the site should be developed at all. The “no development” option was not given, despite the fact that Lyonshall had already exceeded its HCC minimum/economically viable housing numbers (68 built or approved) for the period 2011-2031. (See Key Issue 1 of the July</p>	<p>Not accepted.</p> <p>Refer to 1.2 above and Consultation Statement.</p> <p>These comments regarding the consultations are factually incorrect.</p> <p>All parishioners were invited to attend public parish consultations.</p> <p>The NDP has been prepared building on the responses to the emerging Plan during several phases of public</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>2017 document) (Note: this figure has been reduced to 61 on the Regulation 14 Draft but with no explanation – see Repsonse JE7) Having previously noted that the Village and Holme Marsh were already committed to this additional 68 (?61), this section of the document goes on to imply that <u>only</u> another 45 houses are to be built (Sites A-E inc), whereas the total as at this point in time is 113. Some of the 68 are listed in Appendix 1 and/or shown on the confusing map on Page 40 which also includes a number of small estates (Burgage Close, Stepstile, The Close, Burgage Bank etc.) built well before 2011 and therefore totally irrelevant to this NDP. Among the 68 are: Fishpools – 8 (already built) Others – 4 (already built) White Lion Meadow - 5 (built or under construction) Opposite the Close – 11 (fully approved) NE of Holme Marsh – 8 Upper House A1 – 4 Upper House A2 – 3 Upper House B1 – 7 Upper House B2 – 7</p>	<p>consultation. During each of public consultation processes the responses submitted have been used to guide decisions about the next stage of NDP policies and proposals. The NDP supporting text (see 3.1.5) clearly shows that the percentages provided show the proportion of respondents and not the proportion of total residents in each consultation.</p> <p>The consultation processes were well publicised and further information about this is provided in the accompanying Consultation Statement. All residents were given several opportunities to comment and make representations on the NDP documents and all responses at each stage have been carefully considered.</p> <p>At the end of the NDP process all those on the electoral process will be invited to vote on whether the NDP should</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Sub-Total - 57 Most important, the response figures for sites A – D are given only in percentages. (See also Repsonse JE8 referring to Page 16 of this document). It is vital to note here that the total response on which these significant conclusions and recommendations are based was only 93 people of whom 5 abstained from giving an answer at all to this question. Therefore all percentage figures here are based on the responses of just 88 people – 15% of the Lyonshall electorate . In favour of Site A, for example, is therefore only 61 people (11% of the electorate) who may or may not be Lyonshall residents and may or may not have a vested interest! The “narrow majority in favour of more than 30 extra houses” (3.1.10) is a very curious interpretation of the figures. I assume it refers to Questions 2a and 2b where “more than 30” attracted 37 votes and “less than 30” attracted 36. Hardly conclusive! Once again, the question does not make it clear whether it refers to Sites A – D</p>	be used to help determine planning applications.	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					alone or whether it refers to the whole development of the village including the 68 houses already built or approved.		
(14.7)	6	1.2	LH1	Object & comment	<p>Further to my comments on JE5 and JE5A, I hope the Independent Inspector will be made aware that both the proposed Settlement Boundary and the Site Allocations were not disclosed even to the Parish Council before the "Ideas and Options" Consultation of July 2017.</p> <p>They appear to have been the subject of private discussions between the Chairman of the NDP Steering Group (who is also the Chairman of the Parish Council) and the landowners concerned.</p> <p>They are not mentioned in the Parish Council minutes prior to July 2017 and the references in the NDP Steering Group minutes are evasive. (Note: One member of the NDP Steering Group rightly made a Declaration of Interest and absented himself from the discussions). The impression given at the July 2017 Consultation that these sites were unchallengeable, a</p>	<p>Not accepted.</p> <p>The Steering Group has been tasked with preparing the NDP on behalf of the PC (as in other NDP areas) and has provided regular updates at every monthly Parish Council meeting except during the Regulation 14 consultation process on its progress.</p> <p>The NDP is a Parish Council document and it has ultimate decision power not the SG.</p> <p>The Chairman was approached in person by the landowners and properly referred the information to the steering group and the Parish Council. This was carried forward and the public were asked whether they wanted the sites included for development as part of the public consultations.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>fait accompli</i>, is therefore down to the activities of the NDP Steering Group ALONE; the Parish Council as a whole must be exonerated.</p> <ul style="list-style-type: none"> Note that the Parish Council at some stage (it is not clear from this document or the PC Minutes exactly when) decided against seeking further land for development since the Hereford CC minimum had already been exceeded (Page 18/ JE5A). Note too that, so far as one can tell from the NDP Minutes and from this Regulation 14 document, the landowners themselves did NOT seek "Site Allocations" of ANY number of houses, merely that their parcels of land (Sites A – E) should be put within the Development Boundary <u>for future reference</u>. I believe the Chairman of the NDP Steering Group has exceeded his brief in this. 	<p>Members of the PC and the Parish Clerk sit on the Steering Group.</p> <p>Minutes are not intended to be a transcript, they are a formal record of business transacted and decisions made.</p> <p>The proposed sites came in WHILE the Issues and Options presentation was being put together. The information was presented to the parish with a worst case proposal (25dph). If the sites (roughly 6 hectares in all) were merely allocated for development as suggested, a developer would look for at least 150 houses, rather than the 45 that the respondent is so alarmed by.</p> <p>Evidence supports smaller sites with a mix of housing types.</p> <p>.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<ul style="list-style-type: none"> For my own part, I would find simple inclusion of the sites within a boundary line drawn on the map much more acceptable than the proposal that a further 45 houses should be built on them. The pros and cons of any development requested by a property developer or the landowner at a future date could then be debated in accordance with normal planning procedures. <i>It is the threat of gross over-development that is alarming, not the prospect of modest development on these particular sites at some time during the next 10 or 12 years.</i> 		
(14.8)	3	5.9		Object & Comment	<p>There is a lot in this Background which is seriously misleading. In short:</p> <ol style="list-style-type: none"> The original housing allocation of 2 per annum from 2011 – 2031 (NDP 	This is factually incorrect please refer to question 8 of the first questionnaire.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>period) was NOT a recommendation by the then Steering Committee. We were TOLD by the Chairman of the Parish Council that that was all that could be built and the NDP could merely determine where they should be built. Moreover 8 of these had already been approved (the affordable homes now built and named Fishpools).</p> <p>2. The “village centre complex” was secondary to wanting the pub to reopen and to have a village shop again. Grandiose schemes were “wishful thinking” if deemed commercially necessary to the pub. There was no widespread wish to move the Memorial Hall.</p> <p>3. The parish subsequently supported Mr. Hern’s wish – expressed at well-attended public meetings which HE convened – to</p>	<p>The background information is not misleading, it is simply setting out the events leading to this production of the NDP.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>build 15 – 45 attractive and well-spaced houses on his own land to the edge of the village centre to help fund the restoration of the pub. Support was around 70% of a considerable turn-out (although some concerns were expressed that this might be “the thin end of the wedge”).</p> <p>4. The pub and the farm shop did NOT close through lack of use. The pub closed because Punch Taverns who owned it would not commit to essential restoration and because they both raised the rent and operated restrictive practices on beer sales (for which they were notorious throughout the UK!). It had previously been very busy, especially with tourists and visitors during the summer months. The farm shop closed because the owners wanted to move elsewhere. It also</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					received much of its custom from outside Lyonshall.		
(14.9)	16	3.1	3	Object & Comment	<p>I note that the figure for houses built after 2011 in Lyonshall Village or Holme Marsh + the houses "committed" is now given as 61 (23+38).</p> <p>All previous Consultation documents (Issues & Options July 2017 + Draft for Informal Consultation July 2018) quote a figure of 68. Please advise as to where the "missing" 7 were to be sited and whether planning permission has been rescinded on them -- if so, why? This is obviously relevant to both the July 2017 responses and all subsequent figures.</p>	<p>Not accepted.</p> <p>The housing figure has been updated from time to time, to reflect the most up to date information provided by Herefordshire Council. Net housing requirement figures are calculated each April and can change based on the number of commitments at that time ie recent completions and extant (non expired) planning permissions</p> <p>The Reg 14 NDP includes the April 2018 figure.</p>	No change.
(14.10)	16	3.1	4	Object & Comment	<p>I assume the "survey" to which this refers was the July 2017 "Issues & Options" consultation document which had a total response of just 93, of whom some abstained from expressing an opinion on various questions (rather than the "Informal Consultation Draft" of July 2018 which had a total response of only 17).</p>		No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<ol style="list-style-type: none"> 1. Over 75% favoured “more development in the village” – where does that figure come from? Does it assume that this is “more development” over and above the 68 (61) new houses already built or committed (<i>see previous comments</i>)? NB Question 2 in the July 2017 document refers to LIMITED development. 2. If the latter, does it refer to Question 2 Site D (below the Memorial Hall), the only new Site to gain more than 75% approval? This Site is for just 2 houses, with the benefit of additional land to be ring-fenced to the Memorial Hall (an independently-funded and run 3. 84.9% of respondents wanted any new estates to be smaller than 15 houses (“around 5” is the figure given elsewhere). So how does the NDP justify recommending 2 	<p>77.4% favoured growth responding to Question 2 on the Issues and Options consultation.</p> <p>No</p> <p>Because more than 65% of respondents were in favour of these sites.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>estates of 18 houses each – Sites B & C?</p> <p>4. "...to retain the essential rural character of Lyonshall" – by building over 100 new houses on farmland close to the village centre, thereby nearly doubling the size of the village? This substantial development will change the outstanding characteristic of Lyonshall dramatically and forever.</p> <p>5. "...sustainable in the broadest sense" . What does this gobbledygook mean? Herefordshire Council's own economists have recently (2015) determined the sustainable economic development of the whole parish of Lyonshall at 36 houses built between 2011 and 2031 so how can more than 3 times that number be "sustainable"? Or is the word "sustainable" being used here to mean something</p>	<p>Parishioners have responded that the essential character of Lyonshall is maintained whilst providing the growth requested. This plan aims to achieve this. This NDP executes the instructions of the parish expressed in the consultations.</p> <p>Noted.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					different? Just a “buzz-word” to curry approval???		
(14.11)	16	3.1	6,7	Object & Comment	<p>These paragraphs summarise the whole problem with the way that housing development has been handled in the Lyonshall NDP.</p> <p><i>“Since the Core Strategy housing requirement already has been more than met (by end of 2016 and convening of “new” NDP Steering Group, if not before) through new developments and commitments, the Parish Council considered that there was no need to undertake a call for sites and site assessment process for the NDP”.</i></p> <p>True! Because the Chairman of the new NDP Steering Group, who is also Chairman of the Parish Council, had already agreed 4 more sites and housing allocations on them totalling a further 43 houses with the local landowners concerned – all this BEFORE the “issues and Options Consultation” of July 2017 when, as previously noted, they were presented as a <i>fait accompli</i> to the parishioners! Nobody – not even the Parish Council – was given the</p>	<p>The Parish Council has followed the defined procedure for implementing an NDP and produced a plan from parish consultations and parishioner responses.</p> <p>SG did not have a call for sites as the minimum target for housing had been achieved through normal planning activities.</p> <p>Sites A -D came forward as part of the NDP process and Parishioners were asked if they should be included as part of the NDP in the issues and options consultation.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>opportunity to reject these sites! (<i>The NDP Minutes for March to May 2017 give no indication of any intention to discuss these sites with the Parish Council and they do not appear to have been raised according to draft Parish Council minutes for the same period. The NDP Minutes for September and October 2017 also confirm that the NDP Chairman intended to discuss the landowners' proposed developments with them – no suggestion that this was anything but serious planning!</i>)</p> <p>Why? Well, obviously not because Lyonshall needed these extra 43 houses to make up the numbers to the HCC minimum – as previously stated, the HCC minimum was 36 and the “new developments and commitments” mentioned above total 68. The reasons hinted at in the July 2017 Consultation document are fatuous; they predicate the possibility that the houses already approved won't be built and, while suggesting that the extra 43 will somehow make a financial contribution to the village, carefully omit to mention any down side or risk to their inclusion.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					It seems to me that this is a particularly telling example of the Chairman's stated wish to make the Lyonshall NDP easy for Herefordshire CC planners to use, NOT reflective of Lyonshall residents' opinion or even what can be demonstrated as necessary for the Parish. I assume that, should this Regulation 14 draft go through with all these additional sites included, it will be very difficult indeed for Lyonshall residents to object to building on them as per the NDP at a later stage.		
(14.12)	23	3.1	18,19		It is difficult to know why : a) the excellent Herefordshire Council report " Herefordshire Older People's Housing Strategy and Pathway" of May 2015 was not considered, even before the Lyonshall Housing Survey of January 2017 and certainly before publication of this Regulation 14 document. b) The Herefordshire Council's "Older People's Integrated Needs	Not accepted: These comments are inaccurate and factually the survey was analysed by the five members of the steering group. The information is not misleading.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Assessment” of May 2018 has not also been considered.</p> <p>c) The results of the Lyonshall Housing Survey of January 2017 were suppressed before the “Issues and Options” Consultation in July of that year.</p> <p>If all three of these documents had been properly considered and, especially, if the Lyonshall Housing Survey had been analysed using common sense and without pre-judgement based on what the two remaining members of the NDP Steering Group wanted to hear, the daft and misleading statements incorporated in 3.1.19 and 3.1.20 might have been avoided.</p> <p><i>(With regard to the Lyonshall Housing Survey of January 2017, Appendix 4 of this Regulation 14 document states that response was “126 of 500”. I am not sure where that “500” figure comes from as this Survey was based on a per household distribution and in January 2017 there were only about 310 households in the whole</i></p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>Parish. Response was therefore a very creditable 40% -- similar to the response to previous paper-based surveys in 2012 and 2013.)</i></p> <p>3.1.19 is particularly misleading because it claims that this document has <i>“recommended that the housing needs of the ageing population be addressed in various ways”</i> and that <i>“mixed developments were recommended to create genuine lifetime communities.”</i> Where do these fine recommendations occur? I haven't found them in any Draft NDP to date. These “lifetime communities” will exclude any older person who becomes frail, who is wheel-chair bound, who needs 24/7 care either from family or a live-in carer?? In a Parish which already has 27% over-65s and is likely to have 40% over-65s before the end of this NDP Planning Period (2031) it is highly unlikely that all these people (between 150 and 250) will remain fully fit and capable until the day they die. (<i>Outside this document, the recommendation has been made that they should “go to Kington” – regardless of the fact</i></p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<i>that Kington's only Surgery and its care facilities are already overloaded.)</i>		
(14.13)	24	3.1.2 4	LH1	Object & Comment	This is utterly confusing and, if I am right in my interpretation, complete nonsense! "Large numbers of unwanted houses are to be built on two sites (both substantially bigger than the maximum endorsed by the present Lyonshall residents) in order to force the developers into including affordable housing, for which there is currently no demand". That is ludicrous and immoral! This may not be what the NDP Steering Group intended but that's how it reads to me and probably to anyone else who can be bothered to read it.	Not accepted. Larger housing sites allow for flexibility for a mix of housing including affordable housing if required.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(14.14)	39/40		LH1	General Comment	<p>I have no criticism of the housing design or density comments.</p> <p>However I think it is very important that anyone reading this page, including those not closely familiar with Lyonshall such as the Independent Advisor, should be able to differentiate between houses that pre-date 2011, i.e. before the 20-year NDP period, and houses that have been built or approved since 2011 and which therefore form part of the HCC Core Strategy/NDP requirement.</p> <p>(The fact that it is too late to vote against any of these is totally irrelevant).</p> <p>Thus Table 1 should simply be The Close, Stepstile and Burgage Close. Fishpools was always acknowledged as included in the Development Area and was not built until 2013. It should therefore be included in a re-titled Table 2.</p> <p>The Holme Marsh and Upper House sites shown under Table 3 could also be included in Table 2 since they are within the</p>	<p>Not accepted:</p> <p>The function of appendix 1 is as the title suggests, to consider the character and density, and this alone, history is irrelevant.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>previously-agreed Development Areas of Lyonshall and Holme Marsh – the fact that they are “outside the village centre” (as defined by the current Chairman of the NDP Steering Group/Parish Council) is also irrelevant.</p> <p>This distinction should be clearly made on the Map on Page 40, which should also have a title stating that it comprises both pre-2011 built sites and post-2011 already-approved or built sites, if this map is not to add to the confusion.</p>		
(14.15)	Cover				<p>I commented on the Informal Consultation that I disliked the fact that the Lyonshall NDP cover refers to “2018 – 2031” when those of us who have lived in the village and taken an interest in the NDP since 2011 know that the “start date” for all target numbers etc. is 2011, reinforced or otherwise by the Core Strategy of October 2015.</p> <p>The Chairman’s reply to my comment was that “<i>The dates on the consultation read 2018 to 2031 as this (is) how Herefordshire Council prefer to look forward.</i>”</p>	<p>Noted.</p> <p>Although the entire plan period dates from 2011 (the Core Strategy Plan period), Examiners generally request that NDP covers have the current year as the date. The final Referendum Plan is therefore likely to date from 2019.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Is it? If so, why do Pembridge, Shobdon and Titley give their NDP dates as 2011 to 2031, even though their consultation documents were published in 2017 or the autumn of this year? (Eardisland avoids the controversy by entitling its plan "To 2031")</p> <p>One cannot have an arbitrary start-date on a policy! The Localism Act came into force in 2011. The first surveys for Lyonshall NDP were done in 2011-2014; the minimum number of new builds before 2031 was set by HCC based on the housing stock in 2011 (300 homes); the Housing Survey was conducted in January 2017 and the "Issues and Options Public Consultation" on which this Draft relies for so much of its "evidence" was conducted in July 2017. Neither you nor Hereford can casually decide that NDP policies now only relate to action post-2018 and ignore both the findings and actions of the last 7 years!</p> <p>I cannot help but wonder if this is an attempt to minimise any</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					parishioners' comments relating to the 68 houses built or approved in that time which already exceed Hereford's minimum requirement figure of 36 by 90%. (See Page 16, 3.1.6) (See also Page 17, 3.1.7 – the Parish Council Minutes prior to the July 2017 Consultation show no sign that the PC was “approached by local landowners” or even informed by the then NDP Steering Committee – a small point, perhaps, but another which raises doubts.)		
(15.1)	7	5.4	5	Support option 3	Habitats regulations Assessment Regulation 14 Objective 5 – Access Support option 3.	Noted.	No change.
(15.2)	24	3.1.2 4	LH2	Support	House Types & sizes	Noted.	No change.
(15.3)	25		LH3	Support	Promoting High Quality Design	Noted.	No change.
(15.4)	32	3.3.1 1	LE2	Support		Noted.	No change.
(15.5)	37	3.5.4	LT1	Support		Noted.	No change.
(16.1)	All			Support	I have finally read the draft NDP. Congratulations on a mighty document, clearsighted, comprehensive and even comprehensible, which is rare in such screeds. I very much like the way Holme Marsh and Lyonshall	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					will be better linked, and that the plan manages to avoid anything resembling ribbon development.		
(16.2)			General	Comment	A few things catch the eye. I am still not entirely clear how Kinsey has managed to parlay his purchase of the pub into permission to build thirty houses. I would be more convinced if something had actually happened these past few years. There has been someone there these last few weeks, true, but the speed of operations is making glaciers look sprightly. Since much of the plan hinges on his development of the pub site, he should get a move on.	Noted. New development in the village is being held back by a Grampian condition until 2020 - see Welsh Water comments in Response Table 2.	No change.
(16.3)	All			Comment	I notice that in the document walking and cycling seem to be regarded as leisure activities. If the village is to be a truly dynamic, internally coherent and carbon-appropriate living and working unit, not to mention a safe place in which to return from the pub if it ever gets finished, both these things should be classified as core transport imperatives. This means dedicated cycle tracks and vastly improved pavements.	Noted. See Table 1 Herefordshire Council Comments. Promoting access for walking and cycling have been added to Policies LH1 and LB1.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(16.4)			LH2	Comment	<p>The age profile of respondents to the Housing Survey is a bit odd.</p> <p>Suspect that younger respondents are conspicuous by their absence because they were putting the children to bed. The small proportion of newbuilds suggested for affordable housing may reflect this. In an age of greedy developers seeking to flog overpriced executive homes, the current plan risks attracting a lot of old people and commuters. This is not a recipe for a healthy community. More affordable homes should be mandatory, not based on the numbers put forward by a survey that one suspects may have been flawed in execution if not conception.</p>	<p>Noted.</p> <p>Affordable housing can only be required on schemes of 11 or more homes but the NDP aims to provide a greater mix of housing including smaller homes suitable for younger older people and first time buyers.</p>	No change.
(16.5)			LH3	Comment	<p>House design: it is good that pastiches of olde worlde residences are approached with some reservation, and that new design elements will be encouraged.</p> <p>Suggest that the new houses going up on the east side of the main road through the village are neither decent pastiches nor (from what I have seen of their construction as I</p>	<p>Noted.</p> <p>The NDP cannot influence designs that already have planning consent.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					pass) any more sustainable than lipstick on a pig, and that if this is what the NDP is talking about it will scarcely be worth the paper it is written on. Very much hope that future houses will be more authentic to themselves, and that designs ancient and modern should be not only carbon neutral but built from sustainable materials, which will not include (for instance) polythene.		
(16.6)			LE2	Comment	The wildlife section is a fine vote for motherhood and apple pie. It ignores the depredations of pheasant rearing, which when practised at its current ludicrously high densities will certainly be affecting the biodiversity of the rural fringes.	Noted. The NDP is a planning policy document and can only be used to guide decisions on planning applications, and not rural land management practices.	No change.
(16.6)			LH1 LC2	Comment	A specific site for allotments should be a priority, not an afterthought or an add-on.	Accepted. Policy LH1 encourages the provision of suitable garden space for food growing on housing developments. Policy LC1 could be amended to include support for future allotment provision.	Amend NDP. Amend LC2: Amend second paragraph to: <i>" Provision of new and enhanced public open space which gives improved facilities for the community, <u>such as allotments</u>, will be supported and encouraged as part of developer contributions."</i>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						Allotment provision may also be a matter for the Parish Council and could be considered as a future action, subject to demand.	
(17.0)	All			Support	I fully support the Lyonshall NDP	Noted.	No change.
(18.1)	All			Support	My overall comment on the NDP is:- I hugely welcome the extent and type of growth envisaged. We desperately need new blood and new money in the area to support the services we want and to support local employment. The chosen locations all seem v sensible, helping to create a cohesive and co-ordinated community.	Noted.	No change.
(18.2)			LC1 LH1 (B)	Support / Comment	A specific comment:- The NDP and the growth envisaged provides a once-in-a-lifetime opportunity to create a new and fit-for-purpose village hall / Memorial Hall in the right place - i.e. in the centre of the village mass adjacent to the new car park (providing the George allows access). S106 monies from developments and property	Noted. The proposed site densities of all site allocations have been reviewed by the Steering Group. This could be the subject of future negotiations provided densities are maintained.	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>development of the existing Memorial Hall land should be used to fund a new purpose-built facility that will last.</p> <p>Marginally higher housing density could be allowed on the Plot B on the plan (which would be in keeping with the local housing there) to compensate for building land lost to the developer as a result of 'gifting' land for the New Memorial Hall to the parish.</p>		
(19.0)	All			Support	<p>████████████████████ who all reside in Winton House in the centre of the village fully support the NDP proposal</p>	Noted.	No change.
(20.0)	All			Support	<p>████████████████████ who all reside in Winton House in the centre of the village fully support the NDP proposal</p>	Noted.	No change.
(21.0)	All			Support	<p>████████████████████ who all reside in Winton House in the centre of the village fully support the NDP proposal</p>	Noted.	No change.
(22.0)	All			Support	<p>I support the current NDP proposals with the suggested sustainable growth to the village that will help to sustain the proposed pub, coffee shop and village shop developments bring a centre to the community.</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(23.1)	All			Support	<p>I have read the draft plan thoroughly and fully support the proposed policies.</p> <p>I do, however, have a small number of comments to make which I think will clarify some points.</p>	Noted.	No change.
(23.2)			LB3		<p>Draft Policy LB3 para 1 (page 8): later in the document there is a statement to the effect that public opinion is tending towards the parish being near to saturation with chicken houses. The statement referring to chicken sheds here would appear to be to the contrary. Would it be possible to make a similar statement here such as "the public opinion within the parish is that chicken accommodation is almost at capacity so additional broiler houses would only be after special consideration."</p>	<p>Not accepted.</p> <p>Each planning application will be considered on its own merits and the NDP cannot limit the number of agricultural buildings to a number considered acceptable by local residents.</p> <p>The NDP does however aim to provide criteria based planning policies which require the adverse impacts of future proposals to be considered and managed accordingly.</p>	No change.
(23.3)			LB3	Comment	<p>Draft Policy LB3, para3 (2nd para on page 9): the first half states such developments will not be permitted but the final sentence appears to contradict this. After a few reads, I know what you mean</p>	<p>Not accepted.</p> <p>The wording of the Policy is supported by Herefordshire Council for determining planning applications. The Examiner may recommend</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					but if it could be revised or reworded to remove doubt.	changes if he/she considers that the Policy wording is not clear.	
(23.4)			LE2	Comment	Draft policy LE2 (page 10): What sort of development does this refer to? I assumed residential development would be confined to within the settlement boundary; this implies development out with this envelope. I assumed you meant business/industrial/agricultural? Should it be more explicit?	Noted. The Policy will be used for all development in the Parish. Although most development will be within the settlement boundaries it is likely that there will be some limited development in the wider rural area eg conversions, agricultural buildings and "exception" housing.	No change.
(23.5)			LC1	Comment	Draft policy LC1 (page 11): If a new hall is to be built one day, I would have thought that it should be encouraged to have well over the capacity of the present all (c100) so a more aspirational at "at least 200" might be more appropriate which would then be able to accommodate a large wedding party for example.	Not accepted. The policy gives a broad indicative figure of 100-200 people but the final figure will be dependent upon such matters as cost / funding and viability.	No change.
(23.6)	13	1.1.1		Comment	Page 13 para 1.1.1 The A44 traverses the parish east-west but bisects it in to north/south	Accepted.	Amend second sentence in 1.1.1 to wording as suggested: " <i>The A44 traverses the parish east-west and bisects it north/south</i> "
(23.7)	All			Support	These were the only areas of the draft where I felt the wording	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					might be misinterpreted, otherwise this is a well written document and the working group should be congratulated for digesting the mass of data and opinion presented to them to this concise policy document.		
(24.0)	All			Support	In my opinion the Lyonshall NDP has made a very good attempt at meeting the needs of the village as expressed in both meetings and consultations and I heartily support it.	Noted.	No change.
-(25.0)	All			Support	As a [REDACTED], I have read the Lyonshall NDP and am very happy to support the plan. Although it is looking to control the development, it is allowing development and planning for it. This will breathe new life into the village, and significantly help our chances of rebuilding the village pub into a viable and bustling centre for all of the community and visitors to use and enjoy. I look forward to Lyonshall moving in a positive direction over the timeline of the proposed plan.	Noted.	No change

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(26.0)	All			Support	<p>I have read the Lyonshall NDP and fully support it.</p> <p>The Lyonshall NDP outlines in a practical way how Lyonshall can become a attractive sustainable community. The NDP together with the development of the pub and all the facilities that it will offer will produce a centre for the village which will be used by many Parishioners for different reasons. It will above all else be a meeting point for the people of the parish. This can only create greater community cohesion.</p> <p>All the consultations, and there have been many, have shown that people want to maintain the essential character of Lyonshall. At the same time there is a recognition that the village needs to grow to sustain the facilities that the Parish Consultations show that people want. The planning policies set out in the Lyonshall NDP ensure that the essential character will be maintained but allow the village to expand with suitable and varied village housing in sensible plot sizes set back from the road in a proper</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>village country setting whilst respecting and improving the landscape in a sensible and practical way.</p> <p>The Lyonshall NDP opens up an exciting future for Lyonshall which is why I back it wholeheartedly.</p>		
(27.0)	All			Support	<p>I am writing this in support of the proposed draft plan.</p> <p>Having moved to Lyonshall in 2011, the Royal George has been closed for all of this time, and the village has been a bit lost without it's focal point of the pub. The positive form in which the NDP document has been compiled means there is a real chance of a bright future for Lyonshall. It allows for development of sensible and beneficial projects, enhancing the character of the village and best of all looks like it will be giving the Royal George redevelopment programme the best chance of success.</p>	Noted.	No change.
(28.0)	All			Support	<p>I would like to add my personal support for the Lyonshall NDP. It is a good document that has been thoroughly consulted on as the</p>	<p>Noted.</p> <p>SG agree to this dedication and will seek PC support</p>	<p>Insert dedication to Ron Addis - SG please provide wording.</p> <p><i>"It is the collective wish of the It is the collective wish of the Parish Council and the Steering</i></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>information on the website demonstrates.</p> <p>I would also like to add my thanks to the 6 people who comprised that working group.</p> <p>The six people with three from the Parish Council and three non councillors have done a great job. I understand that the working group suffered three departures after it had completed the bulk of its work.</p> <p>One member Ron Addis died tragically, another had to leave following a stroke to concentrate on her recovery, and a local businessman found it increasingly difficult to balance the demands of his business, the NDP and his family.</p> <p>I see from the PC minutes that the remaining three members felt that as the bulk of the policy work had been completed they were able to complete and tidy up the details of the plan, rather than introduce new members who would inevitably take time to get up to speed. The Parish Council</p>		<p><i>Group that this Neighbourhood Development Plan be dedicated to Ron Addis, colleague and friend, and a man who carried Lyonshall in his heart. He gave his best efforts to it, and his unwavering common sense and eye for detail made the compiling of it a lighter task."</i></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>unanimously agreed this course of action. I also understand that most NDPs end up being completed by a smaller group.</p> <p>The only change to the document that I would suggest is that the working group add a dedication to Ron Addis without whose sensible and balanced influence the NDP would have been a poorer document.</p>		
(29.0)	All			Support	As a younger member of the Parish coming towards the end of my education I fully support the Draft Neighbourhood plan because it sets out a positive and exciting future for my village.	Noted.	No change.
(30.0)	All			Support	I refer to the draft Lyonshall NDP Regulation 14 Consultation and having read and fully considered the document I am in full agreement with all the proposals. I am of the opinion that the plan represents an excellent foundation for the continuing development of the village whilst retaining it's character and that of the rest of the parish.	Noted.	No change.
(31.0)	All			Support	I have lived and farmed on the edge of Lyonshall my entire life,	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>and it is great to see such a positive document relating to development in the village and surrounding area. The growth in the village and parish will bring investment into the area, creating jobs and helping to rebuild the village centre through the redevelopment of the village pub.</p> <p>I support the draft plan, and hope it will get signed off to allow for the village to come back to life, as it once was.</p>		
(32.0)	All			Support	<p>I have farmed on the side of Lyonshall for over 40 years, and many things have changed in this time. The village has struggled as the services have closed and disappeared over the years, through a lack of investment or viability to maintain the services.</p> <p>I am extremely encouraged by the Lyonshall NDP draft which offers to buck the trend and allow for sensible investment which will bring life back into the area. It cannot happen soon enough.</p> <p>I would like to offer my support to the plan.</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(34.0)				Support	I am supportive of the NDP and hope Lyonshall grows in size so we can have more facilities and jobs.	Noted.	No change.
(35.0)	All			Support	I support the NDP for Lyonshall. I would like to see a new modern village hall more centrally located.	Noted.	No change.
(36.0)	All			Support	I am happy with the NDP. I would like to see a more up to date village hall.	Noted.	No change.
(37.0)	All			Support	I fully support the Lyonshall NDP.	Noted.	No change.
(38.1)	3	3.38, 3.39, 3.3.1 03.3. 11		Support & Comment	Support – Conserve and enhance the natural historic and scenic beauty of important landscapes and features. Lyonshall Park Wood is an ancient hunting forest – which is currently being devastated by felling all the trees -! With permission of the forestry commission apparently! The impact of this to wildlife and the impact of weekly and sometimes bi weekly shooting is devastating as well. No deer remains, squirrels shot or trapped etc. Otter wildlife scared away.	Noted. The NDP is a planning policy document and cannot control woodland management.	No change.
(38.2)	25	3.4.6	LH3	Support & Comment	Imaginative modern designs will be encouraged – an excellent clause as there is far too much emphasis	Noted and accepted. The NDP should support sustainable design in LH3 as	Amend NDP. Amend LH3 to:

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>on cheap lo-cost or border oak type housing these days.</p> <p>Also there should be a clause that says that low carbon or zero carbon houses should be a priority in this day and age when the planet is threatened by CO2 emissions!</p>	part of measures to tackle climate change and LH3 could be amended to include a reference to this.	<i>7 "... imaginative modern and sustainable designs will be encouraged wherever possible"</i>
(38.3)	All			General	All forms should be able to complete online	Noted.	No change.
(38.4)	26/27	3.2.2	LB2	Comment	Draft policy LB2 enhances the quality of living for the inhabitants, which seems to imply redundant buildings (subject to a number of criteria – what are these Criteria??) could be used for housing – yet 3.2.2 mentions only renovation of redundant buildings for leisure use.	<p>Noted.</p> <p>LB2 has been widened to include other uses - see 3.1 above.</p> <p>3.2.2 includes a range of uses - perhaps this refers to 3.2.8? if so this also mentions a range of uses.</p>	No change.
(38.5)	24			Comment	<p>P24 mentions older residents wishing to downsize within the local area and schemes for self build housing will be encouraged.</p> <p>I would like to somewhere in the plan – a clause which actually says renovation of the redundant buildings to small or medium sized homes for older residents wishing to downsize in the local area will be encouraged.</p>	<p>Noted.</p> <p>Refer to 6.11.</p> <p>Policy LH2 has already been strengthened to refer to housing for older residents.</p> <p>LH2 will apply for all schemes (not just new build) for housing.</p>	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(38.6)	30		LB4	Support/ Object/ Comment	<p>Great that solar panels will be supported all new houses should have them!!</p> <p>However – why are biodigesters not supported – they are the most environmental and require less emptying than cesspits where local sewerage facilities are not available.</p>	<p>Noted.</p> <p>Refer to Response Table 2 - Welsh Water's comments.</p> <p>Policy refers to industrial biodigesters which do not make environmental sense.</p>	No change.
(38.7)	All			Comment	<p>Not all areas of Lyonshall are areas restricted with local highway infrastructure especially those directly off the A44 where there are two companies that specialise in emptying sewerage!</p>	Noted.	No change.
(39.0)	All			Support	<p>I have read the above document and I am in full agreement with all the proposals. I believe the plan will allow the village and the whole parish to develop in accordance with the needs of the residents and should help to provide and sustain the services that we very much need.</p>	Noted.	No change.
(40.1)	All			Support / Comment	<p>The Neighbourhood Development scheme, goes into great detail, and looks to be a good step forward to increase the size of our village.</p> <p>Fundamentally, I have no problem with this, especially if we can keep</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>the character it has at the moment, which is down to sympathetic, architectural design.</p> <p>I believe that affordable housing is necessary, especially in 'quaint old' villages that have lost their primary school.</p> <p>Eardisley and Weobley have plenty of young families in them, while Eardisland suffers from an average age, well into retirement.</p> <p>It would be a shame to see Lyonshall becoming a waiting room for St. Peter's, though that will be my intention.</p> <p>It would also be a shame not to see the playground getting much use after all your hard work getting the funding.</p> <p>The increase in size of the village, will probably help sustain the pub too, as would increased tourism.</p> <p>When you look at the boundaries for development and know who owns the land the proposed sites are placed upon, you soon realise that there are one or two</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>people/families who will benefit greatly from this scheme.</p> <p>I'm not sure who owns Howe Orchard, but next to the playground is probably Burgoynes.</p> <p>Much of the rest is probably Kinsey's.</p>		
(40.2)			LB2 LB3		<p>If we look at the business side of things, then this scheme will help chicken farmers too..... as well as smaller businesses.</p> <p>This scheme looks to me like the local landowners are going to very well out of it.</p> <p>Boundaries, stop me from being one of them, but that's just selfish. It begs the question, who's it making richer?</p> <p>Sorry for being blunt, nothing personal.</p> <p>It's not sour grapes for not being one of the chosen few landowners, but as you know, I may try to do something down here one day.</p> <p>So, on a personal level:</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					There is a couple of lines referring to redundant buildings, and holiday lets, which is helpful, but we're out of bounds.		
(41.1)	28	3.2.1 2	LB3	Comment	In relation to large broiler units p.28 3.2.12 states "there is now a rising opinion in the parish that saturation level has been reached." However, Policy LB3 seems to be supportive of more broiler units as long as they adhere to various requirements.	Not accepted. Planning policies have to be positively worded and Policy LB3 provides a detailed framework for guiding decisions on new development. The Policy is accepted by Herefordshire Council.	No change.
(41.2)	16,18 22	3.1.4 3.1.1 3	LH1	Comment	Paragraph 3.1.4 states "There are two estates of 15 houses, but 84% of the respondents to the last survey wanted only smaller-scale mixed developments in the future. The housing policies in the NDP reflect those wishes..." Yet in Paragraph 3.1.13 Table 1 shows Potential Housing Numbers on Site B and Site C as 18 - more than the current estates and certainly not small-scale. Policy LH1 states "Schemes are small to medium in scale	Noted. The NDP includes references to earlier consultations but over the lifetime of the preparation of the NDP responses to more recent consultations (including the Reg 14 responses) show support for additional housing in the village to support services and facilities. The Parish Council is therefore promoting a growth led NDP with flexible policies for a range of housing to	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>.....larger schemes of around 18-20 units will be considered” Surely this does not protect the wish of 84.9% of the respondents (a large majority) who want only small-scale developments.</p> <p>Page 16 Paragraph 3.1.3 As we have already far exceeded the housing growth target for Lyonshall in recent years there should be no huge rush to build lots of houses over the next ten years or so.</p>	meet different peoples' needs.	
(43.0)	All			Support	<p>I support the NDP and agree that we need additional homes in a range of sizes so we can attract people to Lyonshall and provide housing for our children and local people.</p>	Noted.	No change.
(44.0)	All			Support	<p>As I understand it the parish is going to have to accept a significant amount of housing development whatever happens.</p> <p>Without a neighbourhood development plan we would have little control over, or say in, that development. In my view the draft NDP as presented provides a good compromise between the need to accept development and</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					maintaining and advancing the appeal of the environment in which we live. I am reassured by the residential design requirements, which should enhance the appeal of the village, and is much to be preferred to the kind of modern developments to which we might otherwise be subjected. The draft NDP is a thorough, comprehensive and clear document, and I support it.		
(3 people) (45.1)	All			Object	<p>A lot of work has gone into this document and process, for which those involved should be thanked.</p> <p>However, it makes rather sad reading. It seems to be all about new housing and a desire for the village to expand, rather than about re-establishing the reason for Lyonshall and how the community might rebuild. Rightly or wrongly, one is left with the view that the wishes of local landowners to sell land for housing has been a priority, rather than developing the heart of the village where a mix of people could live together as a thriving community.</p>	<p>Not accepted.</p> <p>The NDP includes a range of policies to protect and enhance the parish and is not just focussed on housing.</p> <p>However the Parish Council is promoting a growth led NDP with flexible policies for a range of housing to meet different peoples' needs and to support and enhance services and facilities.</p> <p>Housing policies promote a suitable mix of house sizes and tenures including housing for older and younger people.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>The number of new houses is already well ahead of those needed or required. There is no demonstration that the majority of Lyonshall owners support the big (and legally unnecessary) expansion of the village and what benefits this might bring. Indeed, one of the few arguments – that it will justify the reopening of The Royal George – is highly questionable (see below).</p> <p>Already it can be seen that the take-up of housing on new developments already approved isn't happening and they don't take into account integration with neighbouring long-established properties. The Burnt Orchard/ White Lion Meadow development, in particular, has been going on for a long time as a building site with only one house completed and occupied. If there was demand, surely this would have been long-since completed and sold? Thought should have been given in the plan to how new developments need to integrate with neighbouring, long-established properties. In this case, it resulted</p>	<p>The consultation responses demonstrate a high level of support to this approach, with some detailed objections from a few individuals.</p> <p>At the end of the process all those on the electoral role in the Parish will be invited to vote on whether the NDP should be used to determine planning applications.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>in a huge, tall solid wooden fence being erected in very close proximity to White Lion Cottage and which has adversely and unnecessarily affected the setting and enjoyment of it.</p> <p>There is very little in the consultation devoted to the population imbalance in Lyonshall and how this might be redressed to make for a sustainable community.</p> <p>It is estimated that already, about 30% of the entire population is aged over 65. Building more luxury houses in isolation, without the necessary back-up infrastructure – nearby shops, nursery, pre-school and primary/ secondary schools (including 6th form), social facilities etc – will not encourage more younger people to move to and live in Lyonshall. Indeed, as with many villages, the drain of the young (those needing work and raising a family) and the very old (those needing specialist care) is likely to leave Lyonshall even more of a car-dependant, isolated community largely attractive only for the healthy retired 60 to 80 year olds.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					It is these issues that should form the basis of long-term Neighbourhood Development Plans.		
(45.2)	All	P3		Object & Comment	<p><i>“Our conclusion was that people had accepted the argument that a pub and a shop, both of which had closed owing to lack of use, would not be sustainable in the future without more growth in the village”.</i></p> <p>This is demonstrably not the case. Numerous hugely successful pubs operate in tiny villages eg: The Stag at Titley.</p> <p>Even with the number of houses planned to be built, this will only have a very marginal effect on the pub’s viability as most people will cook and drink at home most nights. It will be visitors – staying in the area in holiday cottages, B&Bs, hotels, camping and day visitors plus those in the area on business that will determine the success of the pub/ shop/ cinema.</p> <p>Equally, with the expansion of online deliveries and a the massive Morrisons in Leominster, it is</p>	<p>Not accepted.</p> <p>The Parish Council considers that a larger local population would help to sustain and even improve local services and facilities.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					wishful thinking that villagers will use a local shop for all their grocery needs.		
(45.3)	16	3.1.3	3.1 Housing	Object & Comment	<p><i>“From 2011 to April 2017 (the latest figures available from Herefordshire Council), 23 new houses were built in the parish. Existing commitments (where planning permission has been granted but development has not been implemented) number a further 38 houses. This gives a total figure of 61 new houses already built or committed in Lyonshall parish, exceeding the minimum indicative housing growth target for Lyonshall by 25 units. However, NDPs can plan for more housing than the minimum requirement”</i></p> <p>The plan does NOT demonstrate why there is a need to build more houses than the growth target. There appears to be no shortage of homes in the village at the moment and no excessive demand over supply. Indeed, it is arguable that the reverse is the case (there is more supply than demand). Building more homes where there is not the demand, is not the answer.</p>	<p>Not accepted.</p> <p>The NDP can plan for more development than that proposed in a local plan and this is a decision for the qualifying body (the Parish Council).</p> <p>The rationale for the additional housing provision is set out in the supporting text in the NDP and the approach is supported by many local residents, and Herefordshire Council (see Table 1).</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(45.4)	16	3.1.5	3.1 Housing	Object & comment	<p><i>“The response to the Issues and Options consultation demonstrated overwhelming local support for some further new housing development in the Parish, provided it is sensitive to local character. 77.4% of respondents supported more new housing and, of these, 39.8% favoured more than 30 units, with 37.6% preferring fewer than 30 units. 71% of respondents also supported further development which could include developer contributions towards improving community assets such as the Memorial Hall”</i></p> <p>There is no indication as to how many respondents these figures are based upon. E.g: 77.4% of what number? We were completely unaware of any survey and therefore unable to respond. Did a majority of the population respond? Appendix 4 suggests a response rate of 25% to the Housing Survey. If this is the level, surely it is too low to be regarded as representative</p>	<p>Noted.</p> <p>The figures are provided as a percentage of the responses at each stage of the consultation process. For the survey mentioned, every home received an invitation by post, it was also advertised on the Lyonshall website and parish magazine and posters were put up in the village.</p>	No change.
(45.5)	17	3.1.1 7	3.1 Housing	Object Comment	<i>“However, leading up to and during the consultation on Issues and</i>	Not accepted - refer to 45.1 above.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>Options, the Parish Council was approached by local landowners proposing potential areas of land as suitable for new housing development around Lyonshall village. There was therefore a need to consider whether any or all of those areas should be included within the new settlement boundary as possible housing site allocations"</i></p> <p>Why was there a need to extend the settlement boundary, just because local landowners proposed areas of land suitable for development, when the target number of new homes had already been met? The Burnt Orchard/ "White Lion Meadow" development is a classic case. How many of the new homes have been built and how many sold? Where is the need and where is the demand?</p>	There wasn't a need to extend the settlement boundary but having received these proposals there was a need to ask the parish.	
(45.6)	17	3.1.8 Map	3.1 Housing	Object & Comment	Even if there is demand (which is questionable), why does the village development boundary need to be extended in a linear way along the A480? This takes away the village feel, by making a	Not accepted. The Policy Map does not promote linear development but includes several proposed housing sites clustered	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>disproportionately long, overly linear village.</p> <p>Linear development has blighted many villages and why so many have increasingly suffered from having no “heart”. Not so much in Lyonshall, but where linear development has occurred along a main trunk road, you now have numerous examples where a village is effectively bisected, with two halves not able to integrate due to the constant heavy lorries and traffic thundering through a village divided into two and people (especially the young and the elderly) fearful of crossing into “the other half”.</p> <p>It defeats the argument about needing more houses to justify The Royal George, if people can’t quickly walk to it. If they have to drive because the village has become linear, then people can’t (by definition) then drink alcohol.</p>	around the existing village core and more recent commitments and development sites.	
(45.7)	18 & 23	3.1.9 3.1.2 1	3.1 Housing	Object & Comment	Again, the number of respondents is not indicated. Appendix 4 suggests a response rate of 25% which is surely too low to be regarded as representative.	Not accepted. The policies and proposals in the NDP have been prepared in response to the comments	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					What has been the response rate to the surveys and questionnaires that the draft plan is based upon?	and representations submitted during earlier consultations and further changes are proposed following the Reg 14 consultation. The Parish Council has provided multiple opportunities for people to comment but it cannot compel people to be engaged in the process.	
(46.0)	All			Support	Thank you, NDP Steering Group, for all of your hard work. This draft plan is clear, well-written and easy for the rest of us to access and understand. It's hard to combine the sensitive (and interwoven) areas of agricultural changes, housing development, business and employment growth, transport functions and environmental requirements. It's even harder to do it while ensuring that the needs of the whole Lyonshall community are taken into account, including the provision of leisure facilities such as the pub and the Memorial Hall.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					The plan also tackles something that's very important to me personally, and to a lot of other residents - the way the parish looks and feels to live in. It seems that without an agreed NDP we're in danger of having intrusive, large-scale housing development forced on us by Herefordshire Council so that it can meet its goals. I'd rather that we, the Lyonshall community, made the decisions about the way we live. I therefore support this plan.		
(47.0)	All			Support	A very well constructed document. Congratulations to all involved. Any chance on progress of the Royal George, lots of disgruntled comments on the mess.	Noted.	No change.
(48.0)	18	3.1.1 3.1.4	3	Support		Noted.	No change.
(49.0)	18	3.1.1 4	3.0	Support		Noted.	No change.
(50.0)	All			Support	One would hope it is understood that a Neighbourhood development plans purpose is for a local community to have some involvement in new housing development in their parish within the scope of planning law.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>The Government, through Herefordshire Council needs to provide more homes and it tasked all parishes with a requirement to provide new homes to for the period 2011 to 2031. Lyonshall has already reached its target of planning approvals with committed allocations before the plan's completion.</p> <p>A Plan's aim is to be positive towards growth, look for and identify possible land allocation for development and offer some control of what is developed on it. The fact that the majority of parishioners, after consultation, would still like to see more development within the enlarged settlement boundary supports village sustainability and will help to protect local services and facilities in our parish as well as our neighbouring parishes. It may also help to promote further employment opportunities locally too.</p> <p>The plan clearly identifies house size and type within the wishes of the parishioner criteria. It is very</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>hard to produce policies that conform with Herefordshire Local Strategy without the proposed development sites being filled with many homes. Lyonshall is a rural community where large housing estates would be detrimental to character.</p> <p>It is reassuring to see that local landowners are happy to restrict the number of houses on each site and I can appreciate that it would be difficult considering how many houses of size or type the owner believes would make a viable development. I hope that a mix of housing types and sizes to suit all; especially young locals or current parishioners wishing to downsize are options to be made available.</p> <p>It is good to see provision; should it arise; for a new Village Hall facility.</p> <p>Finally, the well-publicised parish consultations have given everyone an opportunity to offer their comments and make suggestions throughout the process.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					I think this is a well written and presented plan offering positive opportunity for Lyonshall to develop organically as the need arises.		
(51.0)				Support		Noted.	No change.
(52.1)	33	All	LE2	Support	Wildlife is important, it should be encouraged rather than concreted over!	Noted.	No change.
(52.2)	32	ALL	LE1	Support	The character of Lyonshall needs a facelift without destroying its natural attraction to residence and visitors alike.	Noted.	No change.
(52.3)	33	ALL	LH1	Support	Good suggestion for modern day life!	Noted.	No change.
(52.4)	25	ALL	LH2	Support	A sustainable population rather than people have "retired" to the area should be encouraged with affordable housing and first time buyers.	Noted.	No change.
(52.5)	26	ALL	LH3	Support	Makes perfect sense to me!	Noted.	No change.
(52.6)	27	All	LB1	Support	The more business activity the better. More employment = more visitors= greater economy for all	Noted.	No change.
(52.7)	28	All	LB2`	Support		Noted.	No change.
(52.8)	31	All	LB4	Support	Solar panel should be encouraged. The village needs to think about off-grid facilities to important	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					places like the village hall community centres. Tesla batteries can be linked together to make this possible for back up generators.		
(52.9)	38	All	LC2	Support		Noted.	No change.
(52.10)	38	1&2	LT1	Support	Keep people fit & healthy	Noted.	No change.
(52.11)	37	All	LC1	Support	Most villages have moved into the 21 st century with modernising the village halls. It should be encouraged more interaction with all age groups and social standings.	Noted.	No change.
(53.1)	10	2	LE1	Support	Tree cover is an important part of the character of the village – good to see it catered for.		
(53.2)	10		LE2	Support	A good balance between the need to protect the natural environment and the need to develop the village in a sympathetic and sustainable way.	Noted.	No change.
(53.3)	11		LC1	Support	This is important as the village needs a modern facility in addition to the pub to enhance and foster village community spirit. Good point about support for modern design as the current hall is bit of an eyesore but is in a prominent position.	Noted.	No change.
(53.4)	All			Support	A well-structured cogent plan that balances a range of interests of Lyonshall parishioners within the	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>context of the core strategy – allowing for growth and development of our community whilst preserving our environment (both built and natural) which we know and love- for future generations.</p> <p>A lot of effort has clearly gone in make the plan both concise and relevant.</p>		
(53.5)	6	1	LH1	Support	Good to see flexibility on scheme size and the caveat that larger (18-20 schemes) must provide affordable units.	Noted.	No change.
(53.6)	6	6.3	LH1	Support	Good to see recognition of unit densities' contribution to character and existing densities ie. Holme Marsh being set at 8 dph rather than 12 dph in the village.	Noted. The Steering group have reviewed the proposed densities.	No change.
(53.7)	6	5	LH1	Support	Particularly important point about two space car parking even for smaller units as even couples living in one bed units may have two cars to allow them to travel to work. Public transport in rural communities is generally poor so this provision for two car parking spaces is particularly important as on street parking is both dangerous	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					for children crossing the road and detrimental to the character of the village.		
(53.8)	7	1	LH2	Support	If Lyonshall is to thrive it needs “ a heart” (pub, shop, post office, memorial hall) and that heart needs a proportionate population to support it to patronise/support it if it is to be sustainable.	Noted.	No change.
(53.9)	7	2	LH2	Support	Very good point, as there are lots of elderly who would like to remain in the village, they love but can't cope with the larger properties they raised their family in, in old age. Allowing the elderly to downsize and remain within the village will encourage greater age diversity in our village which is currently skewed towards the elderly. When coupled with the provision for affordable units this is very positive.	Noted.	No change.
(53.10)	7	4	LH3	Support	This is very positive. The village has excellent broadband and providing for	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					homeworking will help family members both live and work in the village		
(53.11)	8	6	LH3	Support	It is very important to encourage modern design. The beautiful built environment we have inherited in Lyonshall was once "modern". The other measures within the policies will help to ensure modern designs are sympathetic to the existing environment.	Noted.	No change.
(53.12)	8	1	LH1	Support	Creating employment opportunities in a way that is sympathetic to the character of the village is important for our village's future.	Noted.	No change.
(53.13)	8	4	LH1	Support	It is just as important to have business units which are sympathetic to the character of the village and sustainable as it is for residential units.	Noted.	No change.
(53.14)	8	4	LB1	Support	Good to see this, as modernity renders certain buildings obsolete for the original purpose over time, however we can repurpose them whilst retaining their part in the heritage of our village.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
(53.15)	9		LB4	Support	Good to see support for solar on unit such as chicken houses etc, of which we have many. Also good to see biodigesters will not be supported as the stench from these can be appalling.	Noted.	No change.
(53.16)	9		LB3	Support	Particularly important point about noise, as well as light smell and the look of " facilities", as noise pollution at night from chicken houses for example and the traffic services such sites can be a nuisance so restrictions on traffic between 10pm-6am is also good to see.	Noted.	No change.
(54.1)	All			Support	Dear Clerk, I'm writing to express my support for the NDP as presently drafted. My particular comment concerns the Housing section 3.1. What's best for Lyonshall is difficult to predict. And even if one could make a decent stab at it, making a plan to get there would be more difficult still. So the process here has been:- <ul style="list-style-type: none"> o to listen to the parishioners, including those possessing the large 	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>resources required to bring about change,</p> <ul style="list-style-type: none"> ○ to learn from them that growth – sufficient to give us back our pub, for example – is generally supported, ○ to respond by setting out policies which encourage growth, ○ to safeguard the character of the village, particularly by setting housing densities in step with what exists already, and which large-scale developers will not find attractive. <p>Whether all the houses made possible by this NDP will be built is uncertain: most probably they will not. But the potential for dozens of new Lyonshall families, using the pub, supporting community activities and getting on and off the buses, should not be stifled.</p>		

Lyonshall Draft Neighbourhood Development Plan – Consultation Responses 25th October - 7th December 2018

Table 4 Landowners' and Developers' Comments

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Gladman (1.1)			LH1	Support	Gladman are generally supportive of policy LH1 which has amended the former UDP settlement boundary to encompass five housing site allocations.	Noted.	No change.
(1.2)			LH1	Comment	<p>To promote positive planning and to ensure conformity with the HCS, we submit the policy requires a further degree of flexibility.</p> <p>Gladman suggest a caveat to the policy, supporting that additional sites adjacent to the settlement boundary should be considered as appropriate to respond to future needs or a change in circumstances in the plan area.</p>	<p>Not accepted.</p> <p>The proposed sites have come forward through a thorough and extensive process of public consultation and their development would support a significant level of growth over the plan period over and above the minimum requirement set out in the Core Strategy.</p> <p>It would not be appropriate or necessary to support additional sites outside the</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						proposed settlement boundary.	
(1.3)			LH3	Comment	<p>Whilst Gladman support such a policy, we still regard it important that the policy recognises that planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to site specifics and the character of the local area.</p> <p>There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration to various design principles.</p> <p>Gladman therefore suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous NPPF which states that; <i>"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated</i></p>	<p>Not accepted.</p> <p>The Policy wording has been broadly accepted by Herefordshire Council and some minor changes are proposed in response to residents' and stakeholders comments at Reg 14.</p> <p>The NDP will be submitted after 24th January and so the revised (2018) NPPF will be considered for the purposes of examining the plan against the basic conditions.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<i>requirements to conform to certain development forms or styles"</i>		
(1.4)			LE1	Comment	<p>Draft Policy LE1 seeks to protect and enhance the character and appearance of the parish. As currently drafted criterion (5) of the policy seems to apply to all Heritage Assets and does not distinguish between designated and non-designated assets.</p> <p>Gladman suggest this aspect of the policy is amended to ensure it conforms with the previous Framework. Paragraph 132-134 of the previous Framework relate specifically to designated heritage assets and highlight that the more important the asset the greater the weight should be attached to it.</p> <p>The previous Framework states that if the harm to a designated heritage asset is deemed to be substantial then the proposal needs to achieve substantial public benefits to outweigh that harm. If the harm is less than substantial, then the harm should be weighed against the public benefits of the proposal. The policy needs to be clear on the two tests to be applied</p>	<p>Not accepted.</p> <p>As above the NDP will be tested against the revised NPPF. Historic England (see Table 2) are fully supportive of the NDP.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>to designated heritage assets. With regards to non-designated heritage assets, the policy should refer explicitly to paragraph 135 of the Framework which states that a balanced judgement should be reached having regard to the scale of any harm and significance of the heritage asset.</p> <p>Moreover, Gladman suggest there is scope for a standalone heritage policy in the LNP. The introduction of a new policy with a focus exclusively on heritage assets would ensure the LNP remains a clear and concise document.</p>		
(1.5)	All			Comment	<p>Conclusions Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of</p>	<p>Noted.</p> <p>Further changes to wording may be recommended following the examination process to improve clarity and consistency with local and national planning policies but this will be a matter for the independent examiner.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					the LNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.		

Lyonshall Parish Council

January 2019

