

Core Strategy

Local Development Framework

# Revised Preferred Options Results Report

August 2012

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Appendix 1 – Copy of Its Our County questionnaire/form

Appendix 2 – Copy of Here for Hereford questionnaire/form

Appendix 3 – Copy of Burghill, Holmer and Lyde questionnaire/form

Appendix 4 – Note of public meeting at Whitecross School

## **1.0 Introduction**

- 1.1 This report provides an analysis of the comments received during the Revised Preferred Option consultation undertaken between 26th September and 28th November 2011. It also provides details of the questionnaires, structured forms and petitions received during the consultation period. This results report should be read in conjunction with the Consultation Statement Part 5.
- 1.2 The aim of the Revised Preferred Option consultation was to seek views and comments upon the changes to the Strategy, including the change in plan period and the reduction in the overall housing figures. However, many comments were received on other issues and policies within the Core Strategy, which have been consulted on previously.

## **2.0 Overview**

- 2.1 During the consultation period, 1681 separate responses were submitted to the consultation in one form or another. This included emails, letters, petitions or where views were expressed using one of the questionnaires or structured forms prepared by various groups.
- 2.2 This report provides detail on the content and issues raised within the general letters, emails and additional text included on the questionnaires and structured forms submitted. Section 3 provides a brief summary of key issues raised through written comments received during the consultation, while more detailed schedules of outlining all main issues raised are set out in section 4.
- 2.3 Within sections 5, 6 and 7 of this report a graphical representation is included identifying how the tick box answers from the questionnaires prepared by a number of groups: Its Our County, Here for Herefordshire and Burghill, Holmer & Lyde. A blank copy of each of these questionnaires can be found in Appendices 1, 2 and 3.
- 2.4 In addition, section 8 sets out the wording of the four petitions received and the number of signatures within each petition.
- 2.5 A key element of the Revised Preferred Option consultation were the 33 evening events, which were held in the Herefordshire Council Wards. These events were aimed primarily at Parish Council's and arranged locally with the support and help of local Ward members. A summary of key issues raised during these meetings is included in section 9 of this report. In addition during the consultation a Public Meeting was held at Whitecross School, the notes of this meeting are reproduced in Appendix 4.

## **3.0 Summary of key issues raised in the general emails, letters and other written comments**

### **Strategy**

- 3.1 Some 262 respondents commented on the strategy in the Revised Preferred Options Consultation. Of responses 41% generally agreed with the proposed strategy and 25% agreed with the strategy but had concerns or felt that some amendments were needed. There was disagreement with the strategy from 31% while a further 3% were undecided.

### Housing

- 3.2 Of those who commented on housing numbers 52% supported the reduction in housing numbers in the revised strategy and 48% did not agree with the amended target, most still considered that the requirement was too high.
- 3.3 A number of respondents (27) indicated that where new housing was needed a housing should be built on brownfield (previously developed) sites rather than greenfield sites. Another comment made by 26 respondents indicated that developments should be more dispersed rather than concentrated in a limited number of large locations. Some 34 respondents considered that the emphasis of the plan should be to meet local needs whilst 27 respondents supported an emphasis on sustainable development. There was concern from some respondents that proposals for housing would have a detrimental effect on existing infrastructure and that more notice should be taken of parish council views in decision making (23).

### Rural Housing

- 3.4 In respect of rural housing targets 82 respondents commented on the revised target; 21% of which opposed the proposed increase with 42% supporting the increase generally subject to sufficient infrastructure being available. 22% recognised that rural housing can support local facilities and communities, 15% felt that more housing should go to rural areas.

### Employment

- 3.5 Some respondents considered that more employment land is needed in Herefordshire; the Enterprise Zone is seen as an important component of the strategy (13 respondents). Other comments suggested that additional employment land, opportunities and live work units should be made available in rural areas (12 respondents).

### Infrastructure

- 3.6 Of those that commented upon infrastructure 8% commented that the infrastructure is not in place to cope with the proposals in the plan. Availability of broadband was another issue raised with 10% of respondents indicating that high speed broadband should be given a significant priority. Others considered that improved sewage systems need to be in place prior to development as concern was raised that the existing works and networks are not able to cope with the proposed levels of development in parts of the county.

### Health and Social Care

- 3.7 There was concern (15 % of respondents) that there is a need to provide more hospital beds. Concern was raised over the size of the current Hereford hospital given the increasing pressures imposed by an ageing population.

### Transport

- 3.8 The need to improve the County's transport infrastructure was commented on by 18% of respondents. The need to improve roads and reduce traffic was similarly highlighted. Around 19% of the respondents felt that more sustainable travel alternatives are required; park and ride was highlighted as an option to facilitate this.

### Environment

- 3.9 Around 13% of the respondents felt that the strategy needs to be sympathetic to the environment and rural Herefordshire, a similar number of respondents commented that the strategy should provide more detail on sustainability and climate change issues. Some 10% of respondents considered that the strategy does not sufficiently promote sustainability. Concerns were also raised over the need to protect the environment, wildlife, rivers and preserve air quality.

### Stakeholder organisations

- 3.10 A range and mix of organisations, including national, regional and local bodies commented upon the strategy, these included:

- CPRE;
- Hereford and Worcester Chamber of Commerce;
- English Heritage;
- Natural England,
- Herefordshire Ramblers;
- The River Wye Preservation Trust;
- Hereford Civic Society;
- Ross and District Civic Society; and
- Cycle Hereford.

Summaries of their comments can be found within the strategy schedule. In addition, 19 Parish and Town Councils made representations on the strategy.

- 3.11 In general terms those Parish Councils that responded recognised the need for affordable housing and supported development in rural areas. Responses from those representing the development industry generally opposed the reduction in housing numbers (8 representations) and a number suggested specific sites which they considered had potential for development.

- 3.12 A number of statutory organisations expressed concerns regarding aspects of the emerging plan. The Environment Agency and Natural England had particular concerns regarding the impacts of development on the River Wye Special Area of Conservation, whilst the Highways Agency expressed some concern around the evidence base for transport infrastructure.

### **Hereford City**

- 3.13 In respect of the specific proposals for Hereford some 291 respondents commented upon urban expansion sites and proposals within Hereford (excluding the relief road). Of these 13% generally agreed with the proposed expansion, 30% agreed but expressed some concerns. Around 50% of respondents indicated that they disagreed or opposed the strategy while 7% did not state a preference.

### Housing in Hereford

- 3.14 In respect of the overall level of housing proposed for Hereford 30% of respondents had concerns. Some respondents recognised a need for affordable housing developments (34 responses) but considered that such development should be located on brownfield sites rather than greenfield land (28 responses). A number of respondents also indicated that proposals should be dispersed more widely rather than concentrated in a small number of locations (13 responses).

#### Lower Bullingham Site

- 3.15 Around 50% of the people who commented on the proposed development in the Lower Bullingham area felt that more development is needed in South Hereford to support economic development at Rotherwas. There were a number of other issues raised which include the need for development to be supported by sustainable transport.

#### Holmer West Site

- 3.16 Some 23% of the respondents who commented on the proposed development in Holmer West and many of these considered that the Holmer West site should be rejected. Other concerns included issues around car journeys to Rotherwas concern around general increases in traffic.

#### Three Elms Site

- 3.17 Five of the eleven respondents who commented on the proposed development in the Three Elms area were strongly opposed to development whilst three respondents supported development in the Three Elms area.

#### Hereford City Centre

- 3.18 A total of 22 respondents commented on Hereford City Centre. Respondents were generally in agreement with the proposals although a number of issues were raised in the responses. The main issues raised included: ensuring that the ESG development would not have a negative impact upon the historic city centre; and ensuring that the retail development on ESG would support and encourage local producers, crafts and suppliers to establish a unique retail offer.

#### Hereford Relief Road

- 3.19 The biggest response to a single issue was the 650 written responses which commented upon the Hereford Relief Road. Around 53% of responses were either supportive of a relief road or had some limited concerns while 47% were undecided or disagree with the principle of a road. A wide range of issues were raised including concerns about the need for a road and the supporting evidence to finance and environmental issues. A significant number of responses expressed a preference for an eastern route while others did not consider that alternatives to a road through sustainable transport measures have not been fully explored.

#### Southern Corridor

- 3.20 Some 82 respondents commented specifically on the Hereford Relief Road – Southern corridor, the section between the A49 (Rotherwas Access Road) and the A465 (Abergavenny Road). The overwhelming majority of those commenting (94%) disagreed with the corridor alignment as shown in the Revised Preferred Option. There were 2 petitions submitted containing a total of 160 names also opposing the proposed revisions. The concerns expressed in responses included comments suggesting the expanded corridor would affect more residents than the original corridor and concerns regarding the potential impact of the road on the natural and historic environment and residential amenity.

#### **Market Towns – Bromyard**

- 3.21 There were 6 respondents that commented upon proposals for Bromyard. Among the issues raised were that the UDP Porthouse Farm housing

allocation should be allocated for employment land (4 respondents) while 3 respondents disagree with proposals for employment land at Linton. It was also suggested that the strategic proposal should include a new road which should accommodate an increased number of dwellings (3 responses).

### **Kington**

- 3.22 There were 3 responses on Kington which made reference to the lack of employment opportunities and a need to capture affordable housing contributions.

### **Ledbury**

- 3.23 A total of 46 respondents commented upon proposals for Ledbury. Of these 91% disagreed with the proposals for Ledbury. The main concerns raised included that too many houses were proposed for the town (22 responses) and there is insufficient infrastructure and service provision for the level of homes proposed. There was concern that new homes will cause traffic and parking problems and would damage the character of the town (19 responses). There were also some comments that the Viaduct site should be retained for employment use (9 responses).

### **Leominster**

- 3.24 A total of 48 respondents commented upon proposals for Leominster. Around 70% did not agree with the proposals for the Town, 13% agreed with some minor changes and 16% of responses did not state a preference. Main concerns raised included a general concern over the level of housing growth proposed for the town and an indication that the proposals will result in an imbalance between the market towns.
- 3.25 Respondents were concerned about the additional traffic that could be generated from the development, and some suggested there should be a priority on job creation and maximising tourism within the local area. Responses identified that service provision and infrastructure needed to in place or planned to account for the growth, and that any development would need to be well designed with low energy and low carbon emission standards.

### **Ross-on-Wye**

- 3.26 There were 5 respondents who made comments in respect of proposals for Ross-on-Wye. Of these three either agreed or agreed with minor changes. Specific comments raised included a perceived need for increased employment and leisure opportunities, ensuring capacity in the existing infrastructure, and the need to ensure that the new housing is of good design.

### **Rural Areas**

- 3.27 There were 180 responses received commenting upon the rural areas policies: 88% of these agreed with the proposals or agreed with some reservations, 7% disagreed and 5% did not state a preference. Generally the majority of respondents support the basis of rural areas policies although a key theme in the rural area responses is a desire to have a more flexible approach in determining the location of new development throughout rural areas. A significant majority of responses (80%) support the Rural Economy

policy and the encouragement and support of small business in the rural areas.

### **Summary of comments upon general policy areas**

#### **Water treatment and sewerage and water abstraction**

- 3.28 There were in excess of 350 responses submitted on water related issues. Approximately a third of responses (105) highlighted the potential impact upon the River Wye and adjoining watercourses as a result of increased waste water treatment, including the impact on the River Wye Special Area of Conservation (SAC). Other comments included concern around the capacity of the sewerage system to accommodate the proposed growth. Some respondents considered that Herefordshire Council's Core Strategy need to incorporate plans for improving the capacity of the system (47 responses). Furthermore it was felt that capacity should be improved prior to any future development (31 responses). From the statutory stakeholders a key issue is the need to identify the impacts from increased phosphates upon the SAC within treated waste water and phase development accordingly.

#### **Affordable Housing**

- 3.29 There were a total of 80 comments submitted on affordable housing. The general thrust towards provision of affordable housing was welcomed as affordable homes were considered to be needed urgently (21 responses). Some respondents felt that more homes were needed to rent and not just to buy (7 responses). Comments included suggestions to increase affordability through encompassing a spectrum of mixed occupancy and tenure - to include rental, shared ownership, and direct purchase (13 responses).

#### **Employment**

- 3.30 There were in excess of 130 responses received on employment. The main issues raised included the suggestion that jobs should be created before houses and that new business and employment opportunities should be encouraged as more jobs are needed (120 responses).

#### **Social and Community Infrastructure**

- 3.31 A significant number of respondents (3770 commented regarding issues related to social and community infrastructure. The main issues of concern raised were regarding the additional growth putting unacceptable pressure on the County Hospital (94 responses), and the need for the provision of additional hospital beds (254 responses). The need for improved broadband coverage across the county was also raised (24 responses).

### **4.0 Consultation Schedules**

- 4.1 The brief summaries detailed above provide an overview of the range of issues raised during the consultation. More detail of the issues raised on a topic by topic basis is contained within the consultation schedules on the following pages.

Core Strategy Topic - Revised Preferred Option Strategy		
Summary of the number of responses for the revised preferred option		
General agreement	108	% Total 41
Agree but with some changes / concerns	66	25
Unsure / not decided	8	3
Disagree	81	31
<b>Total</b>	<b>263</b>	

Response	Count	Percentage
General Agreement	108	41%
Agree but with some minor changes	66	25%
Unsure/not decided	8	3%
Disagree	81	31%

LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
	<b>Strategy Comments</b>	
	<b>General Comments</b>	
C11, Anon 1010, 921, Anon 1020, 3243, 1105, 3247, 3244, 3227, Anon 1097, Anon 1079, 3164, 3223, 3225, 1517, 1084, 3256b, 3260, 486, 1837, 1606, 1993, 1980, 1197, 3217a, 3217b, 1046, Anon 1076, 993, 1602, 3260b, 290, Anon 1099, 3247, 3222b, Anon 1131, 3278, 3261, Anon 1096, 650, 1033, 3222, 3207, 948, 774, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, 1074, 3242, 874, 55, 868, 280, 1828, 1534, c42, 363, Anon 1107, 2496b, 3255, 3256a, Anon 1074, 2510, 3151, 3262, 3232, 1517, 315, 1461, 930, 1252, 304, 1776, 839, C12, 354, 1175, 1410, 3204, 1248a, 1534, 976, 764, 956, 658, c16, 2478a, 2934, 2955, 3193	General support	95
75, 1655b, Anon 1073, 2200b, 2174b, Anon 1100, 2640c, 1657, 2596, 2236, Anon 1084, 674, 2279, 3221, 1971, 2264, Anon 1051, 3237, 3175, 3162, Anon 1002, 1057, 2168a, 2168b, 2168, 2226, 2389, 3232, 89, 2189b, C09, 308, 950, 3115, 2223, 2878, 1628, 1457b, 2027b, 1316, 183, 1423, Anon 1130, Anon 1121, 1644a, 1644b, 2920b, 2897, 1687, 998, 3018, 2945, 2923, 1782, 689, 492,	Oppose the general strategy	56
1775, 1105, 3228, 2640b, 75, 2513, 2880b, 2200b, 485, 2839a, 1802, 2599, 674, 3144, 2211, 1997a, 412, 1143, 2133, 2996, 389, 3197, 1021, 3196, 3192, 500, 1979, 2493, 1062, 3138, 3203, 2764, 1622, 1970, Anon 1140, c26, 556, 1019, 2740, Anon 1082, 89, 2461, 841, 3275, 1792, 1188a, 2521b, 1695, C54, 408, 2441, 3250, Anon 1090, 2065, 1585, 3210, 3252, 3201, 2941, 757,	Amendments are needed to the strategy	60
C44	Core strategy needs to address issue of network of service delivery across the county through localities re service provision	1
	<b>The focus of the strategy</b>	
1105	Strategy needs to include more vision and plans for the future	1
75, 3175, c26, 2510, 3262, 841, 308, 1628, 3263,	Herefordshire, should concentrate on agricultural development.	1
1655b, 2596, Anon 1084, 1997a, 3197, 75, 1655a, 3203, 2435, 3175, 3162, 55, Anon 1002, 1057, 2168a, 2168b, C26, 2168, 2226, 3151, 89, C09, 3115, 2223, 1628, 3263, 128, 1695, C54, 408, 1423, 1410, 998, 1782,	The strategy needs to be sympathetic for the environment and rural Herefordshire.	34
Anon 1073, 2200b, 2740	More jobs and housing is not a strategy but, a means to raise money	3
2174b, Anon 1084, 3196, 3192, 3203, 2226, 1534, 2389, 906, 2461, 1628,	The LDP needs to focus more on employment than housing	11

3260, 1993, Anon 1131, 2493, 3242, 1057, 2740, C42, 2510, 1628, C12, 354, 1644b,	Support needs to be given to the younger generation	13
75	Herefordshire should be kept as a preferred area for retired people	1
2510	Tourism should be supported.	1
	<b>Growth in Herefordshire</b>	
3221, 412, 3260b, C42, 3255, 3256a, 1252,	Herefordshire needs to grow	7
2236, 1997a	Herefordshire is big enough already	2
Anon 1084, 1997a, 2264, 308, 3263, 1316,	Attempting to increase the population by 33% over 20yrs is extreme	6
Anon 1084, 2211, 2764, 3162, 2636, 2168a, 2168b, 2168, 2740, 2461, 2189b, 308, 3115, 2223, 1457b, 2027b, 3263, 1316, 128, Anon 1121, 1585, 1644, 998, 757,	Infrastructure is not in place to cope with the proposed plan, or detailed in the plan (or evidence that the infrastructure is sufficient.)	24
	<b>What is the strategy missing?</b>	
3144, Anon 1099	There is no strategic vision statement for the county, and market towns.	2
3115,	A mission statement highlighting the importance of the countryside to Herefordshire, needs to be included in its CS/LDF.	1
3221	A contingency policy is required in order for the core strategy to be sound.	1
1443, 1423, 3162, 308, 2441, 1423, 3250,	There are too many unanswered questions.	7
1970	The strategy needs to comment on the review and monitoring process	1
Anon 1002	No evidence of a risk assessment and mitigation strategy	1
	<b>Concerns relating to the plan it self</b>	
183, 2441, 1423, 3252, 998,	The core strategy is not sound	5
1970, 2461, 950, 2223, 2027b, 3263, 1316, 1684,	The plan is too optimistic	8
2478a,	The plan lacks confidence in growth	1
1971, 2496b, 89, Anon 1134, 3115, 2223, 1457b, 1316, 183, 2215b, 1423, 3250, Anon 1133, 757,	The plan lacks detail and does not adequately cover a number of major factors	14
3197, 1733b, 3162, 1970, 55, 2636, Anon 1002, 2168a, 2168, Anon 1002, 2226, 2510, 906, C09, 950, 3115, 2223, 2027b, 3263, 128, 1684, 3250, 1585, 998,	There is no regard for the economy in the plan	24
1252, 871, 3204,	The length of the plan period allows sufficient time for economical recovery	3
2510, 363, 906, Anon 1134, 3115, 1457b, 354, 1248a,	The plan needs to be flexible	8
3115, 2223, 1457b, 1316, 183, 2215b, 2441,	The plan lacks sincerity	7
1457b, 2215b, 3250, Anon 1133,	Concern relating to the time scale and lack of detail	4
1316, 1457b, 2027b, 128, 183, 2441, 1423, Anon 1133, 3252, 998,	Concern over the deliverability of the proposal	10
1316,	The plan does not include a riding plan	1
458, 839, 183, 2441, Anon 1133,	Assessment needs to be transparent	5
354, 2215b,	A plan for delivery is needed	2
183, 2441,	The strategy hasn't been adequately scrutinised	2
2215b,	Contradictions in statements i.e. 'There is a reduced employment need in Hereford - Land is being available for more jobs in Hereford.'	1
128,	Have factors such as internet use, drop in migration, end of the housing boom, high fuel prices been taken into consideration given the plan length?	1
1423, Anon1133,	Concern that the proposal relies on an interdependency between volume house building and major road building	2
	<b>Definitions</b>	
950,	New retail floor space' and 'commercial office space' are different and should not be lumped together under H1.	1
1534, 1461, 3115, 128, 354, 3250, 3252,	Sustainability' and affordability' need to be defined	7
950, 1457b	Skills' and quantum should be defined.	2

950,	Education provision' and 'work based training' should not be linked via the description of increase in 'retail floor space.'	1
	<b>Evidence</b>	
1457b, 128, 2441, Anon 1133, 3252,	Concern with the deliverability of the plan and no evidence to support it.	5
3115, 1457b, 1316, 183, 1423, 3250, 1644b, 3201,	Further evidence is needed to support policies	8
3115, 1457b, 1316, 183, 2441, Anon 1133,	Statistics used to base policies on, are false/ misleading	6
Anon 1002, 1057, 308, 1457b, 2441,	The council ignores experience from elsewhere, for example the Taylor Review (2008); should have been given more weight. The plan needs to be more evidence based	5
2074, 2168a, 2168	Concern over basing projections from 2007-2009	3
	<b>Concerns relating to sustainability issues within the plan</b>	
1423, 1457b, 2027b, 839, 183, Anon 1133,	Unconvinced of the integration of the Sustainability Appraisal with in the strategy	6
2074, 2878, 1252, 1316, 1188a, 1684, 2521b, 2725, 1655b, Anon 1104, 2493, 1423, 2435, 89, 308, 3236, 839, 458, 183, 2441, 1792, 3115, 1457b, 2215b, Anon 1133, 1644a, 3252,	The proposal does not promote sustainability	27
500, 2493, 1423, 1655a, 2435, 3126, Anon 1002, 1057, C26, 1019, 3262, 906, 89, 2461, 841, 1792, 950, 3115, 1457b, 2027b, 128, 839, 1695, 408, 183, 2441, 1423, 3250, Anon 1133, 3252, 308, 1316,	The strategy does not comment sufficiently on sustainability, peak oil and climate change.	33
1019, 2461, 841, 1792, 839, 1423, 3252,	Reducing energy and transport demand should have a greater priority	7
Anon 1140	The strategy should consider more cross boundary connections where the need arises	1
3115, 1457b, 183, 2441,	The Parsons Brinckerhoff study was flawed as the MTRU 2011 was not included	4
839,	The Core Strategy should include a Green Infrastructure policy	1
839, 183, 2441,	Various issues under the Conservation habitats and species regulations 2010 need to be resolved	3
839	Concern is given as no reference is made to 'in combination effects' in the HRA	1
183, 2441,	There are no policy areas with a potential impact on a European site for which evidence is yet available.	2
2441	Modelling recommended by MTRU should be carried out subjected to SA and put to the public	1
	<b>Comments on plan length</b>	
3197, 75, 55, 868	A 20 year plan is too long	4
2074	Oppose the extended plan period to cover the period 2011-2031	1
343, 3238, 948, 774, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, 1970, 930, 304, 458, 1776, 658, 2478a,	Support for extending plan period	18
	<b>Comments on time scale for the plan</b>	
3221, 128,	Concern over the delay in producing the plan	2
3221, 354, 3204,	Core strategy needs to encourage housing delivery now	3
1993, 3222b	Herefordshire need to get on with implementing the plan	2
	<b>Comments of Planning Policies</b>	
Anon 1010, Anon 1107, 1248a,	More flexibility needs to be introduced to local planning restrictions	3
Anon 1104, 3162, 2223,	Concern that the rural lands enfolded by the new route do not become development land, by default.	3
3197, 1979, 874, Anon 1140, Anon 1107, Anon 1134, C09, 950, 354, 1248a, 976, 3210,	Ease planning restraints to allow more organic growth	12
3144, 308,	It is unclear if housing numbers include houses which have already been given permission for, but not yet built	2

3221, 412, 1033, 1534, 363, 2496b, 308, 1457b, 128, 871, 183, 976, 2496b	The plan needs to meet aspirations in policy EC.1 and reflect NPPF	12
2510	Concern for the need to hasten the completion of development plans for rural areas.	1
3232, 1644b,	Changes from Localism Bill and Benefit Welfare should be reflected in the plan	2
C09	The RSS is now irrelevant to the process of the LDF	1
1252	Council should be mindful that until the relocation of RSS is enacted, LA's need to prepare their LDF's in conformity with RSS	1
1252	The LDF can not be predicated that growth is can only come following delivery of the relief road.	1
871	The housing strategy should not be based on previous years housing numbers due to the affect the recession has had on development.	1
	<b>Housing Support</b>	
3163, Anon 1020, 1517, 2839a, 1084, 3256b, 1197, 3260b, 290, Anon 1131, 3278, Anon 1096, 650, 389, 3207, 3197, 500, 2493, 2764, 874, Anon 1140, 280, 1828, 1019, 1534, c42, Anon 1107, 3151, 1517, 906, 841, 1461, 1252, 304, 1188a, 458, 839, C12, 354, 1695, 1410, 1248a, 956, c16, 3193,	Agree with the housing plan	45
75, 2513, 2725, 2200b, 2174b, 1775, 485, Anon 1100, 1802, 2640c, 1657, 2596, 1837, 2279, 2211, 3221, 412, 1997a, 2996, 2498a, 2074, 3192, 2264, Anon 1051, 3237, 3175, 55, 2636, 1057, 2168a, 2168b, 2168, 2226, 3262, 2461, 2189b, C09, 308, 950, 3115, 2223, 2878, 1628, 739, 1457b, 2027b, 1316, 1684, C54, 871, 3204, Anon 1130, Anon 2065, 976, 1644a, 1644b, 2920b, 2897, 2478a, 1687, 998, 308, 2728b, 2956, 2923, 3015, 492,	Do not agree with the housing plan	67
	<b>Issues relating to the basis of the housing strategy</b>	
3221, 421, 948, 3204, 3201,	The plan takes no account of previous shortfalls	5
906	Housing development should be staggered	1
3221	It is unsound to use information from the housing trajectory to calculate the 5 year housing land supply and to create a stepped housing target.	1
2498a, 3162, 2226, 2461, C09, 2223, 1585, 998,	It is not feasible to let / sell the amount of proposed new houses considering economy	8
948, 774	Supports the evidence based approach to planning for the delivery of affordable housing	2
3210c,1461, C09, 950, 1457b, 3204, Anon 1133, 1644b, 1687, 3201,	Evidence and testing is needed for the proposed number of housing	10
343, Anon 1010	Need a robust phasing policy for the release of land	2
2074, 2878, 1252, 1316, 1188a, 1684, 2521b, 2920b, 2897,	the plan is contrary to best housing practise (housing ought to be placed close to schools, public transport, employment.)	9
2725, 906, C09,	Do not believe that house building will kick start the economy (house building = job creation)	3
C09,	High end jobs and a good lifestyle will attract people to an area not housing.	1
308	A rationale needs to be provided to show how growth will address the counties unique hourglass figure presented as a reason for the housing growth.	1

1105, 3221, 412, 1033, 1534, 1252	A rolling supply of specific housing development sites should be identified for 5yrs with an additional 20% allowance to ensure choice and competition	6
3221, 774	Annual public housing delivery statements should be produced to monitor targets / targets should be monitored	2
2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478a,	If an employment growth of 5% over 2011-2031 is targeted 18000 homes per annum will be required not 14000-18000 as per the GL Hearn report.	7
304, 1776, 871, 3204, 3210, 2478a, 3201,	More homes should be constructed as per the Hearn report (to ensure growth is not restricted)	7
C09, 2027b, 3204,	Concern over the validity over the Hearn Report	3
2636	The West Midlands Regional Assembly that instigated 18000 homes has been abolished.	1
Anon 1140	Preferred options (Rural areas) 2.8 Would be more appropriate to change housing associations to housing providers	1
2478a, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g	The housing plan should respond positively to the Economic Development strategy	7
C09,	National household projections are not sensitive enough to identify growth in Herefordshire	1
950,	If new houses are said to be sustainable full assessments of requirements (energy, infrastructure, social) needed to be provided.	1
950,	The (SA) does not reflect the possibility of existing housing estate renewal and increased housing potential, evidence is needed that renewal will be looked at is needed.	1
2027b,	UDP Shows the folly of planning housing numbers over such long time period	1
2027b, 3263, 1316	Concern over the affect the developments/ road will have on existing house prices	3
2027b,	Further government restrictions e.g., build to code sustainable homes (level 6) makes projects less viable	1
1316	Only develop places with train stations	1
458,	A robust consideration of the historic environment in terms of potential impacts and opportunities needs to be undertaken.	1
458, 1776,	A strong policy frame work on the phasing of development and the provision of infrastructure needs to be in place.	2
2215B,	Statements such as '825 homes a year will be built' are meaningless unless they are built by the LA	1
1248a,	The council and Social Landlord bodies should build houses.	1
	<b>Comments on windfall</b>	
1997a	Inadequate windfall allowance will result in an excessive and unnecessary allocation of new sites in rural areas	1
868	Relax the definition of infill to increase the contribution of windfall	1
3221, 948	Windfall sites should not be included to achieve housing targets	2
343, 1997a, 774, 1423, 1970, 1019, 841, 1410,	Support inclusion of windfalls in housing trajectory	8

1792	Concern for the lack of strategic sites (Kington) and the space for windfall	1
C09,	Windfall sites should be given much more significance and encouraged.	1
C09, 1410,	Windfall sites, allow for organic growth and are likely to be more local builders traders	2
757	Concern over the inclusion of windfall	1
	<b>Comments regarding S106 and CIL</b>	
3238	Plan period is irresponsible and does nothing to assist developers in considering not just the provision for the relief rd, but the requirements for community infrastructure.	1
3238, 485, Anon 1002, 363, Anon 1134, 841, 304, Anon 1133, Anon 1121, 998,	The s106 requirements and Community Infrastructure Levy are unrealistic and question the viability of the project; especially where the infrastructure is required prior to commencement.	10
2174b, 485, 3196, 2764, 868, 1057, 556, 2740, 363, 841, Anon 1090, Anon 1121,	Developer contributions / community infrastructure levy (CIL) should be spent in the local area where houses are built and on what it is intended.	12
2740, 841,	Income generated from development should be used to fund sustainable travel, protection of the environment.	2
Anon 1134	Contributions should also be paid by landowners who sell their land for development	1
2223,	S106 will make houses unaffordable	1
1410,	Funding should be spent on restoring the county's water environment and the conservation of AONB, educational and open space, green infrastructure.	1
	<b>Quantity of housing development</b>	
343, 2640b, 3198, 2174b, 485, 486, 3196, 3192, 2264, 3237, 3175, 3162, 1970, 2636, 1057, 2168a, 2168, 2740, Anon 1082, 2461, 841, 1792, 3115, 2878, 1628, 739, 2027b, 1316, 839, 1695, 1644a, 1644b, 1687,	Support for reduction of housing	33
1105, 3238, 674, 3221, 412, Anon 1099, 1033, 1979, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, 55, 3262, 3232, 1252, 1316, 1776, 2521b, 871, 3204, 3210, 2478a, 3201,	Oppose the reduction in housing numbers	27
3238, 3221, 3204, 2478a,	The reduction in housing numbers has a negative impact on the viability of the proposed projects inc relief road	4
	<b>Comments on housing development (Rural)</b>	
1997a, 1971, 874, 2496b,	Proposed rural sites need to be identified	4
1630	Too much housing going to rural areas will place development beyond emergency response times	1
671, 1197, Anon 1140, 868, 2168a	Rural areas and market towns should retain a higher percentage of housing development and associated s106 monies	5
2478g, 2478e, 2478d, 2478c, 2478i, 2478f, 976, 3204, 1248a, 3193,	Eardisland, Staunton on Wye, Pembridge, Ewyas Harold, Wigmore, Shobdon, parole Headbrook Site (Kington), Much Marcle, Withington, have the capacity to be developed further. (Colwall, Eardisley, Ewyas Harold, Kingsland, Madley, Pembridge, Withington, Bishops Frome, Dilwyn, Cradley (Land in the ownership of the Herford Diocesan Board of Finance 976 )) (Bartonsham, Lower Bullingham, Dinedor, Holme lacy, Hampton Bishop, Fownhope, Little Dewchurch, the Hamlet of Aconbury, the Tars Brook Trail / Adventure centre; are all proposed as possible sites by respondent 3193)	10
1628,	Villages shouldn't be turned into towns	1
1316	Housing development will impact on local distinctiveness	1

3250	Increasing travel costs may make it uneconomical to live in rural areas.	1
	<b>Rural housing numbers</b>	
2725, Anon 1104, 2211, 1997a, 2074, 1970, 55, 2461, 2521b, Anon 1130, Anon 1090, 2065, 1644a, 1644b, 1687, 3018, 1630,	Oppose the amount of housing planned for rural areas.	17
745, 2073, 3163, Anon 1020, 2174b, 1197, 290, 650, 389, 3207, 3197, 1979, 2493, 280, 1828, 1019, C42, 363, Anon 1107, 3256a, 841, 930, 3263, 1188a, 1684, 1695, 183, 1410, 1248a, 976, 764, 956, 2478a, 2934, 2728b, 3193,	Support the increased number of homes in rural areas, subject to sufficient infrastructure	36
1775, 3256b, 674, 1197, Anon 1131, 500, 874, 868, 280, 2168a, 2168, 1828, 2461, 3210c, 3263, 128, 1644b, 2897,	Housing can support local village facilities i.e. schools.	18
1105, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, C24, 363, 3232, 3204,	More housing should be planned for rural areas	12
	<b>Comments on housing development (Market Towns)</b>	
Anon 1010	Agree with the proposed expansion of the market towns	1
2073, 1970.	Too much housing proposed for the Market Towns	2
1655B, 486, 1655a	More housing should be planned for Ledbury and Ross in comparison to Leominster due to their location (M50, A40, M, M4)	3
3186, 2073, Anon 1107	Too much housing going to Ledbury compared to other communities	3
Anon 1104, 2878,	Too much housing is proposed for the Ross area	2
871,	More housing is needed for Ross the Hildersley Site could deliver 350 dwellings rather than 200.	1
75, 1655b, 1655a, 1970, 841, 1410,	Too much housing proposed for Leominster as 425 have already been approved and are awaiting development	6
2478a,	South West Leominster could accommodate more housing	1
3238	Development at Leominster should commence early , as proposal are more easily implemented	1
1175,	It is not considered that Kington has enough capacity to accommodate a further 200 houses	1
3210,	Kington should have more housing	1
	<b>Location of housing development (Hereford City)</b>	
412 , 2461, 1252, 2521b, Anon 1090,	More housing should be provided in Hereford city e.g. North of Roman Road	5
2168a, 2168b, 2168, 3263, 1188a, 1684, 2920b, 2897,	Development at Holmer West should be removed as it is on green field and defended against in the UDP and away from employment	8
1776,	Support the decrease in housing at the Holmer West site	1
2636	The South side is becoming a dumping ground for development	1
308, 2027b, 2215b, 998,	Concern that the Whitecross development may be part of the Hereford Area Plan	4
3115, 1410, 976,	Reduction in housing in Hereford is supported	3
304, 2521b,	Support housing development South Hereford / Lower Bullingham / Aylestone area/	2
757,	Concern over the amount of housing in Lower Bullingham in addition to Hoarwithy	1
	<b>Who needs housing?</b>	
75, 2211, 3203, 2168a, 1534, 2740, 3151, 2389, 906, 2461	Housing must follow job availability	10
75	Concern for who the housing is being created for (migrants)	1

2513, 2839a, 2640c, 1657, 2596, 2211, 2764, 3175, 2740, 1175, 998,	Infrastructure needs to be in place to support additional housing	11
Anon 1010, 2174b, Anon 1100, 1802, 1084, 486, 1997a, Anon 1131, 2133, 2996, 1979, 2264, 874, Anon 1140, C42, 363, 2510, 3232, 906, 2189b, 1628, 739, 128, C12, 1695, C54, 1410, 3250, 1248A, 976, 956, 658, 1687, 492, 1551	We should build for local occupancy / need.	34
2264, 1057, 1534, C42	People should be encouraged to down size	4
	<b>Comments on affordability of housing</b>	
2147b, 3196, 3192, 2740	More affordable rented housing needs to be developed rather than houses to buy	4
1105, 2174b, Anon 1100, 1802, 2596, 1084, 3256b, 3260, 486, Anon 1084, 1197, 3221, 290, Anon 1131, 2133, 2996, Anon 1096, 650, 1033, 3207, 774, 1979, 2493, 2264, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, 3242, 3237, 874, 3162, Anon 1140, 280, 1057, C42, 363, 2510, 3151, 3262, 2389, 3232, 906, 89, 2461, 2189b, 1628, 1457b, 2027b, 128, C12, 1410, 3250, 3204, Anon 1121, 976, 1585, 764, 956, 2923, 2941, 492,	More affordable housing needs to be provided	65
1057, Anon 1134, 1316, 998, 492,	It is not considered that affordable housing will be built, as S106 money will be needed from large private housing	5
89, 1457b, 1316,	Concern that the fewer affordable housing will be provided as a result of the changes	3
1534	As affordable housing can be seen as a way to get on the property ladder/ investment should public money be used for this	1
3115, 2878, 1457b, 183,	Details on how affordable housing will be achieved	4
354, C12,	The percentage of affordable housing should vary to suit the location.	2
354,	House prices need to be weighted to accommodate low wage levels.	1
1175	More details are needed on how affordable housing will be controlled on windfall sites.	1
1423, 974, 3252,	A range of models of ownership (including co-operative or co-ownership) and financing is sought	3
976, 3210,	Market housing is needed to make development viable, and to attract more affluent people	2
956,	Social housing may attract the 'wrong' type of people	1
	<b>Housing Development land</b>	
3221, 948, 363, 3210c,	If monitoring demonstrates the inability to reach targets, land with in SHLAA and land allocated for employment should be considered	4
2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 2478f, 2478a,	More Greenfield sites surrounding villages should be developed	8
308	Green field sites around Hereford City should not be developed	1
2498a, 1971, 2264, 3203, 3175, 2168a, c26, 2168, 1019, 2510, 3151, Anon 1082, 2461, 308, 2878, 1628, 1316, 128, 1188a, 1684, 1175, 1410, 3210, 1644a, 2920b, 2897, 998,	Housing should / considered only be built on Brown field sites; Greenfield and agricultural land should be retained	27
2599, 2764, 2226, 3263, 128,	Houses should not be developed in flood plains	5
Anon 1140, C54	Single plots out side of RSC and Hubs should be considered for development of affordable housing.	2
Anon 1140, C42	Greater flexibility should be given on the location where affordable housing is delivered should be given	2
Anon 1074	Policy of preventing unsuitable infill with out consideration of likely impacts should be maintained	1

950,	60% of housing on Brown field and the 40% on green field should be encouraged at higher densities and use onsite energy generation.	1
3115,	Concern is given to the evaluation of best quality and poor quality agricultural land and the subsequent affects from the NPPF allowing development.	1
2223, 2897,	Housing should be built on infill only	2
1628, 128,	The old printers opposite the fire station in St Owens street should be developed for housing / freed up council property, e.g. Bath street /car parks the race course could be relocated and developed.	2
2027b, 757,	More detail is need on location of sites	2
	<b>Comments regarding control/spread of development sites</b>	
Anon 1104, 1534	Concern is given to the relaxation in planning legislation and lack of control of new buildings	2
2880b, 3198, 2174b, 1775, 1084, 2279, 290, 2133, 650, 3207, 1979, Anon 1140, 2168a, 2168, C42, 906, 739, 1188a,1684, 976, 658, 1644a, 2955, 2942, 2941, 689,	Housing development should be more wide spread and not in concentrated housing estates, block of flats etc.	26
3198	The housing plan should limit the number of houses in a development, to ensure developments are not over powering	1
Anon 1140	Open market development should be restricted to discourage large scale developments.	1
Anon 1134, 1792, 930	Developments should be more original not a 'one size fits all' or shoddy small houses	3
Anon 1134	Self build homes should be encouraged.	1
950,	Higher density housing developments are needed to be sustainable (min 40units per hectare)	1
2878,	The gap prior to the LDP are implemented leaves the country side vulnerable to development.	1
739, 304, 304,	Schemes should be community based with community infrastructure.	3
	<b>Housing and infrastructure</b>	
2599, 1971, 1534, 950, 1628, 128, 1695, 1410, 2897,	Old houses need replacing/improvement no mention of refurbishment	9
2596, 486, 1971, 3175, 1057, 2168b, 2168a, 2168, 2461, 2223, 3115, 1628, 3263, 128, 1175, 1644a,	Housing development will put pressure on existing infrastructure	16
	<b>Neighbourhood plans / RSC's</b>	
1047, 1457b, 976, 658, c16,	Support for the introduction of neighbourhood plans	5
1970	Neighbourhood plans, may prevent development rather than support it.	1
Anon 1140, 868, Anon 1130,	A review of hubs and RSC should be undertaken.	3
3255, 3256a, C54, c16, 1644a, 1644b,	Do not support the idea of RSC and Hubs	6
C54	In some areas due to restrictions from RSC housing numbers could be reduced.	1
1248A,	Greater flexibility is needed in the rural hierarchy policies RA2 and RA3	1
1248A, 976, 3210, 764, 658, 3252, 2478a,	Flexibility is needed to allow development outside of RSC's and hubs	7
Anon 1140	Consideration needs to be given to increasing RSC and Hubs in the north and north east of the county	1
1534, 3252,	Concern of the neighbourhood plans, in particular the need for support	2
Anon 1140, 280, 1828, C42, 363, Anon 1107, Anon 1074, 2510, 89, 930, 1457b, 128, C12, C54, 183, 3250, 1248A, 976, 3210, 658, c16, 1644a, 1687,	More power should be given to the parish to agree on development	23
1828, 3252,	Concern over the complexity of Area development plans	2
Anon 1074	Neighbourhood plans need to be truly democratic	1

128,	Concern that developers will be permitted development due to lack of a local plan	1
128,	The local plan needs to be approved in conjunction with the finalization of the NPPF even if its basic.	1
C12, C5, 3204, 1248A,	Housing shouldn't be concentrated in RSC and hubs, but more wide spread.	4
3204, 764,	Much Marcle, Lyonshall, should be considered an RSC given the number of services	2
Anon 1130, 1644a, 1687,	Do not agree that Fownhope, Eywas Harold, Eardisley, should be classed as an RSC.	3
1644b,	Due to the Localism Bill there will be no place for prescriptive housing targets.	1
	<b>Housing development and the environment</b>	
Anon 1140, 1792, 839, 1175, 408, 1423, 1410, Anon 1133,	Houses should be built to higher standards, code for sustainable homes, passivhaus, life time homes etc	8
343, 841	Need further reassurance that there will be no impact on Rivers Wye/Lugg SAC's	2
92, 485, 1197, 3221, 389, 2493, 1423, 2435, 874, 3162, Anon 1140, 1019, 3262, 2389, 2461, 841, 1792, 950, 1252, 304, 839, 1695, 1175, 408, 1423, 1410, Anon 1133,	Support for sustainable development	27
950,	Proposed development is not sustainable at 30 units per hectare	1
128, 1423,	Housing development are unsustainable	2
1423,	Local Multiplier 3 is a principle and methodology aids with sustainable strategies' and could be adopted	1
Anon 1133, 3252,	Welsh government 'One planet living' policy could be adopted.	2
3210,	Cost of expensive construction methods and renewable energy policies do not increase the cost of houses	1
	<b>Employment</b>	
	<b>General comments regarding employment</b>	
75, 2211, 2226, 1534, 3151	Concern over the lack if employment in relation to the housing development	5
485, 3260b, 3203, 3242, 2226, C42, Anon 1082, 3232, Anon 1121, 1585, 3210,	more employment is required	11
2596	No more employment is required	1
3260, Anon 1084, 2389,	Better paid jobs are needed to attract the young	3
Anon 1084	Individuals who perform essential jobs, should be rewarded with the right to buy	1
1423, 841, 408, 1423, 1410,	Employment in green construction or sustainable building should be encouraged.	5
1057, 2510, 2223, 2215b,	The council limited control over private employment, and has cut jobs themselves	4
3175, 2223, 2878, 3263, 2215b,	Difficult to see where job will come from; people will have to travel.	5
950,	Concern that 'highly skilled' work force to be in the retail sector	1
2027b,	Priority should be to help employ people who already have accommodation.	1
2027b,	Local wages need to be increased	1
2027b,	Roads can make jobs less secure or exports them to other areas	1
C12	More apprenticeship schemes are needs, due to tuition fees rising.	1
C12, Anon 1121,	More support for entrepreneurs / businesses is needed.	2
	<b>Employment Land</b>	

3238, 1033, 2478a,	More employment land is required (Specifically in Leominster)	3
363	Agree with the allocated amount of employment land	1
1970, 839,	The need for additional employment land in Leominster is questioned due to the slow pace of development at the retail park and competition from Rotherwas.	2
C26	Businesses should be relocated to allow development on brown field sites.	1
3238	Employment land needs to be appropriately marketed	1
2636	Too much emphasis on Lower Bullingham	1
2636, 2461, 3275,	Moreton industrial estate should have more importance	3
363, Anon 1107, 3262, 841, 354, 1695, 1175, 1410, 976, 3210, 764, 956,	Employment land / opportunity should be provided in rural areas inc. live work units.	12
2510	There is no current demand for employment land	1
906, 2461, 841	Employment needs to provided close to housing to discourage car use	3
950,	Retail floor space is unlikely to increase employment	1
950,	Work created by the road and house building are short term	1
354,	Employment land is needed in North Herefordshire	1
1410,	Employment land needs to be as sensitively located and designed as housing sites.	1
3250, Anon 1130,	Concern that the country side could be over developed with employment land, advertising signs etc.	2
998,	The Three Elms area should be retained for agricultural and horticultural land.	1
	<b>Comments on Enterprise zones</b>	
3243, 3244, 3223, 3260, 674, 3172a, 3217b, 3260b, c26, C42, 841, 304, 2478a,	The enterprise zone is a vital component of the strategy	13
1517	Could the enterprise zone be relocated to Three Elms	1
2168a, 2168	With proposed housing and employment in Three Elms the area will be over developed.	2
2839a	Industry development should away form housing areas and retained to the Rotherwas area	1
2636, 308,	No evidence that Rotherwas will be a success	2
739, 1695, 1423,	The enterprise zone should support local food / products rather than the war	3
1410,	Low carbon emitting businesses should have priority	1
2168b, 308,	Enterprise zone will add to traffic congestion	2
2027b,	The economic benefits of the EZ may allow less industrial land to be required else where.	1
458,	Concern of the impacts of the site on the Rotherwas Chapel	1
1423,	The EZ in Rotherwas has not been assessed properly for it affects on other areas in the county	1
1410	Development scenarios should be tested against the core strategy SA	1
	<b>Relief Road</b>	
3163, Anon 1020, 3247, 3227, Anon 1097, Anon 1079, 3164, Anon 1104, 3225, 2599, 1084, 3256b, 1837, 1980, 3260b, 3247, 3278, 3261, 500, 2493, 2478i, 2478b, 2478c, 2478d, 2478e, 2478g, 1074, 1622, 1970, 55, 868, 2226, C42, 363, 2496b, 3255, 3256a, Anon 1074, Anon 1082, 1517, 841, 1252, 1776, C12, 354, C54, 1410, c16,	Agree with the need for the proposed relief road	48

75, 2513, 2725, Anon 1073, 2880b, 2200b, 2174b, 1775, 485, 1802, 2640c, 1657, 2596, 2236, Anon 1084, 2133, 2996, 2498a, 2264, 1423, Anon 1051, 3138, 3203, 2435, 3237, 3162, 2636, Anon 1002, 280, 1057, 2168a, 2168b, 2168, 1019, Anon 1107, 2389, 906, 2461, 2189b, 1792, C09, 308, 950, 3115, 2223, 1628, 739, 1457b, 2027b, 3263, 1316, 128, 1188a, 1684, 839, 1695, 408, 183, 2215b, 2441, Anon1133, Anon 1121, 1585, 3210, 2920b, 2897, 998, 492,	Do not agree with the proposed relief road.	68
674	The delivery of the Southern relief road is questionable	1
Anon 1100, 1657, 1084, 2236, 290, 2498a, 1971, 3138, 280, 2168a, 2168b, C26, 2168, 1828, 2226, Anon 1107, 2461, 2027b, 1188a, 1585, 2897,	Eastern route is better	21
2640b, 75, 2513, 2200b, 2174b, 1775, 2640c, 2596, 486, Anon 1096, 1971, 3237, 3175, 3162, 2636, Anon 1002, 1057, 2168b, Anon 1107, 2389, 2189b, 1792, C09, 950, 2223, 739, 2027b, 3263, 128, 408, 183, Anon 1121, 1585, 998,	Relief road wont help congestion	35
2640b, 2725, Anon 1073, 1775, 485, 1802, 486, Anon 1084, 1197, Anon 1096, 389, 2493, 2264, 1423, 2435, 3237, 3162, 1970, Anon 1002, 1057, 2168a, 2168, 556, 1019, 2740, C42, 363, Anon 1107, 2389, 906, 2461, 2189b, 841, 1792, 308, 950, 3115, 1628, 1457b, 2027b, 128, 458, 1776, 839, 1695, 408, 183, 2441, 1410, 998, 492,	More sustainable travel alternatives required	51
2174b, 3196, 3192, 2389,	The council should spend £130 million on a single road	4
75, 1019	The relief road will cause more pollution	2
2513, 2133, 2168a, 2168, 1628,	Destroy landscape	5
2725, 485, 2236, 486, 3144, 2133, 1971, 2264, 3138, 2764, 1733b, 3237, 3162, 2636, Anon 1002, 280, 1057, 2168a, 2168b, 2168, 2740, 363, Anon 1107, 2461, 841, 308, 950, 3115, 2223, 739, 1457b, 2027b, 1316, 183, 2215b, Anon 1133, Anon 1090, Anon 1121, 998,	Do not agree with the financing for the relief road	39
2174b, 485, 2236, Anon 1099, 2498a, 650, 2264, 1733b, 354, 1585,	A second crossing is needed	10
2174b, 2839a, 2599, 2596, 2133, Anon 1096, 3196, 2264, 3237, 1057, 2168b, 2740, 3151, 906, 2461, 841, 1792, 1628, 2027b, 128, 839, 408, Anon 1090, 1585, 3210, 998,	Traffic needs to be reduced in Hereford over road building	26
3192	Don't agree Traffic needs to be reduced in Hereford over road building	1
3278	Road is needed if housing development is proposed	1
1971	Road should be at start and not in bits and pieces	1
3162	Test results from the 'no road' option should be disclosed	1
1970	Do not support eastern link road	1
1970	No case for the southern link road	1
2168b, 1684, 1188a, 2920b, 2897,	No need for the northern corridor	5
1457b, 2027b, 408,	Evidence showed an increase in car use, with the proposal.	3
89, 841, C09, 308, 3115, 1457b, 2027b, 128, 183, 2215b, 2441, 1423, 998, 492,	The evidence base for the need for the road is not reliable / reasonable inc traffic modelling	14
89, 1792, 3115, 1457b, 1316, 839, 183, 2215b, 2441, 1423, 492,	Sustainable alternatives have not been properly explored	11
841, 1410,	Tolls could be put on roads	2
458, 839, 183, 2215b, 2441, 1410, 998,	Impacts on the historical environment and environment need to be carefully assessed	7
998,	Previous transport improvement projects have failed	1
<b>Infrastructure</b>		
2259, 1792	Infrastructure needs to be improved as and when required	2
1971, 3115, 1316, 183, 2215b,	no details on how or when the additional services are to be made available and at what cost	5

1971, 3115, 1316,	Further information is needed on other services that will be needed, schools, welfare, waste collection etc.	3
2226, 2223, 2920b,	Housing development should be deferred until the infrastructure is in place	3
315	The national grid need to be consulted on applications which might affect their assets	1
3263,	No details on school expenditure that will be needed	1
<b>Broadband</b>		
2725, 3243, 3244, 3223, 2174b, Anon 1100, 1084, 3260, 3217a, 3217b, 3260b, 290, 650, 3196, 3192, 1733b, 3237, 280, 2740, C42, 363, Anon 1107, 2389, 3232, 1628, 128, Anon 1121, 658,	High speed broadband should be given a high priority	28
1733b	The revised plan should address that according to BT improved broadband is unlikely to change in the near future	1
2215b,	Broadband will come from demand not through local authority	1
658,	Concern that the focus is on South Herefordshire	1
<b>Sewerage</b>		
2640b, 75, 2513, 2880b, 2200b, 1775, 1802, 2640c, 1657, 1837, 2133, 3278, 2996, Anon 1051, 2189b, 841, 839, 1410, 492,	Sewerage does need to be in place prior to housing development	19
2200b, 2640c, 486, 2168a, 2168, 3151, 308, 3115, 2223, 3263, 1316, 1684, 1175, 2215b, 998,	the sewerage system can not cope with proposed development	15
2513, 1775, 308, 2223, 839, 183, 1410,	Concern over pollution to the River Wye / River Lugg / River Arrow	7
839, 2478a,	Development can be impacted by the Habitats Regulations with regard to sewerage discharge into the River Wye /Lugg	2
921, 3263,	Concern over flooding	2
921, 2226, 3263, 998,	Concern off additional surface water	4
2264	As welsh water will need to pay for the extended systems, existing Welsh water customers will end up paying for it.	1
1188a,	Lack of sewerage infrastructure supports the need for rural development / septic tanks	12
839	High standards of sustainable water use needs to be set, including reduction of phosphate levels.	1
1175,	Will the council be responsible for ensuring welsh water will accommodate increased demand?	1
1410,	Consultation is needed with the Severn River Basin District Management Scheme	1
1410,	A wetland feature could capture store and release urban runoff	1
<b>Water</b>		
Anon 1104, 308, 3115, 2223, 1175,	Concern over water extraction to service new developments	5
308,	Concern over the lack of water to service agricultural needs	1
1410,	Water harvesting, SUD's and reed beds should needs to be promoted	1
<b>Hospital beds</b>		
2640b, 75, 2513, 2880b, 2200b, 2189b, 1775, 2174b, 2839a, 1805, 2640c, 1657, 2596, 1837, 2133, 3278, 2996, 3196, 3192, 2264, 3203, 3175, 3162, 3151, 308, 3115, 2223, 1628, 3263, 128, 1188a, 1684, Anon 1090, Anon 1121, 1585, 2897, 998, 492,	Increase in hospital bed provisions are needed	38
Anon 1051	Increase in hospital bed provisions is not needed	1
1105, 1979, 2264, 3162, Anon 1140, 1057, 1534, C42, 2510, 2223, 1628, Anon 1121, 998,	The core strategy needs to include the provision for housing and care accommodation to meet the needs of the growing elderly community	13
2880b, 2200b, 1775, 1802, 1657, 2596, 2264, 3203, 3175, 2168a, 2168, 308, 2223, 3263, 1684, 1585,	The hospital is currently too small	16

2640c, 1657, 3162, 2740	Extra bed capacity does need to be increased if development is proposed, in line with population increment.	4
2599	The hospital could be developed further	1
1971	Lack of clarity in the proposal over the extent of future requirements of the hospital	
	<b>Recreation</b>	
2037	Have greater regard for sport and recreation in infrastructure provision in market towns	1
C44	Need policy to re-instate the Gloucester to Hereford canal	1
Anon 1073	More use needs to be made of medieval churches	1
839,	Natural England's benchmarks for accessible natural green space should be used as guidelines and CABE Space Guidelines 'Start with the Park' should be referred too.	1
	<b>Transport</b>	
Anon 1073, 906, 841, 739, 1316, 128,	More use needs to be made of the existing railway lines	6
2880b, 1802, 2599, 486, Anon 1084, 1197, Anon 1096, 2493, 3138, 3203, 1622, 3237, Anon 1140, Anon 1002, 1057, 2168a, 2168b, 2168, 56, 1019, 2740, C42, 363, Anon 1107, 3151, 906, 841, 950, 1628, 739, 2027b, 3263, 304, 128, 1776, 839, 354, 408, 1423, 1410, 3204, 1248a, Anon 1121, 1585, 3210, 998,	Improved transport e.g. buses are required.	47
485,	Additional bus services were requested in Fownhope, but were declined	1
Anon 1100, 128, 354,	More parking provisions are required and should be paid for	3
Anon 1100, Anon 1002, 280, 1057, 2168a, 2168b, 2168, 556, 2740, Anon 1074, 841, 739, 1252, 304, 128, 1776, 3210,	Park and ride is needed / park and cycle	17
Anon 1100, 1802, 2599, 486, 3222b, 2133, 1622, 3175, 280, Anon 1107, 3151, 950, 1628, 739, 2027b, 304, 128, 839, 354, 408, 1585, 3210,	Existing roads need to be improved / traffic management.	22
Anon 1100, 280	Cul-de-sacs should be opened up	2
556, 1019	Sustainable and more healthy travel should be promoted	2
3263	Options such as walking/cycling are not viable for elderly people	1
3263,	Public transport is too expensive	1
1316, 839,	Leominster doesn't need a bypass	2
	<b>Rural</b>	
2725	The Golden Valley is an area of outstanding beauty and should be marked as such	1
Anon 1104	Traditional farming uses of Herefordshire are maintained	1
485	Support modest development in rural areas	1
485, 486	The lack of room for growth in Fownhope is acknowledged	2
1423,	Concentration of services in the centre may cause damage to rural areas and market towns	1
	<b>City</b>	
Anon 1100, 1971, 280, 739, 492,	The cattle market development will kill off the city, danger retail saturation	5
Anon 1100, 280	The cattle market development should include a covered arcade	2
1084, Anon 1084, 290, 650	Out of town trading is appreciated but, concern is given to making the cities ghost towns. Includes market towns.	4
2236, 906, 905, 2215b,	Concern over the need for more shops, shops are already in decline	4
1971, 1655a, Anon 1140, 1057, 906, 950, 739,	More development of the city is required e.g. Berrington Street and housing above shops.	7
1655a	The ESG should have been used for affordable housing	1
1252	Three Elms is suitable for large scale development.	1
354,	Care has to be given to over-subscribing to pedestrianisation.	1
	<b>Climate change / Environment</b>	

1423, 89, 841, 308, 950, 1457b, 2027b, 1316, 839, 408, 183, 1423, Anon 1133,	Appropriateness Assessment (AA) effects are still 'uncertain' Impact of the plan on air quality, water quality and bio diversity remain unresolved	13
1423, 2435, 1019, 3262, 2389, 950, 739, 408, 1423, 3252,	Measures should be implemented to promote locally sourced food, products and services.	10
1019	The governments Sustainable Communities Act offers criteria against which the frame work can be delivered.	1
1019, 308, 1457b, 1316, 408, 183, 3252,	Details on how targets with in the Climate Change Act will be met	7
1423, 1057, 89	Measure to decrease emissions of greenhouse gases.	3
2435	One planning living standards should be consulted	1
1970	Other options for the Bargates junction in the town centre could be considered to over come air quality issues.	1
Anon 1002, 2461, 841, 906, 408, 4=1423,	The Climate change paper highlights that previous policies focus on development and employment which has resulted in a high level of car use. The present proposal doesn't rectify this. The plan encourages car use rather than reduces it.	6
1057, 1316,	Concern is given to the increased methane concentrations	2
C26	Concern over proposal on air quality	1
2389, 55, 841, 839,	Sustainable technology should be developed not wind farms; alternative technology parks	4
906, 2189b, 1792, 950, 408, Anon 1133,	Sustainable technology (alternative energy) should be developed	6
841, 1410,	Concern is given to development and impact on the environment in Leominster and its attainment and retention of the Water Framework Directives 'good ecological status.'	2
2725, 1655b, Anon 1104, 2493, 1423, 2435, 89, 308, 3115, 3236, 839, 458, 183, 2441, 1423, 1410,	Concern over the need to protect the environment, ecology and rural preservation, sites protected by European law,	16
1655b, 1655a	Concern over river water use for the irrigation of 'poly tunnel' crops	2
1655a	Concern that funding has been cut for essential ecological work	1
556, 1410,	There needs to be protection of rights of ways	2
774	Support is given to the Sustainability Appraisal note and habitats regulation Assessment note is welcomed	1
1410,	Extra homes should not compromise water quality targets for the river Wye SAC.	1
308, 3115,	The River Wye should be given more protection	2
3263,	Concern over mud flow prevention (Holmer development)	1
1410,	The Green Infrastructure should include general and specific enhancement of water and wetland features. The banks and undeveloped floodplain of the Wye and the Stretton Sugwas and Hereford quarry pits are priority sites.	1
1410,	Consideration needs to be given to the extraction of sand and gravel	1
1410	The council should relook at resourcing the deployment of their powers under the Section 39 of the 1981 Wildlife and Countryside Act as a means to reserve local assets	1
<b>Consultation</b>		
1431, 2073, Anon 1100, 280, 2168a, 2168b, 2168, 556, 1019, 2226, 89, C09, 308, 950, 1457b, 1316, 408, 183, 2441, Anon 1133, 1687, 998,	CS fails to address previous views from earlier consultations	22
2147b, Anon 1100, 3192, 1655a, 89, C09, 308, 1457b, 408, 2441, Anon 1090, Anon 1123, 998, 1687,	The consultation hasn't been good and people views haven't been listened to	14
3196, 2740, 3252,	unsure if the consultation has listened to peoples views	3
2236, 2461,	A referendum is needed	2

3144	Disappointed with the lack of HC representatives at the Leominster meeting (16/11/11)	1
3261	Would like to see the effect on small communities	1
3261	The time table should not be allowed to slip	1
Anon 1096	A questionnaire would have been easier to respond to	1
Anon 1096, 89, C09, Anon 1121,	It wasn't easy to respond to the consultation	4
3197, 1971, 308, 2223, Anon 1133,	The plan is confusing and complicated to read, attempting to plan the future with out reference to cash flow.	5
1423, 1062, 408, Anon 1133, 3252, 998,	Concern over that the consultation process has not yet engaged key sectors of the county's population	6
1423	it is regrettable that critical information regarding the potentially very significant impacts of the RPO was not available for consultation .	1
1733b, 308,	It is insulting to say the number of houses has been reduced when it is only the rate of new building has decreased.	2
Anon 1002, C09, 1316,	The consultation is very leading and questions were not fair or balanced	3
2168b, 89, C09,	Disagree with the unstructured response style that will be generated from the consultation	3
2168b, 556, 89, 183,	Concern over the 'general' style of the consultation and lack of detail	4
3144	Road shows are needed to present the strategy to the public	1
Anon 1134	It would be useful to relate proposals with case studies to help visualise the plan	1
3115,	Disapproval that the council did not allow Here for Hereford use of the caravan	1
1457b, 183,	Not enough consultation of the changes to the City Centre	2
998,	The 'Independent Chairman' at the public meeting was not independent	1

#### Summary of responses from Stakeholders

CPRE (343) - Agree with Revised Preferred Option subject to water issues being resolved and phasing policy introduced

Wellington Parish Council (1084) - Generally content with the proposals, affordable housing should be provided. Improved broadband and access to Hereford is essential. Not convinced the Eastern route is out of the question. Out of town trading is understood but shouldn't be at the expense of making the towns 'ghost towns.'

Little Dewchurch PC (745) - Support moving some housing from Hereford city to the villages, subject to sufficient infrastructure

Fownhope Parish Council (486) - Generally support the proposals, however it is recognised that Fownhope has little scope for additional housing. Housing development is needed where local amenities require support. Concern is given to the existing infrastructure to cope with proposals, developing on AONB and the funding of the relief road. Alternative transport solutions are welcomed as well as a third river crossing to the west.

Walford Parish Council (1074) - Generally support the plans, and welcomes the move away from hubs to neighbourhood plans. The need for a relief road is recognised as well as the need for 16500 homes.

Stretton Sugwas Parish Council (998) - Object to the proposals; it is believed that the plans are fundamentally flawed and lack up to date evidence. It is considered that no consideration has been given to the countries economy. Various concerns are raised over the consultation process and the lack of recognition of previous views. The council disagree with the proposed relief road. It is considered that more localized solutions which takes into account the environment and real needs of the population.

Wellington Heath Parish Council (2764) - Agree with the preferred option for housing, but feel the viaduct area should be maintained as employment land. Concern is given to the risk off flooding and the cost to over come this. A bypass to Bromyard Rd and Worcester Rd is suggested. Improvements to the infrastructure are recognised as being needed. It is also considered that (CIL) money should be spent locally rather than on the relief road.

Hope Under Dinmore and Newton Group Parish council (650) - Generally happy with the proposed plans, affordable housing is greatly needed in rural areas, but not big housing estates. Consideration needs to be given not to make towns 'Ghost towns.' It is considered that the eastern bypass is not out of the question. Support for broadband is also recognised.

Humber, Ford and Stoke Prior Group Parish Council (658) - Support the extension of the plan period. UDP classification of villages should be re-examined, so that housing development policy is more sensibly defined. Welcome neighbourhood planning and agree with the need to provide affordable housing to meet the local need. Large housing estates are not welcomed and the community should decide on the development. Improved broadband is welcomed however concern is raised that a preference has been given to Southern Herefordshire.

Lower Bullingham Parish Council (757) - Do not support the plan as it lacks sufficient detail. Concern is given to the inclusion of windfall in housing numbers. LBPC are particularly concerned with the proposed housing numbers in Lower Bullingham and Hoarwityh and the subsequent impact on the local infrastructure.

Lyonshall Parish Council (764) - Generally support the strategy. Lyonshall would like to see more development allocated to areas outside of RSC's, they feel that they have the services available to support development. It is considered that a mixture of affordable and other houses is needed. Employment expansion in rural areas is similarly considered necessary.

Pencombe Group Parish Council (874) - generally support the proposal, however they would have liked to have seen the approximate increases in new houses proposed for each parish. The need for affordable housing is recognised as is the parishes' willingness to have more control over the new developments.

**Birley with Upper Hill Parish Council (290)** - Generally happy with the proposed plans, affordable housing is greatly needed in rural areas, but not big housing estates. Consideration needs to be given not to make towns 'Ghost towns.' It is considered that the eastern bypass is not out of the question. Support for broadband is also recognised.

**Garway Parish Council (500)** - Generally supports the plan, housing development in rural areas, and the western relief road. There is concern over the lack of information on climate change, sustainability and peak oil.

**Staunton-On-Wye Parish Council (993)** - Generally agree with the plans however, they would like Staunton - on - Wye to receive Rural Service Centre (RSC) status

**Thornbury Group Parish Council (1443)** - Too many questions remain unanswered, a template for a rural plan would be helpful.

**Fownhope Local History Group (485)** - Consider the housing numbers are still too high and unrealistic. Doubtful of the amount of developers contributions to pay for the by-pass. Propose a second river crossing and more sustainable travel. More employment and broadband are welcomed. Careful and considered rural development is considered acceptable, but it is felt that Fownhope has no scope for growth, mainly due to sewage constraints. Local transport is also highlighted as a necessity.

**Welsh Newton and Llanrothol Group Parish Council (1534)** - General support of the strategy. Housing must not run ahead of employment and planning restrictions are recognised as being essential. Providing public money to provide affordable housing to allow people to get on the property ladder is questioned. Support is given to extending the plan period and the flexibility in which it brings. Support is given for RSC and the hub approach. It is also considered that it is unwise to abandon SPD. Support is given to neighbourhood plan, however time, funding, support and knowledge and highlighted as probable issues.

**Breinton Parish Council (308)** - Strongly object to the revised preferred option and feel the previous consultation responses have not been listened to. Concerns relate to the lack of infrastructure to support development (sewerage, water and care services.) Concerns raised over the proposed housing numbers and the impact it will have on resources and Greenfield sites. Potential development on Whitecross through the Hereford Area plan is considered to be contentious. No support is given to the relief road and concern is to the environmental impact, emotional impact and the actual need for it. The response continually questions the evidence base for the policies and the consultation process.

**Bartestree with Lugwardine Group Parish Council (280)** - Are generally content with the revised proposals and the move to more development in rural areas. Why this was done is questioned after an earlier consultation 75% of respondents voted for limited growth. The need for affordable housing is greatly appreciated. The parish remains unconvinced that the eastern route is out of the question for the relief road. It is considered that more improvements should be made to existing roads and transport. It is also felt that the council did not listen to respondents opinions with regards to the ESG. Improved parking, a park and ride and faster broad band are recognised as being needed.

**Kington Town Council (1175)** - Agree that there are no suitable strategic housing sites with in the area. Concern is raised over the ability to allocate the 200 windfall sites and how affordable housing will be controlled on these sites. It is also highlighted that the sewage and water systems may not cope with the additional housing and urge the council to ensure the needed infrastructure is in place. The need for extra employment opportunities and live/worked units is similarly considered necessary.

**Malvern Hills District Council (774)** - Generally support the proposal, and the plan period extension. Support is given to the evidence based approach to estimate the expected rate of delivery. Support is given to the inclusion of windfall. Its is advised that housing targets should be monitored. Advantages for moving housing to rural areas is balanced with providing affordable housing and subsequent impacts on the environment and sustainable transport objectives.

**Herefordshire and Worcestershire Chamber of Commerce (354)** - Support the strategy, emphasis is on development to support business and the younger generation. It is considered that more employment land is needed North of Herefordshire and a second crossing connecting Rotherwas to the North-East along side the proposed relief road. Affordable housing should be defined and in proportion to need and low wage levels. Hereford city needs to be wary of over-pedestrianisation and parking provision is considered vital to accommodate visitors from rural Herefordshire.

**Bromford Living (3232)** - Voice concern regarding the reduction of housing; more affordable housing for young people needs to be provided. More employment opportunities and broadband is welcome. It is recognised that changes born from amendments in the Localism Bill and Benefit Welfare should be reflected in the plan.

**The River Wye Preservation Trust (1410)** - Recognise the need to provide more affordable housing and the need to ensure that development is environmentally sustainable. Generally moving housing development to rural areas is supported however concern is given to the affects of development on the river Wye and River Arrow. Live work units are proposed to make rural areas more sustainable and improvement in public transport is suggested. Wetland areas are proposed as an option to deal with water runoff. Concern is also given to development and the need for gravel extraction. The relief road is generally supported; the importance of promoting sustainable transport methods as soon as possible is highlighted alongside the need for biodiversity enhancement, possibly funded by a toll on the road.

**English Heritage (458)** - Support the extension of the plan period. The importance of careful and transparent assessment of the historical and environmental impact, development has is highlighted and considered vital. A strong policy framework on the phasing of development and associated infrastructure provision is needed. Concern is given the EZ and the affects on the Rotherwas Chapel.

**The Coal Authority (1021)** - Have no comments to make but would like to reiterate comments made in the earlier consultation; they would also like to receive the consultations in electronic format.

**Herefordshire Ramblers (556)** - Query why changes have been made to the plan, why previous comments haven't been listened to and the timetable for the consultation. Further details particularly in connection with proposed sustainable travel is needed and a park and cycle system is suggested. The protection of ROW are requested as well as the need to spend S106 on the protection of land around developments.

**Cycle Hereford (2441)** - Strongly object to the relief road and overall strategy. Cycle Hereford are dissatisfied with the consultations, due to the lack of recognition and misinterpretation of responses and unbalanced questions. Policies are not based on robust evidence and the strategy has not been scrutinised sufficiently. Overall the strategy is found to be unsound.

**Hereford Civic Society (3197)** - Comment on the difficulty in understanding the plan, and the validity of creating a 20yr plan which is considered too long. It is highlighted that no mention is given to the cash flow, and development is largely based on assumptions on how the private sector will act. The move of housing development to rural areas is supported. Concern is given to the lack of acknowledgement to the current economic climate, and the dependency on the public sector.

**Ross and District Civic Society (930)** - Support extending the plan period. Concern is given to the production of 'bland' estates and it is felt good design should be encouraged. Greater flexibility given to rural areas should help protect village communities.

**The Bulmer Foundation (1019)** - Feel the plan does little to address climate change, and to meet the targets set in the Climate Change Act. Support is given to developing rural areas however, developments impact on the environment needs to be addressed. Disappointment is voiced over the proposal for the relief road and it is considered that more sustainable travel should be provided.

**Preservation of Rural Beauty Herefordshire & Gloucestershire (2878)** - Oppose the strategy. Concern that areas such as Upton Bishop which will be attractive for large scale development. Concern is especially given the gap between National Planning Guidelines and implementation of Local Development Plans. Affordable housing in rural areas is considered not to constitute sustainable development as housing will be located too far from employment.

**The Wildlife Trusts Herefordshire (2493)** - Considers the revised plan to be an improvement, it is welcomed that housing will be developed in rural areas as is the proposal not to go ahead with eastern by pass. The trust would like to see more reference to Green Infrastructure strategy, NPPF and National Environment White Paper and considers that it is imperative that development does not affect wildlife. Thoughts should be given to how biodiversity off-setting could be used to mitigate for impacts on wildlife.

**Natural England (839)** - Support the reduction of housing in Hereford. NE highlight the need for careful consideration and assessment of the sewage infrastructure, due to the affect on the River Lugg and River Wye and the impact Habitats Regulation can have on proposed development. NE do not support the relief road and call for alternative measures to be tested. NE do not agree with that further development of Leominster is needed and highlight the exemplary levels of possible sustainable transport opportunities Leominster has. NE project the need for green space, and refer to their own guidance and the CABE Start with the Park guidance. The NE similarly demonstrate concern over various unresolved issues with in the HRA and SA .

**Great Western 2003 ltd (3275)** - Want to highlight the possibility to expand Moreton Business Park

**The National Grid ( 315)** - Express the need to be involved with the preparation of any DPD'S and planning applications which may affect their assets.

**Country Land and Business Association (363)** - Generally support the strategy, the need for more housing, affordable housing, improved transport, more employment opportunities and land is recognised as being needed in rural areas. Flexibility with in the plan itself is considered vital.

**Herefordshire Economy group (1423)** - Are generally concerned that the strategy does little to promote and introduce sustainable measures. They object to the interdependency between house building and major road building. It is felt that alternatives for the relief road have not been adequately tested. Sustainable housing with a range of financing options is proposed. Concern is also given to the affects of Rotherwas and the city centre development on the market town and rural areas. The strategy is currently found to be unsound and bias. The group endorse the comments made by The Hereford in Transition Alliance.

**The Herefordshire in transition alliance (1423) (408)** - The strategy does not take in to account the effects of climate change. Measures to reduce green house emissions and use locally sourced products and services are needed. Concern is given to the inability to provide rural housing/ employment/ infrastructure with out excessive environmental impact. Persistence is needed to ensure business' operate at a more sustainable level, it is recognised that Herefordshire has the right elements to be successful at this. Housing developments should be built to higher environmental standards and greener job opportunities should be provided. Concern is similarly given to the uncertainty of development on the environment.

**SURE Herefordshire (3252)** - Question the consultation process and the ability of the strategy to address housing and employment needs. One planet living is proposed as a standard to adopt. It is considered that insufficient emphasis is placed on reducing energy and transport demands. Anxiety is raised over Neighbourhood plans and the ability of local people to engage with them. It is recommended that a more creative and efficient approach is adopted to the use of Herefordshire's assets.

**Rail for Herefordshire (906)** - Support the need to move more housing to the suburbs of Herefordshire and the need for people to live close to work. The link between house creation and job creation is not recognised. Apart from affordable housing it is considered that housing should be staged. Greater emphasis needs to be placed on the environment and sustainability issues. It is recognised that the city centre could be

**River Lugg International Drainage Board (921)** - Support sustainable development, but highlight the increase risk in flooding and their duty to exercise a general supervision over all matters relating to the drainage of land, for which consent is required. Under the Land Drainage Act 1991, runoff rates and attenuation volumes can be recommended to prevent properties from flooding.

**Tetlow King Planning (Representing Housing Associations)(1105)** - Representatives of the West Midlands HARP planning consortium suggest a minimum of 16500 houses to be developed over the plan period to 2031. The need to plan for an additional 20% of housing targets, and a rolling supply of development sites is highlighted. Development of affordable housing and care accommodation for the elderly is similarly recommended. Additional housing for rural areas is supported.

**HCA (Homes and Communities Agency) (1033)** - Generally support the overarching principles of the plan. Concern is given over the reduction of housing with respect to the NPPF. Evidence is sought for the reduction of housing and impact on employment growth and the proposed reduction in employment land. The Marches Local Economic Partnership, are considered to be well placed to provide evidence in relation to the latter. Attention is drawn to the Governments recently published 'A housing strategy for England Nov 2011.)

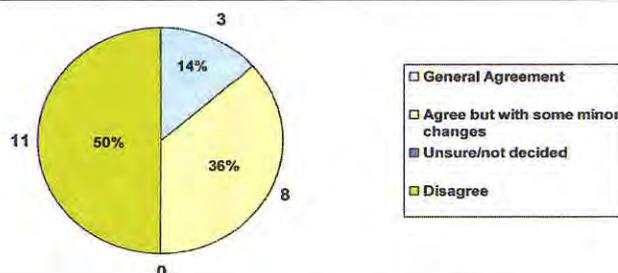
**Hereford Diocesan Board of Finance (HDBF) (976)** - Support the strategy in particular the development of more housing in rural areas. Flexibility is sought over development in areas which are not RSC's or HUBS. In conjunction with affordable housing, market housing is considered necessary to make developments viable. HDBoF propose various sites under their ownership which are suitable for development.

**Here For Hereford (HFH)(3115)** - Are Opposed to the strategy presented, concerns are given to the sincerity of statements in the plan, the validity of evidence of which policies are founded and the lack of recognition of peoples opinions in previous consultations. HFH would support a reduction of housing in Hereford. Details of needed infrastructure to support development is needed. HFH oppose the relief road and request more research to be carried out on sustainable alternatives and traffic modelling. Protection of the environment and the River Wye is sought as well as careful consideration of good/poor quality agricultural land which may be subsequent developed under NPPF.

## Core Strategy Topic - Hereford City Centre

### Summary of the number of responses for the revised preferred option

		% Total
General agreement	3	14
Agree but with some minor changes or with conditions	8	36
Unsure / not decided	0	0
Disagree	11	50
<b>Total</b>	<b>22</b>	



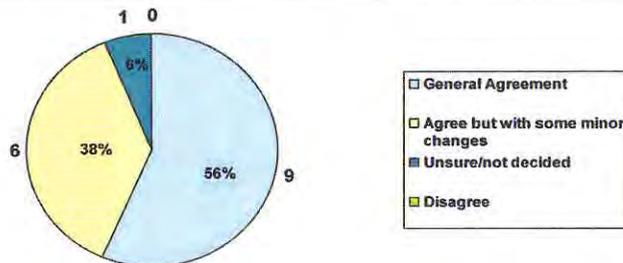
LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1630	ESG regeneration proposals/CS conflict with the option of building a Territorial Policing Unit Headquarters in Hereford. The Council has not identified an alternative or put in place proposals to unlock this site.	1
1630	An alternative option of extending/replacing Bath St police station was rejected by the Council.	1
1630	Deliverability: continued lack of funding available to finance the ESG regeneration scheme (& the Hereford Relief Road) raises questions as to soundness of the emerging Core Strategy	1
1630	Public Interest: for a CPO to withstand challenge, it must be demonstrated that the Secretary of State had grounds to conclude that a substantial public interest existed which outweighed the landowner's rights.	1
560, 906	ESG scheme must be supported by a resolution to existing traffic problems and a strategy for integrating public transport. Timely delivery of transport improvements is needed.	2
560, 2374	Conditional support for some retail/leisure development on ESG site.	2
560, 1655a, 43, 2374, 492, 2545, 2380	Retail development on ESG must complement existing retail offer not have an adverse impact on existing businesses. Support should be provided for existing and new city centre traders.	7
560, 906, 2380	Retail development on ESG must support and encourage local producers, crafts and suppliers to establish a unique retail offer.	3
3210	Land to west of Canal Road is appropriate for residential development & should be included as a housing site in the LDF as part of the urban village development scheme.	1
413	Overall support in principle for city centre regeneration, including ESG and Link Road.	1
413	Concern from Royal Mail that ESG proposals may adversely affect its future ability to provide an efficient mail sorting and delivery service to the County.	1
413	Due to a change in circumstances, the Royal Mail Group need to review the current acceptability of the replacement Delivery Office as previously agreed in principle.	1
413	Concern over proximity of Link Road to existing & relocated Royal Mail Delivery Office	1
413	Concern over proximity of proposed residential properties to Royal Mail Delivery Office and consequential potential for complaints due to disturbance from this facility.	1
413	Compensation will be required for any diminution in the value of the Hereford Delivery Office site and buildings resulting from the compulsory acquisition as part of the ESG scheme.	1
562	Redevelopment of the historic city centre has been poor	1
1084	Hereford centre should not be adversely affected by out of town trading.	1

1084, 2380	Improved access into Hereford is necessary to attract visitors and shoppers to the town centre, rather than using the out of town multiples.	2
1655a, Anon 1090, 906	Use ESG area for more housing/affordable housing not retail.	3
354	Support vision of promoting highly integrated & accessible town centre supported by flexibility of shared spaces.	1
354	A vibrant High Town in the future will need to be met by ensuring co-ordination of various improvement schemes.	1
354	Wide scale pedestrianisation could damage accessibility to work & restrict many businesses & consumers. New schemes must take account of needs of the aged & disabled.	1
Anon 1100, 3251, 1457b, 89	Previous consultations on the Core Strategy have revealed a majority of respondents in opposition city centre regeneration proposals. However, CS is still pursuing this.	4
Anon 1100	The CS does not include a covered arcade as in most modern shopping developments.	1
906, 1971, 1457b	Is there evidenced need for more retail development on the scale proposed? The development of the ESG area for retail development may lead to a surplus of shops and the danger of retail saturation.	3
906	Agree with need for new contemporary leisure facilities and the re-modelled spatial environment in the Edgar St area.	1
1971	There is insufficient information on the priorities to be given to further residential development in the city centre. Need to encourage further housing above existing shops.	2
1971	There is no mention of future development & regeneration of the inner city by developing other areas such as Berrington St/Aubrey St.	1
841	Support for city centre regeneration provided that the phasing of any necessary investments in sewage treatment to meet the SAC conservation objectives are in place to service this growth.	1
841	Support for city centre regeneration provided that funding from CIL on retail & housing is earmarked for the management of & enhancements to the natural qualities, access & interpretation of the R Wye in the City.	1
2616	Instead of building a Hereford relief road, spend the money on improvements to the City centre.	1
1630	The CS should include a dedicated policy covering the evening/night-time economy to ensure that it is safe, balanced and socially acceptable.	1
2380	Business rates should be reviewed to support town centre businesses.	1

**Core Strategy Topic - Hereford - other transport issues**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	9	56
Agree but with some minor changes	6	38
Unsure / not decided	1	6
Disagree	0	0
<b>Total</b>	<b>16</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
<b>Park and Ride</b>		
548, 2374, 3210, 560	Welcome park and ride site	4
2404	Park and ride will not help Golden Valley	1
1622	Park and ride only work for local traffic not shopping or school ru	1
286, 2374, c25, 560	Park and ride should be included	4
280	Park and ride schemes should be introduced now from four sides of the city	1
<b>Car parks</b>		
3210	Remove car parks from city centre	1
<b>Transport Hub</b>		
351	Support transport hub	1
<b>Cycling</b>		
1737, 560	Need more safer, attractive and joined up cycle routes in city	2
anon1105	Need safer rural cycle paths	2
<b>General</b>		
3252	Reducing transport demands should have high priority in LDF	1
2713	Encourage walking and cycling to address major social concerns	1
696	Improve public transport	1
485	Doubt development will improve public transport levels	1

**Summary of responses from Stakeholders**

Belmont Rural Parish Council (286) A proposal for a permanent park and ride scheme on the A49 outside of Hereford and would request that consideration be given to a similar scheme on other routes onto other routes onto the city and in particular the A465.

Centro (351) Support transport hub. Hereford railway station is scheduled to benefit from 'Access to All' programme 2012 -2015.

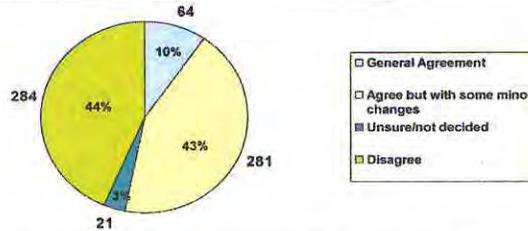
Hereford City Council (560) Developments should be underpinned by a sustainable and comprehensive transport strategy taking into account both local and through traffic, pedestrians, cyclists and parking. Supports principle of park and ride with concern regarding lack of scheme on A465. Major routes need to be improved to be safer and more attractive to cyclists and pedestrians, would support a joined up network of cycling routes.

Kilpeck Group Parish Council (696) Improve public transport.

**Core Strategy Topic - Hereford Relief Road General**

**Summary of the number of responses for the revised preferred option**

		% Total
General Agreement	64	10
Concerns	281	43
Unsure / Not Decided	21	3
Disagree	284	44
<b>Total</b>	<b>650</b>	



LDF Ref No:	Summary of the issues raised in the comments received.	Number of comments with this issue.
<b>Support for the road</b>		
3168, 2205, 2847, 2855, 2857, 2862, 3155, anon1098, 1074, 3192, 548, 3234, c16, 1072, 305, 2478d, 2478c, 2478b, 2478i, 2478g, 2478f, 2478e, 1571, 286, 2820, Anon 1113, Anon 1115, Anon 1116, Anon 1118, 1970, 1240, 3227, 3223, 3225, Anon 1110, 3228, Anon 1108, Anon 1101, 3187, 3190, Anon 1109, 3259, 3287, Anon 1089, 96, Anon 1126, Anon 1127, Anon 1128, 3246b, 1240, 2887, 1729, c06, 3246, 3241, 3239, 957, 3243, Anon 1020, 3256b, 3260, C11, 3247, 3278, 3276, 3288, 3067, Anon 1131, 3260b, 2839a, Anon 1099, Anon 1117, 1517, 3160, 1658, 1997a, 3165, 363, 3156, c42, 1585, anon1007, 82, 2604, 2905b, c25, 3264, 3177, 2886, 43, 2994, 1252, 304, 458, 1776, 3274, 2977, 2938, 2525, 3049, 3028, 2563b, 3034, 3078a, 3112, 2125, 3102, 814, 3116, 3121, 3123, 3131, Anon 1062, 2278, 2147, 2225a, 2225b, 2361, 2180b, 2180a, 1525b, 638, 1661, 2204, 2522, 3268,	Support the principle a road	132
1216A, Anon 1097, 2201a, 2201b, 906, 2152, 3226, 1631, 1521, Anon 1009, Anon 1090, 3251, Anon 1068, 2027, Anon 1122, 1123, 3281, 3066, 2507, 2220b, 3261, 3222b, Anon 1114, Anon 1107, 733b, Anon 1096, 89, 2498a, 1828, 3157, Anon 1097, 1678, 998, 1219, 75, C09, 308, 950, 3115, 2223, 1628, 739, 1457b, 2513, 2725, Anon 1073, 2880b, 2200b, 2174b, 1775, 485, 1802, 2640c, 1657, 2596, 2236, Anon 1084, 2133, 2996, 2498a, 2264, 1423, Anon 1051, 3138, 3203, 2435, 3237, 3162, 2636, Anon 1002, 280, 1057, 2168a, 2168b, 2168, 1019, Anon 1107, 2389, 906, 2461, 2189b, 1792, 1457b, 3263, 1316, 128, 1684, 839, 2189a, 2523, 1779c, 2384a, 2889b, 2937, 2920a, 2974, 733, 2957, 2956, 2982b, 3044, 3043, 3010a, 2151b, 3036, 1692b, 2363, 3100, 2414, 3136, 1758b, 1640, Anon1061, 2113b, 2113a, 2151a, 3121, 3127, 1968b, 2695, 3002, 1239b, 1748b, 2403a, 2403b, 1211, 1561b, 2298, 1726, 2013a, 1457, 408, 3115, 1561,	No need for road	134
3286, 2878, 3065, 1239, 2125, 3126	Unsure of the proposed road/route	6
<b>West or East</b>		

3168,2266,2874,2205,2345, 2854, 2857, 2345b, 2218, 3234,anon1033,3219,2309,2236,2289, 2168a, 2429, 642, 2168b, 1676b, 2636, Anon1002, Anon2606a, 1057, 2168a, 3186, 2029, 2264, 1676b, 2740, 429, 3216, 37, 1971, 3288, 3286,Anon1099, Anon1107, 2027, 2226, 1594, 2461, 3160, 1997a, 3165,1641, Anon1086, 2125, 2498a, 733, 2168, 1828, 2201a, 2201b, 3248, 3249, c26, c13, 2374, 642, 1241, 2291, 1728, 366, 1219, 3210, 2404,c22,1676,1188a,1188b, 2909, 2978b, 2027b,1188a,2546,330, 2148,2897,2898,2899, 2902, Anon1037, 2930, 2926, 2925, 2923, 2407b,1782,2958, 2943,2941,2928,2927,2149, 2137, 1771, 3056, 2215,2539,3099,2378,2937,2918b,1658,2962, 2978a, 2278, 2973, 2929, 2922, 2921, 2931, 2938, 2933, 2932, 2728a, 1241, 3051, 3064, 3085, Anon1044, 3012a,3012b, Anon1048, 3060, 3050a,2170,3050b,2303, 1884, 2162, 2518b, 3038b, 2350, 3039b, 2519, 3029, 2153, 3058,3106,3093,3091,3013b,3095,2239, 2170b, 2731, 2291, 3134, 3133b, 1588, 3132, 3114b, 2236, 1748, 3108, 2201, 2210, 3103, 2317, 1712, 3122, 3114a, 3116, 2334, 3131,1748b, 2278, 2147, 2225a, 2225b, 2180b, 2180a,1525b,1726,16	Prefer the Eastern Route	179
2855, anon1112, 2496b, 3222, 3242, 3255, 3256a, 3230, anon1104, c16, 1622, 2601, 2496, 2884b, anon1074, 1517, 305, 500, 55, 1970, 2884a, 3141, Anon 1010, 1961, Anon 1093, 3189, Anon 1092, 3188, 219, 3233, 528, 3236, Anon 1118, 1747, 3254, Anon 1132, Anon 1129, Anon 1079, Anon 1095, 3163, 3240, Anon 1119, 3247, 2884a, 486, 240, 868 3247, 3278, 3286, 3067, 3261, Anon 1117, Anon 1096, 2168, 2152, 2536, 1517, 578, c27, 3049, 3102, Anon 1062, 2361,	Prefer / Support the Western Route	64
3138, 3237, 3219, 2289, 2168b, 1676b, 1641, 906, 1971, 2027, 2127, 2133, 3281, 2983, 2996, 2631, Anon 1100, 1631, Anon 1107, 1594, 1658, 1997a, Anon 1086, 733, 3157, Anon 1009, 1123, 485, Anon 1097, 366, 998, 3210, 2380, 2027b, 2546, 2935, 3008a, 2913, 3056, 2215, 3097,2424, 2979, 2376, 2939, 2932, 2955, 3205, 1241, 3035, 3016, Anon1045, 1208b, Anon1044, 3015, 3045, 3012a, 3012b, Anon1048, 3044b, 3096a, 3050a, 2170, 3050b, 3062, 2303,1758, 2162, 1726, 2350, 1692b, 1692a, 3076, 1608a, 3107, 2611, 3133a, 3133b, 2201b, Anon1058, 2305, 1748, 1726, 2013a, 2204, 2550	Object to Western Road	86
Anon 1117, Anon 1096, 2334, 1521, Anon 1009, 1123, 2523, 2957, 1208b,1758, 3028, Anon1058	Object to Eastern Route	12
Anon 1097, 1678,	Two roads east and west are a bad idea.	2
	<b>Route</b>	
Anon 1117	Although Eastern route will be quicker, to build; quicker is not necessarily better	1
Anon 1117, Anon 1096, 2536, 2957, 1758	Eastern route will have a negative impact on the environment ( Lugg meadows)	5
1733b, 3150, 2402, Anon 1116, 240, 2168a, 2168b, 2289, 2168a, 2168b, 642, 733b, 1822, 2409, 3202, 3202, 2380, c22, 2027b, 2990, 1241, 2162, 2204,	Support 'East is best' proposal / link from Rotherwas to Ledbury Road	23
Anon 1086, 2125, 2168, 37, 2930, 2149, 2539, 3099, 3012a, Anon1048, 2731, 3134, 2236, 2305, 3108, 3131, 2180b, 2180a, Anon 1054, 1726, 2204,	The eastern route is already partially constructed	21

2345, 2857, 2345b, 3138, 2309, 2027, 2948a, 733, 2168, 1828, Anon 1097, 2201a, 2201b, 3216, 2126, 1971, 485, 1241, 2498, 366, 1585, 2217, anon1072, c22, 2027b, 2148, 2897, 2898, Anon1037, 2901, 2930, 2926, 2925, 1782, 2941, 2149, 2215, 2378, 2973, 2922, 2931, 2938, Anon1044, 3012a, Anon1048, 3060, 2170, 1884, 2519, 3132, 2201, 2927, 2215, 3099, 2973, 2931, 2938, 3064, 3085, Anon1044, 2153, 2201, 3103, 1712, 3122, 3116, 3131, 2147, 2225a, 2225b, 2180b, 1525b, 2522,	Better links to the East & Motorways from East of City/Rotherwas	73
3168, 3138, 2168a, 1641, 1071, 2027, 733, 2168, 2201a, 2201b, 3216, 1657, 2027b, 2148, 3085, 3060, 3050b, 3038b, 2350, 2153, 3106, 3093, 3136, 2236, 2201, 3103, 2334, 2204, 2522,	More demand / market to travel east	29
Anon 1117, 2943, 2204,	Eastern route will provide better traffic management	3
3237	Object to Rotherwas to Ledbury road link	1
290, 650, 1084	Not convinced east is not possible	3
638,	Due to the addition of the Enterprise Zone in Rotherwas transport links to the East need to be considered.	1
2204,	Could be developed in phases	1
	<b>Comments on the Western Route</b>	
1641, 2027b, 1782, 2524, 3056, 3098, 2957, 3205, 3038a, 3038b, 3133b, 2305, 2298, 1726,	The western side of Herefordshire is much more rural and should be kept this way	14
2461, Anon 1086, 3216, 37, 2027b, 1768, 3135, 1726, 2013a,	The western route is longer and as a result there will be a greater loss of Greenfield and higher cost	9
308, 2298, 1726,	The western route will impact emotionally on people living in the area	3
2113a,	The Western route is only designed to gain access to the cattle market	1
2180b, 2013a, 2204,	The Western Route will not relieve congestion	3
2298,	The Western route will negatively affect Belmont Abbey (Monks, retreats and the residential home.)	1
1726, 2013a,	A wide range of people use	2
2013a,	The Wye /Breinton has many historical links.	1
2204	The Western by-pass offers a clear benefit to non-residents.	1
	<b>Sustainability Issues</b>	
2847, 3171, 2850b, 2854, 1556, anon1073, 2281, 3196, 2158, 2389, 2725, 3237, 2437, anon1087, 3162, 2258, 1700, 1792, 2289, 2606a, 1057, 2168a, 642, 2168b, 2029, 2264, 2740, 3251, 485, 882, 1019, 556, Anon 1114, Anon 117, Anon 1097, 1971, Anon 1096, 1997a, 906, 89, 2168, 1934, 3226, 613b, Anon 1097, 2847, 460, 343, 642, 2189b, 2880b, 998, 492, 3210, 3158, c22, C09, 308, 950, 3115, 2223, 1678, 739, 1457b, 2027b, 3263, 1316, 304, 128, 458, 1776, 839, 330, 1787, 2900, 1782, 3290, 2933, 2955, 3065, 1208b, 1758, 2504, 1524, Anon1058, Anon1060, 3127, 1726, 2013a, 1457, 3115, 408,	Sustainable transport options not explored fully	92
89	The relief road will hinder the shift to more sustainable travel	1
1970	Provide opportunities for environmental improvements with in the city centre	1

1970, Anon 1113, 2884a, 486, 2029, 2374, 1775, 1802, 2131, c42, 3257, 2404, 2226b, 330, 1525, 2189a, 1787, 2900, 2648, 2428e, 2428c, 2990, 3290, 82, 2973, 3098, Anon1038, 2933, 2955, 2957, 2728a, 3077, 2982b, 3065, 2151b, 1758, 3036, 1692b, 1692a, 1547, 3091, 3088, 3083, 3013b, 1551, 1524c, 2414, 3134, Anon1058, 2291a, Anon1061, Anon1057, 3127, 1968b, 1726, 408, 3115, 1561,	Support opportunities for more sustainable transport, including trams, cycle routes, buses.	58
Anon 1117	The western route will be able to promote more sustainable travel	1
2226	A new bridge purposely built for cyclists can not be justified, due to the existing Victoria Bridge ( <i>In support of the Eastern route.</i> )	1
Anon1074, 1700, 240, Anon 1002, 1057, 2168b, 642, 2168b, 2029, 2740, Anon 1107, Anon 1117, 2127, 3251, 2216, 2131, 2640b, 1384, 3158, 739, 1316, 304, 2552b, 330, 2189a, 2899, 2648, 3098, 2957, 1208b, 2151b, 2504, 1332, 3027a, 3093, 1524c, 2219a, Anon1061, Anon1060, 2298, 1726,	Support park and ride	41
1971	A park and ride from A49 to Rotherwas is impractical	1
613b	Toilet facilities need to be provided alongside sustainable / public transport	1
<b>Environmental Impact</b>		
Anon1033, 1733b, 2309, 2168a, 1676b, 2234, Anon 1086, 2125, 2168, 1828, 37, 2027, 642, 2401, 2978b, 2027b, 2897, 2930, 2215, 1658, 1796, 2974, 2728a, 2162, 2153, 3106, 2239, 3133b, 1748, 2334,	Lugg Meadows are not insurmountable constraints	30
Anon 1099, Anon 1117, 308, 814, 2293, 2225a, 1726, 2013a,	The relief road will not detrimentally affect the environment/wildlife	8
1000, 2640a, 1728, 2513, 2404, C22, 308, 2027b, 2189a, 2523, 3098, 2932, 2955, 2957, 3205, 1608, 3058, 1726,	Will use the best agricultural land	18
2493, 2979, 2957, 2204,	Support avoidance of Lugg Meadows	4
Anon 2606a, 2168a, 2168b, 2264, 2168a, 624, 1216a, 2127, Anon 1068, Anon 1122, 1123, 2168, 1728, C09, 308, 950, 2027b, 330, 1758, 2298, 1726, 2013a,	Concern over the effects of the proposed crossings on areas of outstanding beauty	22
2281, 2029, 1676b, Anon 1114, 89, 2168, 3157, 2201a, 2201b, 2152, 1216a, 2127, 1641, 3251, Anon 1122, 1123, 75, 308, 950, 1678, 739, 1457b, 2027b, 3263, 1316, 304, 128, 839, 2520b, 2189a, 1768, 2963, 2305, 2201, 308, 2113b, 3127, 1968b, 2225b, 1525b, 1726, 2013a, 1457, 408, 3115, 2334,	Not considered 'sustainable'; will have a negative affect on air quality, conservation, bio diversity etc.	46
3157, 1641, 2201a, 2201b, 3133a, 2298, 1726, 2013a,	Concern over the impact on the 'Belmont' area	8
2226, 2168, 308,	The West route will have less impact on wildlife, and areas of outstanding beauty.	3
1726, 2013a, 3115,	The West route will have more impact on wildlife, and areas of outstanding beauty.	3
2225b,	The Eastern route will have less of a negative impact.	1
c26	Examples of the SAC being overcome elsewhere	1
998, 1219, 2403b, 1726, 2013a,	The road will be an eyesore	5
998, 308, 1726,	Effects the Wye Valley National walking trail	3
3158, C09, 308, 1608a, 3107, 3106, 2611, 1726, 2013a,	Concern regarding the effect on Breinton	9
578, 3115,	Need to protect geodiversity features	2
460, 330, 1768, 3104b	Concerned about flooding and water abstraction impacts	4

2998, 1122, 1726, 3115,	Concerned about landscape including woodlands	4
1410	Nature conservation issues have been acknowledged, need to use exemplary practices.	1
2429, 2226	Any increased development will put strain on the existing high water tables, and surface water run off Yazor, Roman Road	2
anon1072	Broadband will reduce need for road	1
1316	The Multi Modal Study 2009 does not take into account CO2 emissions	1
458, 1457, 408, 3115,	A transparent assessment of the historical/environmental impact is needed	4
839,	Council needs to conclude that Policy H2 is in conformity with the HRA	1
1768, 2957	Concerns about light pollution	2
2383, 2504, 1608b, 1968, 3136, 2156, 2305, 3104b, 2113b, 3127, 2334, 1768b, 2225b, 1726, 1457, 408, 3115,	General concerns over environmental impact	19
1779c, 2156, 3115,	Concerns about Pollution of the River Wye	3
408,	The relief road does not take into consideration the statutory requirements to reduce carbon emissions.	1
	<b>Finance</b>	
2854, 2218, anon1033, anon1073, 2281, anon1069, 2389, 1733b, 2835b, 2437, 1571, 2258, 1700, 2171, 1792, 2636, 2289, Anon 1002, 1057, 2168a, 2168b, 1676b, 2740, 485, 2133, 2461, 89, 2168, 2201a, 2201b, 1934, 2027, 429, 1216a, 2127, 1631, Anon 1009, 1680, 1641, 1971, c26, 343, 2616, 642, 2617, 2981, 3257, 998, anon1121, 2604, 3154, anon1072, 2409, 2404, anon1133, 308, 950, 3115, 2223, 1678, 739, 1457b, 2027b, 3263, 1316, 128, 2520b, 1768, 2896, 2991, 2958, 2895, 2149, 2215, 2912, 1758, 2350, 2555, 1913a, 3048b, 3080, 2289, 3088, 3100, 3011, 3134, 3121, 3127, 1239b, 1780, 2013a, 2204, 2996b	Concern regarding financing the road	93
429, 2991, 1758, 2350, 3106, 3110, 1239	Concern that the community infrastructure levy will be used to pay for the relief road	7
1997a, 2168, 3216, Anon 1100, 1641, 2027, 2204,	Concern over evidence that the west route is economically viable, eastern route is cheaper	7
308, 3115, 2027b, 2148, 3098, 1241, 3088, 1712	The western route is not economically viable	8
Anon 1117	Western route is a cheaper option	1
1658, 2168, 1971, 2027, 2027, 1657, c26, 2380, 1188b, 2027b, 3263, 330, 2897, 2898, 3056, 2937, 2962, 2978a, 2974, 2922, 2728a, 1241, 3039b, 2519, 3106, 1588, 2305, 1712, 3116, 3135, 2204,	Eastern route is a cheaper option	31
3162, 486, 240, 1792, 2636, 1057, 2168a, 2168b, 1676b, 2168, 1934, 2080, 1216a, 2334, 3216, 3226, Anon 1009, 1680, 906, 485, Anon 1068, 429, 2461, Anon 1086, 2168, 2201b, 2201a, 1934, 1216a, 2127, 1641, 1971, 2027, 2998, 1219, 2204, 308, 950, 128, 2896, 2958, 2149, 3274, 2912, 3112, 2204, 3115,	Building homes to pay for road	47
2334	Relief Roads are intended to be constructed in sections and paid for as when development happens	1
1676b, 3157, 3216, 906, 308,	Homes built near to main roads 'relief' roads will be unattractive to buyers and will be difficult to sell and may de-value properties	5

2498, 1457b,	Has there been an economic evaluation of the road	2
308	Funding shortfalls will be sought from other needed budgets	1
950, 2149	Tolls could be used to support bridge finance/support private capital investment	2
3115, 1457b, 2027b, 1211, 3115,	The shrinking economy needs to be considered	5
	<b>Comments regarding the A49</b>	
2636	A49 May not sustain extra imposed traffic	1
2168, 3216	There is no need for a Northern stretch of relief road from the Roman Road to A49	2
1622, 2002, Anon 1085, 3074, 3095, 3131,	Need A49 an A49 link	6
Anon 1117	The eastern route will not deter the use of the A49	1
1971,	The A49 can not cope with the extra traffic	1
950,	Land along the A49 should be sold for development	1
	<b>Comments regarding the Northern corridor</b>	
2168b, c22	Concern over the purpose of the Northern corridor	2
1594, 128, 1684, 330, 2426, 1768,1787,2896, 2897, 2900, 2902, Anon1037, 2901, 2925, 2923, 2942, 2943, 2648, 2460, 2959, 2928, 2927, 2963, 2383, 2427, 2149, 2461,1797, 3097, 2378, 2424, 2937, 2918b, 2618, 2962, Anon1053, 2978a, 82, 2278, 2973, 2376, 2929, 2912, 2922, 2921, 3098, Anon1052, 733, 2939, 2938, 2944, 2933, 2932, 2957, 2904,2940, 2945, 2728b, 2728a, 3205, 689	Disagree with the retention of the Northern corridor	61
1188a, 2961, 2899, 2958, 3274, 3099, 2977	Agree with the retention of the Northern Corridor	7
	<b>Comments on a second crossing</b>	
96, 486, 2236, 1792, 2289, 2264, Anon 1099, 733b, Anon 1122, 2174b, 2401, 366, 2523, 3008a, 1658,1796, 2931, 2956, 3027b,3016, 3052	Second crossing needed	21
2029, 2220a, 1822, 3202, 2930, 2162, 3106	Second crossing to the North of Rotherwas	7
1556, Anon1116, 733, 2948a, 2126, 485, 2027, Anon 1097, 43, 2897, 2291	Second crossing needed to east	11
950, 1780	Two modest river crossings should be provided (Rotherwas - Tupsley/Hampton dene, Whitecross - Hunderton)	2
	<b>Concerns</b>	
2027, 2289	Strategies should be scaled down to focus on short term views	2
Anon 1117	It was believed that housing was being developed to support the Western bypass	1
3226, 2127	The relief road may not attract new business	2
Anon 1002, 1057, 2168a, 2029, 3156, 2409, 3080, 1315, 2552b, 2520b, 2189a, 2896, 1782, 2524, 2963, 2461, 2989, 2618, 2960, 689, 2207b, 1726, 1332, 1913a, 1287b, 2156, 3128, 3105, 2403a,	Road will increase traffic in the city	30

2281, anon1067, 3162, 1792, Anon 2606a, 2264, 2127, 2220b, 2201a, 2201b, 2152, 1216a, 3216, 3226, 1680, 2027, 3226, 2374, 2174b, 2640c, 2640a, 2596, 2354b, 2640b, 75, 1728, 3202, 2976, C09, 3080, 950, 3115, 2223, 1678, 739, 1457b, 2027b, 3263, 1316, 128, 1525, 2928, 2614, 2960, 2376, 733, 2938, 2956, 2934, 3072, 3038a, 3027b, 3048a, Anon1045, 3085, 3044, 3043, 3010a, 3044b, 2151a, 1758, 2356b, 2563b, 1692b, 1692a, 3027a, 1608a, 3087, 2207a, 2363, 3095, 2170b, 3100, 1608b, 1287b, 1968, 2414, 2156, 2356a, 2201b, 3114b, 3105, 3114a, 3127, 3135, 2013a, 2204, 3115, 1779b	Road will not relieve traffic congestion	88
3138, Anon 1002, Anon 1002, 1019, 308, 2918b	Effects on rural communities	
Anon 1117, 2027b,	The cattle market development will put a strain on the inner city traffic	2
638,	It is necessary to consider the matter of possible trunking and de-trunking.	1
2389, 3234, 3237, 744, 3175, 2835b, 2437, 2309, 2289, 642, 2168b, 2200b, 2401, 998, anon1121, 2409, 2204, 2404, 3202, C09, 308, 950, 3115, 2223, 3263, 128, 2520b, 1525, 2896, 2648, 2215, 2376, 3016, 3045, 2151a, 2151b, 3078a, 3058, 3080, 3091, 2356a, 3133a, 3114a, 2151a, 2403b, 1211, 2204,	Housing / ESG will cause more congestion	47
1768, 330	Need to consider/overcome existing covenants on land on proposed route	2
2942, 2934, Anon1058	Lack of transport policy to address current issues	3
24,272,933	Better links to Motorways required	3
638,	Links to the East should not be a substitute for the western route.	1
408, 3115, 2540	Concerns that the road is not viable	3
	<b>Perceived Benefits</b>	
Anon 1113, 3223, 3188, 3190, 96, 3246b, 3239, 3244, 3243, Anon 1095, 3164, 3246, Anon 1020, 3256b, Anon 1131, Anon 1117	Relief road will aid with overall prosperity of Herefordshire and aid with tourism	16
Anon 1117	The relief road construction will create numerous jobs	1
Anon 1117	The relief road could attract new retail possibilities	1
Anon 1131, Anon 1117, 2168	Relief road will generally improve the traffic in Hereford	3
	<b>Proposals / Ideas</b>	
2461, 2897	The eastern route could be raised to preserve marsh lands and wildlife	2
Anon 1100, 2027b,	If the eastern route is kept tight to the western edge of the lugg flats, and joins Rotherwas on the eastern road it may avoid damage to wildlife	2
2204	The Eastern route could avoid passing the Lugg by connecting the Rotherwas crossing to Ledbury Road and a short connecting road between the A49 North of the city to the Worcester Road.	1
3171, 3245, Anon 1033, 2309	Build road to housing only	5
2345	Western road to housing estates only	1
c22, 2930	Encourage vehicle movements on A49	2
Anon1073, 3194, 2168a, 642, 1316, 330, 2648, 1797, 2933	Use old railway line in city instead & reinstate rail links to rural locations.	9
556	New roads need to be provided with safe crossings	1

2027b,	The Newtown Road bridge could be demolished and access could be provided to access to Westfields trading estate	1
1787, 2956, 3134, Anon1061	Introduce school buses	4
3117a	'Complete' Ledbury bypass instead	1
950, 1780	Two modest river crossings should be provided (Rotherwas - Tupsley/Hampton dene, Whitecross - Hunderton)	2
1780	Provide a link road connecting Wordsworth Road to Northholme Road or Beatie Avenue	1
1780,	Extend the road from Collins Business Park to Hafod Road/ Vineyard Road	1
1780	Use should be made of the existing by pass; (A417 Starts North of Dinmore Hill and passes east of the city to the A449, west of Ledbury at Preston Cross roundabout the A449 takes the traffic to the A40. which by passes Ross and then goes on to the Monmouth Road.)	1
	<b>Comments on existing roads / traffic</b>	
2133, Anon 1107, 2168, 1971, 3263, 128, 2618, 2982b, 2518a, 3080, 2289, 3013b, 1780,	Improved traffic flow/management is required prior to the implementation of a relief road	13
Anon 1090, 2027, 2027b, 128, 330, 1525, 2899, 2428d, 2618, 2979, 3016, 3050a, 1758, 3100, 3011, Anon1061, 1780,	General improvements should be made to the existing roads	17
Anon 1100, Anon1060, 1780,	Improvements should be made to existing road signage	3
2498a	More slip roads should be created to improve inner city traffic	1
1556, 2281, 1792, 1057, Anon 1096, 3216, 1641, 906, Anon 1002, 1715, 2596, 1287, 2513, 2404, 2223, 2027b, 1316, 128, 1525, 3094, 2363, Anon1061, 2709a, 1780, 2204, 3115,	Most traffic locally generated / no through traffic	26
2080, Anon 1100, 3089b, 3027a	Improved or more car parking is required	4
Anon1067, 2158, 2258, 2636, 2606a, 1057, 642, 2264, 2507, Anon 1107, 2201a, 2201b, 1216a, 3216, 3226, 2127, 2514, 1287, 2174a, 2200a, 3158, c22, 3115, 1678, 2027b, 330, 2896, 2920a, 2933, 2982b, 1332, 2563b, 1692b, 3094, 3013b, Anon1061, 1968b, 3115,	Traffic caused by school traffic/ propose staggered closing times and improved services	38
3151, 3237, 2884b, 2289, 2226a, 3001, 2599, 2545, 1780,	Need a reduction in traffic in city centre	9
2168a, 642, 2168b, 1676b, 2498a, 2168, Anon 1100, 2027b, 2930, C22, 2923, 2958, 2959, 2928,2137, 1771, 2979, 2922, 2933, 3044, 3011	Improvements should be made to the Roman Road	21
Anon1053, 2317	Improve road link to Worcester & M5	2
	<b>Miscellaneous Traffic/ Roads comments</b>	
1828	Concern that the A438 / Rotherwas addition is a non-starter; traffic cannot dissipate on the A438	1
Anon 1097	Lugwardine and the bridge over the Lugg can not take a rise in traffic.	1
556	The Hereford connect 2 Greenway should be extended to Holmer Lacy	1
Anon 1099	Inner road crossing near Bartonsham would be preferable, it included the infrastructure to link it with the road from Edgar St to Station Approach.	1

1594	The northern route between, St Nicholas Road and Munstone Road is preferred due to agricultural use of the southern route (Burcott Farm)	1
1594	The southern route between, St Nicholas Road and Munstone Road passes through unprotected gas mains, access to water supplies, drainage fields, flood risk areas and is close to new construction.	1
Anon 1097	Concern that the road will need to be extended to the A1403 due to pressures from employers at the Enterprise zone.	1
3293, 2630, 2993, 2552b, 2930, 2648, 3008a, 2384a, 2428d, 2913, 2558, 2962, 82, 2912, 2920b, 2938, 2932, 3051, 3027b, 3064, 3052, 2563b, 3039b, Anon1016, 3029, 3110, 2170b, 2731, 3108, 3129, 3116, 1748b, Anon 1054,	Need a bypass	33
C22	Concerned about deserted settlement in north	1
3203, 2174a	Needs to be a ring road	2
2027b, 330, 2930, 2923, 2958, 2933	Rail bridges should be strengthened and widened	6
128,	Improvements are needed to the Commercial Rd - Aylestone Hill / Morrisons junctions.	1
839,	Leominster does not need a bypass, as Leominster has various options for sustainable transport.	1
1768, 2895	Who will maintain the proposed relief road.	2
2791b	Edgar Street link road not needed	1
	<b>Comments on timescale</b>	
2289, 1676b, 1457b, 2940	Concern of time scale, particularly in relation to housing being built prior to roads; causing congestion.	4
2226	Housing developments should be deferred until the bypass is under construction	1
3202	Long term for completion	1
3115, 1457b,	Insufficient detail	2
1252,	The road should not hold up other developments	1
	<b>Supporting evidence</b>	
3162, 1736, 998, C09, 308, 3115, 1457b, 1316, 1780, 1457, 408, 3115,	Is there proven traffic modelling	12
1630, C09, 308, 3115, 739, 1457b, 1316, 458, 839, 1758b, 2210, 1780, 2013a, 1457, 408, 3115,	Question the evidence base and statistics	16
3115, 1457b, 408, 3115,	Disappointment that the Herefordshire Council did not take up MTRU work	4
3115, 1457b, 1316, 408, 3115,	Concern that the Herefordshire Council is holding back on implementing sustainable measures as it undermines the relief road case.	5
458, 839, 408,3115,	Evidence/ assessment needs to be transparent	4
408, 3115,	Modelling suggested by MTRU should be carried out.	2
3115, 408,	Data needs to be up to date	2
408	The Council's case for the road relies on assumptions.	1
	<b>Comments on the consultation</b>	

1123	Dog walkers, runners, and teenagers for example who use both eastern and western areas (Lugg flats and Breinton Springs) have not been consulted or considered.	1
998, 308, 3115,	lack of consultation with businesses / haulage	3
1216b, 1700, 2648, 3286, 1019, 556, Anon 1002, 2226, c44, 1997a, Anon 1086, 1216a, 2127, Anon 1009, 1641, 3251, 308, 950, 3115, 2223, 1457b, 1316, 408, 3115,	Concern over the consultation process and lack of revealed costs.	25
C09, 308, 950, 3115, 1457b, 2278, 408, 3115,	Previous opinions have not been listened to	8
1661, 3115,	More detail is needed	2
1768	HC should have consulted with National Highways Dept over a joint venture 'trunk road'	1

### Summary of responses from Stakeholders

**Herefordshire Wildlife Trust (2493)** - Trust is concerned about the proposed western relief road. Currently the exact route is still unknown but it is understood that the eastern route, through the Lugg meadows areas is not an option which is strongly welcomed.

**Cycle Hereford (408)** Oppose the relief road; the plan is regarded as unsound due to the lack of recognition of previous views and the evidence base. It is considered that the MTRU report was ignored and that sustainable alternatives have not been adequately tested. The need for the relief roads appears to be based on assumptions and out to date data.

**Here for Hereford (3115)** Do not support the proposed road, it is considered that properly promoted and funded sustainable transport measures will alleviate Herefords traffic. The evidence and data is questioned as well as the lack of testing of alternatives. Concern is raised over the impact the relief road will have on the environment, wildlife and air quality.

**Walford Parish Council (1074)** Recognise the need for a bypass around Hereford city

**Hope under Dinmore and Newton Group Parish Council (650)** Not convinced that an eastern relief road is out of the question.

**Birley with Upper Hill Parish Council (290)** Not convinced that an eastern relief road is out of the question

**Vowchurch Parish Council (1072)** Council are in favour of a relief road for Hereford

**Little Birch Parish Council (744)** Plan to finance road using money from the infrastructure levy for the whole county is questionable. Does not comply with Localism Act. Unlikely road will be built without high borrowing and financing costs. Planned house building will increase congestion.

**Wellington Parish Council (1084)** Not convinced that an eastern relief road is out of the question

**Brampton Abbots and Foy Parish Council (305)** An alternative route around Hereford is long overdue and it seems that the west side is the only possible route.

**Garway Parish Council (500)** Support the west option for the relief road

**Belmont Rural Parish Council (286)** Support the relief road in principle but concerned that the current options for the western road are unclear and result through current housing and amenity land.

**Bartestree with Lugwardine Group Parish Council (280)** Unconvinced that the road cannot be achieved close to the Aylestone ridge to the west of the Lugg Meadows. SAC is a red herring. Modern technology could overcome all objections. Enterprise Zone tips balance in favour of east route. Rotherwas to Ledbury Road will not work with school traffic and narrow bridge. Make improvements to railway bridges at Holmer and College Road.

**Breinton Parish Council (308)** Strongly object to the proposed relief road, concern is given to the lack of evidence, traffic modelling and need for the road. The Parish consider that previous views have not been listened too and consultation is required with haulage companies. Concern is given to the emotional impact the road will have on residents, the impact on the environment, areas of beauty and on the river Wye. The financing of the roads is similarly questioned and it is not considered feasible.

**Bredwardine Parish Councillor (Anon 1116)** Feels that the by-pass is essential, concerned that the proposed 2000 new homes will increase traffic. They consider that traffic needs to flow into Rotherwas from Worcester and Birmingham and a new bridge bringing traffic to the hub the county is vital for expansion.

**Hampton Bishop Parish Council (528)** Supports the western route for the relief road. It is recognised that the plans do not directly affect the parish, but notes that due to the environmental grounds the eastern route forms no part of the consultation.

**Madley Parish Council (1961)** Support the proposed western route for the relief road.

**Frome Ward Parish Council (C11)** Parishes are generally happy with the proposals contained in the latest consultation, and enthusiasm for the Localism agenda.

**Allensmore Parish Council (240)** The parish generally supports the principle of the Western relief road given the constraints of the Eastern Road, however there are concerns that a substantial amount of houses being built prior to the bridge being in place. Congestion from the south side of the city seems to be an insolvable problem with the staged building of the relief road and the lack of any extra roads from Rotherwas to the east. A park and ride facility on the A465 is supported.

**Holmer and Shelwick Parish Council (642)** The proposed western route of the relief road takes it through historic park land, which is restricted by a covenant. Residents of St Mary's park will need to be consulted. Residential expansion on the North side of Roman Road could create more congestion. If improvements were made to the road and the railway bridge the northern corridor could be unnecessary. Further research into sustainable methods of transport is advised. Difficult to understand the reluctance to develop the eastern road with more favourable connectivity with the motorways and Rotherwas.

**Fownhope Parish Council (486)** are concerned over the use of housing developers' money to fund the relief road. The benefits of the western bypass for through traffic are noted, however concern is raised over exacerbated traffic problems in the city as a result of housing development. A third crossing to the west and a "smart" traffic management system for the Asda roundabout is proposed. Short term the re-use of the rail way line for a purpose bus route, tram, park and ride, is recommended.

**Abbeydore and Bacton Group Parish Council (219)** register their support for the proposed western route to improve the traffic situation in and around Hereford City.

**Cleghonger Parish Council (366)** There is a requirement for a third river crossing but all options for sustainable transport should be considered also. Concern regarding the effect on Belmont Abbey. Disagree with the retention of an inner western road. Agreement that if a full eastern route is not possible then a should create a link to the Ledbury Road. Eastern route is shortest, near industrial estate and housing areas.

**Church Commissioners for England (1252)** Recognise the need for the road, but consider that other developments should not be held up by the road and disagree with the statement in the background paper which states that growth will only come forward following the delivery and opening of the relief road.

**Natural England (839)** do not support the relief road and call for alternative measures to be tested. NE do not agree that further development of Leominster is needed and highlight the exemplary levels of possible sustainable transport opportunities Leominster has. The NE similarly demonstrate concern over the conformity of policy H2 with the HRA.

**Woolhope Naturalists Field Club (1123)** apparent contradiction between the aspiration for the new road and the desire to improve green spaces. It is considered that the west route is intrusive and damaging. The beauty of the landscape is greatly commented on and the protection by the National Trust and interest in the land from Garden Trust is noted. Similarly in future it is likely that Belmont will be given statutory designation from the Protection Reform Bill. Infrastructure levy to pay for the new relief road is doomed as a failure. A Landscape Evaluation of Middle Wye report, recommends a thorough environmental assessment of the impact the proposal. It is also considered that the impact of the housing needed to pay for the western by-pass outweigh the advantages.

**Rail for Herefordshire (906)** the Department for Transport has not supported the by-pass because it will not solve Hereford's congestion. The recent decline in travel mileage may indicate that car trips have peaked. The strategy will spread housing across the county with which the existing infrastructure can not cope, with out the enhancement of public transport. They promote improved access to Hereford Railway Station, the provision of an integrated bus terminal and enhanced infrastructure for non-motorised trips.

**Dormington and Mordiford Group Parish Council (1521)** Feel that local views need to be given more weight. It is considered that the Eastern by-pass route should be explored following the designation of Rotherwas as an enterprise zone and the development at Hampton Bishop.

**Ledbury Ward (C44)** Disagree with the need for the relief road.

**Dinedor Parish Council (429)** Welcome the eastern road proposed by MP Jessie Norman, not the Western route. Concern over the impact the housing development used to fund the road will have on the current road infrastructure. The number of S106 agreements attached to planning permission which have still not been complied with are questioned as well as the use of Community Infrastructure Levy to fund the relief road and not for what it is intended.

**Bartestree With Lugwardine Group Parish Council (1828)** unconvinced that the outer distributor road cannot be achieved close to Aylestone Ridge, to the West of the Lugg Meadows and consider that the SAC is a red herring as it applying to the River Wye which needs to be crossed whichever route is used. Modern technology could be used to overcome objections. An Eastern route would spare the city and emissions would have more space to dissipate. The Western route is much more intrusive in the landscape and due to the Whitecross development being withdrawn. The Enterprise Zone tips the balance in favour of an Eastern route. The A438/Rotherwas addition is a non starter, as traffic cannot dissipate on the A438 due to the two schools, narrow widths, dangerous bridges and other highway restrictions.

**Fownhope Local History Group (485)** doubtful that sufficient development will be generated finance the road. The need for a second crossing to access Rotherwas is recognised as long as it is combined with improvements to public transport, cycling and pedestrian provisions. It is considered 'absurd' to use limited developers contributions to provide a link from the Abergavenny Road to join the Rotherwas link at the A49.

**The Bulmer Foundation (1019)** Are concerned by the failure of the RPO to address the public rejection of the road, and the recognition of the preference for more sustainable alternatives. Commitment by the LDF is sought to improve cyclists and pedestrian safety by relocating road space. Energy reduction should be of greater priority in the LDF and the need for more transport facilities to rural areas is also highlighted.

**Peterchurch Parish Council (882)** Highlight the need to improve transport links particularly at times for commuters.

**Herefordshire Ramblers (556)** question what measures will be put in place to increase bus, use and cycling in the city. Concern over the protection of Rights of Way and propose that the S106 budget must be used on PRoW's. Rural landscape should also be protected. Rural sustainable travel options should be improved, and emphasis is made on the provision for cycling facilities in and around the city (Park & Cycle.) Hereford Connect 2 Greenway must be extended. Safe road crossings should be provide. The link between sustainable travel and health needs to be promoted.

**Local Mencap Herefordshire (613b)** Highlight the need for cheaper travel for people with learning difficulties who are travelling to low paid employment. Sustainable transport should also be promoted but, it is understood that people will not leave their cars if they aren't assured that toilet facilities are provided. Disabled people also need to be assured that facilities are fully accessible.

**Herefordshire and Worcestershire Earth Heritage Trust (578)** No mention of protection of the important geodiversity features which cross along the western route.

**Highways Agency (HA) (638)** recognise the importance of the relief road to the Core Strategy and believe it is vital to consider the matter of possible trunking and de-trunking. If the HA is asked to trunk the road a pre-requisite will be that any departures from standards will have to be identified and secured in the early stages of design. The impact and need for transport links to the newly formed Enterprise Zone should be considered. Any links to the EZ should not be seen as a substitute for the Western Relief Road. It is recognised that the possible provision of additional transport links requires a more detailed assessment.

**Environment Agency (460)** No objection to the inclusion of the relief road in the revised preferred options but the design and exact location of the proposal needs to take full account of flood risk. Welcome discussions within the Stage 2 Assessment. Need to consider the wider impacts of the SAC in conjunction with Natural England. Potential water abstraction/Source Protection Zone issues on the west and close to public water supply for Hereford City. These are manageable subject to appropriate mitigation at design stage.

**Holmer and Shelwick Parish Council (642)** Feel the eastern route outweighs the western route on all counts. West is unviable on cost alone. Lugg meadows can be conserved with sensitive construction of any road. Not enough attention given to alternative transport modes to alleviate traffic congestion.

**Hope under Lyde Parish Council (1822)** General consensus is that a complete relief ring road would eventually be ideal, with a new river crossing adjacent to Rotherwas and an eastern road constructed prior to any residential development. Parish Council agree with Jesse Norman's letter and 'eastern route plan' – excellent common sense.

**River Wye Preservation Trust (1410)** Pleasued the Council has recognised the nature conservation significance of the river Lugg and the Lugg Meadows. Design and costings should create a linear corridor for landscape and biodiversity enhancements. Design should minimise any direct road drainage to watercourses and exemplary practice on the Wye. Priority to sustainable transport modes as increase in car journeys will defeat the aims.

**Country Land and Business Association (363)** CLA agree that a relief road is needed to boost the rural economy and keep the county competitive.

**Stretton Sugwas Parish Council (998)** Strongly object to that western relief road due to transport modelling not undertaken regarding the decrease in housing, no consultation with the haulage companies, no modelling of sustainable transport options alone, no indication of costs and financing, blight cause to residents, effect on Wye Valley National walking trails, concern regarding relief road or bypass and unlikely to be delivered within the plan period.

**Herefordshire Friends of the Earth (492)** failure to acknowledge opposition to its road plans and failure to present a sustainable reasonable and effective package as an alternative to road building. Enclosed a copy of the MTRU report on Sustainable Travel for Hereford.

**English Heritage (458)** The importance of careful and transparent assessment of the historical and environmental impact is considered vital. A strong policy framework on the phasing of development and associated infrastructure provision is needed. Concern about the assessment process for the preferred corridor for the relief road; transparency in assessment is requested. Integrated travel with sustainable travel options are similarly regarded as vital.

**Woodland Trust (1122)** Preferred route includes the Trust's 3 hectare millennium wood site Drovers Wood in Upper Breinton. Concerned regarding the fragmented ancient woodlands at Belmont Abbey, Belmont Hotel and Tuck Mill. Route could run adjacent to Credenhill wood and we oppose any development which would degrade or effect its setting. Plus concerned about the potential effect of any eastern route on the Lugg Meadows.

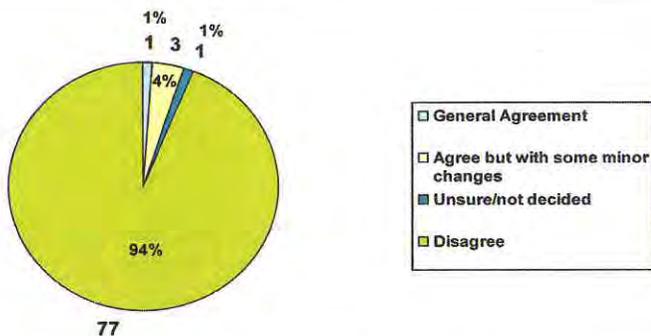
**Burghill Parish Council (330)** Concerns regarding contamination of City's water inlet due to proximity of river crossing and also Herefordshire Council's efforts to remove covenant relating to agricultural use of St Mary's Park. Propose further improvements to road network in Holmer area and to North of city this would negate need for Northern Corridor. Insufficient consideration has been given to all transport options, such as park and ride, cycle routes, and staggering school times. Suggests investigating reopening rail links to rural locations. Supports Eastern relief road in the current economic climate due to the perception that it will cost less, and has better links to motorways and Rotherwas area.

**Hereford Access for All (548)** Committee will be pleased with any relief road.

**Core Strategy Topic - Hereford Relief Road - Southern Corridor A49 to A465**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	1	1
Agree but with some minor changes	3	4
Unsure / not decided	1	1
Disagree	<u>77</u>	94
<b>Total</b>	<b>82</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
2160, 2160c, 2160b, 2594a, 2862, 2872, 2868, 2345b, 2594b, 2854, 2345, 2850b, 2850a, 2863, 2864, 2846, 2865a, 2860, 2867, 2874, 2876, 2266, 2849, 2865b, 2866, 2866a, 2161, 1580, 2125, 2272, 2245, 2320, 2451, 2875, 3168, 2858, 288, 2451, 2201b, 2298, 2404, 2201a, 2850, 2204	Amended route affects more residents than original 'Amey route'	44*
2218, 1635b, 2160, 2160c, 2160b, 2862, 2871, 2594b, 2850b, 2850a, 2861, 2860, 2851, 2869, 2870, 2874, 2876, anon1032, 2865b, 2866, 2125, 2272, 2245, 2320, 2451, 3168, 3169, 2858, 3170, 2451, 286, 2850, 2204, 2594a	Support SC2 route	36
2218, 2873, 2868, 2345b, 2345, 2850b, 2861, 2848, 2205, 2864, 2865a, 2870, 2266, 2849, 2866, 2866a, 2125, 2272, 2245, 2320, 2451, 2875, 3168, 3169, 2858, 288, 2451, anon1033, 2298, 2404, 2409, 286, 2374, 2204	Negative effect on Belmont Abbey	34

1635b, 2160, 2160c, 2160b, 2594a, 2862, 2872, 2868, 2345b, 2594b, 2850b, 2850a, 2861, 2865a, 2860, 2867, 2851, 2876, 2266, 2849, 2866, 2161, 2125, 2245, 2451, 2875, 2858, 2451, 2404, 2409, 2850, 1122	Negative effect on ancient woodland / Hayleasow wood	31*
3245, 2218, 2218, 1635b, 2868, 2345b, 2854, 2850b, 2861, 2205, 2864, 2266, 2849, 2866a, 2245, 2320, 2875, 3168, 3169, 2858, 288, 2451, anon1033, 2201b, 2201a,	Negative effect on Abbey fields playing field	30
3171, 1635b, 2160, 2160c, 2160b, 2872, 2871, 2345b, 2857, 2854, 2345, 2850b, 2850a, 2863, 2846, 2865a, 2867, 2851, anon1032, 2865b, 2161, 1580, 2320, 2538, 2298, 2850, anon 1106	Lack of consultation with residents	27*
1635b, 2160, 2160c, 2160b, 2872, 2871, 2857, 2594b, 2854, 2850b, 2861, 2863, 2851, 2853, anon1032, 2313, 2386, 2538, 2803b, 3170, 2298, 2850, 2204, anon1106, 2594a	Information in local searches does not mention road proposal	25
3245, 2218, 1635b, 2594a, 2873, 2872, 2871, 2345b, 2594b, 2345, 2850a, 2851, 2866, 2866a, 2320, 2451, 3170, 2451, 2409, 2850	Impact upon residential amenity; noise, light, air pollution	22
1635b, 2160, 2160c, 2160b, 2594a, 2345b, 2594b, 2854, 2345, 2850b, 2848, 2205, 2865a, 2851, anon1032, 2538, 2298, 2850, 2204	Rationale of Amey Study ignored	19*
1635b, 2160, 2160c, 2160b, 2862, 2854, 2850b, 2861, 2846, 2865a, 2860, 2874, 2865b, 2161, 2538, 2850	Affect on National Sustrans Cycle Network (section 46)	16*
2218, 1635b, 2160, 2160c, 2160b, 2862, 2872, 2868, 2850b, 2861, 2846, 2867, 2849, 2865b, 2404, 2850	Effect on Belmont/Haywood Country Park / pools	16
2218, 2868, 2345b, 2345, 2848, 2864, 2870, 2849, 2866, 2245, 2451, 2875, 2451, 2204	Effect on Woodfield Gardens	14
1635b, 2160, 2160c, 2160b, 2862, 2850b, 2850a, 2864, 2865a, 2867, 2161, 2451, 2451	Effect on wildlife / nature conservation	14

3171, 2218, 2871, 2868, 2850b, 2853, 2866a, 2313, 2803b, 2875, 3170, 2404	Detrimental effect on the local landscape	14
3245, 2871, 2345b, 2594b, 2855, 2345, 2861, anon1032, 2865b, 2866, 3170, 2451, 2850, 2594a	Detrimental effect on property value	14
1635b, 2857, 2854, 2850b, 2850a, 2205, 2313, 1580, anon1011, 2852, 3170, 2404, 2850	Information / maps difficult to understand	13
2868, 2345b, 2345, 2848, 2866, 2866a, 2245, 2451, 2451, 2298, 2204	Effect on St Michaels' Court	11
2218, 2868, 2345b, 2855, 2849, 2866a, 2875, 2201b, 286, 2201a	Effect on Belmont Golf Course	10
1635b, 2160, 2160c, 2160b, 2850b, 2863, 2538, 2850	No planning grounds for change to route	8
3171, 2853, 2856, 2313, 2386, 2803b	Support original bypass route	6
2594a, 2873, 2345b, 2594b, 2345	No environmental assessments undertaken	5
2862, 2594b, 2850a, 2863, 2594a	Rationale of Arney Study ignored	5
3171, 2856, 2386, 2803b	Safeguarded 'Bypass' route follows contours better	4
3171, 2313, 2803b, 2852	Effects on Haywood Lodge and its setting	4
2855, 2313, 2013a, 2850	No indication of protection of heritage assets	4
2854, 2451	SC2 route has less impact	2*
2218, 2205, anon1033	Effect on number of listed buildings on Belmont Abbey Estate	3
1635b, 2861, 2874	Effect on bridleways	3
3171, 2857	Conflict of interest	2
2862, 2860	Greater engineering costs (railway line)	2
2853, 2313	Effect on Beech Grove	2
2848, 2864	Effect on Henley Lodge	2
2218, 2855	Effect on Belmont Lodge	2
2850b, 2313	Effect on The Green, Ashley Cottage and Merry Cottage of original route	2
2404, 1000	Loss of agricultural land (grade1)	2
2855, 2864	Effect on businesses in Belmont	2
2856	Object to SC1/2 lines	1
458	English Heritage have not been involved in the process	1
2313	Alternative route suggested	1
2313	Grafton village so distance from routes	1
2205	Prefer outer corridor	1
2850	Effect on Merry Hill farmhouse	1
343	Welcome the alignment adjustment	1
3249	Effect the setting of Grafton Grange	1
366	Southern corridor required to make park and ride viable	1
2850b	Effect on Grafton wood	1

Two petitions were received regarding the southern corridor. The issues raised have been reflected within the schedule as an \* but please note the section below which highlights the details of these petitions.

e-petition - 'We the undersigned petition the council to re-consider the action you have taken to revise the route of the proposed bypass where it passes Grafton (Hotel) and Haywood Lodge (B4399 to Belmont Abbey.' This petition include 110 names.

Paper petition - 'We the undersigned petition the council to re-consider the action you have taken to revise the route of the proposed bypass where it passes Grafton (Hotel) and Haywood Lodge (B4399 to Belmont Abbey.' This petition included 50 names.

### **Summary of responses from Stakeholders**

English Heritage (458) Concern regarding the assessment and its treatment of the historic environment and heritage assets and their settings. Assessment should be fully transparent. English Heritage has not been involved in the assessment process.

Woodland Trust (1122) South west sections will bisect Newton Coppice resulting in loss of ancient woodland. This must be protected from the direct and indirect effects of development.

Belmont Parish Council (286) If a western route is proposed we support the route which is furthest to the west, thus providing the least disruption to homes at Belmont Abbey and the Belmont Golf Course.

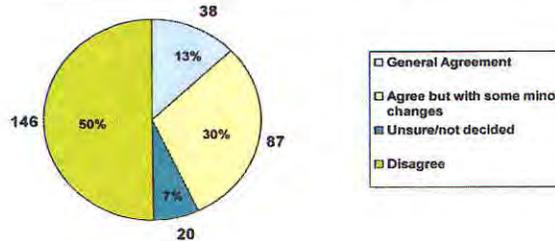
Clehonger Parish Council (366) Southern section would be required to make a park and ride viable. School transport should be examined.

CPRE (343) welcome the adjustment to the south-west alignment. Route will still seriously adverse impact on the historic parkland and setting of listed buildings at Belmont and the Wye riverside landscape. Further adjustment would be essential if the road was to go ahead.

**Core Strategy Topic - Hereford Urban Expansion**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	38	13
Agree but with some minor changes / concerns	87	30
Unsure / not decided	20	7
Disagree	146	50
<b>Total</b>	<b>291</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
<b>General</b>		
<i>General support</i>		
3053, 2934, 2925, 2923, 2525, 2546, 2516, 2928, 2885, 2935, 1797, 2512, 3010a, 3012b, 3126, 3112, 841, 3123, 1748b, 2180a, 3135, 839, 3268, 3156, 2380, 2428d, 2928,	General agreement	27
3049, 2955, 1782, 2941, 2460, 3070, 2728b, 2648, Anon 1038, 3274, 1551, 3083, 2289, 3048b, 2518a, Anon 1016, 3039b, 2350, 3036, 3038b, 2504, 1884, 3062, 3043, Anon 1044, 3117a, 3130, Anon 1058, 2709b, 2709a, 1349, 2317, 3103, 2125, 1239, 3134, 2156, 1608b, 2027, 560, 3121, 3131, Anon 1062, 2403b, 3267,	Agree but with some minor changes / concerns	45
3064, 2957, 2942, 2904, Anon 1003, 3095, 3087, 3088, 1547, 3074, 3034, 3052, 3050a, 3210, 3102, 1287b, 2113b, 3116, 2151a, 2225a, 2225b, 2361, 2180b, 1457,	Unsure / not decided	23
1208b, 2207b, 3059, Anon 1045, 3065, 2982b, 3018, 3016, 3048a, 3010b, 3072, 2930, 2943, 3090, 3085, 3027b, 3038a, 3026, 3077, 3075, 3051, 2728a, 2552b, 2199, 2991, 2407b, 2961, 2944, 2939, 2895, 2524, 2427, 2383, 2963, 1771, 3100, 2170b, 2611, 2239, 2363, 2207a, 3013b, 3091, 3093, 3094, 3110, 3080, 3106, 3107, 3058, 1608a, 3076, 2153, 3078a, 3027a, 1913a, 3029, 2519, 2555, 1524, 1692a, 1692b, 2563b, 1332, 2395b, 2356b, 2518b, 2162, 1758, 2151b, 2151a, 2303, 3050b, 2170, 3096a, 3044b, 3060, Anon 1048, 3012a, 3045, 3108, Anon 1057, 3114a, 3105, 3100b, 1344, 2293, 3122, Anon 1061, 3125, 2291a, 3128, 1712, 1855, 2201a, 1748, 2236, 3132, 2210, 1588, 3133b, 3133a, 2291, 1640, 1758b, 2731, 3136, 2414, 1968, 3011, 2521b, C40, 330, 757, 2113a, 3127, 1968b, 2695, 2334, 3002, 1239b, 2403a, 2278, 2147, 2361, Anon 1054, 1211, 1525b, 1561b, 3115, 2522, 1561, 2552a,	Disagree	133
3085, 3064, 3038a,	Unsure about the housing plans	
<i>Views on Hereford</i>		
2236	Hereford is too big already.	1

998, 3065, 2407b, 1551, 2289, 2555, 3125, 2317, 2125, C40, 2027, 2151a, 2334, 2403b, 2522, 1561,	Growth rate is too rapid; needs to be paced, needs to meet demand.	16
3018, 2552b, 2407b, 2935, 3100, 1551, 3095, 2207a, 1692a, 1692b, 3108, 3126, 3133b, 1968, C40, 2027, 757, 1698b, 2278, 1561, 839,	Consideration for the environment and rural Herefordshire.	20
1968, 3011, 2278,	The proposed expansion will ruin local community spirit.	3
3133b, C40, 757, 1698b,	Tourism should be encouraged, supported.	4
C40, 1968b,	People are attracted to the quality of life Hereford offers, expansion will deter this.	2
2156,	House building should be in line with the rest of the West Midlands.	1
<b>Infrastructure</b>		
2207b, 3059, 3065, 2982b, 3016, 3048a, 3027b, 3070, 2955, 2930, 2943, 2939, 2363, 3013b, 3094, 3110, 3107, 3058, 1608a, 3027a, 1913a, 2563b, 3038b, 1726, 2518b, 3050b, 2170, 3130, 3105, 1344, 2293, 3120, 3122, 2291a, 3128, 1855, 2201a, 1748, 3134, 1758b, 2414, 560, 757, 2113b, 3116, 3127, 1698b, 3002, 2147, 2361, 3135, 1561b, 1457, 3115, 2522, 1561,	Concern over the lack of infrastructure.	57
2220a, 2513, 3156, 1676, 2148, 2523, 1768, 2618, 3046, 2791b, 733, 3077, 3070, 2934, 2460, Anon 1038, 2611, 1547, 3034, 2512, 1884, 3050a, 3044b, 1712, 3103, 3102, 1608b, 757, 3121, 3123, 3127, 3131, 1748b, 2552a,	Need additional infrastructure first.	34
2524, 2939, 2427, 2963, 2239, 3110, 3080, 2153, 3027a, 1913a, 3029, 3045, Anon 1057, 3105, 2293, 3122, 3128, 1748, 2125, 3134, 1758b, 1698b, 1211, 3115, 2522, 2552a,	Concern over the burden on services.	26
3090, 3077, 2460, 1712, C40, 757, 3268,	Improvements are needed to transport	7
642, 2962, 2215, 3008a, 2933, 3059, 3027b, 3038a, 2199, 2961, 2383, 2170b, 3091, 3080, 3058, 1608a, 3078a, 3027a, 3029, Anon 1016, 3036, 3050b, 3044b, Anon 1048, 3045, 3114a, 3100b, 1344, 2293, 3122, 3128, 2201a, 2210, 3133a, 3134, 3011, c40, 330, 560, 1525b, 2522,	Concern regarding increased traffic levels	41
2226a, 2523, 2460, 2939, 2611, 3013b, 1608a, 1913a, 3029, Anon 1016, 3036, 3044b, 3122, 2125, 1608b, C40, 560, 1698b, 2361,	Concern over school provision.	19
2226a, 998, 2148, 2520b, 2937, 2982b, 3018, 3016, 2460, 2943, 2939, 2239, 3013b, 1608a, 1913a, 3029, 3036, 3050a, 3044b, 3045, 3105, 2293, 3122, 3128, 1712, 3134, 1758b, 2414, 1608b, 560, 1698b, 1239b, 2278, 1211, 1525b, 156b, 3115, 2522, 2552a,	Concern over the burden on health services.	39
998, 2520b, 2189a, 2460, 2493, 1608a, 1913a, 3050b, 3050a, 3044b, 3105, 3122, 3128, 1855, 3102, 3134, 1758b, 16080b, C40, 330, 757, 1698b, 3131, 1561b, 1457, 3115, 2552a,	Concern about water and sewerage infrastructure	27
642, 757	Concern regarding drainage issues	2
2427, 3013b, 3134,	Concern over burden on the emergency services (inc policing / fire service).	3
2518a, 3036,	Local resources need reviewing.	2

3093,	We need other services such as homes for elderly, youth services etc	1
<b>Employment</b>		
2200a, 1241, 2354b, 1728, 998, 1525, 1768, 2539, 2989, 2989, anon1052, 3085, Anon 1045, 3048a, 3038a, 3077, 2934, 2895, 2524, 2611, 3013b, 3107, 3058, 1608a, 2153, 3034, 2519, 1524, Anon 1016, 2395b, 2350, 1758, 2151b, 3052, Anon 1048, Anon 1044, 3117a, 3130, 3114a, 3105, 2293, 3122, Anon 1061, 3125, 2291a, 1712, 2317, 3103, 3132, 2125, 1640, 3136, 2414, 1608b, C40, 560, 2113a, 3116, 2334, 1748b, 2361, 2180b, 2180a, 151b, 3115, 2522, 1561,	Concerned about employment levels to support new homes	67
<b>Housing</b>		
1287, 82, 2148, 1787, 3290, 2889b, 2557, 2544, 2614, 2974, 3056, 2913, 2428e, 2912, 2898, 3090, 2207b, 3059, 3018, 3051, 2943, 3010b, 2407b, 2939, 2524, 3100, 2170b, 1551, 2239, 2207a, 3013b, 3091, 3094, 3110, 3106, 3058, 3074, 2153, 1913a, 2555, 1524, 1692a, 1692b, 2563b, 2365b, 2303, 2170, 3096a, 3060, Anon 1048, 3012a, Anon 1057, 3105, 1349, 2293, 3122, 3125, 2291a, 1855, 2201a, 1748, 2236, 2125, 1640, 1758b, 2731, 3136, 1608b, 330, 3116, 251a, 3127, 1698b, 2695, 2334, 3002, 3131, 2403a, 2225a, 2225b, 2361, 2180b, 1211, 1561b, 3115, 2522, 1561,	Concerned about the level of housing	87
1797,	More housing is needed.	1
1332, 3044b, 2521b, 2278,	More housing is needed in central Hereford	4
3039b, 3116,	Housing should be in different areas	2
1525, 2189a, 2920a, 2558, 2602, 2901, 3026, 3072, 1208b, 2885, 3095, 3083, 3088, 3110, 1547, 3074, 3034, 3062, 3010a, Anon 1044, Anon 1058, 1349, 3102, 2156, 2291, C40, 330, 560, 757, Anon 1062, 2225a, 3135, 1457, 3115,	Need affordable housing.	34
2516, 3094, 2151a, 2303, 2291, 1640, 2151a, 2334,	Housing for local need.	8
2460, 3093, 560,	Housing for the elderly is needed.	3
2930, 2925, 2350, 2709b, 2027, 330, 2934, 2930, 2925, 2728b, Anon 1038, 1771,	Housing needs to be near employment	12
548	Homes should include accessible accommodation	1
2239, 2524, 3107, 3048b, 3043, Anon 1057, 1640, 2225b, 2180b, 2180a,	Concerns over who the new housing will attract.	10
2225b,	Do we need the proposed level of housing if the government reduces migration	1
2955, 2942, 2552b, 2935, 3095, 3096a, 2291, C40, 2027, 560, 757, 3127, Anon 1062,	Housing developments should be widespread not concentrated housing estates to allow a more organic growth.	13
1551,	The council needs to be more stringent with developers over the type of housing produced.	1
3267	Less flats and houses with gardens.	1
3267	Housing estates should have less cul-de-sacs to allow traffic to flow.	1
2935,	Housing should be good quality and well spaced	1
anon1037	Housing should include self builds.	1
757,	Housing development should use local services / builders.	1
2403a,	Too much housing proposed for the North West sector of Hereford	1
<b>Rural housing</b>		
2923, 1782, 2928, 2504, 3011, 757,	Rural housing can support local services.	6
3106, 2504, 2210, 3011,	Housing should be dispersed into rural areas / Market Towns.	4

2943, 2278,	Concern in relation to the level of housing in rural areas.	2
2961	Housing in rural areas will lead to increased car use.	1
<b>Development Land</b>		
3075, 2728b, 2956, 2944, 3100, 2207a, 3087, 2162, 3010a, 1588, 2156, C40, 2027, 757,	Greenfield and agricultural land should not be developed.	14
3210, 2424, 2978a, 2904, 2552b, 2648, 3087, 3106, 3076, 2210, 2027, 2334, 1748b, Anon 1054,	Brownfield sites should be developed.	14
988, anon1072, 2918b, 1779c, 757, C40	Concern over loss of agricultural land.	6
2619, 2974, 3049, 3076, C40, 1748b,	Empty properties should be developed first.	6
757,	Concern over the addition of the possible windfall	1
<b>Environmental issues</b>		
3257, 839,	All homes should be built with water and energy harvesting measures.	2
1208b, 1551,	All housing should be low carbon.	2
2648, 1332, 3268,	Sustainable transport should be promoted.	3
578	Need to safeguard minerals	1
578, 3131,	Should not development in the flood plains	2
2520b, 1855, 3134, C40, 330,	Concern about river pollution.	5
2383, 3094, 1855, 1968, 2521b,	The plans are not sustainable.	5
839	Growth policies need to place strict specific requirements on developers to deliver the highest achievable standards of water use	1
839	Development should contribute towards long term reduction in phosphate use.	1
1457,	Not sufficient details	1
<b>Financial issues</b>		
2384a, 2991, 2895, 3274, 2239, 3110, 1758, 2151a, Anon 1061, C40, 757, 2151a, 2278a,	Concern regarding the need to build houses to pay for the proposed relief road.	13
2147	Development should not be based on financial gain	1
2427,	Concern over the depreciation in house values due to developments.	1
2944, 2153, 2555, 2563, 2709a, C40, 2027, 3127, 3115,	Concern over the lack of regard for the economy	7
3112,	Developer money should go towards hospitals as well as the relief road.	1
<b>Consultation / Plan issues</b>		
2899	Development should be directed to areas with good public transport.	1
1692a, 1692b, 2151b, Anon 1058, 2709a, C40, 757,	Concern over the evidence for the proposed housing numbers	7
1588,	The Councils presentation at the public meeting was too long and did not allow for enough question time.	1
1287b, 2278,	The proposal needs more thought.	2
2728a, 2278,	Contrary to the wishes of residents	2
2514, 2640a, 998, 2509, 21478, 1208b, 3026, 3058, 2395b, 1758, 1239, 560, 2147, 2225a, 1457, 3115,	More detail is need; especially affordable housing.	16
C40, 757,	More detail of the proposed sites is needed	2
<b>Miscellaneous issues</b>		
560,	Continued commitment to allotments is requested.	1
2544	No development on Widemarsh Common.	1
998, 2407b, 3106,	Concern regarding level of growth to north west.	3
2521b,	A site is proposed on Aylestone Hill which could deliver 150 homes.	1
3016,	Edgar Street will not cope with extra housing.	1
2939,	Oppose the amount of housing proposed in Burghill	1
757,	Oppose the amount of housing proposed in Bulling hope (West of Hoarwithy) site.	1

c22	Rugby Club application should be deleted from requirement figures	1
<b>Lower Bullingham</b>		
3167	Strongly opposed to Ross Road development	1
3167	Support development along Rotherwas Relief Road	1
2380	Concerned about Lower Bullingham and lack of facilities in south Hereford area.	1
2226b, 2376, 2973, 2977, 1796, 2922, 2926	More development in south to support Rotherwas	7
3016	Oppose the amount of housing proposed in Lower Bullingham	1
560,	Development needs to be supported by sustainable transport.	1
757,	Concern over the effect on infrastructure in Lower Bullingham from the Bullinghope (West of Hoarwithy) development	1
839,	Welcome the weight given to the landscape impacts of the Whitecross Development	1
757,	Query over why the Whitecross development was dropped in favour of the Lower Bullingham development.	1
757,	Concern over the traffic congestion	1
14 respondents		
<b>Holmer West</b>		
c22, 2960, 2963,	Holmer west site was defended at UDP inquiry	3
841	Support this proposal	1
c22	Concerned about flooding at Holmer west	1
c22, 2978b, 2378, 2376, 1796, 330,	Encourage car journeys to Rotherwas	6
839	Welcome the weight given to the landscape impacts	1
c22, 2979	Concerned regarding level of growth current and proposed on infrastructure - sewerage capacity	2
1658, 2427, C40,	Concern about traffic levels	3
2427,	Extra policing will be required	1
2427, 3060,	Concern over the level of traffic on Roman Road	2
2278, 2728a,	Loss of agricultural land	2
anon1053, 2460	Concerns regarding school capacity	2
3274,	Support the reduction in housing numbers	1
560,	Development needs to be supported by sustainable transport.	1
C40, 330,	Concern over the scale of the Holmer West development	2
2934, 2945,	Holmer west should <b>not</b> be rejected	2
c22, 2407b, 2939, 2963, 3106,	Holmer west site should be rejected	5
26 respondents		
<b>Three Elms</b>		
3167, 3106, C40, 3075, 2407b	Strongly opposed to Kings Acre Road	5
3167, 841, 659	Support development on Three Elms Road	3
460	Proximity to Source Protection Zone (Three Elms)	1
998	Concerned about the reintroduction of the Whitecross site at a later stage	1
c40,	It is not considered that another school is needed in the area	1
998	Western area housing is not sustainable	1
1658, C40	Concern about traffic levels	2

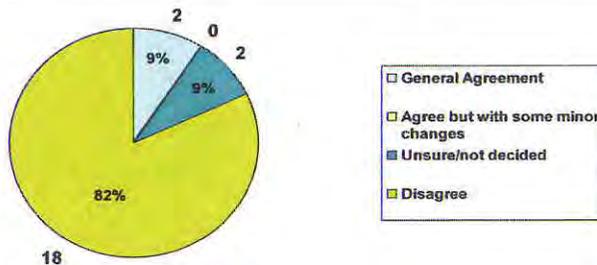
1379	<p>The plan could be considered unsound. Areas on the eastern edge of Hereford City are designated under the UDP as mineral safeguarding areas. National policy on this states that mineral resources should be protected from sterilisation which would not be the case should the urban extension proceed. Due the presence of the mineral safeguarding area, further studies and evidence is required that the development would not sterilise the resource. Should significant minerals be identified then the local authority should seek to extract such resources before the development proceeds.</p>	1
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11 respondents
<p><b>Summary of responses from Stakeholders</b></p> <p>Herefordshire and Worcestershire Earth Heritage Trust (578) flood alleviation scheme will do little to alleviate flooding. Should not use floodplains for development. Minerals should be safeguards in Three Elms, Holmer west and Whitecross.</p> <p>Environment Agency (460) It is essential that all appropriate measures are taken to ensure the protection of underlying aquifer at Three Elms</p> <p>Holmer and Shelwick Parish Council (642) Concern regarding drainage and the increased traffic on Roman Road from Holmer west site.</p> <p>Stretton Sugwas Parish Council (998) Homes proposed for the western areas are not sustainable and unwarranted due to lack of water and sewerage infrastructure, rate of growth too rapid, concern regarding the level of affordable homes, not realistic or achievable, concerned. Whitecross site will be reintroduced later, too much development with Holmer and Three Elms, loss of agricultural land, concern regarding NHS beds capacity, need sustainable transport in place, concern regarding employment levels.</p> <p>Burghill Parish Council (330) The council acknowledges the need for affordable housing for young families but, is concerned with the intensity of housing proposed in Three Elms and Holmer West. It is considered that locating housing away from employment will increase traffic. The sewerage, water capacity and impacts on the river Wye is queried. Housing needs to be more dispersed and affordable.</p> <p>Lower Bullingham Parish Council (757) more detail is required regarding the proposed sites. The inspectors reasons for refusing the Buillinghope proposal would similarly apply to Lower Bullingham. Concern is given to the site to the West of Hoarwithy for 300 houses which, in addition to the 1000 houses at Lower Bullingham would create a burden on infrastructure and resources. Traffic congestion in Lower Bullingham is a serious concern. In the view of the Parish Council the LDF does not fit comfortably with the Herefordshire and Shropshire Housing strategy.</p> <p>Hereford City Council Planning and highways committee (560) Supports the principle of new building and recognise the need for affordable housing. The Committee feel it is important to control piecemeal development of larger residential sites identified in Lower Bullingham and Holmer. It is also felt that the sites needs to be supported by effective sustainable transport. The committee request that the plan considers suitable housing for the aging population.</p> <p>Here for Hereford (3115) Object to the level of proposed growth. More detail on affordable housing, employment prospects and how infrastructure will increase to meet requirements is needed. Concern is also given to the lack of consideration of the economy.</p> <p>Natural England (839) has no issues regarding the proposed housing numbers and location. The consideration of the impacts on the landscape from the Holmer and Whitecross developments is supported. Natural England propose specific requirements be placed on developers to achieve the highest level of sustainable water use and a contribution to long-term reductions in Phosphate levels.</p>

**Core Strategy Topic - Bromyard**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	2	9
Agree but with some minor changes	0	0
Unsure / not decided	2	9
Disagree	18	82
<b>Total</b>	<b>22</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
948 322	The urban extension at Hardwick Bank should be able to accommodate more dwellings.	2
948	Concern over the references to windfall levels (October 2011 Background Paper) as it is not appropriate to make reliance on windfall levels in trajectory planning for housing delivery between 2011 and 2023.	1
322	Need additional flexible industrial land close to Bromyard for a better relationship with the town	1
322 1183 C13	Disagree with proposals for employment land at Linton as its relationship with additional growth in Bromyard is questionable	3
322	There should be cul-de-sac style developments in the Hardwick Bank site.	1
322 1183 C13	The Hardwick Bank development should include a new road which links to the Tenbury Road	3
322 1183 3294 C13	The UDP Porthouse Farm Housing allocation should return to employment land	4
322 1183	New housing on the Porthouse Farm allocation site will jeopardise adjacent employment land uses	2
322	Roads should be better maintained with careful attention to accident spots, and areas of congestion	1
3294	There should be more focus on delivery of plans	1
C13	Hardwick Bank proposals are generally acceptable	1
2651	Linton Court near Bromyard should be included within the settlement boundary of Bromyard	1
2651	Linton Trading Estate is a sustainable site for new employment development	1

**Summary of responses from Stakeholders**

**Brockhampton Group Parish Council**

Bromyard should be able to accommodate more dwellings. New housing on the Porthouse Farm allocation site will jeopardise adjacent employment land uses. The UDP Porthouse Farm Housing Allocation should return to employment need additional industrial land with a better relationship with the town than Linton. Disagree with proposals for Linton as an employment site. Hardwick Bank should include a new road that runs from the A44 down to Tenbury Road

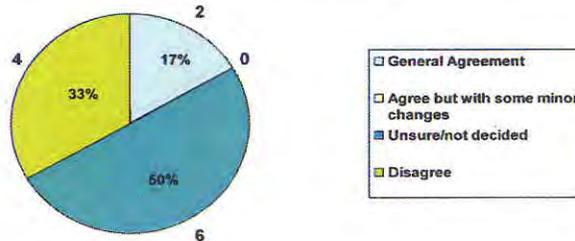
**Bromyard and Winslow Town Council**

Disagree with proposals for employment land at Linton as its relationship with additional growth in Bromyard is questionable. The Hardwick Bank development should include a new road which links to the Tenbury Road. The UDP Porthouse Farm Housing allocation should return to employment land. New housing on the Porthouse Farm allocation site will jeopardise adjacent employment land uses

**Core Strategy Topic - Kington**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	2	17
Agree but with some minor changes	0	0
Unsure / not decided	6	50
Disagree	4	33
<b>Total</b>	<b>12</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
3210c	Kington's housing targets should be increased to reflect past completion rates.	1
3210c	Kington's housing targets should be increased to support local services and sustain its role as a market town	1
1175	Support for no strategic sites in Kington	1
1175	No support for development on greenfield land	1
1175	Kington is likely to have small windfall developments therefore a mechanism is needed to capture affordable housing contributions	1
1175	A Housing Needs Survey is needed for Kington	2
1792		
1175	Kington sewerage system has no spare capacity	1
1175	Infrastructure should be in place to ease the pressures on local service as a result of new development	2
1792		
1175	Lack of employment opportunities in Kington is a problem	1
1792	Question how 200 windfall sites can be accommodated within the town	1

**Summary of responses from Stakeholders**

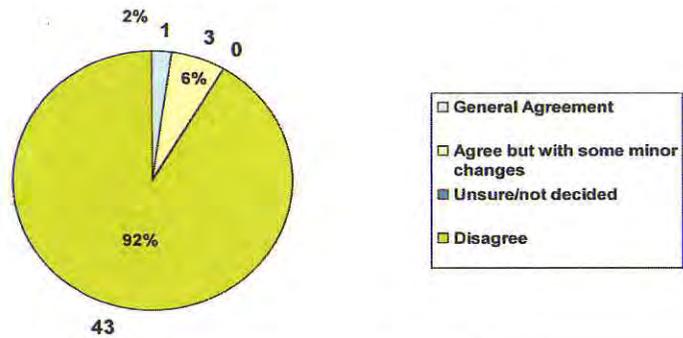
**Kington Town Council**

Supports the Plan to have no strategic housing sites in Kington over the Plan period. No support for development on greenfield land. Kington is likely to have small windfall developments therefore a mechanism is needed to capture affordable housing contributions. A housing needs survey is urgently needed for Kington. Kington sewerage system has no spare capacity. Lack of employment opportunities in Kington is a problem.

**Core Strategy Topic - Preferred Option for Ledbury**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	1	2
Agree but with some changes	3	6
Unsure / not decided	0	0
Disagree	43	92
<b>Total</b>	<b>47</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
3235, 3186, 3143, 2835b, 1600, 3161, 1599, 2625, 2034, 3153, C44, 2647, 3277, 1191, anon 1121	Should focus on new, good quality jobs first, not new homes	17
3235, 3186, 2835b, 1955, 1571, 3161, 720, 3265, 1599, 2190, Anon 1013, 2625, 3153, Anon 1083, 3191, 1633, 2647, 1210, 3152, C44, 1191, Anon 1121	Need new health infrastructure including hospital beds	22
3235, 3143, Anon 1064, 2593, 1955, 1571, 720, 3265, 2190, 2034, Anon 1087, 3153, Anon 1083, 3191, C44, 1633, 2647, 2063, Anon 1107, 2734, 3152, 1191	No need/ capacity for amount of new houses proposed - should be reduced	22
3235, 1955, 1571, 3161, 720, 3265, 1599, 2190, Anon 1013, 2625, Anon 1083, 2073, 3191, 2647, 3152, Anon 1121	Need new education infrastructure	16

3235, 3186, 2061, 1955, 3161, 2625, C44, 1633, 2647, Anon 1121	Need new transport infrastructure including rail capacity and improved station facilities	10
3235, 3186, 2835b, Anon 1064, 1955, 1571, 3161, 1599, Anon 1013, 2625, Anon 1087, 3153, 2073, 3191, C44, 1633, 2647, 1662, 3152, 1192	Need new water/sewerage infrastructure clarified	21
3186, Anon 1064, 2593,720, 3265, 1599,1571, 2034, 3153, Anon 1083, 3191, C44, 1191, Anon 1121	Need variety of tenure of social/low cost housing for local people	15
3186, 2061, 3143, 1955, 3161, 2061b, 1599, 2190, 2625, 2034, 3153, C44, 3195, 1662, 2063, 3277, 1210, 723, 3152	New homes will increase traffic volumes, cause traffic congestion, parking problems and make it harder for cycling	19
3186, 2061, 2764, 1600, 3265, 2061b, C44, 3277, 723	Viaduct site should be retained for employment use	9
3186, 1955, 720, 1599, 2625, Anon 1083, 2073, 2037, 3191, C44	Need new community infrastructure inc retail/recreation	10
3186, 1955, 720, 1599, C44	Need new green infrastructure e.g. canal route and land either side for public use	5
3186, 2764, 2593, 1571, 3161, 1599, 2034, 3153, Anon 1083, 3191, 2647, 1662, 3152	CIL monies should be used locally	13
3186, 3143, 3161, Anon 1087, Anon 1083,2073, 1662, 2063, 3152	Overdevelopment will destroy Ledbury's appeal/character and econo	9
2061, 2764, 1571, Anon 1013, 3195, 1210	Need new bypass to Bromyard Road and/or Worcester Rd - can build under viaduct	7
2061,	Employment use and housing should be together	1
2061, Anon 1064, 1955, 720, 1599, C44, Anon 1107	Viaduct site does not integrate with rest of town - need better links	8
3220	Support employment allocation (unclear in Revised Preferred Option)	1
3143, 2764, 1759, 1571, Anon 1083	Insufficient detail to support proposals being delivered	5
3143, Anon 1064	Should build on infill sites only	3
3143	Proposals don't address real issues facing Ledbury	1
2764	Viaduct site is liable to flood	1
2835b, 1599, Anon 1087, 3153, 3191, C44, 3152, 1191	Concern at impact on River Leadon	8
1571, Anon 1087	Need to limit population growth	2

720, C44	Insufficient developer contributions would be forthcoming	2
720	Need to open up canal tunnel as new road connection	1
720, C44	New school should be separate age group infant only	2
720	Don't spend money on canal	1
3265	Object to loss of agricultural land	1
2061b, 1633	Site has poor access	2
Anon 1013	Concerned re impact on listed viaduct	1
Anon 1013	Ledbury does not need a large supermarket	1
2034	Market housing should be ring fenced to local people	1
Anon 1083, C44, 1633	Object to employment allocation	3
2034, Anon 1083	Support viaduct location	2
C44, Anon 1121	Consultation has been discriminatory against people who do not have use of computer	2
C44, 1191	A high level of environmental sustainability in any development should be a requirement	2
C44, 1633, 1191	Housing density should be restricted e.g. no more than 40 dwellings per hectare	3
C44, 1633, 723	Further development must include car parking, foot and cycle links and bus links e.g. connecting town trail to new canal re-instatement	3
C44	Need extra care housing on any strategic site	1
C44, 1633, 1191	New school should be nearer to town centre e.g. off Leadon Way	3
C44, 1191	No low cost "affordable" housing should be built which isn't really affordable	2
C44, 1191	New strategic sports facility including swimming pool should be provided between Little Marcle and Ross rd behind Rugby Club	2
C44, 1191	Fire, Ambulance and Police should be relocated to edge of town location e.g. to Industrial Estate , with police presence remaining in addition in town centre	2
C44	Option to develop housing at Cricket/Football Ground should be re-introduced subject to relocation of facilities	1
C44, 1191	Need new car park outside of town with decent sustainable links into town centre	2
1633, 2063 3277, 1210	Phasing of housing to be built and infrastructure provision needs clarification	4
2647	Query whether 100 houses can be accommodated as infill	1
2063	new housing is really about raising more Council Tax	1
2537	Infrastructure costs would prevent development	1
1248b	Land can accommodate 700 dwellings and can be brought forward in early part of plan period	1
1248b	Site is not viable for employment use	1
1248b	Viaduct site is only site identified in evidence base with low constraints to development for housing	1
1248b	Ledbury needs housing to support its housing needs and local services	1
723	Town trail needs improving and extending	1
723	Cycle improvements are needed generally in Ledbury	1
Anon 1107	Homes should be to west of town not at viaduct	1
3152	Need serviced offices in Ledbury	1
3152	Will fuel demand for new superstore	1
C44, 1192	Need to establish extent to which Ledbury services its rural hinterland to fully assess infrastructure needs	2
C44, 1192, C09, anon 1121	Level of opposition to the plans for Ledbury have been ignored and not referred to	4
2835b, C44	Affordable housing should be linked to local employment to help young families and local businesses	2

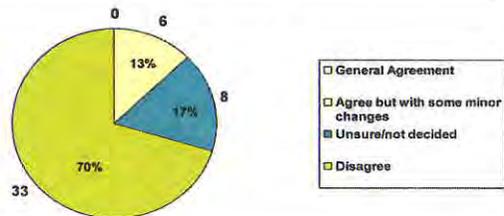
#### Summary of responses from Stakeholders

Ledbury and District Civic Society (720) - Concerned at need for level of new homes, segregation of site from town, impact on infrastructure. Consider canal project should not waste money that could be better spent on other things.  
Ledbury Town Council (1191) - Re-iterated comments from Preferred Options stage. Revised PO have not addressed previous concerns and therefore objection remains.

**Core Strategy Topic - Leominster**

**Summary of the number of responses for the revised preferred option**

General agreement	0	0%
Agree but with some minor changes	6	13%
Unsure / not decided	8	17%
Disagree	33	70%
<b>Total</b>	<b>47</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
3266, 1190, 3006b, 2638, 1543, C53, 1065, 3140, 1655a, Anon1091, 2831a, 1935, 2831b, 1078, 3224, 1071, 3139, 1066, 3217	Concerned about excessive housing growth	19
1125, 1935, 3224, 1075, 2831a, 3140, 1094, 1091, 2638, 1543, 269, 2831b, 1190, 3253, 723	Priority should be to create jobs and maximise tourism	15
723, 1190, 3224, 2831b, 2831a, 1655a, 3139, C53, 3253, 1935	Concern over the imbalance of proposals between the markets towns	10
3266, C53, 3224, 1763, 1078, Anon1091, 1071, 1075, 3258, 3217	Concerned over the number of cars / traffic to be generated by extra number of homes	10
1125, 1543, 2624, 1059, 3224, 2877, 1071, 1389, 1935	Concern over loss of agricultural land and destroying wildlife sites within Arrow Valley	9
723, 2964, 3006b, 2624, 1091, C53, 1763, 1190, 3253	Any developer contributions gained in Leominster should stay to benefit Leominster	9
3258, 1543, 3140, 3006b, Anon1091, 1091, 2624, 1190, 3217	Concern over local health / education provision	9
2831b, 3253, 841, 3224, Anon1090, 1970, 2638, 723, 3217	Number of houses should be reduced further	9
3217, 2624, 3224, C53, 2638, 2964, 1190	Need additional affordable housing	7
1190, 269, Anon1091, 1763, 1410, 1091, 2964	Run -off and flooding issues in the Arrow Valley / River Lugg	7
3266, 3006b, 1071, 3139, 1065, 1125	Concern over damage to character of Leominster	6
2831b, 1071, 1410, 2638, 1543, C53	Need to ensure that local people will able to afford the houses built	6
3224, 2831b, Anon1091, 1078, 1075, 1091	Concern over pressure on services and resources	6
3266, 1190, Anon1091, 1410, 723, 1091	Need to ensure it is well designed with low energy and low carbon emission standards	6
3140, 1389, 1316, 1970, 2877, 1059	Do not need a southern link road	6
723, 3144, 1091, 1190, 3253,	A Master plan is needed for the site from the outset, including consultation with the residents	5
1543, 723, 1066, 2624, 3253	Do not feel that the southern link road will alleviate the problems at Bargates	5
2831b, 1763, 1655a, 3253, 723	Relative poor road and rail links unlikely to attract investment	5
2877, 1389, 1059	Dispersal of growth in Leominster would be preferable	3
723, 1190, 3253	The new development will cause more disruption in Bargates whilst it is being built, particularly if the road is to be built after the houses.	3
1389, 2877, 1059	The proposed site should be closer to the transport links on the	3
723, 2964, 3253	Questions the need for the additional employment land	3
2831a, C53, 3231	Leominster has poor employment prospects housing won't solve this	3
2964, 3006b, 1763	Relief road needs to be built before the houses	3
841, 2478a	Supports the provision of employment land	2
1543, 3144	Questions whether UDP proposal for Baron's Cross development be included in the housing numbers	2
3266, 1125	Difficult to integrate housing with existing town	2
2521, 2478a, 3238	Support general approach to Leominster	3

269	No evidence of a need for new houses	1
839	Concerns over the sustainability of Leominster's growth and link road	1
1763	Ensure the 5ha of employment land does not become a retail park	1
1078	Welcomes the relief road for HGV's	1
839, 1410	Ensure that sustainable transport modes should be in place from an early stage	2
2521	25% affordable housing target is not achievable	1
674	Delivery of southern link road is questionable	1
2478a	Reduction in housing numbers will compromise the delivery of key supporting infrastructure	1
1384	New employment needs to have emphasis on small businesses	1
2478a	Feel that a target of around 100 market houses per annum is both economically realistic and achievable	1
3238	Employment allocation should be increased	1
Anon1122	Ensure a geophysics investigation is undertaken prior to development of the road	1
2478a	Need to ensure that the Core Strategy states that further growth on the SUE will occur in the early stages of the next plan period, this will ensure confidence in the infrastructure deliverability	1
2521	Need to take into account that the Baron's Cross Camp site could be reduced to 300 dwellings	1
1410	Welcomes the reduction in housing numbers	1
3144	Need to ensure that Leominster has a vision statement up to 2031	1

#### Summary of responses from Stakeholders

**Leominster Civic Society** - Do not accept the revised proposed expansion at Leominster of 2,300, the total should be reduced by a significant factor, would need to ensure that the road would be completed before all of the houses are built to prevent further congestion and disruption at Bargates. A Master plan undertaken by independent planners, paid for by the developers, needs to be in place prior to preliminary planning permissions to ensure it contains good design and responds to the challenge of climate change, and includes landscape, walking and cycle links to town, schools and the Enterprise Park as stated in the Preferred Option.

**Natural England (839)** - Have concerns regarding the sustainability of locating Leominster's growth with the view to delivering a southern link road. Recommend that growth in Leominster delivers exemplary levels of sustainable transport provision in order to minimise induced traffic. There should be excellent public transport connections between proposed growth and the station.

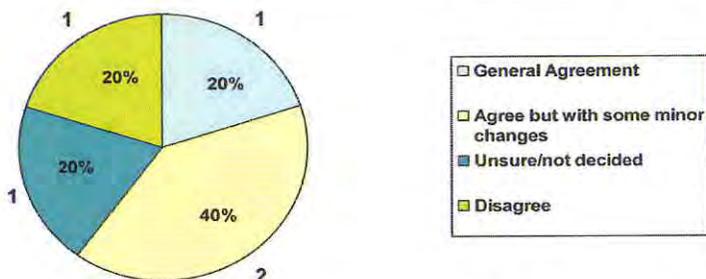
**The River Wye Preservation Trust (1410)** - Welcome the small reduction in houses, have major reservations that the scale of growth could have adverse consequences for the river Arrow and /or Lugg. Recommend that the Leominster southern extension is approached from the outset as a national standard bearer for environmentally sustainable housing. Trust is at the inception stage of an environmental enhancement project, working through River Lugg IDB in the Arrow Valley and would welcome the Council's encouragement to the developers to engage and facilitate this project. Sustainable transport modes should be in place before the commitment to build a southern link road. The balance between local job creation and home provision must be in step throughout the plan to avoid a large out-commuting workforce or a major take up of homes by retired incomer instead of locally working families.

**Leominster Town Council** - Submitted the minutes from the Leominster Public meeting.

## Core Strategy Topic - Ross

### Summary of the number of responses for the revised preferred option

		% Total
General agreement	1	20
Agree but with some minor changes	2	40
Unsure / not decided	1	20
Disagree	1	20
<b>Total</b>	<b>5</b>	

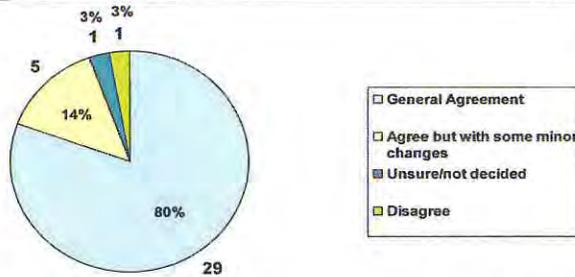


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
930	Concern about another potentially bland estate being built on Hildersley site. Need to encourage good design.	1
1591	Consultation responses are not listened to and is therefore pointless.	1
1591	Encourage creation of more work opportunities in Ross area.	1
1591	Encourage creation of more leisure opportunities in Ross area.	1
1286, 930	Reduction in housing numbers at Hildersley is supported/not opposed.	2
1286	Welcome recognition that the potential impacts of Hildersley housing site on MOD need to be considered and removed or mitigated.	1
871, 1591	Changes to strategic housing proposals in Ross are unclear in terms of location and numbers.	2
871	Core Strategy should continue to pursue 350 homes on Hildersley.	1
871	Hildersley site requires comprehensive master planning.	1
871	Ross is a sustainable location for new homes & contains sufficient smaller housing sites to supply the 1,000 new homes set out in the Preferred Options papers.	1
460	Need confirmation from Dwr Cymru-Welsh Water that the Sewage Treatment Works serving Ross will have sufficient capacity to meet the growth proposed over the plan period and the timescales for upgrades.	1
460	Hildersley site is located in a SPZ. Despite reduction in scale of housing proposed, further work will need to be undertaken to ensure that ground and surface water will not be adversely affected.	1

**Core Strategy Topic - Rural Economy**

**Summary of the number of responses for the revised preferred option**

General agreement	29
Agree but with some comments	5
Unsure / not decided	1
Disagree	1
<b>Total</b>	<b>36</b>



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1115, 427, Anon1107, 3250, 3177, C52, C15, 290, C49, C46, C45, 1084, 1733, 658, 3262, 730, 762, 363	Need to ensure infrastructure is in place to support rural employment, i.e. Broadband	18
298, 658, 3257, C27, 764, 450, 956, 2896, C12, 427	Small businesses run from home should be encouraged	10
1115, 3210, 841, 450, 1695, 486, 764, 1410, 2896, 298, 762	Support the increase in alternative employment opportunities in rural localities, ensure they are consummate with the locality and need	11
730, Anon1000, 500, 2896, 762, 450	Employment is key to keeping younger people in the rural areas	6
Anon1107, Anon1134, 764, 956, 658, 1410	Encourage live/work units	6
3116, 500, 3250, 3177	Any development should have local employment to support it	4
2601, C27, 841, 1410	Ensure the design of the buildings are in keeping with the character of the area and mitigate the impact on the landscape	4
363, Anon1112, 1410	Fully support the Council's aim to create more jobs in the rural areas	3
1576, 450, 1687	How are the jobs in the rural areas going to come forward?	3
C12, 450, 298	Business rates should be more sympathetic and affordable in relation to the character and income of the venture.	3
1115, 1534	Development of tourism is important	2
305	There should not be any large industrial buildings in the open countryside	1
3250	Policies are open ended, need to be more restricted to ensure balance and control	1
1115	Ensure that all employment developments are energy efficient	1
2601	Need flexible buildings for light industry in the rural areas	1
3250	How will proposed housing development sites outside RSCs and Hubs be assessed for environmental sustainability	1
Anon1130	The aim should not be to create more jobs in the rural areas	1
Anon1130	Policy RA1 should be amended; it is not so much the rural economy that needs regeneration - the priority should be in the towns	1
C12	Support business start ups and entrepreneur support	1
3250	Need to consider the extent of needs for business development sites to support economic activity	1
3262	More emphasis on community shops and entrepreneurship points at village halls	1
3262	Housing on farmsteads should be considered for small community projects	1

**Summary of responses from Stakeholders**

**Luston Group Parish Council (762)** - Jobs created need to be appropriate and compatible with the character of the area and should be targeted towards higher wage, relatively labour intensive, light hi-tech industry, striving to create jobs compatible with the area. Job creation is dependent upon provision of adequate infrastructure.

**Dilwyn Parish Council (427)** - Agree that small businesses run from home should be encouraged in order to keep people in the area, and improved broadband is vital to this.

**Wellington Parish Council (1084)** - Improved broadband is essential for small businesses to remain or be attracted to suitable rural business parks or locations.

**Garway Parish Council (500)** - The rural economy will only survive through local employment and local housing. These will contribute to sustaining and supporting local economies.

**Birley with Upper Hill Parish Council (290)** - Improved broadband is essential for small business to remain or be attracted to suitable rural business parks or locations.

**Eardisley Group Parish Council (450)** - Growth of the rural economy is essential. However, proposals must not be limited to knowledge-based creative industries and environmental technologies, but must include trades/ crafts, manual and low-tech jobs and businesses. Employers / proposers need to see firm proposals from Herefordshire Council for job protection and creation, including proactive moves like concessions on council tax / business rates for employers. Otherwise, in rural areas, where will the jobs come from?

**Brampton Abbots and Foy Parish Council (305)** - Maintaining the rural nature of the parishes is paramount, and the parish are against any large industrial buildings in the area.

**The River Wye Preservation Trust (1410)** - The trust supports the intention to provide more jobs in the rural areas as long as these are well suited to the locality and well-aligned with the objectives of the strategy. Council should champion a sustainable rural economy by enabling jobs and businesses that support the upkeep and enhancement of traditional landscapes, of wildlife habitats including woodlands, old orchards, common land and riversides, and of the diversity of heritage and cultural assets. Employment sites must be sensitively located and designed as housing sites.

**Wigmore Parish Council (1115)** - Development of tourism is important. Rural areas are inherently dominated by rural enterprises - farming and related industries. In order to ensure the sustainability of the county and of individuals communities, employment is an important necessity. There are no objections to an increase in alternative employment opportunities in rural localities as they are commensurate with the locality and need, and do not detract from the inherent natural beauty of the countryside. Essential that any development of employment facilities must be considered alongside improvements in infrastructure and services.

**Fownhope Parish Council (486)** - not opposed to business development in this area - the availability of suitable sites could be problematic.

**Sellack Parish Council (1576)** - What new jobs? The banks are in trouble if they lend money to start up new businesses. There needs to be a 'demand' before there can be a supply.

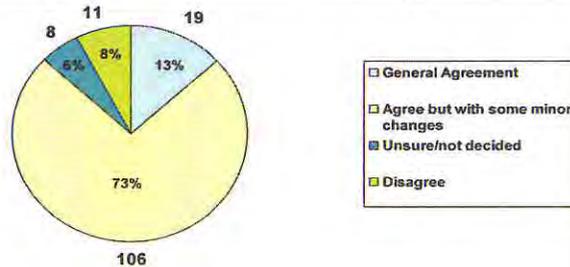
**Humber, Ford and Stoke Prior Group Parish Council (658)** - a high proportion of people work from home this is to be welcomed. Need to improve broadband provision as it is still currently inadequate.

**Lyonshall Parish Council (764)** - Believe it is essential to expand employment and business opportunities in the rural areas and support the principles for new jobs.

**Core Strategy Topic - Rural Service Centres (RSCs) and Smaller settlements**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	19	13
Agree but with some comments	106	73
Unsure / not decided	8	6
Disagree	11	8
<b>Total</b>	<b>144</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
<b>RSCs / Hubs and smaller settlement issues</b>		
730, 822, 2941, C27, 874, 1074, 82, 1644b, 987, 427	Need to ensure there is the availability for affordable houses outside the RSCs and where there is a need	10
1534, C54, 450, 2478a, 3250, 976	RSCs and Hubs is a common sense way of allowing developme	6
Anon1123, 3176, 3173, 3174, 3206	Oppose a development site to the rear of acreage, Whitbourne	5
1644b, 1777, 1644, 3229	Oppose any considerable increase in the number of houses in Ewyas Harold	4
3256a, C16, 1644a, 3255	Do not like the idea of RSCs and Hubs	4
427, 1248a, 310, 987	Dilwyn, St Weonards, Withington, Much Marcle, Bridstow - Should be considered as an RSC/Hub	4
1115, 1644a, 1644b, 485	Would like housing throughout the parish not just within the identified settlements	4
Anon1143, 450, 1534	Supports the policy below 'Tiers 1 & 2'	3
3174, 3176, 3142	Whitbourne settlement boundary should not be extended	3
730, 1115	Current settlement boundaries should remain	2
1777, 1644a	Object to two sites identified in the SHLAA report for Ewyas Harold	2
Anon1130	Fownhope should not be classified as a Rural Service Centre	1
439	Do not support Dorstone as a Hub, should be within the lower tiers	1
1687	Does not support Eardisley as a RSC	1
1140	A review of RSCs/Hubs should be undertaken taking into account how communities operate rather than existing facilities	1
1140	The need for key services should be removed as services are undertaken by more innovative measures (i.e. online)	1
3218	Lea has had a disproportionately high % of social housing, no more housing expansion is needed	1
240	Winnal should be seen as part of Allensmore not Kingstone	1
C27	Support Pembridge and Shobdon as RSCs	1
240	The employment in the Tram inn area does not, in reality, employ many local personnel	1
993	Thinks Staunton on Wye should be considered as a RSC	1
240	Winnal are concerned that there is poor drainage and access in the area, so only a very limited number of houses would be deemed suitable	1
1115	Concerned that Wigmore has had a lot of housing already yet no additional infrastructure	1
486	Concerns over 100+ dwellings to go to Fownhope, as only limited areas available	1
2404	Agree that there is some room for expansion of housing within Clehonger but there is the concern that 100 houses in combination with other RSCs of 100 houses each is excessive.	1
C27	Can't support the linkage of Eardisland and Pembridge	1
1644b	Should not use target figures within the policy, i.e. 100	1
1140	RSCs and Hubs need to be increased in the north and north east to ensure delivery of market and affordable housing	1
<b>Other issues for the rural areas</b>		

427, 2536, Anon1107, 3256a, 2649, 3255, 2278, 3252, 689, C54, C42, 486, 500, 976, 2920b, 1074, C27, 298, Anon1138, 1782, 1644b, 1733, 2461, C16, 2478a, 429, 128, 745, 658, 1115, 956, 3199, 485, 439, 1248a, 764, C12, 1644a, 3210, 3264, Anon1134, 2133, 730, 2896, 1072, 3198, 363	Sympathetic development of houses should be allowed in all villages to safeguard remaining facilities, more flexibility required.	46
3116, 298, 2942, 1733, Anon1074, C27, 764, 305, 658, 874, 2470, 3229, Anon1134, 1777, 439, 976, 2601, 762, 3198	Need to protect the established character of a village	19
3116, 298, 969, 3250, 745, 3257, 1115, 3166, C27, 486, 1442, 1644a, 2470, C54, 839, 3229, 2943, 2725, 3158	Additional pressure on foulage, water and electricity infrastructure	19
3230, Anon1134, 1248a, 841, C27, 956, Anon1143, 1115, 2649, 1074, C42, 128, 1443, 658, 2470, C12, C54, 976, 1410, 2601	Support housing in rural areas where it is needed and suitable for the community	20
55, 2461, 3257, 2470, 1777, 486, 976, Anon1143, 1084, 882, C42, 3250, 2878, 696, C12, 3262, 298, 2536	Need to ensure local people can afford the houses, and the local people get priority	18
764, C11, 745, 1084, 1115, 874, 290, C42, C24, 956	Support more housing growth in the countryside	10
2582a, 764, 450, 2278, 1115, 882, 485, 696, 548	Rural transport is crucial for living & working in the rural areas	9
3158, 696, 2961, 1115, 882, 969, 2426, Anon1112	There is a lack of public transport in rural areas	8
1115, 2942, 450, 1777, 1733, 2878, 3198, 730	Would favour smaller sites instead of large developments	8
2404, Anon1134, 3257, 696, 976, 3264, 3210	Use more imaginative forms of development, i.e self-build and range of sustainable designs	7
Anon1138, 2961, 956, 429, 2928, 2896, 2401	Villages are dying they need new life put into them.	7
3116, 3166, 3173, 3142, 2721a, 3158	Concern over loss of good quality agricultural land and loss of agricultural employment with it.	6
2496, 2650, 43, 1534, 2496b	Concerned that the rural areas policies are not complete / Vague / open to interpretation	5
1687, 1115, 3166, 3116	Concern over loss of settlement boundaries	4
2961, 745, 2139, 2426	More impact on the roads from the additional development	4
Anon1000, 3257, 874	Would like to see second homes on family farms supported	3
696, 874, 298	Agricultural and other Ties to local properties could be strengthened or expanded to protect them from developers or future sales.	3
764, 290, 1248a	Increase is essential to meet the need for affordable housing in villages, to support community facilities and to help retain the provision of services.	3
1073, 2721a	Agrees that Staunton should not be identified as a RSC or Hub	2
3166, 3116	Concern over run-off and flooding increasing from loss of fields for drainage	2
3166, 3116	A 15% growth in villages over 20 year period is acceptable and should be done through infill	2
2139, 696	Development should form part of existing villages	2
2878, 322	Need to ensure that no policy vacuum exists	2
2725, 1591	Concern that there does not seem to be any protection of the countryside, just focussed on house building	2
3166, 3116	Market forces should decide the type of houses needed not speculative builds	2
Anon1143, 2713	Preserve the county's beauty	2
548	The special needs of disabled residents should be acknowledged	1
969	Some development would be possibly acceptable if it was for the restoration /regeneration of existing farm buildings.	1
3198	Size of developments (land mass to numbers) should be limited for each development	1
2470	Should be made clear how many houses are targeted for each specific location and the type and mix of housing to go there.	1
1115	Ensure all housing is energy efficient	1
839	The infrastructure necessary for the discharge of sewage in the context of the Habitats Regulations could impact on the viability of some proposed developments.	1
1534	Ensure conversion of buildings is within policy	1
3250	Need to ensure that undesirable speculative housing is restricted	1

1110	Concern that applicants in the future will have to hold consultation events in the locality and then forward comments on to the LA, in reality this will not happen.	1
841	Ensure there is 'environmental sustainability' within the rural polices	1
696	New Railway station needed between Hereford and Abergavenny	1
Anon1074	Ensure all sites are suitable in terms of highway issues, landscape and local amenity.	1
C16	Support the removal of settlement boundaries	1
2713	build on brownfield first	1
Anon1130	Policy RA3 should be amended to make it clear that the limited development here should be within easy walking distance of facilities	1
Anon1130	Proposed housing provision in the rural areas is excessive	1
298	Ensure an increase in housing is not be specific to numbers but against need and land availability	1
930	Trust that the slight increase in proposed numbers is allied to greater flexibility and supposedly greater influence for local communities, which will not threaten the rural nature of our small village communities, outside of the RSCs and Hubs	1
2651	Feel that Linton (North) should be deleted from the Settlement Hierarchy, and Linton Court part should be included as part of Bromyard	1

### Summary of responses from Stakeholders

**Lyonshall Parish Council (764)** - Settlements like Lyonshall must have growth particularly as they have good communication links and bus services. Welcome the increase in the number of new homes in rural areas. Believe there should be a mix of affordable and a range of other housing. Believe it is important to support communities with good facilities.

**Pencombe Group Parish Council (874)** - The Parish Council welcomes the general thrust towards the provision of affordable housing in rural areas which would meet the housing needs of young single people/young families on low income thereby not only minimising the need for excessive travel but also maintaining sustainable village communities. Furthermore, there is also a specific need to provide affordable housing for agricultural workers and their families to meet the employment needs of local farmers.

**Eardisley Group Parish Council (EGPC) (450)** - Organization into Rural Service Centres and Hubs is a reasonable proposal, reflecting what already happens among rural settlements and providing the opportunity to capitalize on commercial opportunity, jobs etc. . . in the area. EGPC agrees Eardisley should be a RSC. Development on average of up to 5 houses per year for RSCs is realistic. these numbers are acceptable for Eardisley in particular. We recommend that certain restrictions be included within this policy, in particular that there be a maximum of 10 houses per year built in any one RSC or Hub. Effort should be made to retain existing concentrations of facilities and services, including those like public transport. Policies on other settlements and open countryside - single infill plots and other gradual minor development will be beneficial for smaller settlements and for open countryside as long as criteria given in the policy are met.

**Fownhope Parish Council (486)** - Recognise the need for more housing across the county and in Fownhope, however the proposal for 100+ houses in Fownhope over the next 20 years seems excessive. There is a limited availability of locations that are suitable for development in Fownhope. The village could realistically accommodate some new homes - we would welcome this. There are concerns about drainage and sewerage capacity for a greater number of homes. Housing would sensibly be distributed in surrounding parishes to encourage retention and growth of businesses and services.

**Goodrich & Welsh Bicknor Parish Council (2470)** - Accepts there is a need to provide further housing. However, it is not clear where development is likely to take place, there is no map for Walford showing suggested development sites, additionally there is limited infrastructure to support high levels of development purely in Goodrich. The LDF only suggests numbers of houses, it does not deal with the size and / or type of property to be built. Protecting and maintaining the character of the unique village locations is important.

**Bridstow Parish Council (310)** - The Parish Council believe Bridstow meets all of the criteria to become an RSC. Bridstow must not be excluded from the opportunities to develop rural affordable housing, and requests that the parish of Bridstow be reconsidered as a RSC.

**Dorstone Parish Council (439)** - It is pleasing to note that the Council has recognised previous comments made with regards to the scale of possible new houses in the rural area, by increasing the allowance for proposed new homes. However, the Parish Council still feel that Dorstone does not meet the criteria for status as a Hub, it is far more appropriate to classify Dorstone in the "other settlements" category.

**Dilwyn Parish Council (427)** - Concern that Dilwyn has not been identified a RSC/Hub, would like to see a sympathetic development of around 20 houses in order to safeguard the village amenities.

**Humber, Ford & Stoke Prior Group Parish Council (658)** - Believe that the current UDP classification is misleading, and could be more sensibly defined allowing some development throughout the settlements as required by local people through the development of Neighbourhood plans. The Council agrees that more rural housing will be needed over the next 20 years but considers the numbers and type of housing permitted must meet the needs of local inhabitants more than has been the case in the past.

**Kilpeck Group Parish Council (696)** - Developments should form part of existing villages. Housing must be predominantly for working families and be in an affordable price thus enabling families to stay in the locality. Strict ties on resale of properties. Improved public transport. Support for a new railway station which would vastly improve commuting to Hereford and Abergavenny. Support for ecologically friendly power supplies in particular the use of solar energy.

**Pembridge Parish Council (1442)** - It should be noted that Pembridge is one of the largest rural parishes in the county, and has sufficient local services to be able to stand alone; therefore Pembridge Parish wishes to remain as a main parish on its own, providing that all infrastructure requirements are met.

**Peterchurch Parish Council (882)** - Priority construction of shared equality "affordable" homes for local working families, need readily accessible fast broadband. Improved public transport links, particularly at times for commuters. Support for new community buildings to improve the facilities for sports, youth and senior citizens.

**Thornbury Group Parish Council (1443)** - The Parish Council have agreed in principle to maintain the rate of growth which at present is 1.2% a year for the Thornbury Group and this will be the basis for the neighbourhood plan.

**Luston Group Parish Council (762)** - Increasing development to the rural areas could be detrimental to their character, control is therefore vital. The current infrastructure is not adequate in many rural areas to support further development.

**Much Marcle Parish Council (822)** - States that there is a desperate need for affordable housing in the parish, need to ensure policies cover this for outside of RSCs.

**Cleghonger Parish Council (2404)** - Agree that there is some room for expansion of housing within Cleghonger but there is the concern that 100 houses in combination with other RSCs of 100 houses each is excessive. There is a danger that this area five miles or so outside of Hereford could develop into a sprawling dormitory village which would eventually link up to South Hereford. More imaginative forms of housing development should be considered, for instance; self build and a range of sustainable designs.

**Walford Parish Council (1074)** - Parish Council welcomes the move away from hubs which are to be replaced by neighbourhood plans. These will identify where we want to have any housing development, including any affordable housing and where. The flexibility will allow us, as a very forward thinking and active Parish, to decide the future growth of our Parish, in conjunction with our local Ward Member.

**Border Group Parish Council (298)** - The unique character of our rural environment must be kept in focus. It is therefore important to assess land availability and suitable sites for potential new houses. Even the smallest settlement can benefit from flexible and sustainable development of 1 to 3 dwellings. Must address the problem of employment and work opportunity as it is limited in scope and character. Any increase in population requires adjustment by services such as water, electricity, sewage disposal etc. . . Working from home is a viable option but needs good 'electronic communication' i.e. broadband. To help local people the present 'Agricultural and other Ties' to local properties could be strengthened or expanded to protect them from developers or future sales to outside money.

**Leintwardine Group Parish Council (730)** - It has been quoted that no single site of 100 dwellings is proposed this is very welcome, large scale development should not be allowed. The historic natural settlement boundary should be respected, protecting the uniqueness of this historic village. Support a faster and more reliable broadband connection to enable businesses to thrive and encourage employment within the area. It is a natural assumption that Wigmore should be the hub to Leintwardine, however would it not be sensible to share some of these dwellings with other smaller parishes e.g., Brampton Bryan.

**Whitbourne Parish Council (1110)** - Concerned about the idea that the applicant will be responsible for informing people around a proposal site and not forwarding objections. In real life this simply isn't going to happen.

**Staunton-on-Wye Group Parish Council (993)** - It is argued that the village should have RSC status as the village has many amenities to offer. The Farm shop should be identified as an employment site.

**Ross & District Civic Society (930)** - The plan as it stands offers strong protection against significant numbers of new houses in most rural areas. We hope & trust that the slight increase in proposed rural house building allied to greater flexibility & a supposedly greater influence for local communities will not, threaten the rural nature of our small village communities outside the RSCs and hubs identified in the original plan.

**Brampton Abbots and Foy Parish Council (305)** - Maintaining the rural nature of the parishes is paramount, and the parish are against any large industrial buildings in the area.

**Vowchurch & district Group Parish Council (1072)** - Feel that some limited development should be permitted in order to sustain the local economy, providing there was a demonstrable need. Within their survey they noted that there was some support for a very limited number of affordable homes and medium size family homes but strong opposition to executive homes.

**Access for all (548)** - Public transport should be maintained from the rural areas into the nearest market town and Hereford. The special needs of disabled residents should be acknowledged.

**Little Dewchurch Parish Council (745)** - Generally support the idea of moving some housing from the city to villages, particularly those with adequate facilities, as long as this does not result in over-congestion of roads and other infrastructure.

**Allensmore Parish Council (240)** - General feeling that Winnal should be viewed in relation to Allensmore rather than part of Kingstone. The services indicated are not in the middle of Winnal therefore residents need to use their cars to access these services. The illusion that there is some local employment around the Tram Inn area is not the case. In view of the poor access and drainage in the area we feel that generally only a very limited number of new properties would be deemed suitable.

**Brockhampton Group Parish Council (322)** - Need to ensure that Hereford Council defends the interests of the rural areas.

**Garway Parish Council (500)** - The council fully supports the need for future flexible planning.

**Birley with Upper Hill Parish Council (290)** - The Parish Council is generally content with the revised proposals especially the increase in housing for rural areas. This increase should include affordable housing for local younger people/ couples and not necessary housing association estates or clusters.

**Wellington Parish Council (1084)** - The Parish Council are generally content with the increase in rural housing, this increase should include affordable housing for local younger people/couples and not necessarily housing association or clusters.

**Bartestree with Lugwardine Group Parish Council (280)** - In general we are content with the proposals, particularly the increase in housing in rural areas and the relaxation in regulations to allow small development in villages to maintain a sustainable population to retain school, post office, local businesses etc... However, I have concerns which will hopefully be addressed in the Area Development plans and for those villages that have already had large development and do not wish to enlarge further.

**Dinedor Parish Council (429)** - Need to allow organic growth in rural communities to enable them to be sustainable viable communities.

**Wigmore Parish Council (1115)** - In order to achieve sustainable communities, we believe growth is necessary. The Parish Council is of the opinion that Wigmore has received its fair share of housing development in the recent past but has not had any accompanying development in infrastructure or services. With regard to the type of housing 'affordable housing' does not always supply the right kind of housing suited to the needs of the community. 'Affordable housing' should also be 'appropriate housing'. The quota suggested for Leintwardine and Wigmore should be far more flexible to allow for more housing outside of these two centres. There should be no changes made to village boundaries, with large scale developments avoided in favour of smaller, infill housing. We would welcome the opportunity to identify suitable sites throughout the parish.

**Sellack Parish Council (969)** - The transport services in Herefordshire are very poor, without good infrastructure 'growth' cannot occur. Sellack is in an Area of Outstanding Natural Beauty, any development of new houses on green field sites is to be avoided at all cost. Any development that would be considered as possibly acceptable would be the restoration/regeneration of existing farm buildings.

**The River Wye preservation Trust (1410)** - The Trust agrees with the logic for more homes in selected rural settlements and would expect the great majority to be built on carefully vetted, allocated sites which have least negative effect on the historic and natural environment and offer potential to better the local environment status quo.

**Natural England (839)** - We note the increase in new homes for rural settlements. Whilst we have no specific issues with this as a policy direction, the Council should be aware that for all locations which discharge their sewage into the River Wye or Lugg, an investigation of the capacity of the existing sewage infrastructure in the context of the Conservation Objectives for the receiving watercourse must be undertaken. In some cases the infrastructure necessary for the discharge of sewage in the context of the Habitats Regulations could impact the viability of proposed developments, and this may need further investigation.

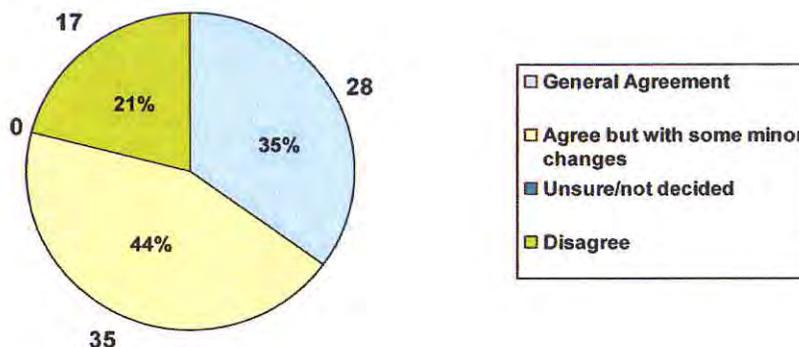
**CLA (363)** - The CLA are pleased that the Council is trying to tackle the issues of affordable housing and supporting local services in rural areas. The importance of fast reliable broadband in rural areas must be recognised. The CLA are pleased that the Council aim to create more jobs in rural areas as policies should not restrict the mix of development in the countryside.

**St Weonards Parish Council (987)** - St Weonards is a vibrant village with a primary school, village hall, church, village shop and Post office, in order to help the young and elderly members of our community have the choice of living here we need more houses.

**Core Strategy Topic - Affordable Housing**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	28	35
Agree but with some minor changes	35	44
Unsure / not decided	0	0
Disagree	17	21
<b>Total</b>	<b>80</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
2437; 847; Anon1091; 848; Anon1098; 1926; 427; 1461; 3193; Anon1077; 2264; 3156; C25; 366; 2189b; 1802; 1585; C42; Anon1100; Anon1084; 744	General thrust towards provision of affordable housing is welcomed/Affordable homes are urgently needed	21
882; 290; 650; 3257; 2404	Support for the provision of intermediate affordable homes for local families	5
1979; 2884b; 1534; 2217	Support for the provision of well designed homes, kept affordable in perpetuity for local people	4
3196; 3192; Anon1034; 2174b; 1316; C44; 733	Need more affordable housing for rent	7
3234; 2905b	Affordable housing should mean affordable to buy, and should be offered to local residents in the first instance	2
847; C27; Anon1121; C42	Need to provide affordable housing for economically active residents, including agricultural workers and their families	4

3262; 1410; Anon1084	Concern over the lack of emphasis on providing affordable homes which utilise renewable energy	3
3250	What is to stop affordable housing being built in the open countryside?	1
2624; 2093; 2029; 2461; 1384; 2981	Policy fails to address the lack of affordable housing for young people	6
2510; 1115; C27; 560; C45; C44	Need to provide affordable housing for the elderly and last-time buyers	6
1105; 822; 2027b	Need to adopt higher targets for affordable housing to reflect the lower overall housing target	3
3282	Intermediate housing should be separated from affordable housing within the policy in order to maximise opportunities for delivery	1
3282	Threshold for the provision of on site affordable housing in rural areas should be raised to 15 dwellings	1
3282	Plan needs to allocate sites for rural exception sites, with clear process for sequential testing	1
1115; 762	Policy should place more emphasis on encouraging the provision of different tenures	2
Anon1140	Policy needs to be supported by Strategy for Affordable Housing	1
Anon1140	Policy AH.1 needs to reflect affordable housing viability assessment; reference to where contributions are set out should be provided; para 4 should refer to new development or conversions of buildings to form residential e.g. barn conversions; b) the term 'contemporary' should be replaced with 'general'	1
Anon1140	Target for Bromyard should be reduced to 25%	1
Anon1140	Plan needs to allocate sites for affordable housing, based on the recommendations of the local community	1
642; 330; 3264	Policy needs to support the dispersal of affordable housing across the County	3
1461	A new definition of 'affordable' needs to be made within the Core Strategy	1
1461	What part will Village Plans play in survey purposes?	1
2878	Evidence underlying the policy is too simplistic	1
C54	Target for off-site provision would be unachievable	1
3210; 998; 298	Policy is too prescriptive	3
3177	Policy should place more emphasis on design	1
560	Target for Hereford will not deal with the acute lack of affordable housing in the city	1
2640a	All housing proposed (16,500 dwellings) should be affordable	1
3292; 3291; 3272b; 2844; 3273a; 3271; 3272; 3270; 117; Anon1147; 3270b; 3273b; 71	Increase affordability through encompassing a spectrum of mixed occupancy and tenure - to include rental, shared ownership, and direct purchase at 1% below market price	13
492	Policy is too ambitious	1

### Summary of responses from Stakeholders

**Peterchurch PC (882)** - Support for the provision of affordable homes, but only if they fall within the intermediate tenure  
**Birley with Upper Hill PC (290)** - General support for the policy, but keen to avoid large social housing estates or the clustering of social housing in one district

**Hope-Under-Dinmore and Newton PC (650)** - General support for policy, but keen to avoid large social housing estates or the clustering of social housing in one district

**Pencombe Group PC (847)** - General support for the policy

**WM Housing Group (3282)** - Suggest several changes to the policy

**Wigmore Group PC (1115)** - Policy should place greater emphasis on the type of affordable housing to be provided

**Dilwyn PC (427)** - General support for the policy

**Much Marcle PC (822)** - Want higher affordable housing targets

**Luston Group PC (762)** - General support for the policy, however greater emphasis on the size and type of affordable

**Homes and Communities Directorate (Anon1140)** - Propose numerous changes to the policy and its supporting text

**NFU (2554)** - General support for the policy

**Holmer and Shelwick PC (642)** - Recognise the need to provide more affordable homes, however concerned that policy will not support provision in isolated rural communities

**Burghill PC (330)** - General support for the policy, but keen for affordable homes to be built exactly where they are required

**Hereford City Council (560)** - Want higher affordable housing threshold to be applied to Hereford and more emphasis on homes for the elderly

**Cleghonger PC (366)** - General support for the policy, but keen for affordable housing to be matched by job creation

**Stretton Sugwas PC (998)** - Policy distorts the natural balance of our communities

**Herefordshire Friends of the Earth (FoE) (492)** - Evidence base underlying the affordable housing targets is flawed

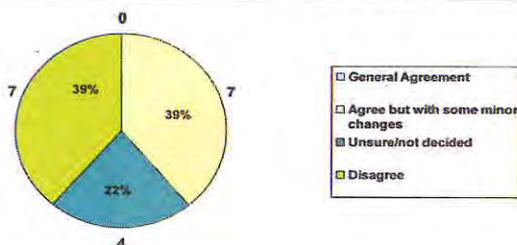
**Border Group PC (298)** - Worried that the policy is geared towards housing targets as opposed to need

**Little Birch PC (744)** - Concern over lack of affordable housing opportunities and worried that CIL will further exacerbate the problem; asking developers to pay for more infrastructure will stifle opportunities for affordable housing

### Core Strategy Topic - Climate Change

#### Summary of the number of responses for the revised preferred option

		% Total
General agreement	0	0
Agree but with some minor changes	7	39
Unsure / not decided	4	22
Disagree	7	39
<b>Total</b>	<b>18</b>	



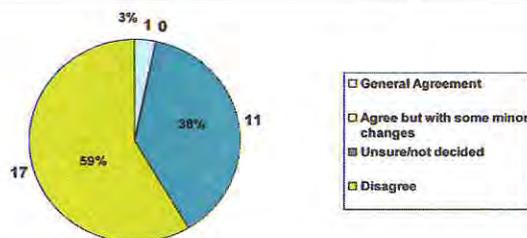
LDF Ref No:	Summary of the issues raised in the comments received	Number of comments
2435	Insufficient detail about how climate change will be mitigated.	1
1792	Welcome commitment to use construction methods and renewable energy to tackle climate change.	1
1431, 906, 3252	Climate change is pivotal to the plan.	3
89, 1431, 3252	Lack of evidence available to estimate the carbon impacts of the plan. Need a large shift (over 40%) of users to move to more sustainable modes of transport.	3
3210	Environmental considerations are supported. Care must be taken to ensure cost of housing and employment provision are not greatly increased or that renewable energy provision will not cause avoidable harm to the environment and landscape.	1
2389	Build on Herefordshire's strengths: ... low-energy, low-impact housing, renewable energy of all kinds, solar, pv panels, wood burners, small hydro electric schemes (not wind farms).	1
2093	Global warming requires explanation in terms of likely impact in the next 20 years and may be insignificant, whilst other environmental and resource constraints and technological consequences are more immediate, such as greatly increased loading on the electricity network.	1
1019	Welcome and support direction of revised preferred options.	1
1019	Remain concerned that the strategy does not give a sufficient response to the future challenges.	1
89, 1431, 1423, 408, 3252	The plans for expansion do not have regard for an oil and other resource depleted future. Energy availability will diminish. LDF is an opportunity to move towards a lower carbon economy and create conditions for greater community resilience against challenges that lie ahead.	5
2215b	The plan states that policies will be used to tackle the effects of climate change and protect the environment etc. But what does this mean?	1
Anon 1084	Possibility of charging points for electric cars.	1
Anon 1084	Reduce street lighting, have fewer lights, turn off earlier in the evening	1
1316	The distribution of housing is contrary to the Climate Change Act 2008 as it placed growth in areas with little or no public transport. Housing should be located in Hereford, Leominster or Ledbury where there are train stations, reinforcing public transport habits and making case for rail infrastructure improvements.	1
<b>Summary of responses from Stakeholders</b>		
500 - Garway Parish Council	The core strategy does not address the issue of peak oil, long term climate change and sustainability.	1

1175 - Kington Town Council	Requirements for sustainable design and construction should be strengthened. Welcome commitment to tackle climate change using renewables and sustainable building techniques. All new builds should conform to CSH level 4 and affordable homes should be affordable to live in.	1
839 - Natural England	Economies of scale of larger developments means provision of real opportunities to deliver exemplary development with high standards of design and development, setting the bar to development elsewhere. This could include - energy efficiency, achieving of zero carbon in advance of the nationally set timetable.	1

**Core Strategy Topic - Community Infrastructure Levy (CIL)**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	1	3
Agree but with some minor changes	0	0
Unsure / not decided	11	38
Disagree	17	59
<b>Total</b>	<b>29</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1183	Bromyard should have a link road from the A44 into the centre of Bromyard's industrial area (i.e. A44 to Tenbury Road) funded by CIL	1
757 745 744 429 1133 363 2740	Concern that the majority of the CIL from across the county will be used to fund the proposed new road disadvantaging local community needs	7
757	Local people need reassurance that some CIL money will be returned to the community	1
71 1134	Concern about the emphasis on CIL to fund much of the infrastructure associated with new developments	2
744 1134 2958 anon1090	CIL will encourage higher house prices making it less affordable for local people	4
841	Hereford city centre policy H1 is supported provided that funds raised are also directed towards the natural environment	1
841 1134	CIL funds from Ross should be used for the delivery of the AONB Management Plan(s) to balance the recreational and natural	2
1431 2740 2958	Funds raised from developer contributions should be used for community facilities, green spaces, sustainable homes, sustainable walking, cycling routes and health facilities.	3
308	The Revised Preferred Option is not economically viable as it will not be enough to support infrastructure requirements	1
308	Demands for infrastructure funding will affect affordable housing delivery	1
308	Council should be clear about what infrastructure can and cannot be provided	1
2958	Developer funds for roads should be targeted at a north/south A49 to A49 link.	1
2478a	A reduction in housing numbers for Leominster by 200 is not helpful with regard to CIL requirements	1
1630	The CIL, New Homes Bonus Scheme (HBS) and Tax Increment Financing (TIF) has the potential to rectify the present infrastructure weaknesses	1
1410 anon1090	Retail developer contributions should go towards green infrastructure enhancements and local conservation measures.	2

**Summary of responses from Stakeholders**

**Lower Bullingham Parish Council**

Concern that the majority of the CIL from across the county will be used to fund the proposed new road disadvantaging local community needs

**Dinedor Parish Council**

Concern that the majority of the CIL from across the county will be used to fund the proposed new road disadvantaging local community needs

**Little Birch Parish Council**

Concern that the majority of the CIL from across the county will be used to fund the proposed new road disadvantaging local community needs

CIL will encourage higher house prices making it less affordable for local people

**Bromyard & Winslow Town Council**

Bromyard should have a link road from the A44 into the centre of Bromyard's industrial area (i.e. A44 to Tenbury Road) funded by CIL

**Little Dewchurch Parish Council**

Concern that the majority of the CIL from across the county will be used to fund the proposed new road disadvantaging local community needs

**Breinton Parish Council**

The Revised Preferred Option is not economically viability as it will not be enough to support infrastructure requirements

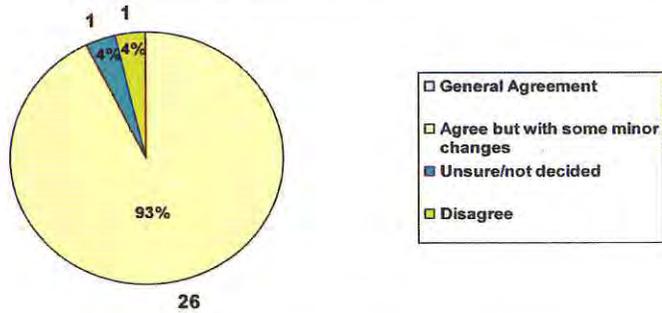
Demands for infrastructure funding will affect affordable housing delivery

Council should be clear about what infrastructure can and cannot be provided

**Core Strategy Topic - Design**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	26	93
Unsure / not decided	1	4
Disagree	1	4
<b>Total</b>	<b>28</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
2796 3270 3272 3271 2844 3273a 3273b 3270b 3291 3272b Anon1142 3292 117	Definition of sustainable in relation to housing, should include reference to "...design that aims for minimal energy use/carbon emissions...".	13
2796, 3270, 3272, 3271, 2844, 3273a, 3273b, 3270b, 3291, 3272b, Anon1142, 3292, 117	Incorporate shared built and open space for community living, e.g. food production, storage, laundry facilities. Utilise the cohousing model to help in design.	13
2796, 3270, 3272, 3271, 2844, 3273a, 3273b, 3270b, 3291, 3272b, Anon1142, 3292, 117	Housing developments should ensure future proofing of design to enable rapid adaptation to environmental change.	13

2093	Important to improve the existing housing stock, for instance replacing properties which are both of low architectural merit and uncomfortable and ill equipped to meet climate change objectives.	1
2389	Encourage alternative build materials and self-build houses using local hardwoods, straw-bale etc.	1
3264	Any development should be high quality. High density should be avoided. Build attractive towns with trees in urban settings.	1
548	Ensure a percentage of new homes can accommodate disabled persons.	1
Anon 1134	Ensure large schemes are innovative, design should be of high importance.	1
Anon1134	Cathedral close redevelopment as a benchmark for new developments to follow.	1
1019, 1423, 71, 3270, 3270b, 3271, 3272, 3272b, 3273a, 3273b, 3291, 3292	Improve energy efficiency of homes and support proposals to 'use construction methods and renewable energy to tackle climate change'. Such as: integrate reuse of waste, both wet and dry.	12
408, 1431, 71	Policies should require all major developments to provide on-site generation of renewable energy, require developers to use local and sustainable building materials and that support low-impact eco-developments.	2
3257, Anon1084, 1792	All houses should be built with an assumption that water and energy harvesting measures, such as solar panels, will be a future requirement if not fitted initially.	3
3257	There should be a greater flexibility to allow for individual, off grid, and experimental designs in areas where the impact on others is limited.	1
Anon 1084	More developments to be traffic free. Incorporate cycle lanes into developments, linked and properly protected from traffic.	1
1792	A statement about quality of housing design that will be required, not only in terms of energy use, but also in terms of space. Recent Herefordshire developments have been shoddy shoeboxes, poor quality construction and shortage of space. Recent RIBA report highlights this problem.	1
<b>Summary of responses from Stakeholders</b>		
1630 - West Mercia Police	Require development to comply with "Secured by Design" standards. Developments be designed to ensure swift and safe access in emergency situations. Traffic calming to increases road safety. Developments should discourage through traffic that link to existing developments. A policy to secure new developments to oblige inclusion of automatic water suppression systems. Appropriate location of hydrants and provision of on-going maintenance.	1
839 - Natural England	Require developers to deliver the highest achievable standards of sustainable water use. Require development to contribute towards long-term reductions in phosphate levels. Larger developments provide opportunities to deliver exemplary development with high standards of design and development. This could include: design, where surrounding development standards are low the design of new developments should set a new, locally distinctive standard.	1

Core Strategy Topic - Employment		
Summary of the number of responses for the revised preferred option		
Summary of the number of responses for the revised preferred		% Total
General agreement	8	6
Agree but with some minor changes	3	2
Unsure / not decided	114	86
Disagree	7	5
<b>Total</b>	<b>132</b>	

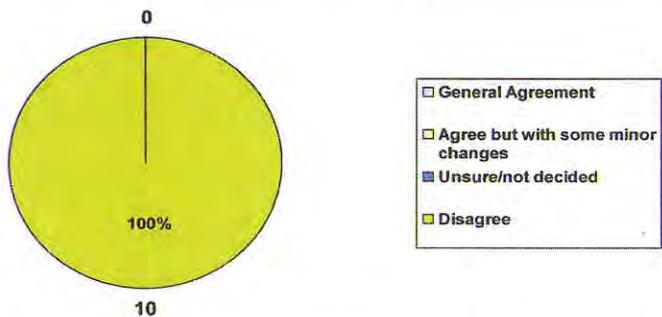
LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
2293, 3122, 2125, 2909, 2180a, 2539, 1779b, 2226a, 2354b, 2630, 75, 2513, 3130, 3114a, 1344, Anon1061, 2291a, 1712, 3103, 3132, 3136, 2414, 1608b, Anon1048, 3052, 2151b, 3151, 2540, 2550, 2522, 1241, 1728, 269, 2200a, Anon1075, 3155, 2350, 2395b, Anon1016, 1524, 2519, 2524, 3077, 3038a, 3085, 2113a, 3116, 3280, 2942, 2930, 2979, 2618, 1768, 2695, 1748b, 2361, 2180b, 1561b, Anon1045, 3018, 3048a, 3107, 3058, 1608a, 2153, 3034, 2611, 3013b, 2989, 2791b, 3046, Anon1043, 1265, 1525, 3156, 2027a, Anon1084, 2424, 2389, 1561, Anon1121, 1628, 3105, 1640, 2334, 3210, 3263, 1585, 37, 1240, Anon1082, 3150, Anon1133, Anon1134, 906, 841, 2839a, 2596, 2215b, 1517, 2510, 2027b, 3275, Anon1044, 3117a, 2317, 3125, 2922, 492, 739, 1658, 2173a, 1684, 1771, 2289, 2978a, 2901, 2955, 1423, 408.	Use Core Strategy to create more jobs	120
3230, Anon1121, 1188a, 3263, 2389, Anon1084.	Provide more jobs and opportunity for young people.	6
C44, 2389, 3216, 492, 739.	Make better use of existing employment land	5
548	Provide disability friendly premises and employment opportunities.	1

375	Enable an extension to the Whitestone employment site south east of Withington.	1
3216, Anon1121, 2217	Infrastructure needs to be in place to support economic development.	3
485, Anon1084.	Better broadband important.	2
2510, 906	Economic forecast	2
2217	Building contractors/Sub contractors	1
3076	Make better use of empty properties	1
<b>Summary of responses from Stakeholders</b>		
1630 - West Mercia Police	Employment proposals that create demands on the emergency services should make contributions to mitigate the impacts they have on social infrastructure, including the emergency services.	
500 - Garway Parish Council	The rural economy will only survive through local employment and local housing. These will contribute to sustaining and supporting local economies.	
998 - Stretton Sugwas Parish Council	Object to loss of prime agricultural land for employment use. Employment land at Three Elms is an error. There is already employment land provision, the new cattle market site and with the granting of "enterprise zone" status to Rotherwas to retain. Economic generation should be concentrated on existing designated areas, as well as brownfield sites. Three Elms should be retained for agricultural/horticultural use. Economic generation must use development of "greenfield" land, but should use "brownfield" sites and disperse housing and employment land provision to rural communities.	
730 - Leintwardine Group Parish Council	Broadband provision, particularly in the rural areas, is important for businesses. Employment opportunities are key to keeping young people.	
744 - Little Birch Parish Council	Economic well being and making land available for local and better paid jobs is welcomed. New jobs should be created prior to major housing development.	
1175 - Kington Town Council	Concerned that locally, in Kington, there is a lack of employment opportunities resulting in either unemployment or expensive, polluting commuting. The promotion of live / work units is needed.	
3232 - Bromford Housing Group	Welcome job creation as our tenants struggle to find work. Accessible broadband will help to improve accessibility to services across the county and improve employment and education options for people in Hereford.	
354 - Chamber of Commerce Herefordshire and Worcestershire	The economic development strategy and the LDF are both positive agendas for economic growth. The loss of Holmer East's proposed employment land is not supported. Businesses feel the employment land proposals are inadequate, with issues of quality of sites and the constraints on businesses in moving on to new sites. Focus is needed for employment land north of Hereford. The enterprise zone is likely to be full within a decade, businesses may prefer north of the river. If the bypass is developed, development along Roman Road between Stretton Sugwas and the Worcester Road would need reconsideration. More attention is needed to new business sites in Leominster and Ledbury. Support increase of housing in rural areas affordable housing key to keeping young people in the local economy.	
839 - Natural England	Would like further discussion upon Rotherwas Enterprise Zone and transport links east of Hereford.	

**Core Strategy Topic - Flooding**

**Summary of the number of responses for the revised preferred option**

		% of Total
General agreement	0	0
Agree but with some minor changes	0	0
Unsure / not decided	0	0
Disagree	10	100
<b>Total</b>	<b>10</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
269, 2877, 1389, 1059; 269	River Arrow south of Leominster floods and new housing will increase surface water run off, further exacerbating the flooding problem	5
2429	Water table already high and this will be exacerbated by new development	1
2226	Flooding over the Roman Road with the surface water stemming from a site identified for development	1
2961;460	Flooding prevention measures should be introduced prior to development proposals	2
460	Broad locations for growth will require Surface Water Management Plans	1
460	Broad locations identified at Three Elms and Lower Bullingham contain areas of flood risk and should be avoided, unless mitigation measures can negate the risk of flooding	1
1728	Where is the evidence that Hereford's flood problems have been dealt with?	1

**Summary of responses from Stakeholders**

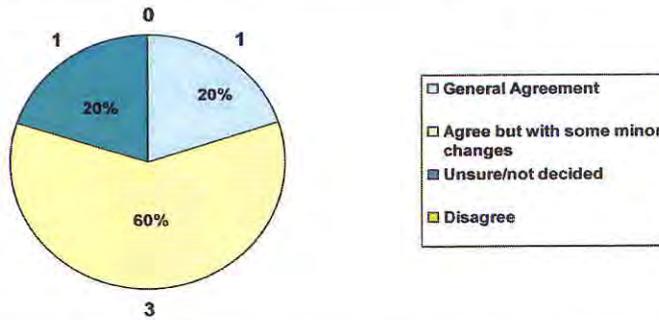
**River Lugg Internal Drainage Board** - Generally supports the proposed development but development must adhere to not only national policy but the Byelaws of the IDB particularly regarding the rate of surface water run off. Comments noted and the Byelaws of IDB will be a strong aid in the planning of site specific developments within the drainage area so long as they are compatible with the emerging national standards being published as a result of the Flood and Water Management Act 2010.

**Environment Agency (460)** - Various comments made, all of which are noted above

**Core Strategy Topic - Green Infrastructure**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	1	20
Agree but with some minor changes	3	60
Unsure / not decided	1	20
Disagree	0	0
<b>Total</b>	<b>5</b>	

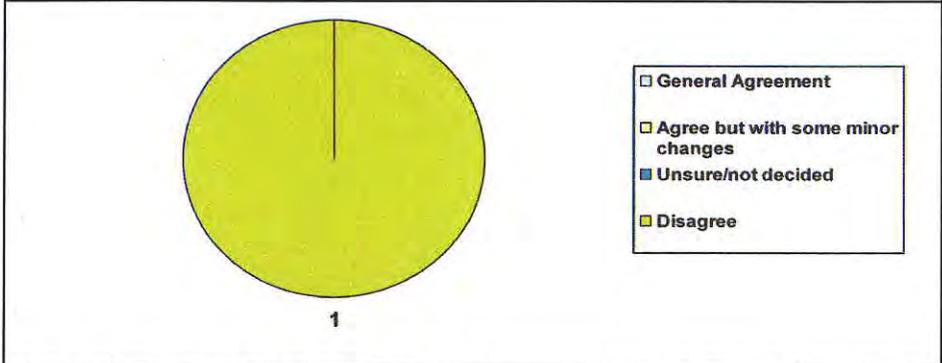


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
Anon 1073	Old railway line from southern extremities through residential areas into heart of Hereford would provide a people corridor with possibilities of linking into north, west and east of the city.	1
841	Hereford growth - the need for a city-wide strategic plan for green infrastructure should be developed through the Hereford Area Plan.	1
841	The new cycling routes and open space specified for the strategic urban extensions are applauded.	1
1316	The plan does not include a riding policy or plan. The county lacks horse riding paths, yet has a strong horse riding community. The plan should aim to connect a network of riding paths crossing the county.	1
<b>Summary of responses from Stakeholders</b>		
839 - Natural England	Landscape and visual impacts and impacts on wider biodiversity should be given further consideration before finalising the core strategy policies on the relief road. Should include designing-in of environmental opportunities / benefits, for example, tree planting. The revision of the draft core strategy should include a GI policy. Natural England's standards for accessible natural green space provides benchmarks for the provision of new opportunities for access to open space. The council should consider developing GI concept statements for the urban extensions.	1
2493 - Herefordshire Nature Trust	Incorporate footpaths and cycleways into development plans. GI Strategy should underpin whole framework. Design of development proposals should reduce impacts upon environment. Development should not compromise ecological networks and connections, amenity green space and wildlife green space should be provided reflecting GI Strategy, maximise improvements for wildlife through planning process and no net loss of biodiversity. Biodiversity off-setting to mitigate impacts of development.	1

**Core Strategy Topic - Gypsy and Traveller**

**Summary of the number of responses for the revised preferred option**

General agreement	0
Agree but with some minor changes	0
Unsure / not decided	0
Disagree	1
<b>Total</b>	<b>1</b>

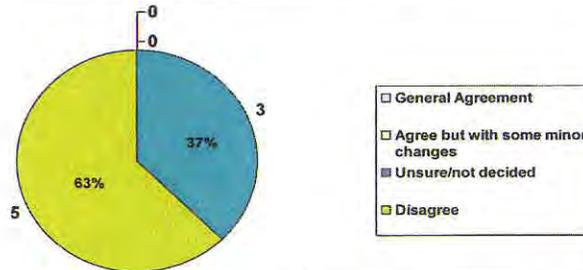


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
C16	Review need of Gypsy and Traveller pitch requirements following the abolition of the RSS.	1

**Core Strategy Topic - HRA**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	0	0
Unsure / not decided	3	37
Disagree	5	63
<b>Total</b>	<b>8</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1736	The River Lugg is not a SAC unlike the River Wye	1
89	Object / Strongly object as the evidence base remains incomplete for the environmental impact on European Sites.	1
89	Air quality impacts need to be measured	1

**Summary of responses from Stakeholders**

Natural England: The HRA note accompanying the revised preferred options core strategy does not refer to in Herefordshire in Transition Alliance: All the policies taken to appropriate assessment remain uncertain indicating that a number of issues remain unresolved.

Countryside Council for Wales: The HRA note accompanying the revised preferred options core strategy does not refer to in combination effects. As the note builds upon the November 2010 HRA then clarification is sought as to whether errors within the November 2010 HRA have been amended, e.g. reference to good ecological status for a measurement of water quality. Pursuing appropriate assessment of the implications of the LDF on the Wye SAC without involving the relevant authorities in Wales would be inappropriate.

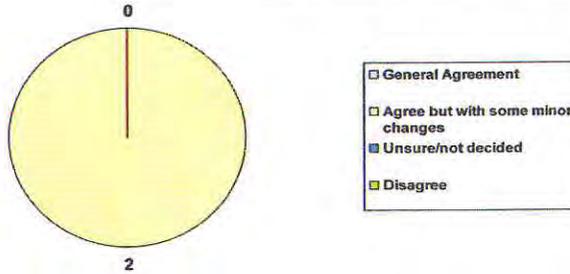
Here for Hereford: The decrease in housing numbers for Hereford does not remove the risk of point source pollution having a detrimental impact upon the SAC.

Cycle Hereford: In agreement with Hereford in Transition.

**Core Strategy Topic - Revised Preferred Option Infrastructure Policy**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	2	100
Unsure / not decided	0	0
Disagree	0	0
<b>Total</b>	<b>2</b>	

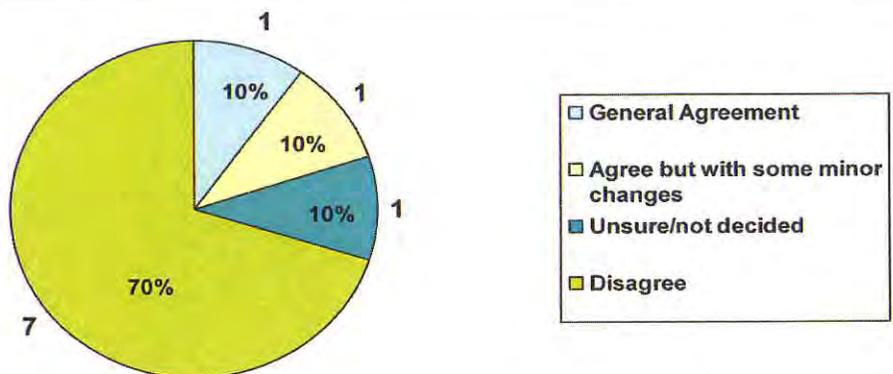


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1630	Concern that the emergency services are not included in the definition of infrastructure.	1
1630	Emergency services should be recognised as essential infrastructure providers	1

**Core Strategy Topic - Local Distinctiveness**

**Summary of the number of responses for the revised preferred option**

		% of Total
General agreement	1	10
Agree but with some minor changes	1	10
Unsure / not decided	1	10
Disagree	7	70
<b>Total</b>	<b>10</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
55	Support for protection and enhancement of environment and other distinctive assets	1
1104	Concern that under new national planning framework development would be a blight on sensitive landscapes	1
2725	The Golden Valley is an AONB	1
2275, 1655b; Anon1105; Anon1068	Worrying that there are no plans for protecting the environment	4
1084; Anon1122	Protect farmland	2
1084	Solar panels / heat pumps on all new houses	1
1655b; Anon1122	Development proposed in the Core Strategy is not compatible with protecting and enhancing the local environment	2
3158	Protection of orchards and important landscape features.	1
2624	Development will lead to the loss of agricultural land	1
Anon1124	Not convinced that policy will protect the environment	1
458	In taking forward the SA, the coverage of the historic environment should be reviewed in order to deliver a robust and appropriate assessment.	1
458; Anon1122	Concern over the approach towards the historic environment and heritage assets; this is highly imbalanced relative to other themes	2
1122	Sub-paragraph 7 of Policy LD.4 should be expanded to reflect the importance of accessible natural green space, such as woodland, for sustainable strategic design	1
3115	Not convinced that policies will protect and enhance natural heritage features and valuable open spaces	1

**Summary of responses from Stakeholders**

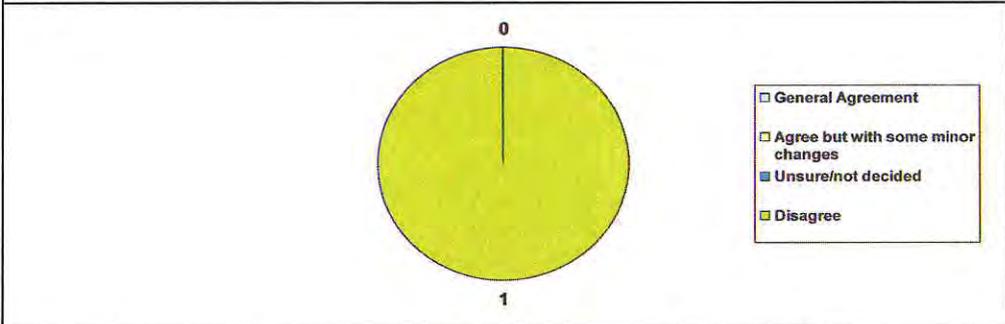
**English Heritage (458)** - Disappointed that suggestions made during previous rounds of consultation have not been taken on board as part of Revised Preferred Options; the appraisal framework for the historic environment must be strengthened

**Woodland Trust (1122)** - Give the natural environment significant prominence within the policy in order to realise all the quality of life benefits that it can deliver, especially in relation to the uniquely wide ranging natural asset of native woodland

**Core Strategy Topic - Minerals**

**Summary of the number of responses for the revised preferred**

General agreement	0
Agree but with some minor changes	0
Unsure / not decided	0
Disagree	1
<b>Total</b>	<u>1</u>

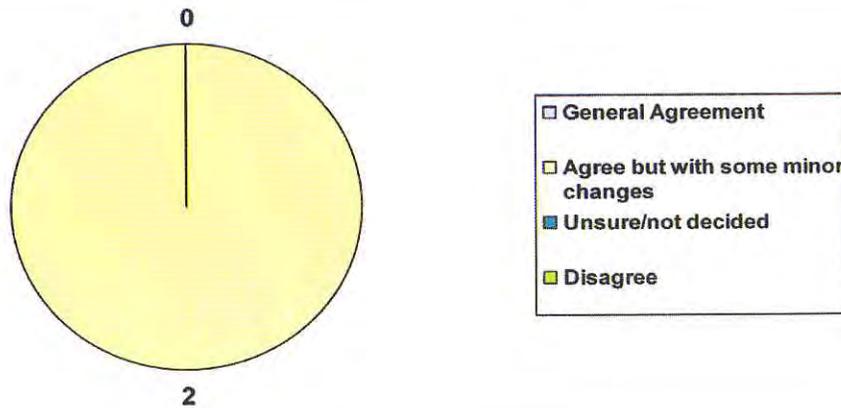


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1379	The plan could be considered unsound. Areas on the western edge of Hereford City are designated under the UDP as mineral safeguarding areas. National policy indicates that mineral resources should be protected from sterilisation which would not be the case should the urban extension proceed. Due to the presence of the mineral safeguarding area, further studies and evidence is required that the development would not sterilise the resource. Should significant minerals be identified then the local authority should seek to extract such resources before the development proceeds.	1

**Core Strategy Topic - Movement**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	2	100
Unsure / not decided	0	0
Disagree	0	0
<b>Total</b>	<b>2</b>	

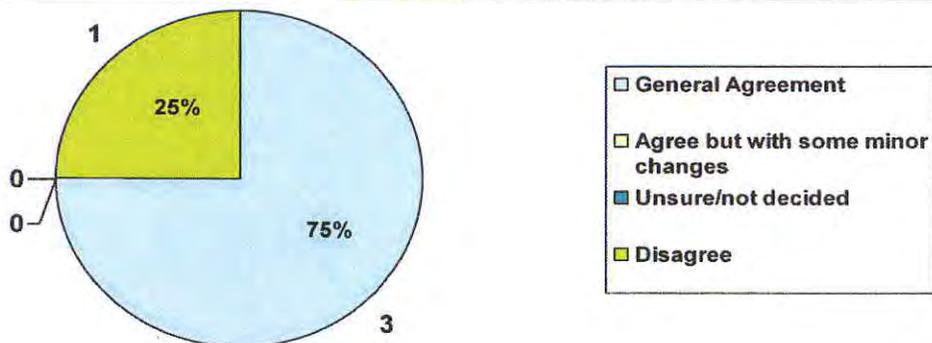


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
841	Assess cumulative impact of planning growth levels on all settlements served by the A49	1
841	Encourage and facilitate those enterprises and business expansion plans that are most self-reliant, not highly dependent on speed and reliability of road freight. Look at the scope for creating a rail freight handling facility for the site (Rotherwas). The dismantled railway might play such a future role	1

**Core Strategy Topic - Open Space, Sport and Recreation**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	3	75
Agree but with some minor changes	0	0
Unsure / not decided	0	0
Disagree	1	25
<b>Total</b>	<u>4</u>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
684; 983	General thrust towards enhancing sports facilities and providing new ones where required is welcomed	2
C44	Retain Football and Cricket grounds in Ledbury	1
C44	Provide new open space in Ledbury	1
C44	Need new sports facility in Ledbury	1
2909	There needs to be plenty of green recreational spaces in housing development	1

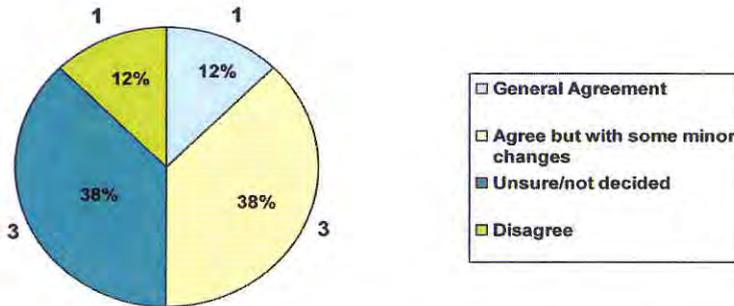
**Summary of responses from Stakeholders**

**Sport England (983)** - General support for the policy, however any playing fields or sports facilities under threat from development should be referenced within the policy.

**Core Strategy Topic - Renewable energy**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	1	12
Agree but with some minor changes	3	38
Unsure / not decided	3	38
Disagree	1	12
<b>Total</b>	<b>8</b>	

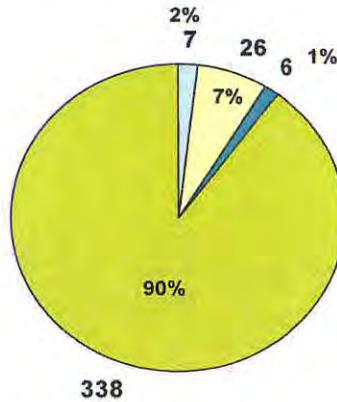


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
2002	Support the development of renewable energy scheme, but would initially prefer small-pilot schemes.	1
841	Could the employment site in Leominster provide renewable or low carbon energy production for urban extension, such as a wood-fuelled district heating plant?	1
Anon 1133	Relationship to evidence base and objectives	1
Anon 1133	Design and build quality	1
Anon 1133	Code for sustainable homes and targets set (fails to address	1
Anon 1133	Renewable energy (heat) for existing developments	1
Anon 1133	Larger renewable energy schemes	1
2435	Will plans include multi-renewable fuelled district heating systems? Will builders have experience of energy efficient standards or will bog standard builds result?	1
2389	Build on Herefordshire's strengths: ... low-energy, low-impact housing, renewable energy of all kinds, solar, pv panels, wood burners, small hydro electric schemes (not wind farms).	1
1019	Improve energy efficiency in homes. Support proposals to use construction methods and renewable energy to tackle climate change. Revise policy to include/ensure new development achieves the 'passivhaus' standard for energy efficiency; energy-efficiency measures, including existing development. Policy to include, all major developments provide on-site generation of renewable energy; require developers to use local and sustainable building materials wherever feasible; and support low-impact eco-developments.	1
<b>Summary of responses from Stakeholders</b>		
839 - Natural England	Economies of scale of larger developments provide opportunities to deliver exemplary development with high standards of design and development. This could include renewable energy, significant amounts generated on-site, potentially through community-scale generation.	1
696 - Kilpeck Group Parish Council	Support for ecologically friendly power supplies, in particular the use of solar energy.	1

**Core Strategy Topic - Social and Community Infrastructure**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	7	2
Agree but with some minor changes	26	7
Unsure / not decided	6	1
Disagree	338	90
<b>Total</b>	<b>377</b>	



<input type="checkbox"/> General Agreement
<input type="checkbox"/> Agree but with some minor changes
<input type="checkbox"/> Unsure/not decided
<input type="checkbox"/> Disagree

LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
882; 684; 3293; 1585	Support for the provision of new community buildings to improve the facilities for sports, youths and senior citizens	4
2158; 3196; 3192; 2281; 3151; Anon1069; Anon1067; 2345; 3175; 3234; 2437; 3219; 3162; 1736; 2080; 3159; 562; 2264; 642; 1628; 3156; 3154; 1219; 330; 560; 2401; 366; 2596; 2599; 2131; 2226a; 2391; 1657; 2220a; 2630; 2174a; 2640c; 2640b; 2200a; Anon1072; 2200b; 2886; 998; 3263; 308; 2201a; 2201b; 733; 1971; 2383; 2378; 3280; 3099; 1771; 3274; 2461; 2401; 2920a; 2618; 2918b; 2424; 2973; 2975; 2978b; Anon1053; 2426; Anon1052; 3098; 2204; 2404; 2943; 2942; 2933; 2932; 2908; 2896; 2899; 2900; 1768; Anon1036; 2930; 2927; 2926; 2925; 2944; 1684; 2959; 1787; 2901; 3115; 2298; 3250; 2278	Concern over the level of growth proposed in Hereford; building the new homes will exert further, unacceptable pressure on the County Hospital	94
2281; 3151; Anon1069; Anon1067; 3234; 3219; 1736; 2309; 3159; 562; 762; 2264; 3156; 3154; 330; 560; 3155; 2401; 366; 2596; 2599; 2131; 2226a; 2391; 1657; 2220a; 2630; 2514; 2640c; 2640b; 2200a; 2174b; 2200b; 998; 3263; 308; 298; 1971; 2204; 2404; 2298	Need to provide better sewerage and other utilities infrastructure before planning new homes	41
290; 650; 3237; 1733b; 2725; 3262; 1084; 2093; 3232; 1115; 730; 762; 363; 280; 1628; C25; 3177; 3264; 3257; 298; Anon1100; 1431; 3252; 730	Need to improve the existing broadband service	24
548	Need more play facilities for children, including those with disabilities	1
2796	Support for the provision of new or enhanced community facilities through developer contributions	1

2437; Anon1121	Concern over the scope of CIL; developer contributions will be spent on the Hereford Relief Road at the expense of essential community facilities	2
2080; Anon1121; 2334; 2147	Concern over the lack of emphasis on car parks	4
2093; 3159; 762; 1219; 376; 2978a	Infrastructure to be built before homes	6
1524b; Anon1051; 3156; 2223; 2131; 2226a; 2391; 1657; 2220a; 2630; 2354b; 1287; 75; 1728; 2981; 2189b; 2514; 1241; 2513; 2905b; 2498; 2880b; 2174a; 2640a; 2640c; 2640b; 2200a; 2998; 1802; 2997; 1775; 2216; Anon1072; 2174b; 2617; 2200b; 2217; 492; 3115; 1316; C44; 2606a; 2189a; 2148; 1525; 2520b; 2520a; 2523; 3115; 2540; 2550; 1726; 2522; 2356a; 2356b; 1561; 2504; 2291; 2156; 2512; 2518b; Anon1016; 1524; 1640; 2555; 2519; 2303; 2518a; 2151a; 2151b; 1884; 1758; 2162; 2620; 2632; 2619; 2215; 2602; 2614; 2544; 2539; 2558; Anon1135; 2292; 2889b; 3017; 1779d; 1779b; 2428c; Anon1042; Anon1043; 3009; 2154; 3041b; 3041a; 2608a; 1265; 3039b; 1692a; 1692b; 2563b; 3029; 1913a; 3028; 3027a; 1332; 2395b; 3034; 2350; 3036; 3038b; 3050a; 2236; 3102; 3100b; 2201a; Anon1058; 3108; 2305; 2162; 1748; 3002; 2695; Anon1062; 1968b; 3127; 3123; 3121; 1239b; 2151a; 1748b; 2403a; 2403b; 2278; 2147; 2113a; 2113b; 3116; 3131; 2225a; 3014b; 3133b; 3071; 2542; 2173a; 3122; 2125; 2293; 3267; 2552a; 3268	Sewerage capacity plans need to be made available before new homes are planned	211
1524b; Anon1051; 2223; Anon1121; 2131; 2226a; 2391; 1657; 2220a; 2630; 2354b; 1287; 75; 1728; 2981; 2189b; 2514; 1241; 2513; 2905b; 2498; 2880b; 2174a; 3001; 2640a; 2640c; 2640b; 2200a; 2998; 1802; 2997; 1775; 2216; Anon1072; 2174b; 2617; 2200b; 1585; 2217; 2886; 492; 3115; 1316; C44; 1796; 2935; 1578; Anon1138; 3097; 1797; 2910; 2137; 2149; 2427; 2937; 82; 1658; 2962; 2376; 2278; 2977; 2979; 2921; 2922; 2919; 2920b; 2912; 2226b; 2929; 2931; 733; 2939; 2958; 2460; 2909; 1188b; 1188a; 2897; 2898; 2902; 2923; 2606a; 2189a; 2148; 1525; 2520b; 2520a; 2523; 3115; 2540; 2550; 1726; 2522; 2356a; 2356b; 1561; 2504; 2291; 2156; 2512; 2518b; Anon1016; 1524; 1640; 2555; 2519; 2303; 2518a; 2151a; 2151b; 1884; 1758; 2162; 2620; 2619; 2215; 2614; 2544; 2539; 2558; Anon1135; 2292; 2889b; 3017; 1779d; 1779b; 2428c; Anon1042; Anon1043; 3009; 2154; 3041b; 3041a; 2608a; 1265; 3039b; 1692a; 1692b; 2563b; 3029; 1913a; 3028; 3027a; 1332; 2395b; 3034; 2350; 3036; 3038b; 3050a; 3078a; 2170; 3052; 3048b; 2153; 3050b; 3074; 3076; 3078b; 3062; 3065; 3064; Anon1045;	Policy needs to include a provision for an increase hospital bed capacity	254

2982b; 3018; 3016; 2414; 1457; 1968; 1287b; 1524c; 3011; 1608a; 1608b; 3059; 1547; 3100; 2170b; 1551; 2611; 2239; 3095; 2363; 2207b; 2207a; 3013b; 3083; 3087; 3088; 3091; 3093; 3094; 2289; 1208b; 3110; 3080; 3106; 3107; 1561b; 1525b; 3135; 3132; 1211; Anon1054; 2180a; 2180b; 2361; 2225b; Anon1057; 3114a; 3114b; 3113; 3105; 2236; 3102; 3100b; 2201a; 3108; 2305; 2162; 1748; 2345b; 3002; 2334; 2695; Anon1062; 1968b; 3127; 3123; 3121; 1239b; 2151a; 1748b; 2403a; 2403b; 2278; 2147; 2113a; 2113b; 3116; 3131; 2225a; 3014b; 3133b; 3071; 2542; 3026; 2173a; 3122; 2125; 2293; 3267; 2552a; 3268		
613b; 613	Need to increase the provision of 24hr public toilets and Changing Places toilets across Hereford and the market towns	2
1630	Policy must require new facilities to comply with 'Secured by Design' standards	1
1115; Anon1121; C25; 3115; Anon1111; 2401; 2960; 2395	Concern over the lack of emphasis on transport and care issues	8
560	Existing allotments should be afforded protection within the policy	1
2963	Funding for road should be put towards increasing hospital capacity	1
3290; 2976; 2941; Anon1038; 2557; Anon1058	Should be down to NHS Trust to comment on whether policy is fit for purpose	6
2961	Impossible to comment on the adequacy of hospital provision without experience of being admitted	1
2974	Monitor the policy carefully	1
2204	Concern over lack of emphasis on capacity of local schools	1
2938; 2957; 2632; 2602	Plans to treat more patients at homes is commendable, as long as the patients do not live on their own	4
2928	Roads around Hospital are too congested	1
Anon1037	Herefordshire needs a new hospital	1
108	Sustainable lifestyles would reduce the burden on hospitals	1
Anon1053; 2955	Dispersing housing growth across Herefordshire would enable more community hospitals to develop and thus reduce the burden on the County hospital	2

#### Summary of responses from Stakeholders

**Peterchurch PC (882)** - General support for the policy

**Birley with Upper Hill PC (290)** - General support for the policy, though it should specifically mention the need to improve broadband

**Hope-Under-Dinmore and Newton Group PC (650)** - General support for the policy, though it should specifically mention the need to improve broadband

**Wellington PC (1084)** - General support for the policy, though it should specifically mention the need to improve broadband

**Colwall PC (376)** - Policy must ensure that the planned new homes will be supported by adequate infrastructure

**WM and HWFRS (1630)** - Police and Fire Service to be contained within definition of infrastructure; policy must specifically mention 'Secured by Design'

**Wigmore Group PC (1115)** - Policy must ensure that the planned new homes will be supported by adequate infrastructure

**Bartestree with Lugwardine Group PC (280)** - General support for the policy, though it should specifically mention the need to improve broadband

**Holmer and Shelwick PC (642)** - Concern over the lack of emphasis on increasing bed capacity at the County Hospital

**Hereford City Council (560)** - Concern over the lack of emphasis on protecting allotments, upgrading sewerage and hospital bed provision etc

**Clehonger PC (366)** - Worried that growth will not be matched by essential infrastructure

**Stretton Sugwas PC (998)** - Misgivings about much of the policy

**Herefordshire FoE (492)** - Policy will fail to deal with the increased demand for social infrastructure

**Here for Hereford (3115)** - Misgivings about much of the policy due to its lack of emphasis on health care and sewerage as vital infrastructure

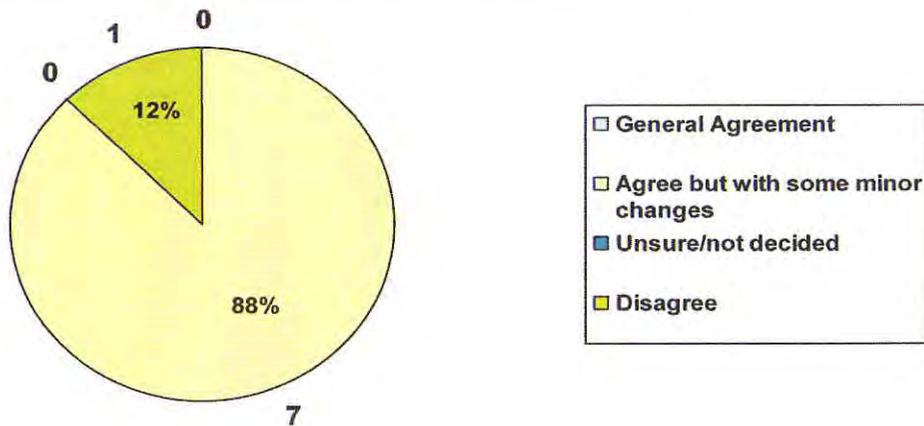
**Breinton PC (308)** - Misgivings about much of the policy due to its lack of emphasis on health care and sewerage as vital infrastructure

**Border Group PC (298)** - Worried that growth will not be matched by essential infrastructure

**Core Strategy Topic - Retail**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	7	88
Unsure / not decided	0	0
Disagree	1	12
<b>Total</b>	<b>8</b>	

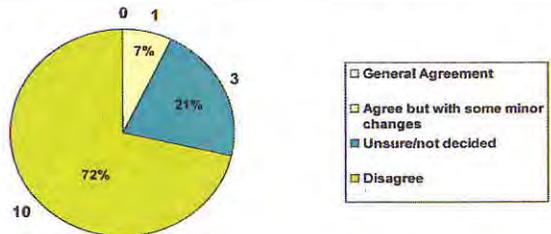


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
548	New shops to incorporate disabled access and facilities	1
1926	Concern over the lack of specific retail policy	1
1412	Plan needs a retail policy which recognises the role of non-shop uses i.e. banks and building societies	1
950; 739	Retail policy should prioritise the redevelopment of existing retail areas as opposed to encouraging the provision of new ones	2
2334	Policy specific to retail should encourage bringing empty shops back into use	1
1431	Allow for more out-of-centre retail units	1
Anon1084	Avoid more out-of-centre retail units	1

**Core Strategy Topic - Strategic Housing Land Availability Assessment (SHLAA) Evidence**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	1	7
Unsure / not decided	3	21
Disagree	10	72
<b>Total</b>	<b>14</b>	

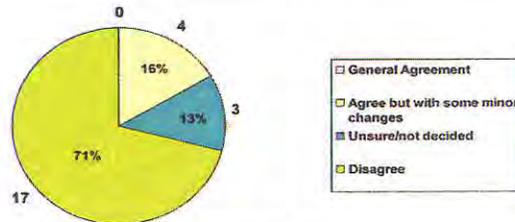


LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
3201	Strategic Housing Land Availability Assessment (SHLAA) Jan 2011 only goes up 2026 and should reflect the revised plan period	1
3201	Surplus land for housing should be included in the study	1
3201	Should make more robust assessment of planning permissions that have expired.	1
3201	Should make more robust assessment of planning permissions that have been superseded.	1
3201	Should investigate sites with planning permission that have no intention of being built	1
3201	Should consider sites that are uneconomic to develop	1
3201	A 10% non implementation discount rate should be applied to sites with planning permission	1
3201	A larger portion of sites are in the not started category than in the under construction category	1
3201	Site at Baron's Cross, Leominster is likely to expire soon and its inclusion in the 5 year supply is questionable	1
3201	Tanyard Lane is experiencing recession related issues for not starting and its inclusion in the 5 year supply is questionable	1
3201	The deliverability of UDP allocated sites over the next 5 years is questionable	1
3201	Inconsistencies between SHLAA (January 2011) Table 2 and Background document October 2011, where respectively net commitments are 2910 and 2945.	1
3201	SHLAA assumes all sites will come forward within the next 5 years	1
3201	Windfall sites with a capacity for less than 5 dwellings should be assessed in SHLAA	1

**Core Strategy Topic - Sustainability Appraisal**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	0	0
Agree but with some minor changes	4	16
Unsure / not decided	3	13
Disagree	17	71
<b>Total</b>	<b>24</b>	



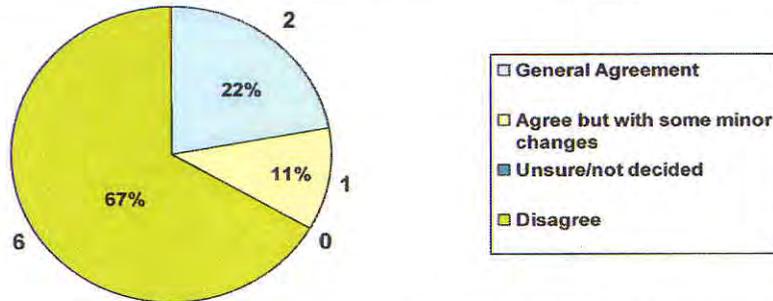
LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
1431	Insufficient to state in SA that "The final plan will set out a number of policies which will tackle the effects of climate change and protect the environment as well as the other distinctive characteristics of the county". How does the LDF make provision for meeting climate change targets? How does the plan stand up to a scenario of scare and expensive oil?	1
Anon 1133	Objects. Material presented lacks any sustainability assessment by which an evaluation of its validity as a realistic plan can be made. A scoping document is available which promised an SA soon in 2007.	1
89	The continued lack of evidence on environmental impacts and the failure to model the effects of reduced housing on reasonable transport options makes the consultation premature.	1
1423, 408	Proposals feel unconvincing in regards to integration of sustainability appraisal findings. Would a further policy ensure sustainability is genuinely written into the strategy?	2
841	Ensure SA headline objectives and outputs have an ongoing operational 'bite' on area plans and major decisions. Ensure a good balance between the strategy's preservation, conservation and growth imperatives. Bring critical focus on conclusions of the SA topics with the most significant anticipated negative impacts on environmental sustainability, Leominster's growth; Hereford's relief road; and the strategy's consequences for resource consumption, climate change and the built and natural environment.	1
128	Within the SA policies scoring +/- are still being advanced. The SA shows there are negative sustainability impacts as a result of these policies and accordingly they should be dropped.	1
3204	The SA states that housing development would make a positive impact in providing new accommodation. However as it is believed the figures for new housing requirements are too low, the positive impact is incorrect.	1
2796, 3270, 3272, 3271, 2844, 3273a, 3273b, 3270b, 3291, 3272b, 1449	Definition of sustainable in relation to housing should be interpreted as development that will contribute to the evolution of a way of living that is abundant, ethical and vibrant, and which will proactively and directly benefit its local 'environs and community' whilst also contributing indirectly to the welfare of the wider regional and indeed global community through site and dwelling design that aims for minimal energy use/carbon emissions, optimal waste management and maximum biodiversity. Environmentally sustainable housing development, economically sustainable and socially sustainable.	14
	Cumulative/synergistic effects with other proposals in this and other relevant plans, programmes and policies is needed. Does not appear to include potential effects on water resources, water quality and downstream effects on the Wye SAC. Noted with concern that Hereford city development may have negative effects on the R Wye. Noted that the western route might be constrained by landscape issues, these should not take priority over the River Wye status. No consideration given within the assessment of the revised H3 to issues of water resources and waste water treatment. Consideration on cumulative potential effects with other policies and plans is also needed. Little reference to natural heritage issues. Potential adverse effects on the Wye and other natural heritage issues need to be considered cumulatively with Hereford and Ross allocations and other relevant plans, programmes and policies. Policy H5 Western Urban Expansions natural heritage issues, proximity to Wye and cumulative considerations.	1

1316	The plan is not justified. Alternatives have not been looked at. The SA has not modelled different ways of tracking perceived traffic congestion problems. The sustainable transport options are based on out of date info. Poorly defined social and economic factors. In giving the public a choice of east or west a lack of justification for the routes/corridors is given, as no costs of the road in terms of money, environment and carbon dioxide generation were given. The multi modal study 2009 does not look at anything but traffic flows, comparing a western and eastern route. It does not calculate the carbon dioxide emissions, or the effect on the landscape or social issues. Neither does the SA consider carbon dioxide reduction.	1
1316	The high housing targets for Hereford, Leominster, Ledbury and Ross and the 5,300 rural homes will go largely on greenfield sites, on grade 1 and 2 agricultural land. This is contrary to planning policies and sustainability, which aim to protect our food growing capacity. On this reason alone, the targets should be greatly reduced and confined to brownfield sites.	1
1316	Rejection of an option without consideration - developing only those settlements with existing railway stations or capacity for new stations. A railway line represents sustainable travel, good for health and social cohesively, a new road is the opposite; environmentally damaging car use and social exclusivity. Missing additional policy on bus services.	1

**Core Strategy Topic - Tourism**

**Summary of the number of responses for the revised preferred option**

		% of Total
General agreement	2	22
Agree but with some minor changes	1	11
Unsure / not decided	0	0
Disagree	6	67
<b>Total</b>	<b>9</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
Anon1073	Policy should acknowledge that places of worship generate tourism in Hereford	1
998; 308; 3014b	River Wye ought to be the main focus for improving Hereford's tourism offer	3
308	Policy does not provide an integrated approach to protecting and promoting the environment which is key to tourism in the County	1
3133b; 3071	Encourage tourism	2
1968b; 2173a	Proposals for Hereford will be to the detriment of the City's tourism offer	2

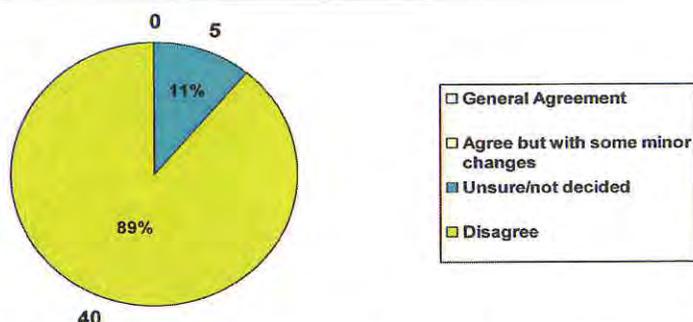
**Summary of responses from Stakeholders**

Breinton PC (308) - Policy fails to capitalise on areas which could generate further tourism i.e. the River Wye  
 Stretton Sugwas PC (998) - Policy should place more emphasis on the River Wye

## Core Strategy Topic - Water Abstraction

### Summary of the number of responses for the revised preferred option

		% Total
General agreement	0	0
Agree but with some minor changes	0	0
Unsure / not decided	5	11
Disagree	40	89
<b>Total</b>	<b>45</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
anon 1068, anon 1104, 1736, 3159, 2216, 2401, 1578, 1771, 2909, 3229, 3128, 2514	New houses will increase water use further exacerbating the existing problem of poor supply and therefore supply should be in place prior to any development	11
2013a, 2728b, 2401	A reliable source of clean water is essential and that water supply is failing / will fail statutory standards	3
anon 1144	Increase abstraction from the Pilleth watershed will have a detrimental impact on the quality of the Lugg	1
1655b	Allowing polytunnels increases water abstraction and therefore has a detrimental impact upon the watercourses	1
2309	Increase in houses must coincide with availability of water resources which currently are experiencing problems.	1
2934	Despite improvements water pressure is still low and this will be exacerbated by new development	1
1684	Peak times, e.g. drought, causes the system to fail.	1
1779d	No plans on how fresh water will be provided	1
1265	No evidence detailing the impacts of water abstraction on the watercourses arising from the Core Strategy growth.	1
3016	More water cannot be made to come down the Wye and as such there is only a finite capacity of supply.	1
1547	Increases in abstraction will have a detrimental impact on the agricultural industry not being able to irrigate their crop.	1
1457b, 183	The HRA is incomplete for demonstrating that water quality will not be impacted upon by the proposed growth in the Core Strategy.	2
1316	Potential new need for a reservoir to meet demand.	1
1316	Detrimental impact on the SAC from extraction	1
1316	No details are provided on when water supply infrastructure will be provided.	1

1561b	If water supply is an issue for a single house development then it should be an issue for the Core Strategy	1
1211	Water supply is vital prior to development	1
2223	Water supply is not robust as seen with recent burst mains	1
1712	Need to be more economical with water	1
2215b	Need water supply infrastructure in place prior to development	1
3044b	Need for water supply infrastructure before the road.	1

#### **Summary of responses from Stakeholders**

Wye Usk foundation: No certainty can be given on the availability of sufficient water resources during the plan period.

Kington Town Council: There is a capacity problem in water supply. .

Holmer and Shelwick PC: Query whether there is sufficient capacity to meet supply.

West Mercia Police: Need to ensure adequate water supplies. Developers need to install fire hydrants and include automatic water suppression systems. .

River Wye Preservation Trust: Need to minimise water consumption e.g. through rainwater harvesting.

NFU: Need to consider the impact of housing growth on water availability for agriculture.

Burghill PC: Concern over water supply.

Here for Hereford: The existing system cannot cope and has recently failed in North Hereford leading to a shortage of water for existing residents. Furthermore the HRA identifies that there is still a risk to detrimental impact from water supply.

Stretton Sugwas PC: There is a lack of water provision to accommodate future growth.

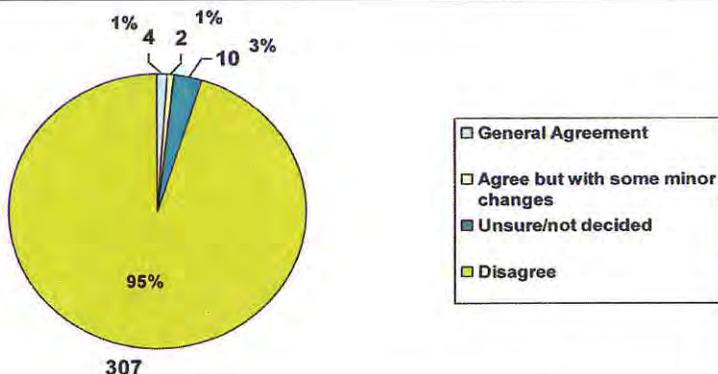
Natural England: Need to ensure that developments include the highest standards of water efficiency.

Breinton PC: Concern over water supply. Increasing need for water from housing growth and food production needs to be balanced with protecting the River Wye SAC.

**Core Strategy Topic - Water Treatment and Sewerage**

**Summary of the number of responses for the revised preferred option**

		% Total
General agreement	4	1
Agree but with some minor changes	2	1
Unsure / not decided	10	3
Disagree	307	95
<b>Total</b>	<b>323</b>	



LDF Ref No:	Summary of the issues raised in the comments received	Number of comments with this issue
3054, 3285, 3279, 3068, 3151, 3234, 3219, 2158, 3155, 2200a, 2226a, 3001, 2131, 3159, 2216, 2354a, 1287, 2498, 2981, 2936, 2728b, 3154, anon 1072, 1796, 2935, 2383, 2963, 1578, 2378, 3280, 3097, 3099, 2137, 2918b, 82, 2960, 1658, 2278, 2977, 2978a, 2979, 2426, 3098, 2921, 2920b, 2931, 2939, 2938, 2944, 2942, 2933, 1782, 2895, 2648, 1188b, 2896, 2899, 1787, 2900, 2901, 1657, 1775, 2200b, 2513, 2404, 492, 2189a, 2148, anon 1135, 3014b, 1779d, 1779b, 2154, 3041b, 2504, 2162, 1884, 2151b, 2151a, 2350, 3036, 3062, 2982b, 2414, 1968, 3011, 3013b, 3107, 3014a, 1316, 1525b, anon 1054, 2180a, 2180b, 3105, 3100b, 3263, 2223, 3104b, 3127, 3121, 3134, 2544, 2557, 1068a	Sewerage capacity needs to be in place prior to any development otherwise it will damage the watercourses and wider environment.	105
1529, anon 1075, 841	Growth in Leominster and surrounding villages will increase pressure on existing sewerage infrastructure and the sewerage will pollute the watercourses (River Lugg)	3
3186, 1316	River Leadon has been polluted on numerous occasions and therefore the infrastructure is insufficient to cope with further sewage generated from new housing.	2
2429, 3083	Lack of mains drainage in north west of Hereford	2
1033, 2401, 2959, 2640c, 3229, 2363, 3002, 1758b, 3128, 1913a, 2619, 2215, 2614,	Sewerage infrastructure will not be able to cope.	14
2013a	Water quality is falling below statutory standards	1

3238	Support the ongoing work of the Council in ensuring the highest standards of water quality are achieved	1
anon 1144, 1968b	Damage to the River Lugg from growth in Leominster and neighbouring villages as a result of increase sewage	2
2624	The doubling of Leominster population will cause detrimental problems with regard to sewage disposal	1
1736	The water authority has stated that it cannot cope with existing demand	1
2309, anon 1052, anon 1038, 2460, 2926, 2925, 2923, 1525, 2523, 841, 2608a, 3010b, 2519, 2170, 2361, 3123, 3131	Increase in houses must coincide / be phased with the availability of sewage capacity.	16
2640a, 2204, 2962, 2933, 2895, 2596, 2298, 2170b, 1316	Who will meet the costs of new water infrastructure	8
1241, 1524b, 2974, 2975, 2941, 2943, 2908, 2902, 1219, 2239, 485	No growth over and above the level of capacity in the sewage treatment works	11
3156, 2376, 2922, anon 1037, 2174b, 2606a, 2520b, 2520a, 2839a, 2356b, 2512, 2518b, 2151b, 2518a, 2303, 2555, 1016, 1692a, 3050a, 3050b, 3065, 3018, 3016, 1457, 1608b, 3100, 2611, 3087, 3106, 3135, anon 1057, 1748, 183, 1855, 2545, 2695, 3127, 2522, 2550, 3102, 3278, 2997, 3026, 2147, 2617, 2173a, anon 1069, 1599, 2356b	Plans for the provision water infrastructure and waste treatment must be incorporated into any development plans of the Council	47
2217, 3008a,	Housing will be delivered ahead of the required infrastructure.	2
2934, 689, anon 1138, 1797, 2424, 2929, 733, 1768, anon 1036, 2930, 2292, 3040a, 108, 3049, 2395b, 2350, 1287b, 2207a, 3080, anon 1013, anon 1067, 1608a, 3029	The existing infrastructure cannot cope and this will be exacerbated by new development which would require a disproportionate investment to solve.	21
3290	Developers should include reed beds and biological treatment to treat waste water as the existing facilities cannot cope.	1
3274	The planned upgrade was undertaken prior to the setting of the house building target	1
2461, 2897, 2898, 2640b, 2913	3500 homes is the limit for growth over the next 15 / 20 years because of the sewer capacity	5
2618, 1726	Still not on the mains sewer system, e.g. Lyde, Breinton, south of Kings Acre	2
anon 1053	Need commitment from Welsh Water to deliver the improvements	1
2958	Developer contributions should be pooled to provide the necessary infrastructure	1
2226b	Obvious the system can't cope so a new treatment plant is required and this should be in Rotherwas and hence housing should be developed south of the River	1
1684, 3095	Problems with the sewers at peak situations, e.g. storms	2
2976	Need to provide population growth forecasts to Welsh Water to ensure that there is sufficient capacity	1

2978b	Building in the north of Hereford will mean increases costs to put the necessary infrastructure in place and as such development should be south of the river only	1
1188a, anon 1037	Developments should only be small scale and be developed with septic tanks / cess pits	2
2991	System already at capacity therefore can't have any further growth.	1
3017, anon 1042, anon 1043, 3009, 3048a, 3039b, 1692b, 3028, 1332, 3052, 1551, 3088, 3091, 3093, 3094, 2289, 3058, 2225b, 3113, 2201a, 3117a, 2317, 3103, 2113a, 2113b, 2215b, 1561, 2540, 2539, 2220a, 2630	Need to improve capacity / infrastructure before committing to housing targets	31
2264	Simply leaving capacity to tackled by the water operator is an incorrect method to tackling water infrastructure requirements	1
3193	Suggestion made as to a number of future sites potentially containing a series of lagoons and micro-habitats that existing waste water could be treated through.	1
2478a	While aware of Herefordshire Council's ongoing work with this issue, it is essential that this matter is resolved prior to EiP. The HRA implications of this issue could compromise the deliverability and therefore soundness of the plan.	1
1265	No evidence detailing the impacts on water quality arising from the Core Strategy growth.	1
3053	Sewer capacity should not be the dictating factor in adopting a housing growth strategy.	1
1758, 1524, 2563b, 1524c	The Council are ignoring their own studies which show a lack of capacity.	4
3038b, 2180a, 2180b, 2151a, 3116, 562, 2498b	There will be public health problems by allowing sewers to overflow.	7
3110	Infrastructure is always the last thing planned for and the first thing removed when funding is limited.	1
1457b, 183	The HRA is incomplete for demonstrating that water quality will not be impacted upon by the proposed growth in the Core Strategy.	2
1316	No details are provided on when water treatment infrastructure will be provided.	1
1561b	If sewer capacity is an issue for a single house development then it should be an issue for the Core Strategy	1
1211	Sewerage disposal is vital prior to development	1
3114a	New development north of the Roman Road is not connected to the sewer system.	1
3108	A public Inquiry should be set up to get this issue sorted.	1

2334	Current planning and environmental legislation will protect the watercourse irrespective of whatever level of growth is planned.	1
	There is no potential to increase sewage treatment capacity or discharge.	1
3044b	Need for sewerage infrastructure before the road.	1
2558	We need the housing and there is sufficient legislation to prevent the pollution of the River Wye SAC.	1

#### Summary of responses from Stakeholders

CPRE: No information is available on the impacts of increased water abstraction and discharge upon the SAC.

Kington Town Council: Will Herefordshire Council be responsible for ensuring that Welsh Water is able to accommodate

Holmer and Shelwick PC: Proposed development will outstrip current sewage capacity.

Clehonger PC: No capacity in Clehonger sewage treatment works as well as elsewhere will limit development until such

River Wye Preservation Trust: Supports the delivery of housing in step with waste water treatment investments to avoid detrimental impact on the Wye at Hereford. Concern over growth at Leominster impacting on the Lugg SAC and leading to failure of the water framework directive. Siting and phasing of housing critical to ensure no detrimental impact upon the watercourse. Need to ensure overall waste water treatment is compliant with WFD status. Avoid surface run off.

NFU: The EU Water Framework Directive must be adhered to with regard to water quality.

Environment Agency: The Core Strategy would be unsound as it is currently not based on robust evidence. Furthermore work on phasing and timescale of development is needed.

Hereford City Council: It is critically important that statutory undertakers have suitable plans for expanding and enhancing their capacity before major developments.

Burghill PC: Development as set out in the Core Strategy will outstrip capacity.

Here for Hereford: There is only capacity for 3,800 units and accordingly this should be the maximum limit of growth as there is

Stretton Sugwas PC: There is a lack of sewerage infrastructure to accommodate the levels of proposed development.

Natural England: All developments must be required to contribute to long-term phosphate reductions in the watercourse and investigation is needed to analyse the watercourses and whether there are any impacts of Core Strategy growth on the

Sustainability and Resilience for Herefordshire: Access to land is a major barrier in communities identifying an innovative form

Breinton PC: Herefordshire Council's own evidence base shows a shortfall in capacity. Welsh Water discharges may be lowered following potential changes to EU Directives in 2015. The SA states that there is likely significant detrimental impacts from sewage treatment plants and such discharges will be reduced by EA's review of consents. There is no reference in the revised preferred options evidence base to show that NE, EA and Welsh Water have overcome sewerage constraints to growth. Furthermore the River Lugg element of the Wye SAC is failing phosphate standards. The River Wye should have specific

Border Group PC: Population growth requires adjustment of services such as water infrastructure.

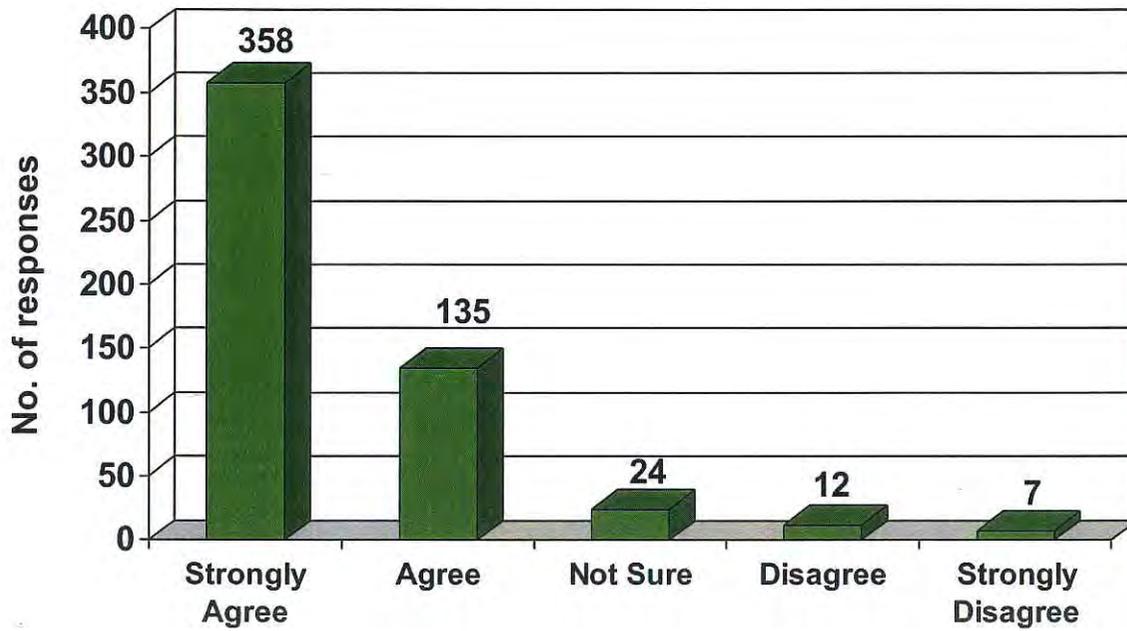
Colwall PC: The revised plan should be cohesive and incorporate the provision of adequate infrastructure for planned housing.

Luston PC: The sewerage infrastructure is not adequate to cope in many rural areas.

## **5.0 Results of Its Our County questionnaires/forms**

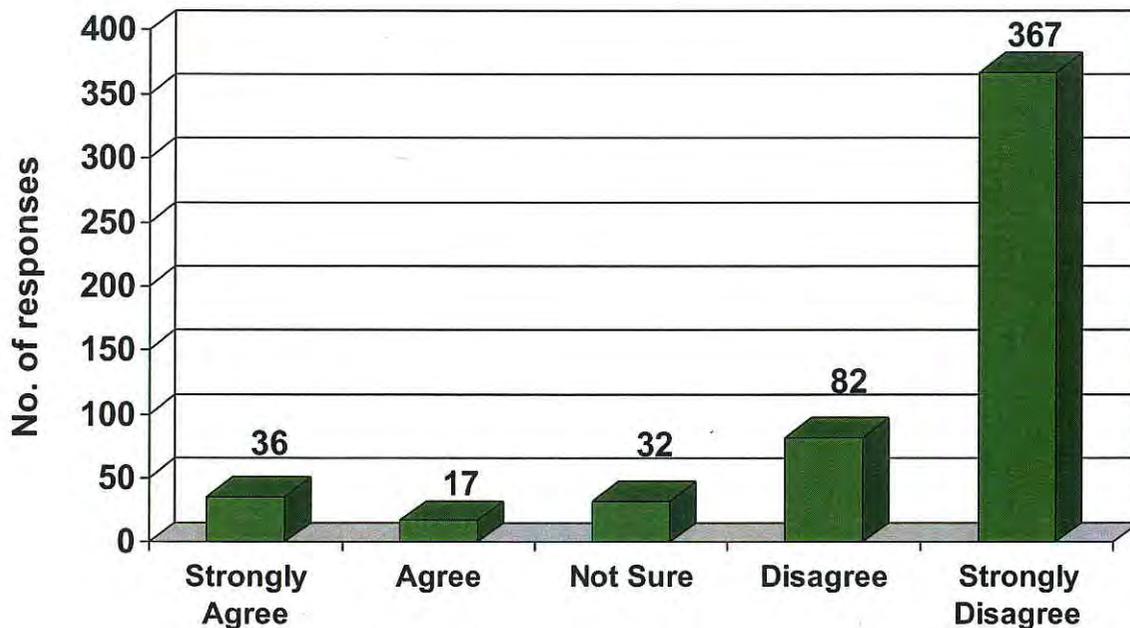
## Its our County

Q1: The Local Plan should focus more on job creation than on house building?



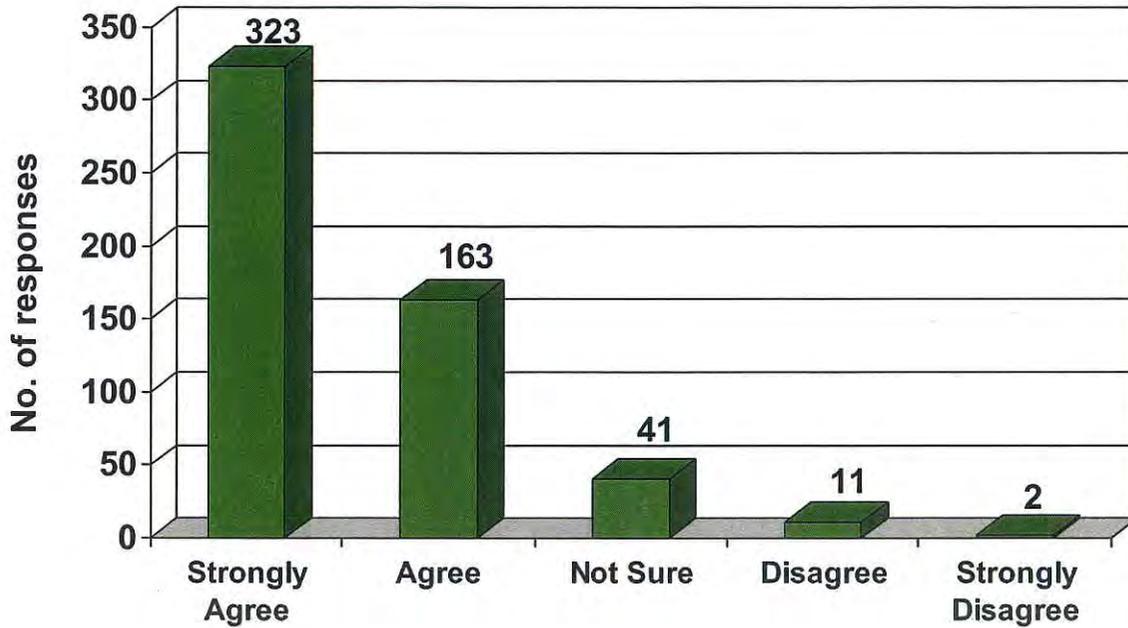
## Its our County

Q2: Herefordshire Council should be planning to spend £130 million on a single road?



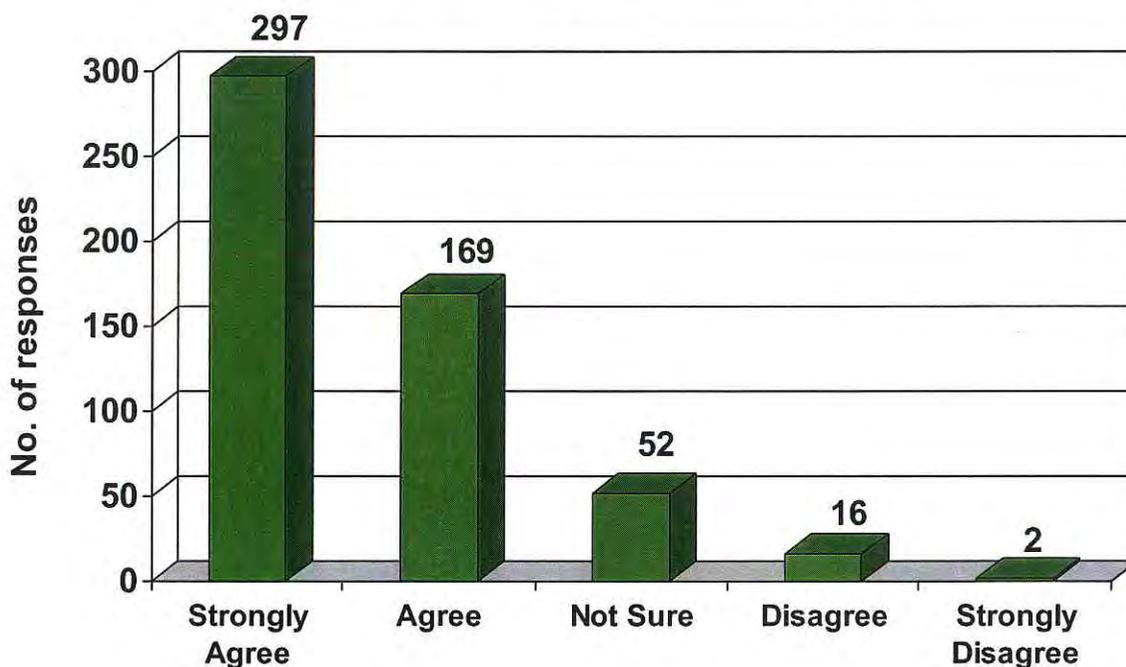
### Its our County

Q3: The County Hospital bed capacity should be increased during the next 20 years?



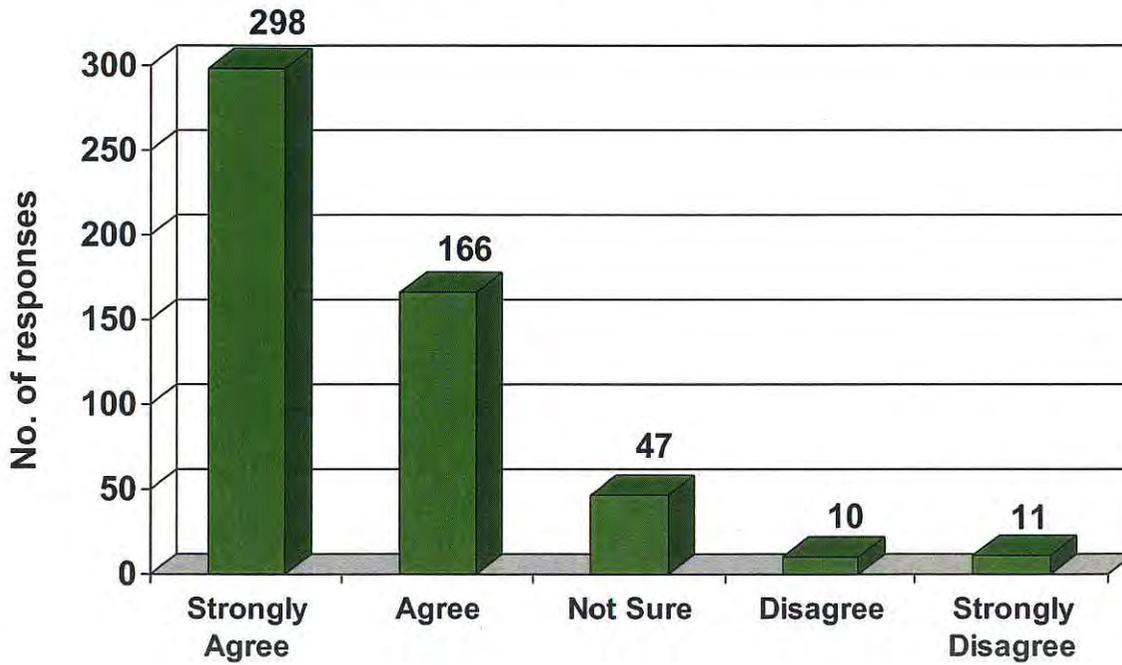
### Its our County

Q4: The provision of rural country-wide broadband is crucial for future economic success?



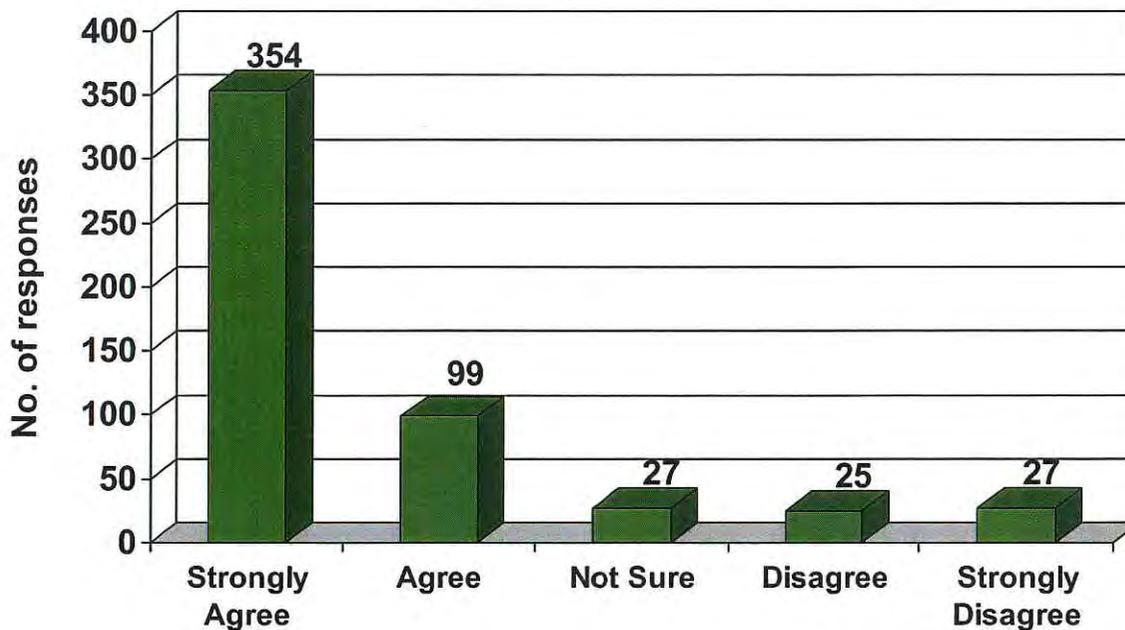
### Its our County

Q5: Developer contributions should be spent in the local area where houses are built?



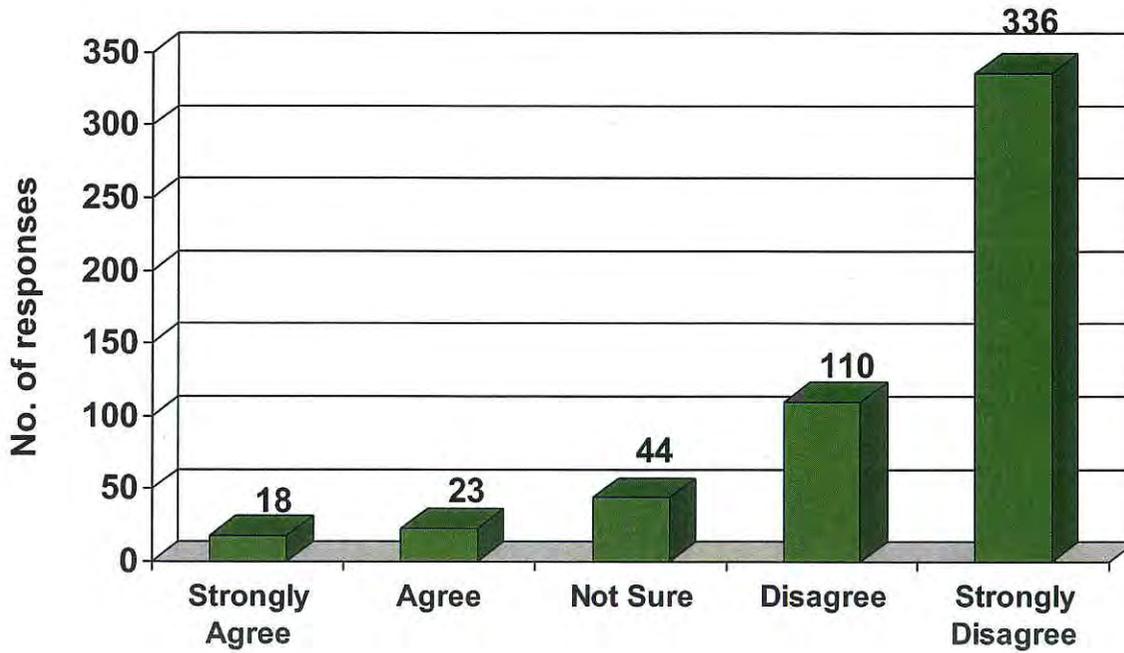
### Its our County

Q6: The Local Plan should focus on reducing traffic in Hereford over road building?



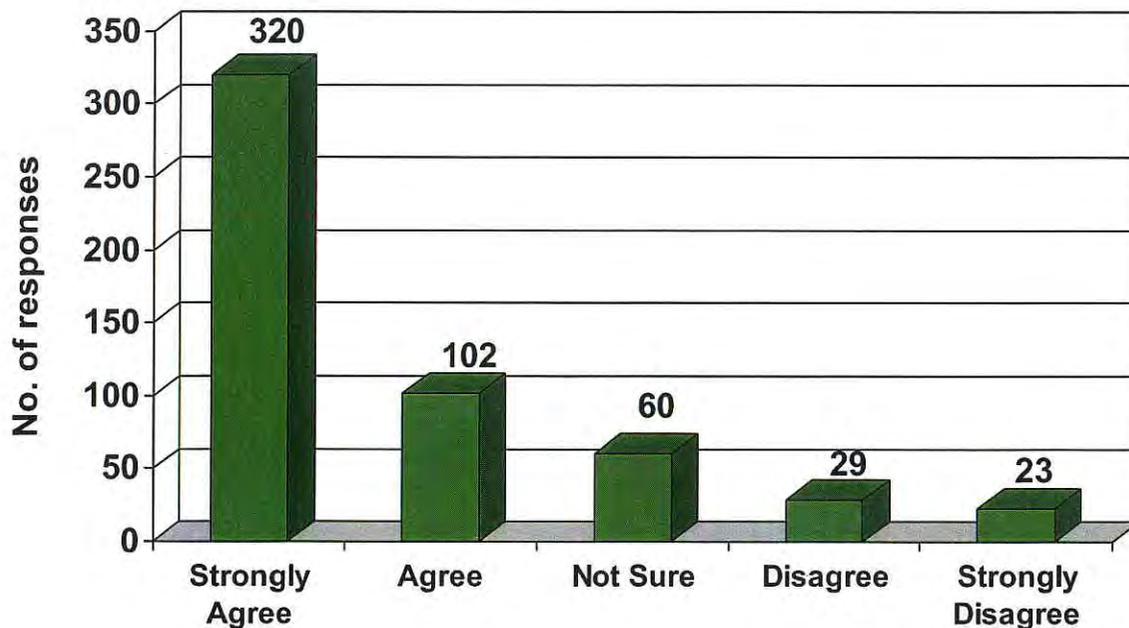
### Its our County

Q7: The proposed housing numbers for the county (16,500) should be increased?



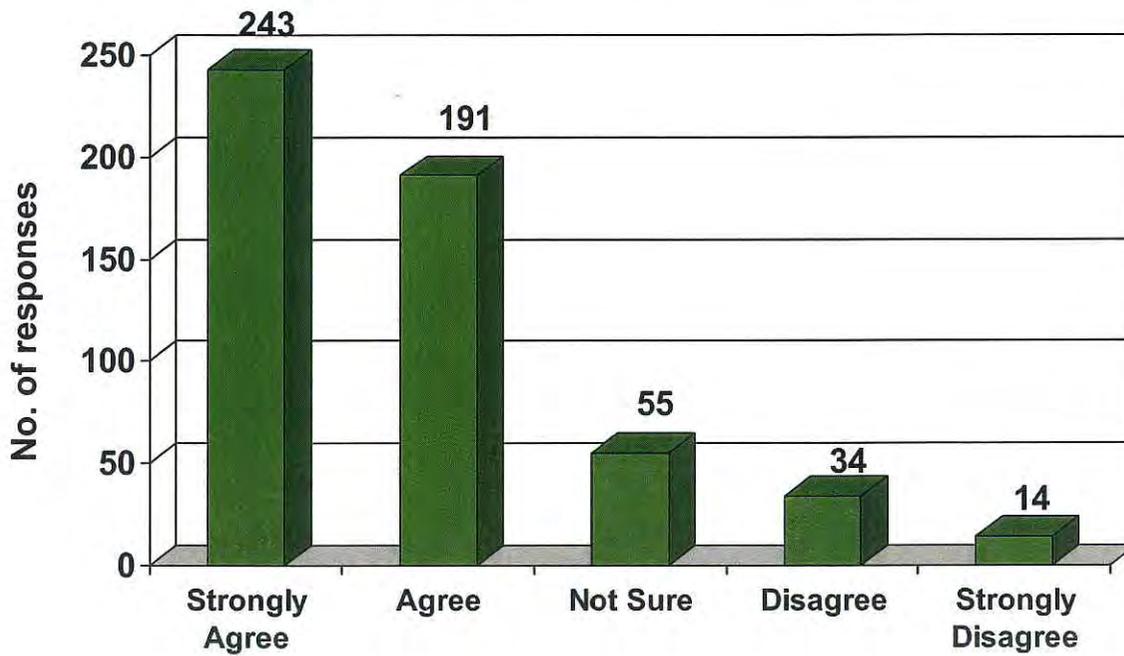
### Its our County

Q8: The proposed housing numbers for the county (16,500) should be reduced?



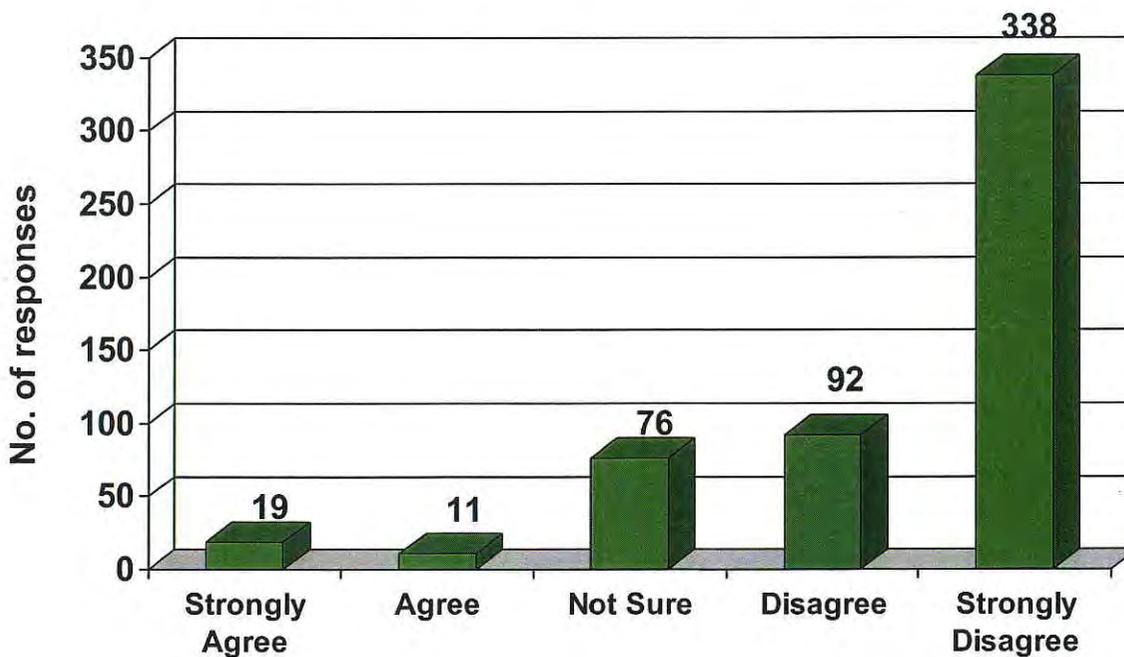
### Its our County

Q9: We should build affordable housing for rent before we start building houses to buy?



### Its our County

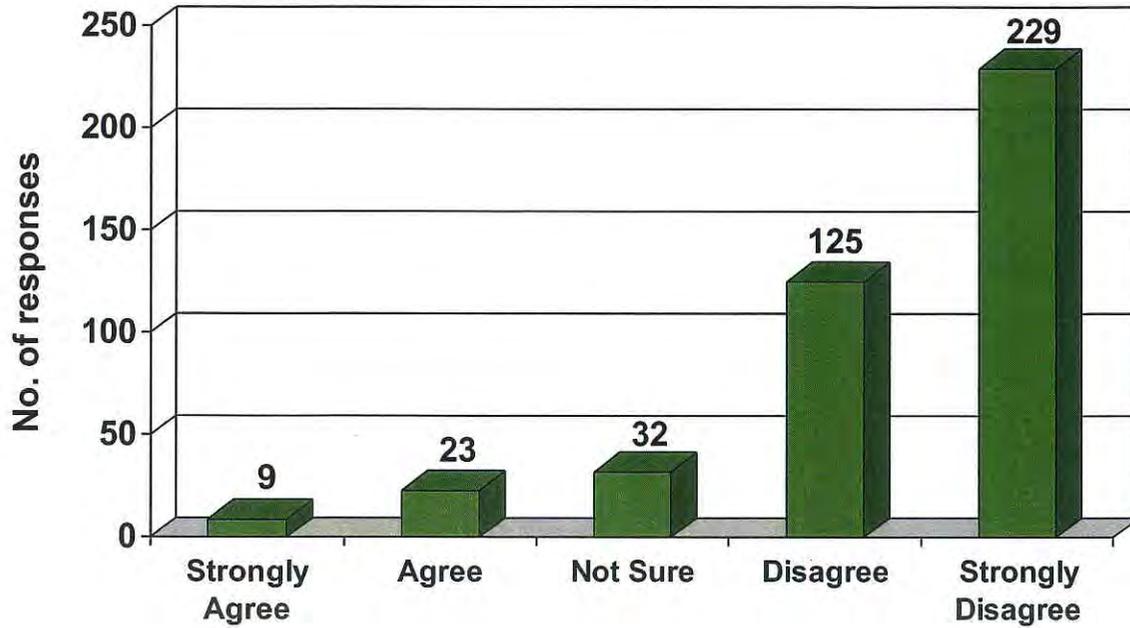
Q10: The consultation has been good and the views of the people have been listened to?



## **6.0 Results of Here for Hereford questionnaires/forms**

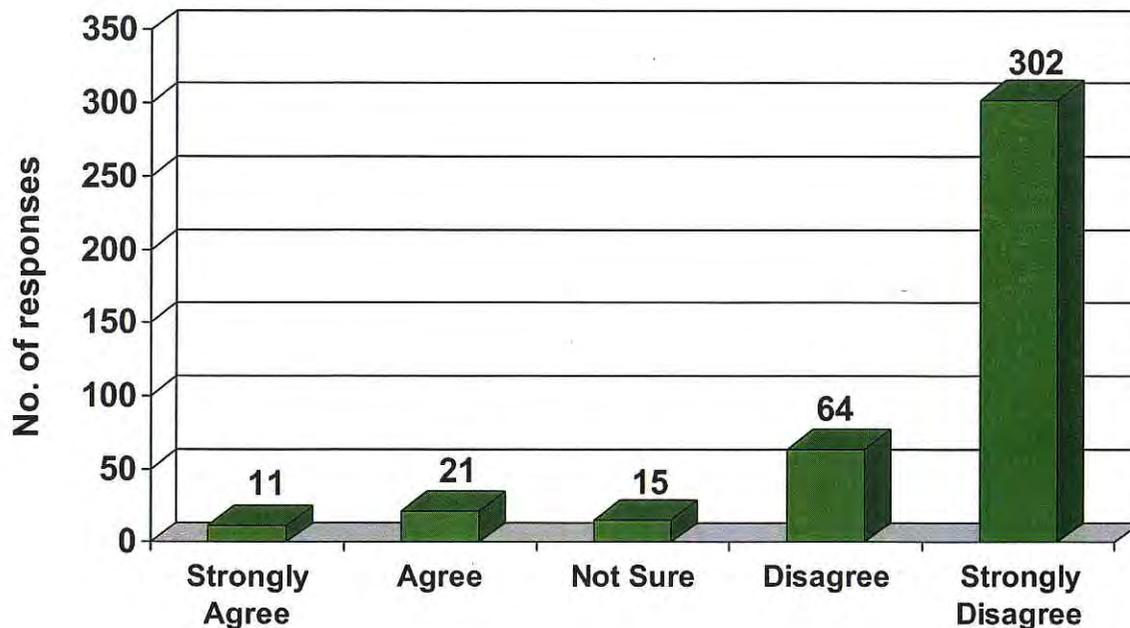
## Here for Hereford

Q1: Do you agree with the housing plans for Hereford?



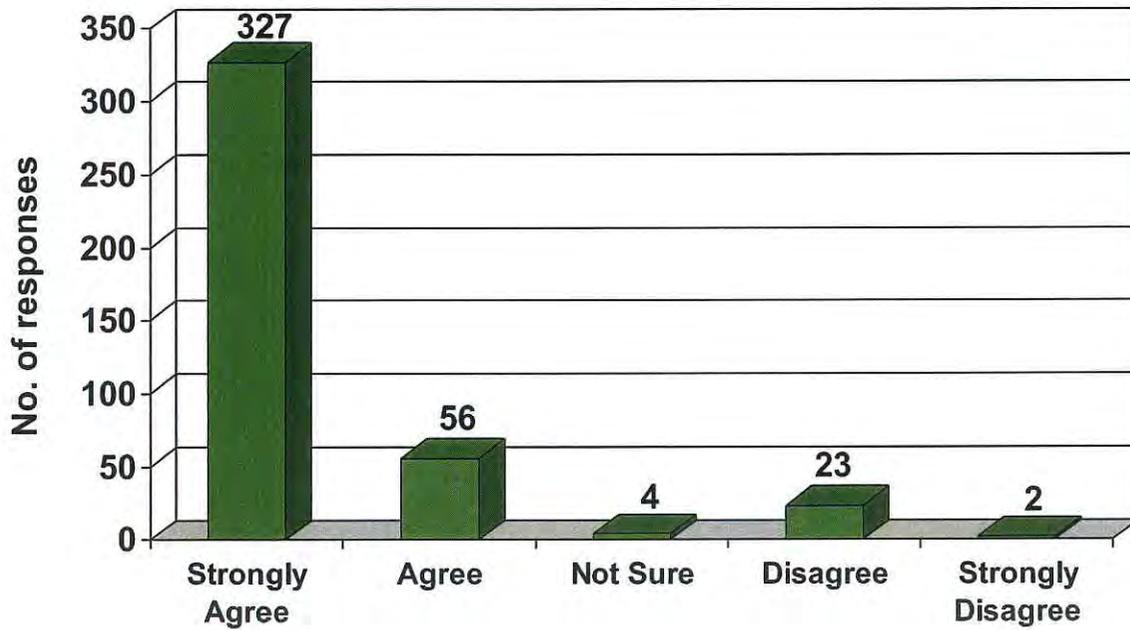
## Here for Hereford

Q2: Do you agree with the retention of an Inner Western Road in the Revised Preferred Option for Hereford?



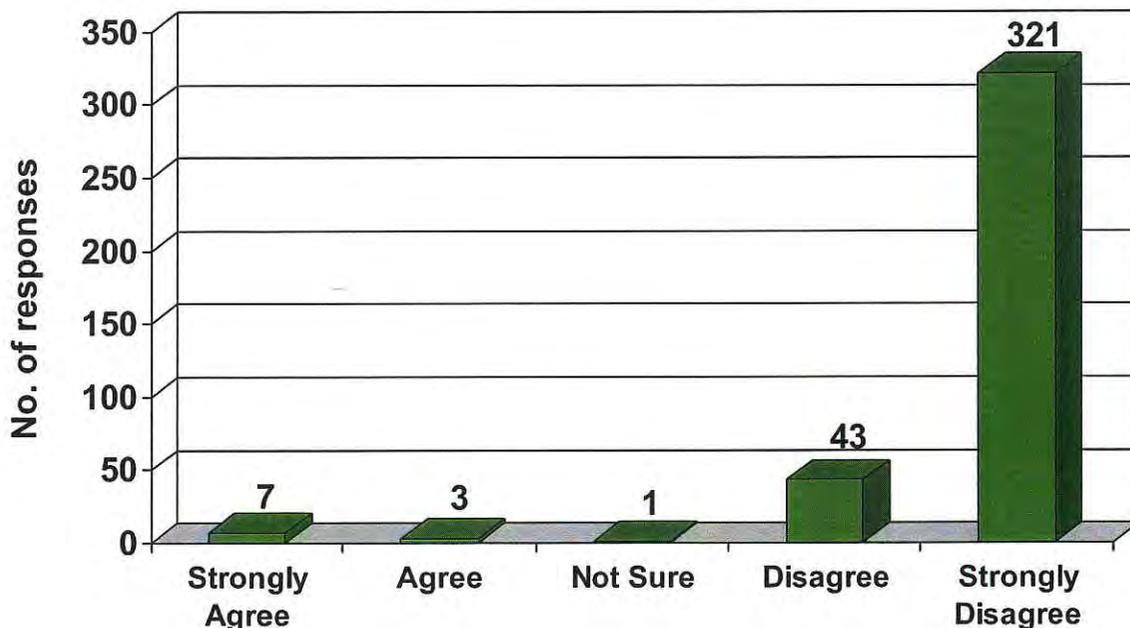
## Here for Hereford

**Q3A: Do you agree that the sewerage capacity plans do need to be fully available before the council goes ahead with any strategic housing development?**



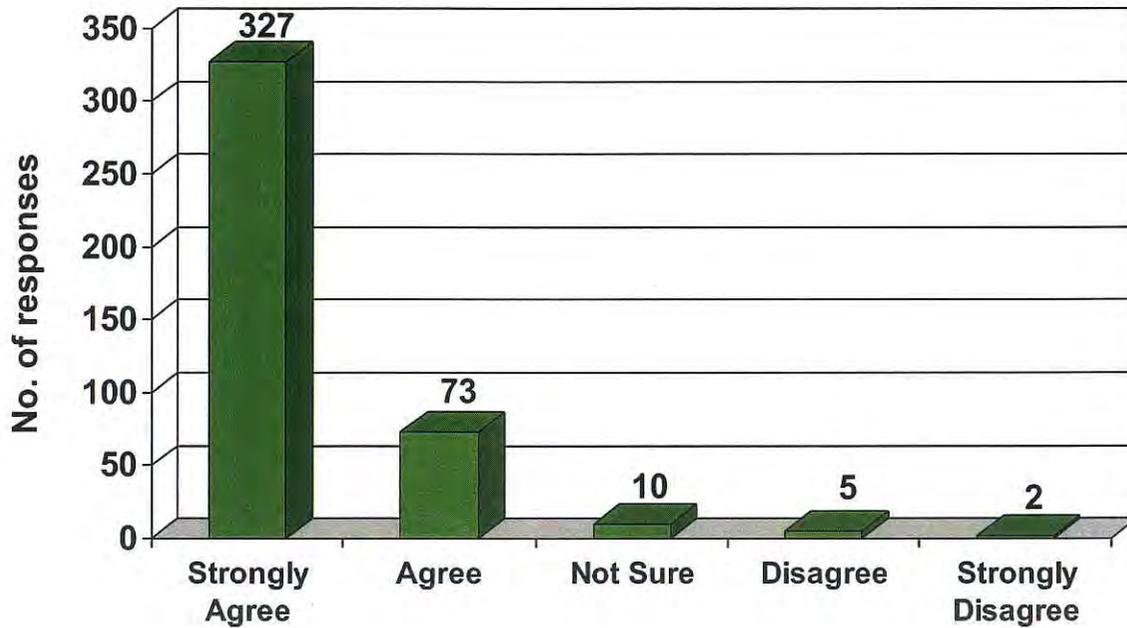
## Here for Hereford

**Q3B: Do you agree that the sewerage capacity plans do not need to be available before the council goes ahead with any strategic housing development?**



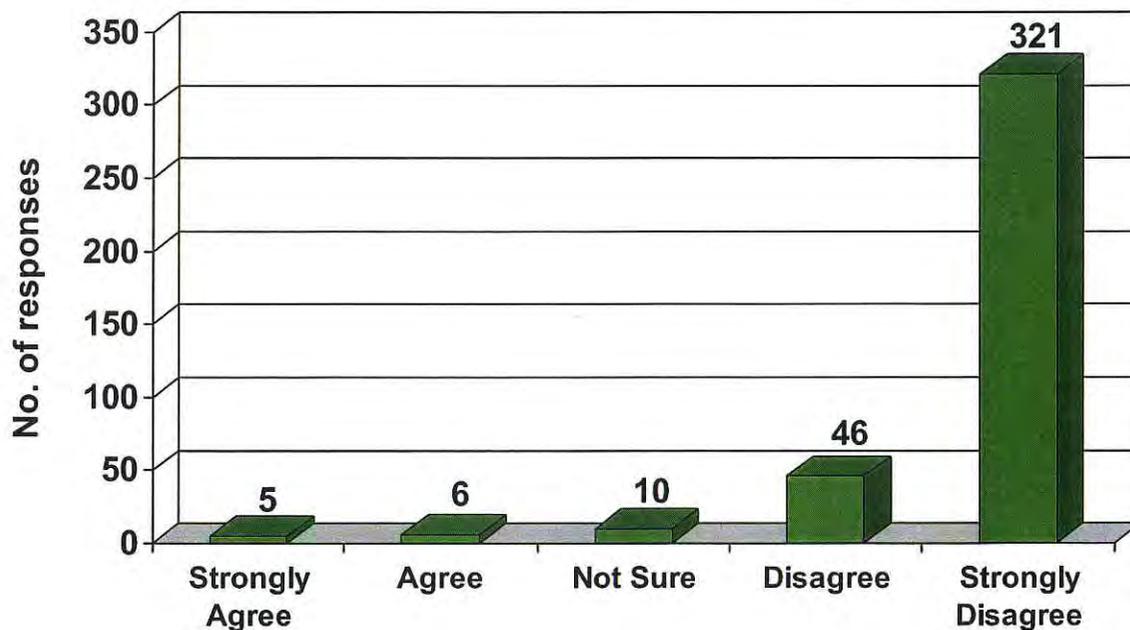
## Here for Hereford

**Q4A: Do you agree that the Herefordshire plans do need to include a provision for an increase in hospital bed capacity?**



## Here for Hereford

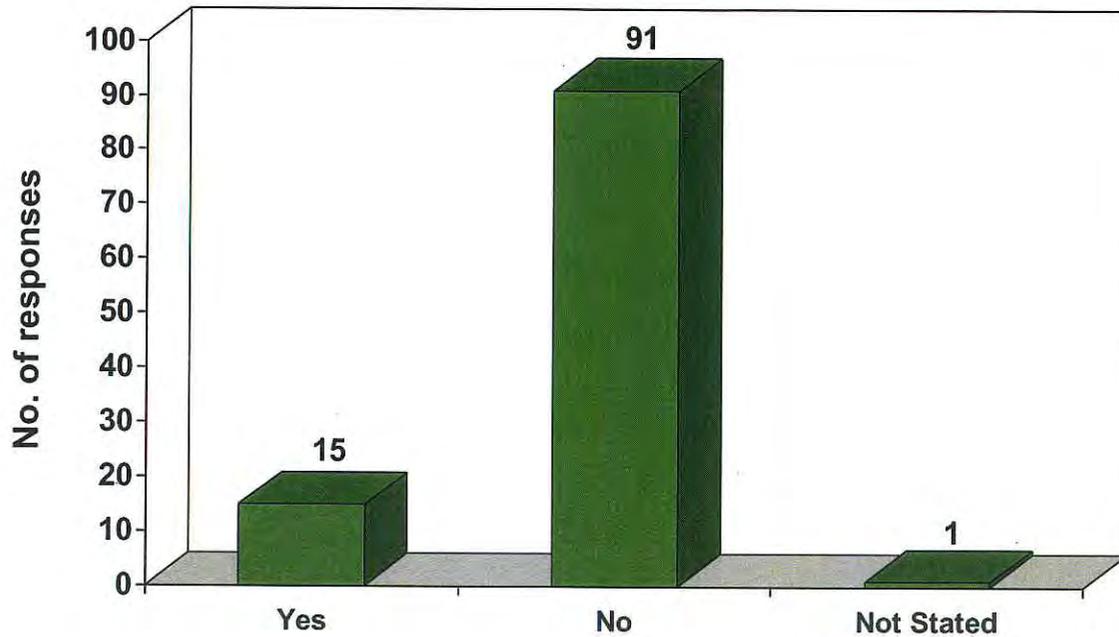
**Q4B: Do you agree that the Herefordshire plans do not need to include a provision for an increase in hospital bed capacity?**



## **7.0 Results of Burghill, Holmer and Lyde questionnaires/forms**

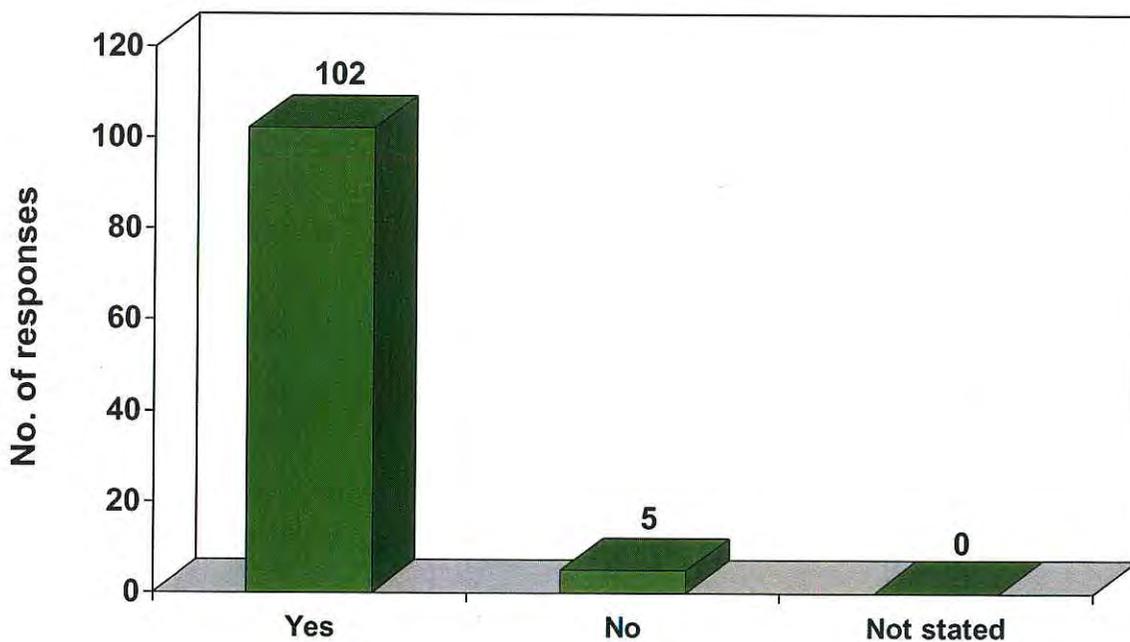
## Burghill, Holmer and Lyde Ward

Q1: Do you agree with the housing plans for Hereford?



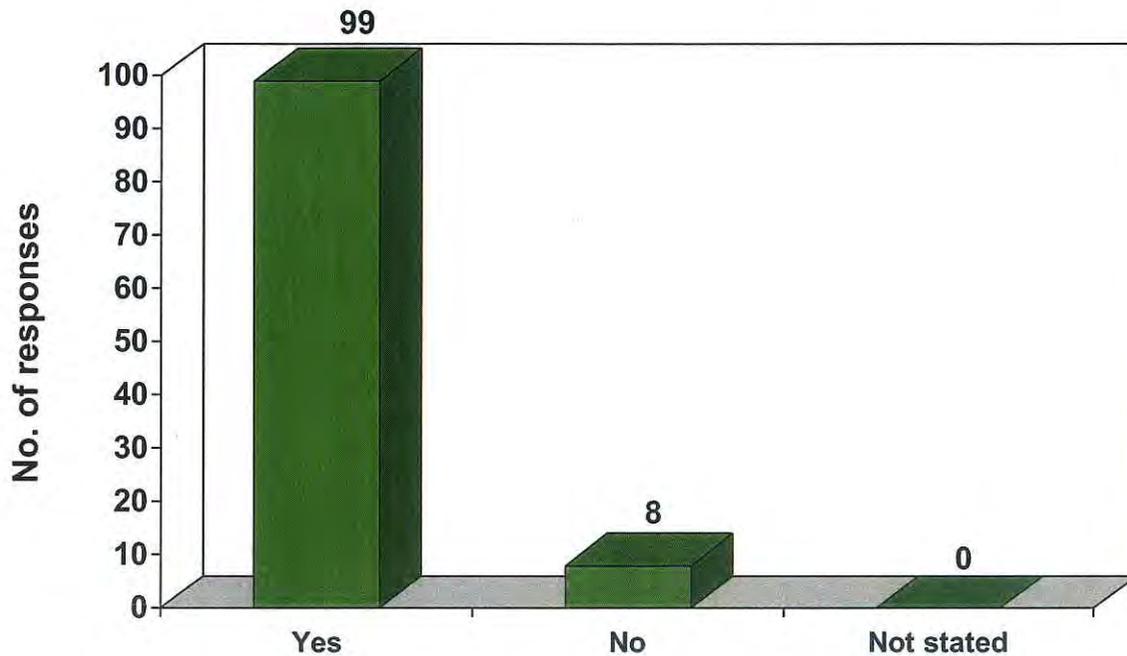
## Burghill, Holmer and Lyde Ward

Q2: Do you agree that housing should be built near employment sites and in particular the new Enterprise Zone which will provide around 2,000 jobs by 2015?



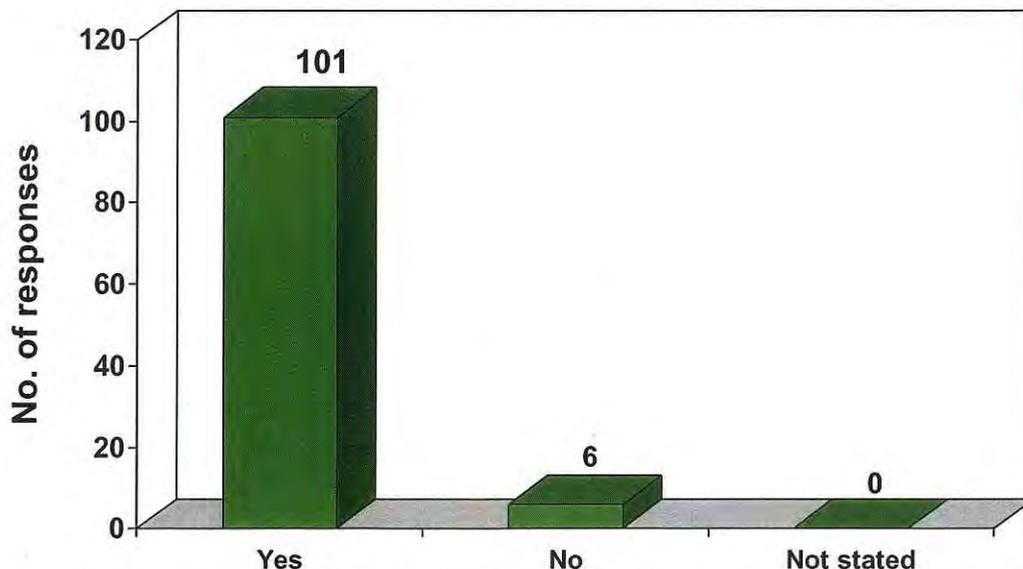
### Burghill, Holmer and Lyde Ward

**Q3: Do you agree that the housing site at Holmer West should be deleted from the Revised Plan as it is located too far away from the Enterprise Zone and would only encourage car use?**



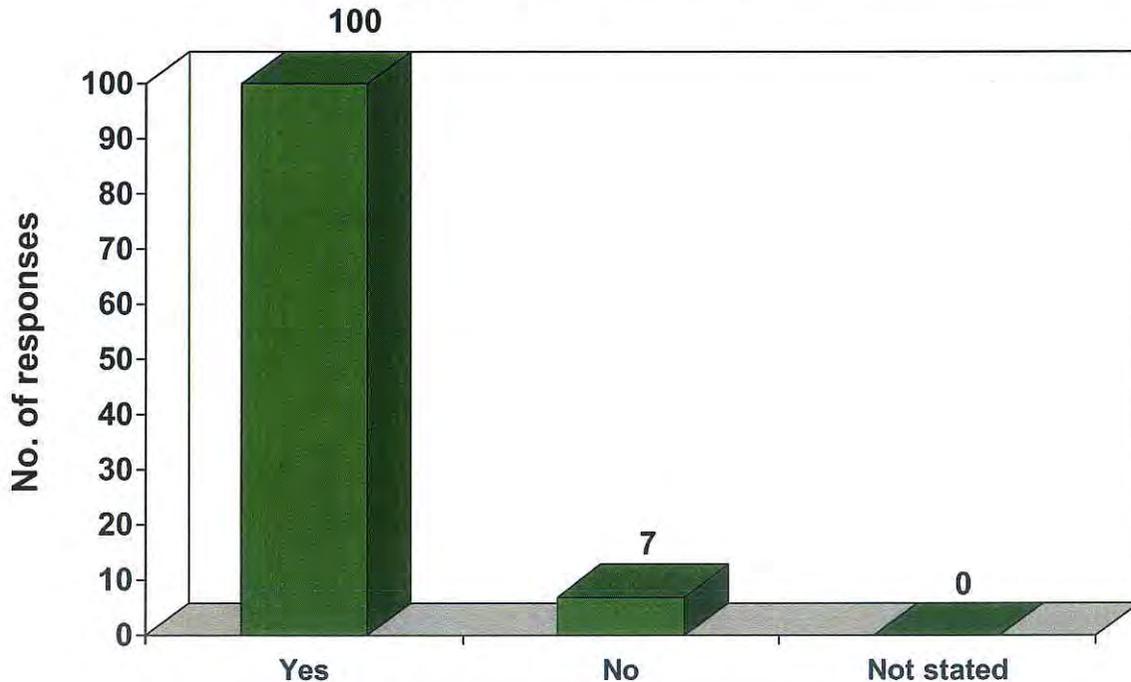
### Burghill, Holmer and Lyde Ward

**Q4: The Holmer West site was defended against development in the Unitary Development Plan Public Inquiry as it would have a detrimental impact on the character of the area. This belief has also been upheld by Planning Inspectors in the past. Do you agree that the Council should uphold these previous discussions and not develop this greenfield site?**



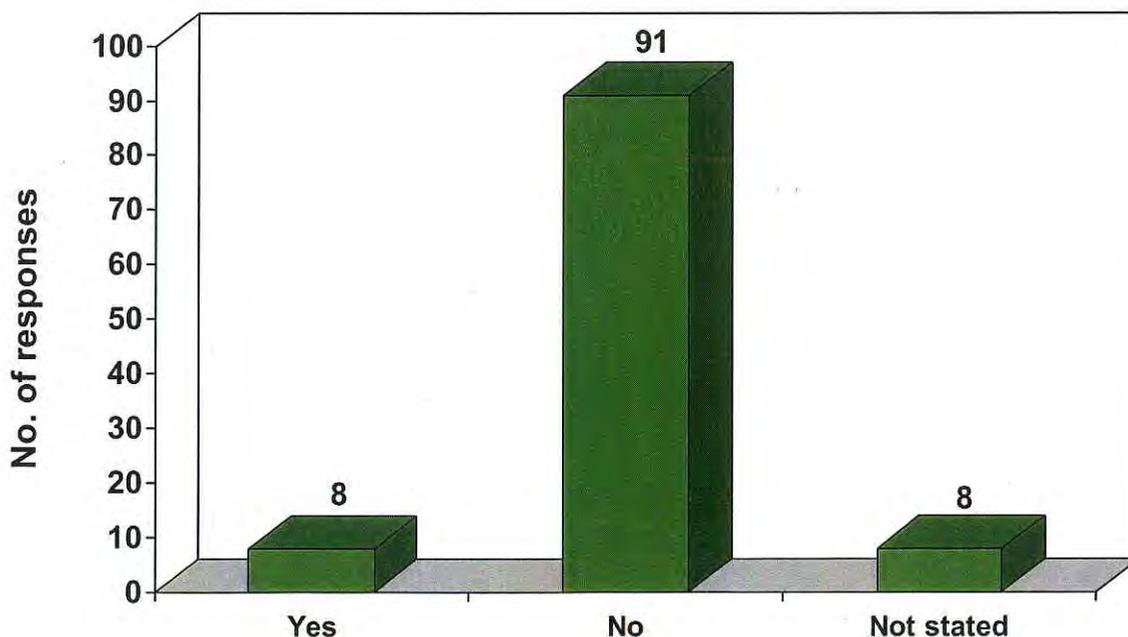
## Burghill, Holmer and Lyde Ward

**Q5: In the revised plan, the number of houses in the rural areas has increased to 265 p.a. over the next 20 years from 225 p.a., do you agree that housing should be more evenly distributed around the rural villages to help sustain communities, i.e. schools, post offices, shops, etc.?**



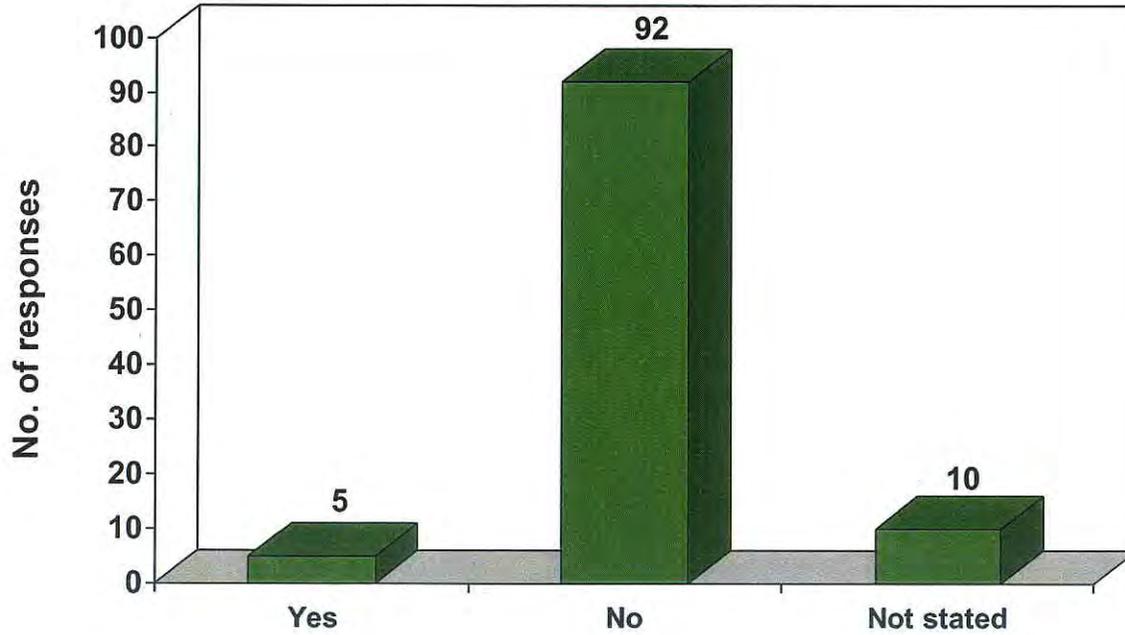
## Burghill, Holmer and Lyde Ward

**Q6: Do you agree with the retention of the Northern Corridor in the Revised Preferred Option for Hereford?**



## Burghill, Holmer and Lyde Ward

Q7: Do you agree with the retention of an Inner Western Relief Road in the Revised Preferred Option for Hereford?



## **8.0 Details of petitions**

## Consultation Responses - Petitions

4 petitions were received.

The questions asked are shown below:

Number of Signatures:

<b>Petition 1</b> - Hereford has needed a bypass for many years: To go into town one has to face traffic which has no interest in being there. A bypass is proposed. If you would like to add your name to those in favour of reducing the traffic in town, please sign below. This will help make Hereford a pleasant market town, rather than a highly congested traffic jam.	<b>44</b>
<b>Petition 2</b> - We the undersigned support your plans for a bypass to the west of the city, "please get on and build it".	<b>518</b>
<b>Petition 3</b> - We the undersigned petition the council to re-consider the action you have taken to revise the route of the proposed bypass where it passes between Grafton (Hotel) and Haywood Lodge (B4399 to Belmont Abbey)	<b>50</b>
<b>E-Petition 4</b> - We the undersigned petition the council to re-consider the action you have taken to revise the route of the proposed bypass where it passes between Grafton (Hotel) and Haywood Lodge (B4399 to Belmont Abbey)	<b>110</b>

## **9.0 Summary of key points raised at Ward based events**

The main issues identified through the discussions at the 33 Ward based events were:

- Affordable Housing – definition, numbers, management of schemes and whom the housing was targeted at;
- Provision for employment land and the need for well paid employment;
- Need for improved infrastructure, concern over flooding and drainage issues, and broadband provision;
- The phasing, financing and route of the relief road;
- More flexibility for scale and location of housing development to reflect the aspirations of the local community in the rural areas;
- Need for further information on Neighbourhood Plans, including the cost, time, legislation, guidance and support.

**Appendix 1 – Copy of Its Our County questionnaire/form**

**: General**

**: Ledbury**

# IS THE COUNCIL LISTENING? - JUDGE FOR YOURSELVES

**YOU SAID...**

Published Results from **their** Consultation on **their** 'Preferred Options' for Herefordshire

**SO THE COUNCIL SAID...**

54% were **AGAINST** Ledbury's growth policy

76% were **AGAINST** the city centre policy

86% were **AGAINST** Hereford's movement policy

75% **AGREED** with the limited rural growth policy

**NO CHANGE** to our plans

**NO CHANGE** to our plans

**NO CHANGE** to our plans

**LET'S INCREASE** the housing



**IT'S OUR COUNTY** says keep telling them until they listen - use the questionnaire below



IOC Artist Impression - probably not to scale!

## THE SO-CALLED 'RELIEF ROAD'

Did you know... The road will cost at least £130million. Funding this road will cost **you** money. Houses developed in **all** the market towns and rural areas will have to help finance the road. You will get less investment in your local area if you say:- "Yes, build Hereford a road". The road will damage historic landscapes and prime agricultural land. 85% of Hereford's traffic is internal to the City. The Council confirm their plans for 20% more houses mean that a road will not provide any relief from traffic.

**IT SAY NO - WE CAN'T AFFORD IT!**

## VILLAGE VOICE

The Council seems to think villages are only "viable" if they are big. This is rubbish, and their plans to grow them fast are badly thought out. Adding 100 houses to villages with only 150 - 200 houses already - as proposed in their Core Strategy plans - is a massive increase. Villages will turn into small towns, and what's worse, into small towns with not enough school places, with no public transport and, like Leintwardine, with not enough capacity in their sewerage treatment plants.

**THE PLAN STINKS!**

## IT'S OUR COUNTY

### SAYS YES TO THE FOLLOWING

- County-wide broadband - it helps create and keep jobs of high value.
- The Council's Economic Strategy - their plan should be centred on it.
- Increased bed capacity at the hospital - we desperately need this.
- Clean, safe and easy to use sustainable transport options for the city.
- Sensitive rural housing and affordable homes to rent for local people.
- Good consultation - listening and responding to the people.

**Here's how you can have your say - Easily! - use the questionnaire below**

Fill in the questionnaire and send to Local Development Framework, Licence Number - RRJX-TLSH-SCYH, Freepost - Forward Planning, PO Box 4, Plough Lane, HERFORD HR4 0XH (no stamp needed) or if you prefer you can email them on [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk) Please mark ONE box for each question, send one questionnaire per person back, and meet the deadline of 28th November

Name: ..... Address: .....

Questions: Do you agree...

Strongly Agree Agree Not Sure Disagree Strongly Disagree

The Local Plan should focus more on job creation than on house building?

Herefordshire Council should be planning to spend £130million on a single road?

The County Hospital bed capacity should be increased during the next 20 years?

The provision of rural county-wide broadband is crucial for future economic success?

Developer contributions should be spent in the local area where houses are built?

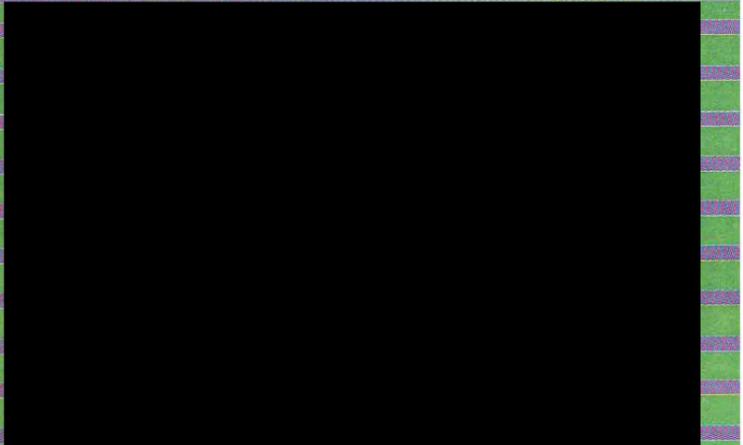
The Local Plan should focus on reducing traffic in Hereford over road building?

The proposed housing numbers for the county (16,500) should be increased?

The proposed housing numbers for the county (16,500) should be reduced?

We should build affordable housing for rent before we start building houses to buy?

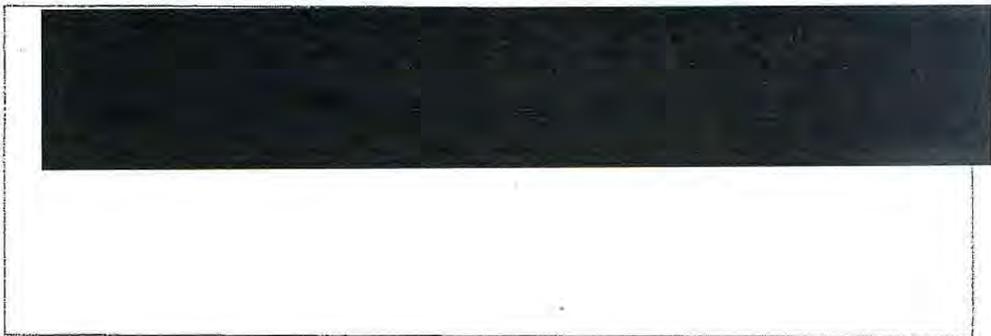
The consultation has been good and the views of the people have been listened to?



Environmental Impact of development in Ledbury



Local Infrastructure Investment in Ledbury & County-wide Community Services supporting Ledbury



Other: .....



Name: ..... Date: .....

Address: .....

Post Code: .....

This questionnaire has been provided to help Herefordshire Council achieve a high level of response to their consultation and for them to hear the views of the public on the future plans for Hereford and the surrounding local area for the NEW plan period 2011 -2031.

All responses should be sent FREEPOST to:

Local Development Framework, Licence Number - RRJX-TLSH-SCYH,

Freepost - Forward Planning, Herefordshire Council, PO Box 4, Plough Lane, Hereford, HR4 0XH or by emailing your views to [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk)

Herefordshire Council have produced a leaflet "Help Plan the Future of Herefordshire" which is available at Council information points or by contacting the Planning Policy team on 01432 260386 or by sending an email to [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk)

# IT'S OUR COUNTY

## LEDBURY

Herefordshire Council has opened a final period of public consultation on the 20 year development plan for the county – out to 2031. This consultation runs from 26<sup>th</sup> September to 28<sup>th</sup> November, but is very low-key; is primarily internet based; and is not well advertised to members of the public.

Outside of Hereford city, Ledbury provided the largest response to these plans when they were last consulted upon, and the town's views were overwhelmingly negative. In addition to residents' comments, concerns were raised by: Town Council, Civic Society, Campaign to Protect Rural England, Environment Agency, Nature Trust, Natural England.

In essence, respondents said that the development plan "would affect the character of the town and create separate communities remote from the town centre"<sup>1</sup>. This response has been ignored and the plans for Ledbury remain unchanged.

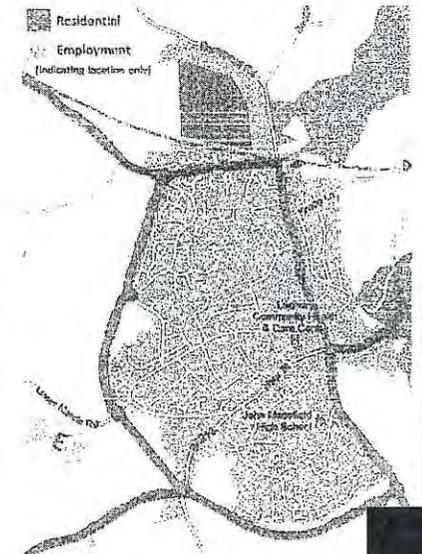
This consultation will set the framework for house-building, jobs and investment in Herefordshire until 2031. It is really important that we try one last time in Ledbury to get our voice heard and have a real say on the future of our town.

So – what's the plan for Ledbury? [[www.herefordshire.gov.uk/docs/Market\\_Towns.pdf](http://www.herefordshire.gov.uk/docs/Market_Towns.pdf)]<sup>1</sup>

### Residential and Employment Development

800 residential houses are still being proposed to be built in the town (Town Council recommended no more than 445).

- 700 to be built between the industrial units and the river north of the viaduct – on land currently designated for employment; at a density of up to 50 houses per hectare; and up to 3 stories high; 'R' on the map
- a further 100 houses will be infill in the town
- 40% of the 700 houses are designated 'affordable' but planners say there is 'no need' in the town for social housing, so all houses can generate CIL, see below.
- The Council is relying on a new local tax (Community Infrastructure Levy - CIL) to levy a charge of ~£42.5k on each house built. This tax replaces the developer contribution which has been used to fund local infrastructure projects. The new CIL money is spent centrally on county infrastructure. For Herefordshire this means the Hereford relief road. So that's up to £30M (700 x £42.5k) towards a road round Hereford paid for by housing development in Ledbury.



To replace the lost employment land on the Bromyard Road it is proposed to cross the river and develop further industrial units between the Little Marcle Road and the Ross Road. 'E' on the map.

### Water & Sewage

Ledbury is in an area where delivery of water supply and sewage treatment are muddled between Severn Trent and Welsh Water. There is no agreement regarding infrastructure upgrade of Welsh Water pipework on the English side of their territory. Welsh Water will only say that their infrastructure will cope with 'an element of the projected growth'<sup>1</sup> for the town. What then?

The Environment Agency have classed the river Leadon as being under stress. Phosphate pollution from sewage and farming is a problem for the river Leadon and ecological damage from even existing housing in the river catchment is causing concern. As recently as this August the accidental release of raw sewage into the Leadon created a major pollution incident which is still being investigated.

### Community Infrastructure

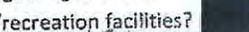
Where will the money come from for the infrastructure projects needed in Ledbury to offset the impact of another 800 houses (>2,000 people) in the town? These at risk projects include: a new school, recreational and sporting facilities, walking and cycle routes, new road layouts and junctions, health facilities, a park.

The Council has made no provision to increase capacity at the County Hospital in Hereford in the next 20 years, despite planning for the development of more than 18,000 houses (~50,000 more people) over the same period; despite the current hospital having 15% fewer overall beds and 30% fewer acute beds per 1,000 head of population than the national average.

### Responding to the Consultation:

If you have internet access, please access and read the Core Strategy documentation on Herefordshire Council's website at: [www.herefordshire.gov.uk/housing/planning/53094.asp](http://www.herefordshire.gov.uk/housing/planning/53094.asp) and the Market Town & Rural Area documents at: [www.herefordshire.gov.uk/housing/planning/53098.asp](http://www.herefordshire.gov.uk/housing/planning/53098.asp)

The Council has decided not to provide a format for residents to respond to the consultation, so here are some questions to ask yourselves and some boxes in which to make your comment.

1. Do you think that building 700 houses north of the viaduct in Ledbury on employment land and 100 infill developments is right for the town? 
2. Are 800 new houses (700 + 100 infill) in Ledbury 
3. Do you think that initiating industrial development west of river on agricultural land is right for the town? 
4. Do you think there is 'no need' for social housing in Ledbury? 
5. Are you content that clear funding routes are identified in the plan to mitigate against the impact of 800 houses by providing improved health/education/transport/recreation facilities? 
6. Are you content that the water supply and sewage treatment capability for the town is understood, and sufficient infrastructure investment agreed with both water companies, to ensure further development is sustainable? 
7. Do you believe that a road round Hereford is so important to the prosperity of Ledbury that it should be funded by a Community Infrastructure Levy on residential development in the town? 

## LEDBURY

### Local Development Framework Revised Preferred Options for Herefordshire

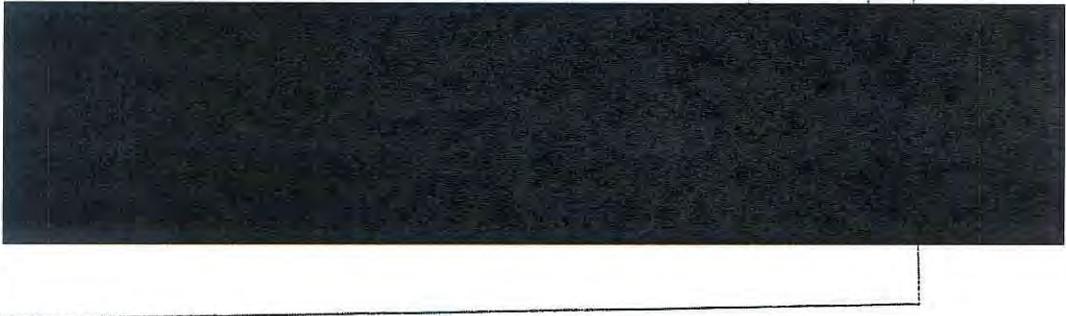
Response to Consultation 26<sup>th</sup> September-28<sup>th</sup> November 2011

Please use this form to assist you in structuring your feedback to the Council.

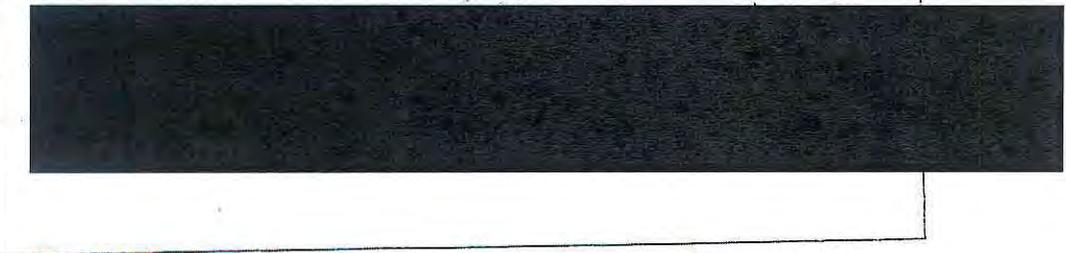
#### Residential and Employment Development in Ledbury



#### Hereford Relief Road - contribution to the economy of Ledbury



#### Water & Sewage Capacity for Ledbury



**Appendix 2 – Copy of Here for Hereford questionnaire/form**

# HAVE YOUR SAY!

## Local Development Framework - Revised Preferred Options for Herefordshire Consultation 26th September to 28<sup>th</sup> November 2011

Here for Hereford has devised this questionnaire – it is not intended to be analysed by Here for Hereford and therefore it is up to you to complete and return it to the Council, with any further comments you may have. The address for your response is **Local Development Framework, Licence Number - RRJX-TLSH-SCYH, Freepost - Forward Planning, Herefordshire Council, PO Box 4, Plough Lane, Hereford, HR4 0XH** or email, using the heading 'Local Development Framework', to [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk).

### Housing in Hereford.

Herefordshire Council proposes to build 6,500 new homes in Hereford in the plan period 2011-2031, to provide on average 325 houses p.a. In the last 15 years Hereford has grown by 220 homes p.a on average which is faster than the rest of the West Midlands (growth rates of 4% vs 3.75% respectively). This means that Hereford would grow by nearly 48% more than in recent years. (Ref: *GL Hearn, Report for Herefordshire Council, July 2011*). The main strategic housing sites identified are at Lower Bullingham (1,000) Three Elms (1,000) Holmer West (500) and the urban village (800), with a further 3,200 homes to be allocated elsewhere in Hereford.

#### **Question 1:**

**Do you agree with the housing plans for Hereford? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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Add any further comments about your response here :

### Transport : Inner Western Relief Road

Despite rejection of its movement policy in the 2010 Hereford Preferred Option consultation the Council continue to propose a "relief road" to the West of Hereford crossing the River Wye, a European SAC (Special Area of Conservation), just upstream of the City's water intake, and at one of the highest crossing points available. The road will not provide "relief" as the new housing, required to help fund the road, will just add to the traffic levels in Hereford, increasing pollution and making no discernible impact on reducing journey times. (Ref: *Amey, Hereford Relief Road — Study of Options, September 2010*). The road will not be a bypass as it is set to run through the new strategic housing estates and the Three Elms employment site, and it is planned to be a single carriageway road. The road is currently estimated to cost £130 million with part of the funding from a surcharge on each new property and the balance to come from public funds.

#### **Question 2.**

**Do you agree with the retention of an Inner Western Relief Road in the Revised Preferred Option for Hereford? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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Add any further comments about your response here :

## Water / Sewerage Capacity

Herefordshire Council's water study in 2009 showed that even after upgrading the sewerage treatment plants in Hereford in 2010/11, there would still only be a capacity for 3,500 new homes. The planned housing growth of 6,500 new homes in Hereford exceeds sewerage treatment capacity by 3,000 and could leave the River Wye at serious risk of pollution.

### **Question 3 A.**

**Do you agree that the sewerage capacity plans do need to be fully available before the council goes ahead with any strategic housing development? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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### **Question 3 B.**

**Do you agree that the sewerage capacity plans do not need to be available before the council goes ahead with any strategic housing development? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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**NB: Both questions are being asked to avoid a suggestion of bias – please answer BOTH questions + Add any further comments about your response here :**

## Hospital Provision / Bed Capacity

NHS Hereford has fewer beds overall (-15%) and fewer acute beds (-30%) per 1,000 population, than the NHS England average. There are no proposals to increase capacity at the Hereford County hospital in the next 20 years.

### **Question 4 A.**

**Do you agree that the Herefordshire plans do need to include a provision for an increase in hospital bed capacity? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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### **Question 4 B.**

**Do you agree that the Herefordshire plans do not need to include a provision for an increase in hospital bed capacity? (tick one of the boxes)**

Strongly Agree:	Agree:	Not sure:	Disagree:	Strongly disagree:
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**NB: Both questions are being asked to avoid a suggestion of bias – please answer BOTH questions + Add any further comments about your response here :**

**Please feel free to add in writing any other views you may have on the plans and attach it with your completed questionnaire.**

**Name**.....

**Date** .....

**Address**.....

**Post code**.....

See overleaf for the details of where to post or email this response when you have completed it – thank you

**Appendix 3 – Copy of Burghill, Holmer and Lyde questionnaire/form**

**BURGHILL, HOLMER & LYDE WARD**  
**Local Development Framework**  
**Revised Preferred Options for Herefordshire**  
**Consultation 26th September to 28th November 2011**

**Housing in Hereford**

Herefordshire Council proposes to build 6,500 new homes in Hereford in the next 20 years, to provide on average 325 houses p.a. In the last 15 years Hereford has grown by 220 homes p.a. on average which is faster than the rest of the West Midlands (growth rates of 4% vs. 3.75% respectively). This means that Hereford would grow by nearly 48% more than in recent years. (*GL Hearn report for Herefordshire Council July 2011 refers*). The main strategic housing sites identified are at Lower Bullingham (1,000); Three Elms (1,000) Holmer West (500) and the urban village (800) with a further 3,200 homes to be allocated elsewhere in Hereford.

**Question 1:**

Do you agree with the housing plans for Hereford?      **Yes /No**

**Question 2:**

Do you agree that housing should be built near employment sites and in particular the new Enterprise Zone which will provide around 2,000 jobs by 2015?      **Yes/No**

**Question 3:**

Do you agree that the housing site at Holmer West should be deleted from the Revised Plan as it is located too far away from the Enterprise Zone and would only encourage car use?      **Yes/No**

**Question 4:**

The Holmer West site was defended against development in the Unitary Development Plan Public Inquiry as it would have a detrimental impact on the character of the area. This belief has also been upheld by Planning Inspectors in the past. Do you agree that the Council should uphold these previous decisions and not develop this greenfield site?      **Yes/No**

**Question 5:**

In the revised plan, the number of houses in the rural areas has increased to 265 p.a. over the next 20 years from 225 p.a., do you agree that housing should be more evenly distributed around the rural villages to help sustain communities, i.e. schools, post offices, shops, etc. ?      **Yes/No**

**If you wish, please include in the box below your own views on housing for Hereford and rural areas:**

**Water/Sewerage Capacity**

Herefordshire Council’s water study in 2009 showed that even after upgrading the sewerage treatment plants in Hereford in 2010/11, there would still only be a capacity for 3,500 new homes. The planned housing growth of 6,500 new homes in Hereford exceeds sewerage treatment capacity by 3,000 and would leave the River Wye, at serious risk of pollution.

**Please provide in the box below your own views on the water/sewerage capacity for Herefordshire**

**Inner Western Relief Road/Northern Corridor**

Despite rejection of its movement policy in the 2010 Hereford Preferred Option consultation, the Council has retained their preferred option to build a “relief road” to the West of Hereford crossing the River Wye, a European SAC (Special Area of Conservation), just upstream of the City’s water intake, and at one of the highest crossing points available, with a northern corridor cutting through the parishes of Burghill, Holmer and Lyde. The road will not provide “relief” as the new housing required to help fund the road, will just add to the traffic levels in Hereford increasing pollution and making no discernible impact on reducing journey times. *(See Amey, Hereford Relief Road – Study of Options, September 2010)* The road will not be a bypass as it is set to run through the new strategic housing estates and the Three Elms employment site and is a single carriageway road. The road is currently estimated to cost £130 million with part of the funding from a surcharge on each new property and the balance to come from public funds.

**Question 6:**

Do you agree with the retention of the Northern Corridor in the Revised Preferred Option for Hereford?

**Yes/No**

**Question 7:**

Do you agree with the retention of an Inner Western Relief Road in the Revised Preferred Option for Hereford? **Yes/No**

**If you wish, please include in the box below your own views on the transport policy for Hereford:**

**Hospital Provision/Bed Capacity**

NHS Hereford has fewer beds overall (-15%) and fewer acute beds (-30%) per 1,000 population than the NHS England average. There are no proposals at the moment to increase capacity at the Hereford County hospital in the next 20 years.

**Please provide your own views on the hospital provision/bed capacity for Herefordshire**

**Please include below any other comments you would like to make on the Revised Preferred Option for Hereford.**

Name..... Date .....

Address.....

..... Post code .....

**Please return all responses by freepost to:**

**Local Development Framework,  
Licence Number - RRJX-TLSH-SCYH  
Freepost - Forward Planning, Herefordshire Council  
PO Box 4  
Plough Lane  
Hereford  
HR4 0XH**

For further information, please telephone 260386 or email [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk)

*Alternatively, Cllr Sally Robertson will be holding a drop in session on Thursday, 24<sup>th</sup> November 2011 at The Simpson Hall, Burghill, Hereford, 7 p.m. to 9 p.m., to answer any queries or for residents to hand in their responses (in a sealed envelope) which will be delivered to Forward Planning by the 28<sup>th</sup> November 2011.*

## **Appendix 4 – Note of public meeting at Whitecross School**

Herefordshire – The Local Development Framework  
Public Meeting Whitecross High School  
7<sup>TH</sup> November 2011

Mr Alan Curless (Chair) -AC  
Cllr John Jarvis (Leader of Herefordshire Council) - JJ  
Dr Dave Nicholson (Head of Strategic Planning and Regeneration) - DN  
Mr Steve Burgess (Transportation Manager) - SB  
Mr Geoff Hughes (Director for Places and Communities) - GH

### **Introduction**

The Chair introduced himself and the members of the panel; he also outlined some ground rules for the event to ensure that a reasonable debate would take place. A short video was then played to outline some of the Council's ambition for the LDF and the Chair then handed over to Dr Nicholson to make a presentation upon the Revised Preferred Option.

### **Questions raised in advance by “Here for Hereford”**

Q1 What is affordable housing and what percentage of affordable housing are in the councils plans in the Local Development Framework?

Planning policy statement 3 indicates affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

The council in 2010 set out in its Preferred Options that variable targets across the county could be set in relation to affordable housing. The existing UDP its was set at 35% however the councils evidence base found that it could be set higher in affluent areas and have a reduced target in less affluent areas for example 40% in Ledbury is considered achievable, with 25% target in Leominster in a less dynamic market and 35% in Hereford. Herefordshire Council is looking to adopt a varied approach to meet the needs of affordable housing across Herefordshire. (DN)

Q2 If endorsed/funded which comes first, and in what stages:– the ‘relief road’ or the housing?

The LDF is a long term plan designed to look forward until 2031. In terms of implementation elements of the road and housing can be delivered together. They will be looked at strategically and will be implemented in terms of the rate at which the market is able to bring housing forward in conjunction with funds available. (DN)

Q3 Why is the option of a second river crossing at Rotherwas not being formally considered?

The background paper acknowledges that, pursuant to EZ status for Rotherwas, there may be a requirement for more road infrastructure to the east including a 2<sup>nd</sup> river crossing. The Council will listen to all consultation responses on this matter and, for example, the Enterprise Zone Board might be expected to have a view. As a result of the new enterprise zone there will be a further study into a second river crossing. (DN)

However it is important to note that the study will look at the crossing to deal with traffic movements at Rotherwas and not as a replacement for the relief road. (JJ)

Q4 Why has the option of Not Building a Relief Road not been properly tested?

The no road option has been tested on two occasions without the relief road and interim results of further modelling work indicate that the relief road is needed to address projected traffic movements and traffic growth until 2031. Completed studies are published on the Council's website. (SB)

Q5 How can we be sure the Council will take notice of the Questionnaires being submitted?

All questionnaires are analysed and fully reported on to members in due time. The revised preferred option paper provides an example of how consultations have been taken on board and changes made to original figures relating to concerns raised within consultation responses. (DN)

Q6 What is the link between Bloor Homes, the Church Commissioners and the Council?

There is no special specific link between the developers mentioned or to any other developer interested in developing land for housing within Herefordshire. Bloor Homes and Church Commissioners are prospective developers for the larger housing sites on the edge of Hereford. They have engaged with the Council quite properly as the local planning authority in discussing matters such as the capacity of the sites concerned (DN).

Q7 When will the Council complete the sustainable transport measures already in their plan?

The Council has been implementing sustainable transport measures for some time and the programme is ongoing. In this sense, there is no specific completion date. Measures have included traffic calming, 20mph zones at schools, new cycle routes as well as upgrading of pedestrianised areas such as High Town, Widemarsh Street. We are also introducing sustainable measures for pedestrians and cyclists as part of the new Cattle market development. (SB)

Q8 Can we have a meeting with officers regarding bed shortages in the County Hospital?

Cllr Jarvis reported that he had recently spoken with the Chief Executives of Herefordshire Council and Herefordshire PCT in which they indicated that the hospital does not need additional bed spaces. They are looking at policies to reduce the amount of time people spend in hospital and treat more people in the comfort of their own homes to free up important bed space. He was more than happy to arrange a future meeting with relevant officers and invited "Here for Hereford" to nominate 3 members to attend the meeting. (JJ)

**The Chair then allowed a statement to be made by Cllr Matthews**

Cllr Matthews made a representation in favour for the relief road to be constructed in the east of the city. He indicated that it is imperative that the council make the right decisions for the people of Herefordshire.

Cllr Jarvis thanked Cllr Matthews for his in-depth representation and indicated that his submission will be taken into further consideration once the panel members and officers had a chance to study it. Cllr Jarvis also indicated that the term "relief road" was a technical term used by government and Cllr Jarvis used the term "Bypass" to simplify the matter indicating the road was to bypass Hereford. Mr Jesse Norman MP previously used the term "relief road" to discuss the proposal from Rotherwas to the Ledbury Road. Cllr Jarvis indicated he wanted to demonstrate the difference between the two. (JJ)

**The floor was then opened to Questions as follows:**

Q Does the strategic land located at Three Elms belong to the Church Commissioners?

The majority of land located in Three Elms subject to development within the LDF is owned by the Church Commissioners on a freehold basis at present. (DN)

Q When is the exact route of the relief road going to be known?

The identification of detailed route proposals will take place once the Council has adopted the preferred core strategy and confirmed its strategic planning policy. This is currently scheduled to take place in 2013. (SB)

Q How will traffic on the Greyfriars Bridge Change when the relief road is constructed with all the new developments proposed during the next 20-30 years?

Traffic modelling has indicated that the new relief road will help reduce traffic on the Greyfriars Bridge by around 10% compared with the same growth proposals and no road. (SB)

It is also evident that the relief road will allow traffic easing to take place along the Belmont Road plus other measures to be implemented such as park and ride. It is clear that the Highways Agency do not consider the traffic issues on Belmont Road at present. The Council are currently in discussions with the Highway Agency. (JJ)

Q There are 3 park & ride schemes proposed for the north of the city and only one for the south of the city. Are the proposed locations guided by traffic flows or the availability of sites?

The proposed sites have been identified in terms of opportunities to attract passing traffic and also in relation to the proposed relief road. The proposed site to the south would be able to provide for traffic from both the A465 and the A49 with the presence of a link between the two. (SB)

Q What position is Jesse Norman MP taking on the bypass?

Cllr Jarvis indicated that it became clear towards the end of this summer that he and Mr Norman had been talking about different proposals when considering the relief road. Cllr Jarvis was considering an A49 to A49 road "bypassing" Hereford while Mr Norman idea was a relief road encompassing Rotherwas to Ledbury Road. However once the information and statistics became available that the eastern route was not achievable Mr Norman fully supported the Western route. Subsequently with the increasing opportunities of the enterprise zone the Council have reopened the possibility of new road infrastructure on the eastern side. Nonetheless it must be

noted that additional infrastructure on the east side will not provide a relief road for the entire city, this will still be achieved by the western route.

It is difficult to discuss the points raised by Cllr Matthews at a public meeting without the information being studied prior to the meeting; however the consultations received indicate that the eastern route is not achievable and the EU regulations will stop an eastern route if it was pursued due to the SSSI and SAC. An A49 to A49 route on the east is extremely difficult (JJ)

The proposed route from Rotherwas to the Ledbury Road will be taken into consideration and if proposed will undergo a consultation process. (GH)

Cllr Matthews report will be taken into consideration by the panel (AC)

Q Is the bypass too far out to go to bypass the city? Is it not cheaper to implement traffic easing such as additional traffic lights?

It is common with schemes like the relief road to include complementary traffic management measures which help manage 'induced' traffic. This is traffic which is attracted onto the existing network when a new road has taken some existing traffic away. The relief road proposals will include detailed traffic management measures which help address this issue and also provide better routes for cyclists, pedestrians and buses. (SB)

Q Currently sewerage capacity in the city for new homes stands at 3500 homes. How will sewerage capacity cope with in Hereford for the projected number of homes over the LDF period?

Welsh Water currently indicated as part of the previous consultation that treatment capacity within Hereford is for 3800 homes. However in essence it is like a chicken & egg scenario where Welsh Water and other water companies wait until strategic plans are adopted and are in place before they can include proposals to increase capacity within their asset management plans. It can be said that once the LDF is in place careful management and consideration will take place to ensure infrastructure improvements are brought forward to ensure development is delivered in a sustainable manner. (DN)

Q Were the panel aware that as of 5.10pm today Hereford Hospital had closed its beds for new admissions?

There are many reasons why beds are currently unavailable and cannot comment on the specific reason why this is the case. The gentleman asking the question was asked to speak to the "Here for Hereford Group" in relation to setting up a meeting regarding this issue with members of the Council. (JJ)

Q Will an LDF meeting take place in the south of the city? And will the relief road attract more heavy goods vehicles to use the road?

Yes there is a meeting on Wednesday night in Dinedor Village Hall for the Hollington ward parishes. This includes the Lower Bullingham Area and will discuss issues relating to south of the city (DN)

The extent of increases in HGV traffic will be explored and an answer provided direct to Mr Caldicott. (SB)

Q What changes to transport movements are going to be made to feed traffic into Hereford as on school days traffic can't get into Hereford. An extra 10,000 cars will be absolute chaos?

Firstly, it is important to note that even with the relief road and sustainable transport measures, modeling has indicated that the proposed growth will result in slower journey times. We need to focus on achieving greater behavioral change away from the use. Over the next four years Destination Hereford will help to get people to use other methods of transport within the city. Studies have shown that 67% of people who live in the city travel less than 5km to work. This behavioral shift will be achieved alongside the relief road by park and ride, park and share, green infrastructure corridors and increased bus services into new development. The Council is currently reviewing its Local Transport Plan which will set out more details on the sustainable transport measures. (SB)

Q Why have the council not quoted for Affordable Housing for rural areas such as Madley?

The council is proposing that any private market house approved will need to provide a contribution for affordable housing. If 3 or more houses are proposed the Council will seek on site provision of affordable housing. (DN)

Neighbourhood Plans allow for Parish Councils to decide and apply for new homes to be allocated in their area. It allows for affordable housing sites to be decided by the Parish Council and not Herefordshire Council. This is a tool that Parish Councils can consider using. (JJ)

Q We have been reportedly told that the relief road is to be paid by developers, does this mean that the bypass will not be fully built until 2031? Surely this is not a practical solution.

The LDF is a long term plan to guide development until 2031. Public and private funding will be used to construct the relief road. One tool to provide this is the recently announced Community Infrastructure Levy which will allow for money to be accumulated from all development in the county for infrastructure development. There will be plenty debate ahead relating to this matter for example if people in Ledbury are happy to pay for a relief road in Hereford but it is a tool to use in the future (DN).

Q Has any consideration been given to police and emergency services relating to the current facilities at Hereford Hospital?

Yes the emergency services are fully consulted. In relation to current bed provision at the hospital the hospital can run close to over capacity at winter time and beds are tight. However too many people are staying in hospital for too long and should be treated at home. This model of spending extensive periods of time in hospital will need to change (GH)

Q What guarantees are there that if a relief road is built the Highways Agency will detrunk the A49 to alleviate lorries going through residential streets in Three Elms?

The regional director of the Highways Agency has indicated that if the relief road is constructed to an adoptable standard then they will detrunk the A49 and adopt the

relief road as part of A49. Both the Highways Agency and Herefordshire Council are committed to this taking place. (JJ)

Q What sort of debt is the Council going to be in the next 20 years with the adoption of the LDF? How much S106 monies will the council receive and what S106 monies have the Council got that have yet to be used?

I do not know this information at this specific time but will provide a written response to this question. It is important to recognise that a key step is to get the infrastructure projects such as the relief road ring fenced into the LDF to be able to receive funding for the proposals. It is a key first step. (GH)

Q Why was Here for Hereford refused use of Herefordshire Council's consultation caravan last Friday for use in High Town?

Anyone can book space within High Town for consultation purposes through the council and is available to everyone. The consultation caravan was not allowed to be used for consultation purposes that are a direct contradiction to the Council's views. There was a previous approach on this matter and it was felt that it was Council policy not to use an asset for that purpose. (GH)

Q Can Here for Hereford submit a flier to be published in the Herefordshire Matters magazine?

Yes I can see no issue with an advert being placed in the magazine (JJ)

Q It has been indicated that 16,500 homes are to be built over the plan period within the county. How many consents have already been given for new homes and not built and are they part of the proposed number or they on top of the 16,500 new homes proposed?

The figure although not known at the time was later given as of April this year there were 2945 housing commitments (planning permissions and UDP allocations) in the County. Any dwellings completed from April 2011 will count towards the 16,500 target. (DN)

Q Can you guarantee bus lanes across the Greyfriars Bridge will not be undertaken in the adopted LDF?

We do not currently have detailed proposals for the location for bus priority measures. We have included extensive bus priority assumptions in some of the modelling work we have undertaken to understand how they impact on overall traffic flows. The outputs have indicated that we will need to scale back bus priority for the network to work efficiently, however, it is important to note that road space re-allocation, providing better routes for cyclists, buses and park and ride services will be required to manage the overall levels of growth and reduce the proportion of short trips by car. (SB)

Q I'm in the process of buying a house in the Three Elms area and want to know where exactly the proposed 1000 houses will be located?

The Core Strategy will only identify strategic locations of the proposed new housing. The precise boundaries of these sites will be identified at a later stage but a further discussion with the questioner was suggested to provide some additional information. (DN)

Q There are major concerns raised within the Planning inspectorate report in 2010 by Mary Travers which need to be fully addressed openly and fully and justification for the proposals need to be considered by the council. The questions that need to be asked are if the funding will be available if all proposals can be delivered and what alternatives are there to the relief road? This is a major gamble being undertaken by the council and the finances of the county.

The proposals set out for Herefordshire until 2031 have been given careful consideration and we have listened to peoples thoughts on key matters such as the revision in housing numbers across the county. The relief road is a key part of the whole package for the county and its deliverability needs to be fully assessed before submission of the LDF to the inspector and the Council will do that. (DN)