

Dinedor Neighbourhood Development Plan 2020 – 2031

Consultation Statement

June 2020

Dinedor Parish Council

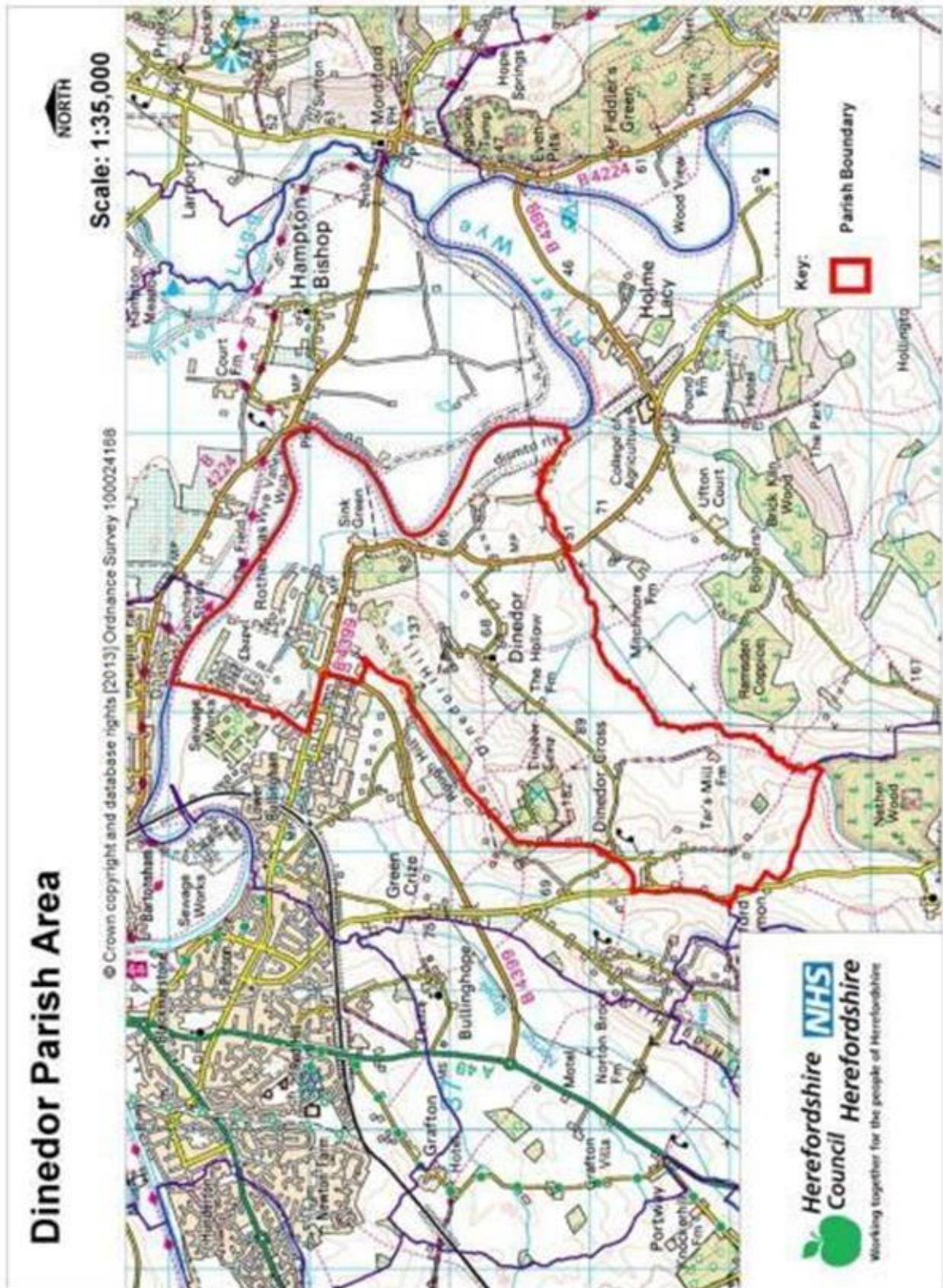
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Map 1 Dinedor Designated Neighbourhood Plan Area



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Dinedor Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework.
- 1.3 The Parish Council applied to Herefordshire Council for area designation on 12th August 2013 (https://www.herefordshire.gov.uk/download/downloads/id/9385/neighbourhood_area_application_form.pdf) and the area shown on Map 1 was designated as a neighbourhood area by Herefordshire Council on 10th October 2013 (https://www.herefordshire.gov.uk/download/downloads/id/9389/decision_document.pdf).
- 1.4 The NDP has been prepared by a Steering Group of local residents and parish councillors on behalf of the Parish Council. Steering group meetings are publicised on the parish council website (<http://dinedorparishcouncil.org.uk/dinedor-neighbourhood-plan/>). The meetings are open to the public - all are welcome to attend. The web site also acts as a library of key documents.
- 1.5 All information about the NDP at each stage has been provided on the NDP website: <http://dinedorparishcouncil.org.uk/dinedor-neighbourhood-plan/>
- and the web pages of Herefordshire Council: https://www.herefordshire.gov.uk/directory_record/3051/dinedor_neighbourhood_development_plan

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

2.0 Informal Consultation

- 2.1 Having identified a set of key issues to be addressed in the NDP the Steering Group worked through a series of options at their meetings. These sessions were open to members of the public and considered a “do nothing” approach, the allocation of sites and settlement boundaries to address the key issue of housing growth. At an early stage, the settlement boundary approach was selected.
- 2.2 For other issues – landscape, heritage etc. options were considered to be more limited and the key concern was to avoid duplication with the Herefordshire Local Plan Core Strategy.
- 2.3 On the issue of settlement boundaries a number of options were considered and tested.

3.0 Regulation 14 Public Consultation 31 October to 12 December 2017

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

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

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

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

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

(iii) details of how to make representations; and

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

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

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

3.2 The Dinedor Draft Neighbourhood Plan was published for formal consultation for at least 6 weeks from 31 October to 12 December 2017.

3.3 The Draft Neighbourhood Plan including a copy of the Response Form were available for viewing and downloading from the neighbourhood plan pages of the parish council website (<http://dinedorparishcouncil.org.uk/wp-content/uploads/2017/10/Dinedor-NDP-Regulation-14-Consultation-Draft-17.10.2017.pdf>). Also published alongside the NDP were the Strategic Environmental Assessment and Habitat Regulations Assessment screenings. These documents were also available on the Herefordshire Council web sites.



DINEDOR PARISH COUNCIL

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Dinedor Neighbourhood Plan

Our Vision for Dinedor Parish is to maintain its rural nature and to promote the health, well-being and sense of community of the residents.

What is a Neighbourhood Plan?

1 NDP web site screenshot

3.6 Comments on the Draft NDP or any of the other supporting documents including the Environmental Report were invited using the response form which could be downloaded from the website for completing and emailing and was included within the Draft Plan (Appendix 1). The plan specified the dates of consultation and how comments could be made and by when:

5pm on Tuesday 12th December 2017 to: Liz Kelso, Clerk, Dinedor Parish Council, c/o 5 Deerhurst Drive, Belmont, Hereford HR2 7XX Email: dinedorparishcouncil@gmail.com

3.7 A list of the consultation bodies' contact details was kindly provided by Herefordshire Council and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments. Copies of the list of consultation bodies and other local organisations contacted are provided in Appendix 2.



2 The Dinedor Newsletter was used for regular communication

3.8 A copy of the Draft Plan was sent to Herefordshire Council.

3.9 A newsletter was produced, including the response form and distributed by hand to all households in the neighbourhood area (Appendix 3).

3.9 Table 1 includes a full summary of the responses made a Regulation 14. Table 2 includes those of Herefordshire Council. Table 1 also includes the Parish Council's agreed response and action. Table 1 was published on the Parish Council web site and used to inform the preparation of the Submission NDP.

Table 1. Dinedor Neighbourhood Development Plan – Regulation 14 Responses, Summary and Recommended Action

Ref	Respondent	Comment	Recommended Action
1	Resident	Policies A and B imply new housing should be within the settlement boundary. This rules out development elsewhere e.g. where residents have suitable land or the diversification of farms and other rural businesses.	Comment noted. The DNP seeks to manage growth within Dinedor village. The Core Strategy includes policy for housing in the open countryside and agricultural dwellings. No change.
2	Resident	The settlement boundary only includes Dinedor village, not other areas of the parish.	Concentration of development in Dinedor village is in conformity with the Core Strategy. The Core Strategy includes policy for housing in the open countryside and agricultural dwellings. No change.
3	Resident	<p>I have now read the revised draft of the plan. I think that, general, it looks better. I have also read the Strategic Environmental Assessment - scoping report.</p> <p>I am not impressed with the overall quality of the scoping report. However, there is one area highlighted by the report which, I think, is inadequately covered in the draft NDP. Appendix A2 SA 13 (page 1 of the appendix) looks at the River Wye, as an SSSI. the condition of which, the report states is "unfavourable but recovering". On page 3 of the appendix, there is more detail relating to water quality. Although the report states that "<i>The existing status of the Wye SAC between the Hay and Lugg confluence is currently meeting its phosphate and conservation targets</i>". it also warns that "<i>new development within the area could lead to the water quality failing the phosphate levels and conservation objectives</i>".</p>	Amend Policy C: "use of sustainable drainage systems. effluent from which would conform to the Nutrient Development Plan for the River Wye."

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Ref	Respondent	Comment	Recommended Action
		<p>I suggest that this be included as a key issue for the NOP. My proposal would be to include a new paragraph 4.25 on page 16 of the NOP. along the following lines:</p> <p>"The parish is within the catchment area of the River Wye. which has been designated as a Site of Special Scientific Interest (SSSI). Much of the parish is not on mains drainage. There is concern in the SEA that "... <i>new development within the area [of the SSSI] could lead to the water quality failing the phosphate levels and conservation objectives.</i>" There is a Nutrient Development Plan for the catchment area. New development in the parish should therefore be designed to be consistent with the requirements of this plan."</p> <p>It might also be appropriate to strengthen Policy C in regard to this. My suggestion would be to modify i) on page 22 to read something like: "use of sustainable drainage systems. effluent from which would conform with the requirements of the Nutrient Development Plan for the River Wye."</p> <p>I have one other question. The SEA Map 2 (on page 18 of the NOP) shows mineral deposits within the parish. Do we know what minerals?</p>	
4	Resident	<p>Having studied the proposals for the neighbourhood plan in particular the opening statement 'To support this, all development in the parish should go forward in such a manner as to minimise the effect on the parish's current character and environment.'</p> <p>I was then stunned to see that the draft plan proposes to almost double the existing number of dwellings within the existing village</p>	<p>The DNP has to meet the Core Strategy indicative housing target. A settlement boundary is seen as the best way to achieve this. The settlement boundary will be re-considered.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>settlement boundary. This is not possible without severely impacting on the existing dwellings and their inhabitants.</p> <p>The density and spacing of existing dwellings will cause over looking issues with new dwellings of the number envisaged.</p> <p>The number of proposed dwellings will add at least another 80 vehicle movements per day to the single track road that serves the village. The figure of 80 is reached by allowing 2 cars per household making at least 1 return journey each. In reality, rural villages with no local amenities or regular public transport services will see more vehicle movements than this. A family making a school run accounts for 4 movements per day. Add in the increase of internet shopping deliveries (courier vans) that are showing a year on year increase across the country, serving the existing dwellings and the proposed dwellings. Suddenly an increased vehicle movement number of 120 per day would not seem unrealistic, yet no mention has been made regards road improvements. Will existing residents object to their front gardens being compulsory purchased as part of a road widening program?</p> <p>Dinedor and the surrounding area has a number of small hamlets and housing clusters that would support small scale development of one or two dwellings. This type of development would be more organic in nature, would not impact on the existing traffic movements greatly, and would encourage better quality design.</p>	
5	Resident	<p>As the draft Plan supports</p> <p>(1) the development of new housing 2} the growth of small scale rural businesses</p>	<p>Include as a Parish Council Supporting Action.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>Within Dinedor both of which may generate additional traffic on the road through the village from the B4399 to Upper Dinedor and the Lower Bullingham-Hoarwithy Road, I suggest that Policy D should include provision in the interest of road safety and smooth traffic flow for an upgrading of this road with either strategic widening Or the positioning of additional passing places.</p> <p>The increase in the size of agricultural vehicles, the expansion of the Rotherwas Industrial Estate and the probable increased use of this road as a short cut, and the development of any new recreational or sporting facility within the village, would exacerbate the problem and in my view make these road improvements essential.</p> <p>Provision for them should, therefore, be considered for the Plan.</p>	
6	Resident	<p>In respect of particularly points a. b. and e. should not the draft Plan include guidelines on the Council's attitude towards polytunnel development which in some areas despite their efficiency have become a blight on the landscape.</p>	<p>Comment noted. No change.</p>
7	Historic England	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan.</p> <p>Historic England is supportive of the Vision and Objectives set out in the Plan. We particularly commend its' emphasis on conserving rural landscapes including archaeological remains and maintaining rural character. We equally commend the stress laid upon the importance of ensuring good design that conserves local distinctiveness.</p> <p>Overall, Historic England considers that the Plan takes a suitably proportionate approach to the historic environment of the Parish.</p>	<p>Supporting comments noted.</p> <p>Correct any references to English Heritage that do not apply.</p> <p>Re-word Policy G as suggested.</p> <p>Amalgamate Policy H with Policy G.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>We do have some relatively minor comments that we hope will be helpful.</p> <p>On page 16 at paragraph 4.21 in relation to Dinedor Camp Scheduled Ancient Monument reference is made to "English Heritage"- this should now read <u>Historic England</u></p> <p>On page 28 under Objective 6 in relation to Policy G "Protecting Local Heritage Assets" we recommend a re-wording of the first sentence to read:</p> <p>"Development proposals should conserve and enhance <i>local heritage assets particularly those listed below</i>:"</p> <p>This would then chime better with the succeeding section where a. requires that "no heritage asset will be damaged".</p> <p>Finally, we would question whether Policy H actually constitutes a policy or is rather an observation/prediction. Should the relevant rubric simply be a paragraph within Policy G?</p>	
8	Herefordshire Council	<p>Neighbourhood Planning</p> <p>Policy A - settlement boundary appears quite tight, it may help if this was expanded to meet the housing target figures. Wording no more than 1 or 2 houses is quite restrictive. I would rephrase 'up to 2 dwellings would be supported'.</p> <p>There needs to be space within your settlement boundary to meet the housing target.</p>	<p>Amend as suggested.</p> <p>Settlement boundary to be re-considered.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>Some policies would benefit from some specific reasoned justification to add evidence and clarity.</p> <p>Policy C· 'Exploits' reword to something more positive i.e. Utilises existing infrastructure?</p> <p>Policy D· Some areas of this policy are unrealistic within the lifespan of the plan. Although an eastern crossing of the River Wye may be supported by the local community there is no reference in the strategic policies in the Core Strategy. Therefore, I would remove this out of the plan policy section, as it is not identified in the Core Strategy at a strategic level. This could be mentioned before or after the policy, to explain how this is an aspiration of the community.</p> <p>Policy I – I would map the identified greenspace to show where it is in relation to the built settlement.</p> <p>Policy J. Identify these areas of community facilities on the map.</p>	<p>Add further background/justification evidence.</p> <p>Amend as suggested.</p> <p>Delete references to eastern crossing.</p> <p>Map local greenspace</p> <p>Map community facilities</p>
8	Herefordshire Council	<p>Development Management</p> <p>I have reviewed the Reg 14 draft and would wish to make the following observations:</p> <p>Policy A concerns me in that I am not entirely convinced of the ability to deliver the remaining 17 dwellings within the tightly defined settlement boundary that has been drawn. Happy to be convinced otherwise of course.</p>	<p>Settlement boundary to be re-considered.</p> <p>Delete reference to eastern crossing.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>(b) Policy D - whilst not averse to accommodating a locally <i>evidence</i> aspiration can. can Herefordshire Council approve of a document that supports an eastern crossing of the River Wye?</p> <p>(c) Policy G - the wording of the policy is rather definitive and does not reflect the NPPFs requirement to consider the significance of harm to a heritage asset against the benefits.</p>	Amend G to reflect NPPF.
8	Herefordshire Council	<p>Planning Policy</p> <p>A- New Housing Development in Dinedor Village</p> <p>“Proposals that do not adjoin existing housing in Dinedor village and would lead to free standing, individual, or small groups of dwellings will not be supported.”</p> <p>Proposals for dwellings not adjoining the existing settlement or outside of the settlement boundary should comply with the criteria in the Core Strategy policy RA3 concerning housing development in the countryside.</p> <p>Policy D</p> <p>There are criteria in this policy that would not be considered to be within the remit of a Neighbourhood Development Plan, in particular A and B.</p> <p>Although the building of one may be supported by the Parish insofar as is possible, the Local Plan currently has no plans for an Eastern crossing.</p> <p>Policy G</p> <p>The protection, conservation and enhancement of heritage assets should be appropriate to their level of significance.</p>	<p>Delete this para from Policy A.</p> <p>Delete reference to eastern crossing.</p> <p>Amend to bring into line with NPPF.</p>

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Ref	Respondent	Comment	Recommended Action
8	Herefordshire Council	<p>Archaeology</p> <p>From the historic environment point of view, this is a good plan even at this stage, with excellent policy coverage in this area, I support the proposed settlement boundary, which should provide good protection to the important heritage assets on the periphery of Dinedor village.</p>	Support noted.
8	Herefordshire Council	<p>Environmental Health</p> <p>Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <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. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>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.</p>	Comments noted. No change.

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Ref	Respondent	Comment	Recommended Action
		<p>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. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p> <p>Environmental Health Trading Standards</p> <p>Our comments are with reference to the potential impact on the amenity - in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers.</p> <p>We note that the proposed neighbourhood plan considers the impact of new development on the amenity of existing residents. We would recommend that policies A and B be amended to include a caveat such that the amenity of future residential occupants is not adversely impacted by existing agricultural or commercial activity. This is to safeguard the amenity of future occupants.</p>	<p>Amend Policies A and B to include future residential occupiers.</p>
8	Herefordshire Council	<p>Highways and Transportation</p> <p>Transport and roads-Development should review the implication on the network and mitigate the implications of the development e.g. passing places</p> <p>Sustainable transport modes should be promoted with cycle storage and improvements on any PROW facilities</p>	<p>Include in Policy D.</p> <p>Delete reference to eastern crossing.</p>

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Ref	Respondent	Comment	Recommended Action
		<p>Para 4.17· The eastern crossing of the bypass is not highlighted in the Core Strategy and the Local Transport Plan, II is very unlikely that this will be achieved.</p> <p>Other options should be explored here to better manage the network.</p> <p>Could you please clarify the blue lines in figure 3.</p> <p>It should also be noted that the majority of the areas highlighted in blue is within private ownership. To clarify and explore this further I would recommend you contact Balfour Beatty Living Places for further information and the feasibility of your aspirations.</p> <p>When exploring options, links should also be encouraged to Holme Lacey College.</p> <p>Policy D - As noted above, the feasibility of an eastern crossing within the lifetime of the plan is highly unlikely.</p> <p>Other traffic management options should be explored. Support should be given to the overall development of the walking and cycling routes and encourages active travel</p> <p>PARA-5.5 Are there any links noted on the maps?</p>	<p>These are the former turnpike road and the dismantled railway.</p> <p>Group to consider.</p> <p>Delete reference to eastern crossing.</p> <p>Add to Policy D.</p> <p>Noted. No change.</p>
9	Resident	<p>The village settlement area for development should be amended as it is too small. It should be extended to include land to the east of the current boundary t land on the south side of the road to the corner Cranwell.</p> <p>This would allow development of the land previously used for fairground storage.</p>	Settlement boundary to be re-considered.

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Ref	Respondent	Comment	Recommended Action
		Generally infill land between existing houses should be considered for further development.	
10	Resident	I do not agree with the council's support for an eastern bypass. This would bring additional through traffic into the Parish with its associated noise and pollution. It would also mean that with increased accessibility there would be more pressure for large scale housing developments in or near the Parish thus spoiling its rural character. Hereford Council has regularly reviewed bypass options and come out in support of a western bypass which provides much better traffic flow outcomes than an eastern route.	Delete reference to eastern crossing.
11	Resident	<p>Section 5 Objectives and policies.</p> <p>Policies A and B outline how Dinedor will achieve its growth target of 18% (24 dwellings) in the next 14 years. How can 24 dwellings fit into the village settlement area? We are already aware that the village has a poor infrastructure; roads are in ill repair and single track with parking spaces at a premium. There are no direct bus routes into or out of the village, this would increase the volume of traffic moving through it. In recent meetings, it had been noted that the pull-out from the village is dangerous; surely an increase in traffic would make an accident more likely? It is presumed that, new houses will be situated within existing gardens, this as previously highlighted, may generate problems within the current drainage system.</p> <p>Other areas within the parish have good access to the 84399 road and are closer to the awaited development at Rotherwas, with a bus route and closer to amenities. Surely it is madness for these not to be considered.</p> <p>1 Introduction 1.1</p>	Concentration of development tin Dinedor village is in conformity with the Core Strategy. The Core Strategy includes policy for housing in the open countryside and agricultural dwellings. No change.

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Ref	Respondent	Comment	Recommended Action
		<p>Originally, the Parish applied to be designated as a Neighbourhood planning area (as shown in figure 1 plan area). Contradictory to this, only a small portion of the village has been outlined for development- without consideration to other parts of the Parish. As the Parish Council are aware, there are other areas outside of the red line boundary (figure 6) that are more suitable for development. Why apply to be part of a Neighbourhood Plan when only a small portion of the village is being considered. How was the area for development decided, what advice was sought and what criteria was used to measure against? From what we understand, the process was expensive, yet it has led to confusion within the Parish Council as to what constitutes areas for consideration.</p> <p>During October's Parish Council meeting, members verbally stated that applications would be considered in all areas of the parish. Contrary to this, during November's meeting, opinions differed to the previous meeting - relating to current application and as to whether this particular case should be considered because it fell outside of the boundary. These contradictory opinions suggest that either the Parish Council are unclear of the Neighbourhood Development Plan objectives and have differing ways of interpreting it, or it has no of intention of considering applications from outside of the village settlement. Due to this, it would seem prudent to ensure that the document itself is clear and not open to interpretation, so that the Parish Council Members can be sure of their intentions.</p> <p>We suggest that it be made absolutely clear in the policy that housing will be considered without prejudice, anywhere within the parish boundary as detailed in figure 1.</p>	
12	Resident	<p>Page Number 20 Map (Figure 6 - Dinedor Village Policies Map)</p> <p>We believe that the map boundary should be extended to include more of Prospect Lane and far further to the north and north east to include</p>	Settlement boundary to be re-considered.

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		<p>the former storage site for fairground rides. This is one of the largest brownfield sites in the parish and would be an ideal area for sustainable, small scale housing development. It would fit in with all of the proposals for new development including favouring brownfield sites before greenfield sites. Without the inclusion of this site we don't believe that the parish will be able to favour brownfield sites before greenfield sites.</p>	
13	Resident	<p>We object to the support of the Eastern crossing for the following reasons:</p> <p>This will have an adverse effect on the residential amenities and heritage assets of Rotherwas Chapel, the former site of Rotherwas House and the remains of the former Rotherwas estate including the sunken pleasure garden, walled garden} Church Farm, former stable block and barns</p> <p>Supporting an eastern crossing will continue the battle at unitary authority level and may delay or prevent the adoption of the council's planned western relief road and western -crossing</p> <p>Numerous studies carried out during the past two decades by various authorities and bodies both for and against the eastern crossing have shown that such a route would have an adverse and damaging effect on the local population in and around the A438 as large HGV and other commercial traffic use this instead of the M50</p> <p>There is no planned infrastructure in the east of Hereford and villages of Hampton Bishop, Mordiford etc. which could cope with the increase in traffic if such a road was to be put in place</p> <p>The unitary authority and Enterprise Zone officials had always feared that the lack of an eastern crossing would mean businesses would not come to and invest in the Rotherwas Industrial Estate. This has not</p>	Delete reference to eastern crossing.

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Ref	Respondent	Comment	Recommended Action
		<p>happened. Numerous businesses are now in Hereford, settled at Rotherwas and investing in local people. They are companies which do not rely on a large road network such as cyber technology businesses or are happy with the existing routes via the A49 and M50</p> <p>The planned eastern crossing bridge will only assist those wanting to drive from the east of the city to Rotherwas and vice versa. Efforts should be put into using the excellent greenway and cycling and walking instead and not encouraging more use of vehicles. Relieving some of the commuter traffic, mainly one person per car on a short journey, would ease the traffic levels for people who are unable to walk or cycle and are making less regular journeys from Dinedor and Rotherwas into the east of the city</p> <p>-</p> <p>We believe that the efforts of the parish could be better spent encouraging more investment in the A49, Rotherwas relief road and planned western relief road and western crossing instead</p>	
14	Resident	<p>We request that Rotherwas Chapel is included in the NDP.</p> <p>These sites are not covered by either Rotherwas Enterprise Zone or Unitary Authority and could be left without any official body including them in their development plan</p> <p>These sites are listed, have an incredibly diverse history throughout the centuries and have a huge potential to attract visitors to Rotherwas and Dinedor</p> <p>The Dinedor Heritage Group and the Friends of Rotherwas Chapel have worked very hard to preserve the chapel and link the sites through to the city with the use of the visitor boards and walking/cycling maps. Their work should be supported</p>	Included in Policy G.

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Ref	Respondent	Comment	Recommended Action
		<p>The area needs the support of the people of Dinedor and our parish council. It will not gain support from any other authority</p>	
15	Resident	<p>Policy A</p> <p>Our comment is that there appear to be limited opportunities for "infill" plots within the core of Dinedor village due to its existing density and layout. There also appear to be limited potential for development of brown field sites.</p> <p>The Dinedor NDP stated under Objectives and Policies that "Proposals for development that do not adjoin existing housing in Dinedor village and would lead to free-standing, individual, or small groups of dwellings will not be supported."</p> <p>However, it seems to us that this will lead to the agricultural land surrounding the village being the only land that can be built on. We are totally against valuable agricultural land being built on. The population of this country is only going to continue to grow, and once agricultural/and has been built over where are future food crops to be grown.</p> <p>Rural parishes in Herefordshire such as Dinedor have grown organically over the years, as and when people had a need for housing. It has led to scattered clusters of dwellings, because landowners in the past only allowed building on bits of land that were usually on the outskirts of their farms/estates and not really fit for farming.</p> <p>There is poor land (not fit for agriculture) in the west of the parish, Upper Dinedor Cross to Dinedor Cross which has good access to the Hoarwithy Road and services, which could accommodate modest growth.</p>	<p>Comment noted. Housing policy in line with Core Strategy. No change.</p>

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Ref	Respondent	Comment	Recommended Action
16	Resident	<p>No-one could fail to support the objective of all new development being of good quality design.</p> <p>Of course, beauty is in the eye of the beholder, but all "Blots on the landscape" should be landscaped so that they do not detract from the scenic beauty of Dinedor parish.</p> <p>There is still poor land (i.e. unfit for agriculture) within the Parish, outside the core settlement area, but close to roads and services, and close to other existing dwellings.</p> <p>Modest sustainable attractive dwellings built to good quality proven sustainable design should be allowed to be built on such land by longstanding residents who wish to retire within the parish.</p> <p>Such dwellings would enhance the area's rural character and landscape and produce better buildings for the future, built by people who care about their surroundings, not developers who care only about profit.</p>	Comment noted. Housing policy in line with Core Strategy. No change.
17	Environment Agency	<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).</p> <p>This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. 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 wastewater infrastructure in place to accommodate growth for the duration of the plan period.</p>	Comments noted. The DNP does not allocate sites.

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Ref	Respondent	Comment	Recommended Action
		<p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p> <p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only, you are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).</p>	
18	Natural England	No specific comments to make.	Noted.
19	Resident	Objects to the settlement boundary. It would be more sensible to identify individual sites around the parish.	Concentration of development in Dinedor village is in conformity with the Core Strategy. Settlement boundary to be re-considered.
20		Objects to the settlement boundary. Not enough scope to accommodate development within this boundary. A call for sites should have been undertaken.	Settlement boundary to be re-considered.
21	Resident	<p>Objection to Policy A</p> <p>Figure 6 - Dinedor Village Policies Map - is the same as the old South Herefordshire District Council Local Plan settlement boundary from the early 1990's. As such, it does not appear to take into account the stated requirement for 24 dwellings by 2031, which Policy A states can be new market or affordable. Two dwellings are currently being built on Prospect Farm Lane, which takes up the only available land within the indicated settlement boundary, and the only new dwellings to have been built in the last 20 years.</p>	Settlement boundary to be re-considered.

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
		<p>Effectively, Policy A precludes any further open market housing within the Parish, to which we object, and which we think contradicts the stated aims and policies of both the NOP and the Core Strategy.</p> <p>There are limited opportunities for infill plots within the indicated settlement boundary due to its existing density and layout. As such, we consider that the settlement boundary must be extended to ensure a good supply of land that can deliver a mix of housing types without unduly impacting on the existing built form and that can be adequately serviced.</p> <p>Church Road (alternatively known as Hollow Farm Road) extending towards the B4399 supports a section of ribbon development which is effectively an extension of the village core. This includes dwellings known as Hill View, The Oaks and adjacent storage yard, Falconfield and The White House on the south side of the road and Lanpitts to the north.</p> <p>We propose that the boundary should be extended to encompass this existing established housing and brown field land, which will provide infill and other development opportunities for both open market and affordable housing and will not conflict with any of the other proposed policies within the NDP.</p>	
22	Resident	Settlement boundary too tightly drawn. This could be extended to include the area adjacent to Hollow Farm up to Barons Cross.	Settlement boundary to be re-considered.
23	Resident	Given my support for housing – see response 22, there is a need to improve roads, especially the exit on to the B4399.	Noted. No change.
24	Resident	Settlement boundary should be extended to include an area to the north of the village.	Settlement boundary to be re-considered.

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
		Policy G – Rotherwas Chapel – more support needed.	Noted, already in Policy G.
		Barons Cross Junction – Pc and Highways should work together to improve.	Comment noted.
25	Resident	Objects to new housing development in the area.	Noted. No change.
26	Dwr Cymru/Welsh Water	<p>Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire local Plan Core Strategy we are supportive of the aims, objectives and policies set out. In particular we welcome the inclusion of Policy 'A' (New Housing Development in Dinedor Village).</p> <p>Only the north western part of the Parish Council area consisting of the Business Park and Industrial Estate is served by our public sewerage network and the wastewater treatment works (WwTW). There are no issues with the public sewerage network or the WwTW accommodating the level and scale of residential development proposed in the NOP.</p> <p>If any development is proposed away from this area then it will require alternative foul drainage treatment in line with Policy 504 (Wastewater treatment and river water quality) of the Adopted Herefordshire local Plan Core Strategy.</p> <p>With regard to providing a water supply, there ought to be no problem in servicing the level and scale of residential development proposed in the NDP.</p> <p>We note that there is some narrative with regard to the development of the Industrial Estate and Enterprise Zone. As there are no specifics in the</p>	Noted. No change.

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
		NOP, we will provide comment as and when we are consulted in the future	
27		Objects to new housing development in the area.	Noted. No change.
28	Resident	Settlement boundary should be extended east to Cranwell.	Settlement boundary to be re-considered.
29	Resident	Add Rotherwas Chapel and the site of Rotherwas House and the deserted village to Policy G.	Consider amending Policy G.
30	Resident	<p>Comments as follows:</p> <ol style="list-style-type: none"> 1. The settlement boundary allows for no further development; 2. The village green identified is unworthy of the village of Dinedor. A site for this is suggested off Church Road; 3. There is no provision for elderly residents remain in the parish, such as a small warden sized scheme. The suggested extended settlement boundary could incorporate this and other housing. 	<ol style="list-style-type: none"> 1. Steering group will consider an amended settlement boundary. 2. A site for a new village green is also being considered. 3. A small warden scheme is not considered suitable or viable. 4.

4.0 August 2018 Further Public Consultation

- 4.1 Following the Regulation 14 consultation, the main change to the plan was a proposal to extend the “village envelope” to include an extra parcel of land sufficient to build up to 8 houses over the plan period to 2031. The additional parcel is between Hill View and Dinedor Hall.
- 4.2 Given the significance of this change, further comments were invited. This further consultation was not considered to be essential under the regulations, but the parish council felt it important that the fullest local involvement in moving forward on this basis was achieved.
- 4.3 This further consultation involved making a revised copy of the plan available on the parish council web site, holding a coffee morning at the Village Hall on Saturday 4th August from 10.30am and 12 noon, making available a comment form and publicising the consultation in the *Dinedor Newsletter* distributed to every household. Comments were invited until 5pm on 31st August 2018.
- 4.4 The comments received, and the action taken are set out in Table 2.

Table 2. Dinedor Neighbourhood Development Plan – Further Consultation, Summary and Recommended Action

Ref	Respondent	Comment	Recommended Action
1	Resident	I agree that the proposed extension to the proposed envelope to allow the quota of home sup to 2031 is a good idea and has my support.	Support noted.
2	Resident	<ol style="list-style-type: none"> 1. Why were the parishioners of Dinedor not informed that there was an alternative to the present plan. 2. We should be adopting an historical organic approach to planning not intensive building as intended. 3. Other plans have already been adopted by other villages at a fraction of the money spent by Dinedor. 	<ol style="list-style-type: none"> 1. Residents have been informed and this is evidenced by the responses. 2. The Core Strategy sets a target. Dinedor has to demonstrate how it will meet this target. One method is to adopt a settlement boundary. No change. 3. Like most NDP groups in Herefordshire – Dinedor are using the government funded, Locality grant.
3	Resident	<p>I am writing with reference to the Parish Council decision regarding the boundary of future developments as set out in the Neighbourhood Development Plan proposals.</p> <p>It would appear that Hillview is just outside the amended proposed boundary. My understanding is that to the one side, The Oaks, outline planning permission has been granted for five dwellings. Meanwhile, planning permission is sought for up to eight dwellings on the other side, on fields between Hillview and The Rectory. This appears to leave Hillview 'stuck in the middle'.</p>	

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
		<p>I respectfully request that you and your Parish Council colleagues are sympathetic to my family's plea to extend the boundary to include Hillview to allow the possibility of developing this site.</p> <p>I have been advised by a planner to submit <u>a pre-application to develop the Hillview site</u> and the family would very much like to feel that we have the backing of Dinedor Parish Council:</p> <p>It is only in the past five days that we have become aware of a Neighbourhood Development Plan. With my mother,BC now living in a care home I along with my brother and sister, visit frequently to maintain the property and garden in particular. It appears that relevant copies of The Dinedor Newsletter have not been left at Hillview and I have only recently discovered them on line. If possible, I would ask you please to email future copies to me at:</p> <p>I believe the next Parish Council meeting is on September 4th. I respectfully request that you might find time to consider my request during the meeting. I thank you and your colleagues for your time and in anticipation of your support. Please free to contact me before the meeting if you wish and please inform me of your decision.</p>	
4	Resident	<p>I believe that the proposed building plans are very unfair to the rest of the parish as they are focussed within the village and a very small area of the parish. If this plan were to go ahead without looking at other potential sites that would enrich the entire parish not just a very small percentage of the parish it would be very discriminatory to people outside of the village with areas that they would consider as a potential development area.</p>	<p>The DNDP has been prepared to be in general conformity with the Herefordshire Core Strategy. Dinedor is identified as a village where housing growth is appropriate, other areas are open countryside. No change.</p>
5	Resident	<p>The draft neighbourhood development plan concentrates all development in the centre of the village therefore discriminating against the majority of the parish.</p>	<p>The DNDP has been prepared to be in general conformity with the Herefordshire Core Strategy. Dinedor is identified as a village</p>

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
6	Resident	<p>I would like to make a comment in regards to the proposed revised boundary of Dinedor “village envelope” July 2018, to extend it from Dinedor Hall to the boundary of Hillview. Hillview is currently owned by Mrs BC, my mother, who has been art of the village residency for the last 60 years. In view that The Oaks (to the opposite side of the proposed boundary) already has planning permission for 5 houses on brownfield land, this leaves Hillview in the middle. Kit is a consideration that Hillview would like to seek planning permission for development. This would be on behalf of my mother’s wishes, and my two brothers. Even with the proposed extension to the “village envelope” to accommodate 8 more houses as part of the NDP does this meet the “indicative growth target” in full of 18%, 24 new dwellings by 2031, as part of the Core Strategy? The proposed village envelope appears to have limited opportunities for infill plots using existing brownfield sites.</p> <p>Furthermore, if the village envelope was extended to the east to include The Oaks, Falconfield, Lanpitts, the White House to the corner /Cranwell, then more brownfield areas are available for consideration?</p> <p>Policy A(f) is of the draft NDP “to show that existing brownfield sites have been considered before greenfield sites” is recognised in making this recommendation.</p>	<p>where housing growth is appropriate, other areas are open countryside. No change.</p>
7	Resident	<p>I propose that the settlement/village envelope be extended to include Hillview, Falconfield the White House and Lanpitts.</p> <p>This would provide opportunities to create more homes to help meet the requirements of Herefordshire Council’ strategic plan, 24 new dwellings by 2031. I believe construction of new dwellings on land within this</p>	

Dinedor Consultation Statement, June 2020

Ref	Respondent	Comment	Recommended Action
8	Resident	<p>proposed boundary would be consistent with proposals stated in the Draft DNDP.</p> <p>I do not agree with the imposed new area, there was no public consultation & no option for Herefordshire councils preferred Call for Sites process.</p> <p>Dinedor is a unique parish with an approximately equal split between the village & surrounding area as to the Distribution of homes. The parish has evolved as such and should be allowed to continue too.</p> <p>Under RA2 J 3 policy planning should be considered where rural business needs exist, under the proposed plan only 1 of the many parish businesses has the chance to access this policy. This would therefore appear to fly in the face of Herefordshire Council Policy.</p>	
9	Resident	<p>The Plan is a sensible drawing-together of the various aspects impacting on any likely development in the village.</p> <p>Transport and road safety are vital issues, and any increase in the volume of traffic on the narrow roads will inevitably put pressure not only on the roads themselves but also the verges as people seek to pass each other. This is highlighted at para 4.17 and under Objective 3 but I feel it should have greater emphasis. Perhaps the addition of the word "major" before "consideration" in the last sentence of para 4.17 would be helpful. The only other comment I have is textual.</p> <p>Para 4.19. First sentence: "tourist" should read "tourism" or "tourists". Our thanks are due to the PC and especially to the NOP Working Group for their hard work.</p>	

Appendices

Appendix 1 – Regulation 14 Response Form

Dinedor Regulation 14 Draft Neighbourhood Development Plan (NDP)

Public Consultation 31st October to 12th December, 2017

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 Dinedor Draft Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Dinedor Consultation Statement, June 2020

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 5pm on Tuesday 12th December 2017 to:

**Liz Kelso, Clerk, Dinedor Parish Council, c/o 5 Deerhurst Drive, Belmont,
Hereford HR2 7XX**

Email: dinedorparishcouncil@gmail.com

Appendix 2 – Regulation 14 Consultation Bodies

Herefordshire Council – response received November 2017

The Coal Authority

Homes and Communities Agency

Natural England – response received 9/12/17

The Environment Agency – response received 4/12/17

Natural Resources Wales

Historic England – response received 27/11/17

National Trust

Arriva Trains Wales

Great Western Trains Co. Limited

Network Rail (West)

Highways England

Herefordshire Primary Care Trust

AMEC Environment and Infrastructure UK Ltd

RWE Npower Renewables Limited

Dwr Cymru Welsh Water – response received 5/12/17

Severn Trent Water

Campaign to Protect Rural England

Hereford and Worcester Chamber of Commerce

Woodland Trust

Education Funding Agency

Herefordshire Nature Trust

Bill Wiggin MP

Jesse Norman MP

Environment Agency

Natural England

Historic England

Hampton Bishop Parish Council

Holme Lacy Parish Council

Hereford City Town Council

Lower Bullingham Parish Council

Appendix 3 – Dinedor Newsletter



Dinedor Neighbourhood Development Plan

Welcome to this special edition of the Dinedor Newsletter.

This newsletter is being distributed across the parish to tell people about the proposed Neighbourhood Plan and to ensure that everyone has the opportunity to comment on the draft plan. Dinedor Newsletter distribution area includes some residences just outside the parish boundary so you may receive this newsletter even though you are outside the parish. You are still able to comment and neighbouring parish councils will be asked for any comments too.

What is a Neighbourhood Plan?

Neighbourhood Plans are a new part of the statutory development planning system. Just as Herefordshire Council can produce plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, parish councils can now have some control by preparing a neighbourhood plan. When complete, the plan will form part of the statutory development plan for Dinedor parish. It will be used to promote and guide what goes where and will be used to help determine the parish council's response to planning applications.

Strategic Environmental Assessment/Habitat Regulations Assessment

This draft plan is accompanied by an Environment Report which has been prepared by Herefordshire Council. Copies of the full report can be found at <https://myaccount.herefordshire.gov.uk/dinedor>

Neighbourhood Plans enable local communities to tailor planning matters to suit the local community. The local plan not only guides the parish council in its approach to future planning applications within the parish but it becomes mandatory for the planning authority, Herefordshire council, to take account of our views.

What area does it cover?

It covers the whole of the parish area. In the draft plan there is a map showing the parish boundary.

How has the draft plan been put together?

A parish council steering group, made up of parish councillors and local people has put the draft together with the help of an external planning consultant. The cost of the consultant has been paid for by a grant from Herefordshire Council.

Where can I obtain a copy of the draft plan?

The draft copy is on the parish council website.
www.dinedorparishcouncil.org.uk

Paper copies will be available at the two consultation events mentioned below and some copies will be left in the village hall.

When are the consultation events?

These will be held in the village hall between 6.00pm and 7.15pm on Tuesday 21 November and on Saturday 2 December at the coffee morning between 10.30am and 12 noon.

How do I make my comments?

You can use the forms at the back of this newsletter. You do not have to use the form as long as you make your points as clearly as you can, making use of the policy and paragraph numbers in the plan, and giving your contact details.

What is the closing date for comments?

There is a mandatory six week consultation period, starting on October 31 2017 and finishing on December 12 2017. Your comments must be received by the parish clerk by 12 December. Her contact details and e mail address are shown on the next page.

What happens at the end of the consultation?

All comments will be brought together and the steering group will meet in January in the Village Hall to look at the comments and prepare a report for the parish council to consider at its meeting on January 16 2018. The parish council will take into account all the comments received and decide any changes needed to be made to the draft plan.

What happens after that?

Page 8 of the plan shows all the stages of the plan which are set out in the legislation. This consultation is stage 3. Once the plan is revised (stage 4), it will be submitted to Herefordshire Council (stage 5) who will consult upon it (stage 6). It will then go to an external examiner, (stage 7) and afterwards to a referendum (stage 8). The referendum is a vote for local people on whether or not they wish the plan to be accepted. All parishioners on the electoral roll will have a vote. If the outcome is support for the plan, it becomes part of the planning process. (stage 9 – final stage).

Dinedor Regulation 14 Draft Neighbourhood Development Plan (NDP)

Office Use Only
Consultee No.
Representation No.

Public Consultation 31st October to 12th December, 2017
Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation	
Address	
Email	
Tel. No.	

The information provided on this form, including your personal data, will only be used for administrative and statistical purposes connected with the assessment of comments received on the Dinedor Parish Neighbourhood Development plan.

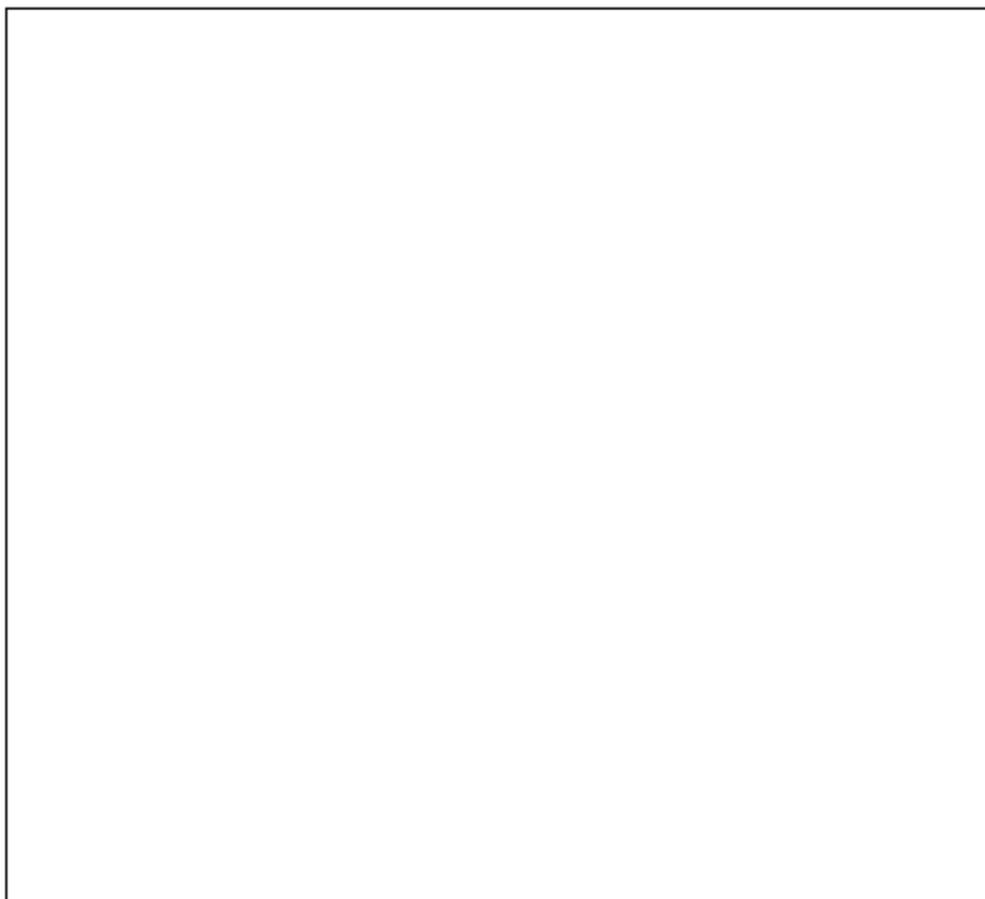
To which part of the Dinedor Draft Neighbourhood Development Plan does your representation refer?

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 for any comments. Please add extra sheets as required for each comment and attach securely.



Thank you for your time and interest.

Please return this form by 5pm on Tuesday 12th December 2017 to:

Liz Kelso, Clerk, Dinedor Parish Council, c/o 5 Deerhurst Drive,
Belmont, Hereford HR2 7XX

Email: dinedorparishcouncil@gmail.com

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Kirkwells

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