

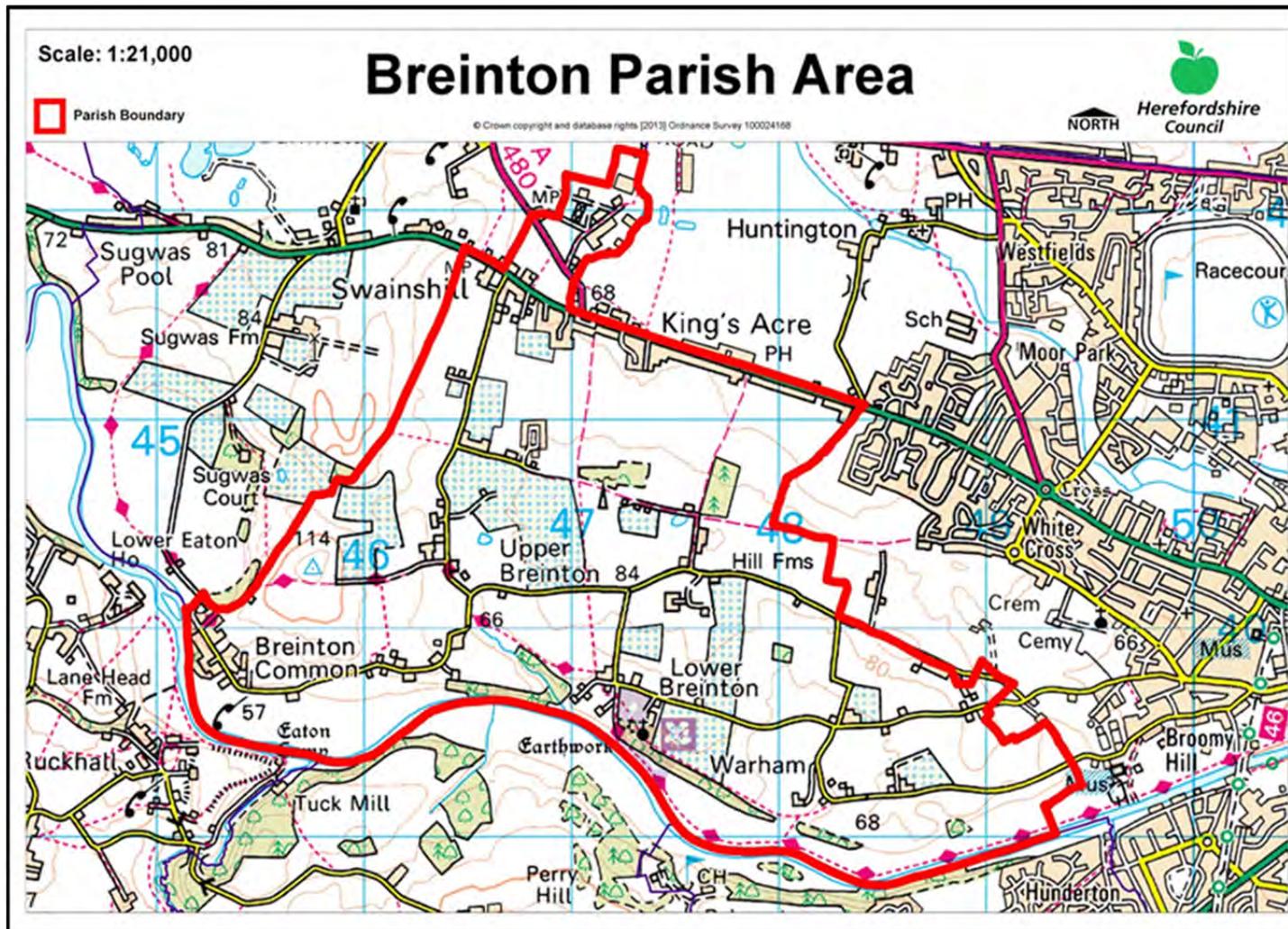
Breinton Regulation 16 Re-Submission Neighbourhood Development Plan

Consultation Statement

February 2016



Map 1 Breinton Designated Neighbourhood Area (PSMA Licence no. 0100054898.)



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared to accompany the Regulation 16 Re-submission Draft of the Breinton Neighbourhood Development Plan. Following the Regulation 16 submission consultation undertaken by Herefordshire Council, which ran over the period 4 August 2015 to 15 September 2015, a number of “general conformity” issues were raised by Herefordshire Council. These have now been addressed and this updated Consultation Statement includes details of the first Regulation 16 consultation and the resulting response of Breinton Parish Council. This Consultation Statement should be read alongside the updated Basic Condition Statement and Environmental Report.

1.2 This revised Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which:*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 Breinton Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local

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

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development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

- 1.4 In January 2014 the Parish Council made the decision to prepare a Neighbourhood Plan for the Parish. The area was formally designated by Herefordshire Council on 28 January 2014 and is shown in Map 1 above. In March 2014 the Parish was successful in securing £6,300 funding from Government Agency Locality to support the preparation of the Neighbourhood Development Plan. A further grant of £2740 was obtained in October 2015.

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

2.1 There is a long history of local planning and community engagement in the parish. A parish plan was completed in 2005 and Breinton Parish was also one of the few local councils to accept the Community First invitation and a volunteer group developed the parish's Sustainability Action Plan (SAP) between June 2011 and August 2012. Both the full CLP and SAP are available on www.breintonparish.co.uk.

2.2 Planning consultants Kirkwells were appointed in late 2013 by the Parish Council to provide ongoing professional town planning support and advice. The Draft Neighbourhood Plan was prepared by a Steering Group of Parish Councillors, local residents and business representatives (Appendix 1 for Terms of Reference). Representatives from the local farming community were approached for possible involvement, but they were unable to take up the offer. The Steering Group reported back, and made recommendations to the Parish Council at regular intervals. All key decisions were taken by the Parish Council. Minutes of the Parish Council meetings are available on the Parish Council [web site](#).

2.3 The Neighbourhood Plan builds on earlier work including the preparation of a Community Led Plan for the parish. A Parish Plan for Breinton was originally produced in 2005 and Appendix B of the current Community Led Plan (2014)² summarises the progress made on its recommendations since then. To produce this Community Led Plan, the Steering Group, established by the Parish Council, followed the process laid down by Herefordshire Council. This process included a number of parish events and a parish questionnaire in 2013. There were different questions for adults (those aged 18 and above) and young people (6-17 years). 66% of the adults in the parish completed the questionnaire as did 62% of all young people. This was an exceptionally high response rate in comparison to previous exercises in the parish and similar Community Led Plan surveys in other rural parishes. No bias could be detected in the results e.g. an over/under representation of a specific age group, gender or locality. The main findings were as follows:

- Roads, road safety and travel - The car was overwhelmingly the most commonly used means of transport with over three quarters (77%) of survey respondents using it daily and a further 14% weekly while just 1% of respondents indicated that they never used a car. Over a quarter of respondents walked daily.
- 9% of respondents have problems resulting from lack of transport, most commonly due to the bus service being too infrequent, especially in the evenings and weekends.

² Insert reference

- Most people (61%) would not use a scheme to make private transport more accessible, however just over a quarter (27%) would use a community transport scheme.
- Over 60% of respondents believe there are serious traffic or road safety issues in Breinton. These were most commonly speeding vehicles or poor road conditions (potholes). A similar proportion would like to see the Parish Council lobby for speed restrictions or other traffic calming measures. About half the comments on this topic (about a quarter of all survey respondents) wanted to see speed restrictions either throughout Breinton or in specific places, such as Kings Acre Road or some or all of the rural lanes in Breinton.
- Around three quarters of residents would like the Parish Council to push for cycleways.
- Future uses of land and housing - Residents considered it important that Breinton retains its rural character, with 78% who said it's very important and a further 16% fairly important. This was particularly so for residents in areas other than the Kings Acre Road area, of whom 85% said it was very important compared with 69% of residents of the Kings Acre Road area.
- Almost four out of five residents agreed with the Parish Council opposing the relief road.
- There was very strong, virtually universal, support for using the land for agricultural purposes while a majority were opposed to commercial or light industrial uses especially distribution or warehousing though less so for small offices. There was more support than opposition for tourism uses while housing and second homes were, on balance, not considered appropriate use of the land.
- When asked for their views if there were to be new housing, as existing plans identified, around a third said there should be no new housing, while 44% said there should be some limit. Around two thirds expressed the view that any new housing should be on previously used sites and a similar number said it was preferable that it should be based on conversion of redundant buildings where possible.
- Nearly two thirds of respondents felt that any new housing should be for people with local connections and family homes with three or more bedrooms were the size preferred by nearly half of respondents. A similar proportion also indicated that new homes should be adapted for easy access.
- Nearly three quarters of respondents would want any new homes built to be available to buy on the open market and a large majority (71%) favoured a traditional design. Two thirds of respondents would want them to be of high energy saving standards, exceeding current government targets.
- Facilities, services, leisure and environment - Nearly half of the respondents said they would use cycle paths if they were provided locally and over a third would be interested in resource sharing schemes such as bulk buying of fuel.

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- The village hall was used by over half (56%) of respondents at least occasionally while fewer people used the St Michael's Church (46%). Whilst overall 54% said they have never used the Church amongst those who have lived in Breinton for 5 years or less, four fifths or 80% have never used it.
- Musical concerts, exercise classes and car boot sales were amongst the most popular additional activities that people would use if provided at the Church or Village Hall, each selected by around a third of respondents.
- The most common reasons cited amongst those who do not use organised leisure facilities in Breinton was that they do not match their interests (56%), that they use facilities elsewhere (37%) or that they were not aware of them (27%). Common amongst the other reasons given was a lack of time due to work or family commitments.
- Around one in ten people had problems with fuel costs and a similar number with gardening, decorating or DIY.
- A large proportion, around four fifths, of respondents were very or fairly concerned with illegal dumping and litter in the parish and a majority (around two thirds) expressed concern about each of the other topics listed – dog fouling, burglary/theft and vandalism. About half the residents who responded were concerned about all five of the issues listed and there was an indication that those aged over 65 were more likely than younger people to be concerned about all five issues.
- Communication - Over three quarters (78%) of respondents used the internet including 96% of those aged under 45 years, and over half of those who used it found their activities restricted by slow broadband speeds.
- Young people's questionnaire - Amongst young people (aged 16-17), spending time with their friends and playing computer games/using the internet was the most popular spare time activity.
- Three quarters of young people would like to see safer cycle routes and over half would like to see a safe playground and a similar number, a sports pitch.
- Improved bus services and cycle routes were the predominant suggestion amongst younger people to make transport better.

2.4 Informal consultation on the Neighbourhood Development Plan included a public meeting on 12th of April 2014. This was advertised in the parish magazine "Team Talk" and publicised on notice boards and the web site (Appendix 2).

2.5 At this meeting there was a presentation and an opportunity to ask questions (Figure 1). Display materials included the draft vision and objectives that people could comment upon (Figure 2).

2.6 The reasoning behind the selection of the draft objectives was set out:

WHY THESE OBJECTIVES?

- Herefordshire Council have identified thirteen sites in the Parish. Space for over 1,800 houses. An update of this work, now identifies 15 sites in, or partially within, the Parish with capacities of 5 or more units totalling over 2,200 houses.
- 66% of respondents to the Community Led Plan Questionnaire in 2013 said that where possible new housing should be on sites where buildings had existed in the past
- 64% said that where possible new housing should be based on the conversion of redundant buildings
- 44% said that there should be some limit on new house building and 30% said that there should be no housing at all.
- 63% of respondents to the Community Led Plan Questionnaire in 2013 said that homes should be for local people / people with local connections
- 50% preferred that family homes with 3 or more bedrooms were built
- 45% preferred that adapted / easy access homes e.g. bungalows were built
- 34% preferred that starter homes with 2 bedrooms were built
- 66% of respondents to the questionnaire in 2013 said that energy saving housing was the most appropriate
- 61% said that new housing should be built with regard to the provision of services such as water supply and sewage disposal

2.7 This showed a clear thread through from the work on the Community Led Plan.

2.8 The consultation then set out how the Steering Group considered the Breinton Neighbourhood Development Plan could seek to address the key issue of future housing development. A series of options were put forward:

POSSIBLE POLICIES for objectives 1, 2 and 3

We could write planning policies that:

- Fix boundaries around our settlements and only allow building within these boundaries in future or,
- Identify the most appropriate sites for building in future or,
- Set criteria to assess all future building proposals against
- Cover the re-use of empty buildings
- Cover the design of buildings
- Cover an appropriate range of tenures, types and sizes of housing

Figure 1 – Extract from April 2014 public meeting presentation

How you can help

1. Provide ideas for planning policies
2. Volunteer for the steering group
3. Volunteer to discuss a particular issue with other residents
4. Tell your friends and neighbours
5. Set up or join a house group
6. Take part in both consultations
7. Vote in the referendum



Figure 2 – Draft Vision and Objectives – Public Meeting, April 2014

<p>VISION FOR BREINTON 2014-2013:</p> <p>To develop Breinton as a sustainable, rural parish essentially producing food and providing vital opportunities for informal outdoor recreation and tourism through enhancing its natural environment as green infrastructure assets for the City of Hereford and its residents.</p>
<p>Your Parish Councillors chose these words for the Neighbourhood Plan because:</p> <ul style="list-style-type: none">• 78% of respondents to the questionnaire in 2013 said that it was very important that Breinton retains its rural character• There was virtually universal support for using the land for agricultural purposes• 58% of respondents felt tourism was also an appropriate land use in Breinton
<p>Does this vision describe your Breinton? If not what should be added or taken away?</p>
<p>YOUR COMMENTS. If you have any comments on the vision for Breinton 2014-2013 please write them on a 'Post it' note and stick it here.</p>

2.9 To keep people informed of progress there was a further report on the April 2014 public meeting in the parish magazine (Appendix 3).

2.10 The June edition of the parish magazine thanked everyone attending the 12th of April meeting in the village hall. The numbers attending were acknowledged as very small. The Steering Group therefore decided advertising on parish notice boards, in the Hereford Times, on the parish council website www.breintonparish.co.uk and even articles in Teamtalk were not enough. The decision was taken to set up an electronic mail list.

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- 2.11 People were also informed that following the consultation an early draft of a Neighbourhood Plan for Breinton had been prepared. And that the intention was to informally consult on this at another public meeting later in 2014.
- 2.12 Ahead of this on Sunday 8th June 2014 the Steering Group attended the Hereford Community Farm open day at Warham Court (Appendix 4). A display about the Neighbourhood Plan was set up and members of the Steering Group were on hand to answer questions. There was support for the draft vision for the Parish between now and 2031. However; a few people felt it should be simpler.
- 2.13 The July version of the parish magazine set out the draft objectives for the Neighbourhood Plan:
- To promote a level of housing growth that is proportionate to the size of Breinton and retains the area's essentially rural character
 - To ensure that new housing in Breinton is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in suitable home, families are attracted to the area and local housing needs are
 - To encourage all new developments to adopt the best possible environmental standards available at the time
 - To protect the best quality agricultural land as a scarce national resource and support the growth of local agriculture and fruit growing, by where ever possible using traditional farming practices
 - To protect Breinton parish's limited community assets and to encourage provision of additional, appropriate community assets
 - To protect and improve a network of lanes, cycleways, footpaths and bridleways within Breinton
 - To ensure that the Breinton Neighbourhood Plan has widespread community support and takes account of any cross boundary issues emerging from neighbouring neighbourhood Plans including the use of the parish by community and local sports groups
 - To continue as one of the green lungs of Hereford City, providing recreational opportunities for walking, cycling and river based activities
 - To recognise and support the local heritage and landscape expressed in traditional orchards, the diversity of wildlife habitats, the work of artists such as Brian Hatton and the fine rural views along the River Wye and in all directions from hilltops and ridges

People were invited to comment or find out more on the Parish Council web site.

2.14 Similarly, emerging policy headings were set out for comment:

- Set boundaries around our settlements so that building is usually within these boundaries in future or,
- Identify the most appropriate sites for building in future or,
- Set criteria for all future building proposals to be assessed against
- Set conditions for the re-use of empty buildings
- Set conditions for the design of buildings
- Identify an appropriate range of tenures, types and sizes of housing
- Seek to protect the best and most versatile agricultural land, soils and traditional farming practices
- Identify existing community assets and seek to protect these for the future
- Set conditions for any development that affected these community assets
- Identify and protect certain lanes, footpaths etc.
- Set conditions for any development that affects these routes
- Identify certain routes for improvement
- Support any objectives we share with parishes like Stretton Sugwas
- Identify key features of our environment and green infrastructure,
- Set conditions for any development that affects these features
- Seek to protect features such as views, field boundaries, hedgerows etc.

- Address issues like renewables, drainage and the western relief road

2.15 In September the parish magazine was used once again to update on progress and invite views (Appendix 5).

2.16 Following this informal consultation the first draft of the Breinton Neighbourhood Development Plan was worked up ready for Regulation 14 consultation. Although the intention was to publicise this in the October parish magazine (Appendix 26), this formal consultation was delayed to allow the Strategic Environmental Assessment screening to be undertaken (Appendix 27). Therefore the December 2014 parish magazine carried publicity for the first formal consultation and how copies of the plan could be viewed. A handbill was also distributed publicising the plan (Figure 3)

Figure 3 – Regulation 14 Consultation Handbill



3.0 Formal Consultation on the Breinton Draft Neighbourhood Development Plan - 16th February to 30th March 2015

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

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

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
- (i) details of the proposals for a neighbourhood development plan;*
- (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iii) details of how to make representations; and*
- (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Breinton Draft Neighbourhood Plan was published for formal consultation for 6 weeks formal Public Consultation from 16th February to 30th March 2015. This avoided the 'purdah' period associated with the May 2015 General and Local Elections. The Draft Scoping Report for Strategic Environmental Assessment (SEA) and the Habitat Regulations Assessment (HRA) of the Neighbourhood Plan were also published for consultation with Historic England, Natural England and the Environment Agency by Herefordshire Council at this time.

3.3 The Plan and accompanying publicity set out where copies of the Plan were being made available, how people could comment and by what date. Principally, the Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Breinton Parish Council website <http://www.breintonparish.co.uk/> with a link from Herefordshire Council's website <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans>.

In summary these details were:

The full Plan can be viewed at

- Hereford Library, Broad Street Hereford HR4 9AU (Telephone 01432 383600) during their normal opening hours OR
- Online at www.breintonparish.co.uk OR
- At consultation events, as advertised locally and
- Is available on request from Parish Councillor or Parish Clerk

A summary of the policies in the Plan is on this noticeboard along with the details of public consultation events to which you are invited.

All comments must be made in writing to the Parish Clerk – Graeme Adkin – at 2 Munstone Garden Cottages, Munstone Hereford HR1 3AH

gadkin@btinternet.com

preferably using a separate sheet for each comment. Comment sheets are available online at www.breintonparish.co.uk , in hard copy from the Parish Councillors or Clerk and at local consultation events.

Comments must be made by 12.00 noon on Monday 30th March 2015. Comments after this time will not be considered

Screenshots of these web pages are provided in Appendix 9. Consultation responses were invited using the accompanying Response Form (provided in Appendix 10) to the Parish Clerk via an email to insert or by printing out and submitting to a postal address: insert. Written responses were also invited using the advertised postal address. The Response Form was also available at all the public events, displays and Parish Council meetings.

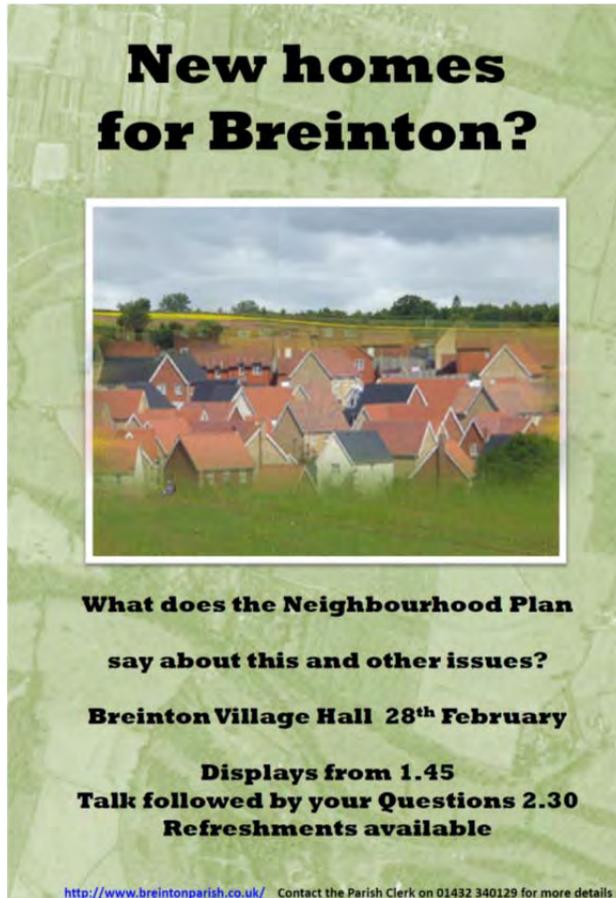
3.4 An email (with the plan attached) or letter (setting out how a copy of the plan could be obtained or viewed) was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the completed list of Consultation Bodies and other groups/organisations consulted is provided in Appendix 11. A list of Statutory Consultation Bodies was kindly provided by Herefordshire Council from which the Parish Council chose the relevant national and regional organisations.

3.5 Two open Parish Meetings were held at the Village Hall on 28th February from 13.45 and on 14th March from 10.00 to promote the consultation process and encourage local residents and business representatives to submit comments (Figure 4). These focussed on housing policies and the Core Strategy / roads respectively. Around 40 individuals attended the first event with almost 60 at the second. In addition to talk there was a significant amount of material from the Plan on display as well as opportunities to raise points and have questions answered.

3.6 The consultation process was also promoted in the following ways:

- Delivery of a flyer (see Appendix 12) delivered by hand to all households in the Parish and local businesses in December

Figure 4 – February 2015 Public Meeting Poster



- Display of the flyer and summary leaflet on Parish Council, Village Hall and Church notice boards across Breinton along with the official consultation notice and posters for the Parish Meetings

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- A double-sided, full colour leaflet summarising the proposed policies delivered by hand to all households in the Parish in early February before the Regulation 14 consultation period began.
- Continuing the series of articles and advertisements for meetings in 'Teamtalk' - the parish magazine each month from February to April. This is delivered by hand to each household.
- Using an electronic mail list to message over 300 local individuals who had consented to their contact details being used by the Parish Council to inform them of items of local interest.
- An innovative series of four 'at home meetings' to discuss the Neighbourhood Plan proposals at specific localities across Breinton. Individual residents on Kings Acre Road, Warham, Adams Hill and Lower Breinton hosted sessions where their friends and neighbours could meet informally to discuss the Plan and have their questions answered by Steering Group members.
- Periodic press releases in the County Times section of the Hereford Times (the main paid for newspaper serving Hereford and its surrounding area) as well as in the main body of the paper (NB see if it is ever published)
- Via the Parish Council website (www.breintonparish.co.uk) that was regularly updated
- Through static displays in the local fruit farm shop and in the parish church
- Posters on the community notice board at the local Wyevale Garden centre for the duration of the consultation period
- By depositing a copy of the Plan and background information / response forms at the main Library in Hereford for the duration of the consultation period.
- Through the weekly pew sheets at St Michael's Church (congregation 25-40pw) which were updated and used to promote the consultation and thank those involved.
- Presentations and discussions at meetings of the Village Hall management committee (a separate charity) and the Parochial Church Council (PCC)
- At the January, February and March meetings of Breinton Parish Council

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3.7 Herefordshire's Neighbourhood Plan website advised that hard copies of all the documents were available on request from the Parish Clerk and provided a link to Breinton Parish Council's web site, which carried further details. Herefordshire also advised a copy of the plan was available at the following locations for viewing:

Hereford Library, Broad Street, Hereford HR4 9AU

In addition copies were placed in the fruit farm shop and parish church which could be viewed while these were open

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

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

Table 1 Summary of Consultation Responses and Consideration of Responses, Breinton Draft Neighbourhood Plan.

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
1A)	Comment: Report is repetitive and too long at 82 pages
E Pensom	Steering Group response: The Steering Group will continue its efforts to keep the NDP as short as possible, while remaining comprehensive, and would be pleased to know of any examples of repetition that could be removed and ideas on how plan can be shortened
	Changes to the Plan: The NDP is a technical document and has to include the right level of information and be presented in the correct way if it is to successfully complete independent examination. In time, some of the background information (e.g. national planning policy) may be able to be deleted on final publication of the document. No immediate changes proposed
1B)	Comment: Why is some text in capitals, different fonts and/or in colour? This is inconsistent and makes for a difficult read
E Pensom	Steering Group response: Will take these points up with our planning advisers as part of the continual drafting/redrafting of the NDP. The intention is to have a readable document and a summary leaflet has been prepared for those who just want the headline policies
	Changes to the Plan: The reason for the use of the various fonts and colours is to distinguish various elements of the plan, particularly the policies and justifications. This will help those who will use the plan on a day to day basis to identify relevant sections. No change proposed.
1C)	Comment: There is no mention of the Western Relief Road
E Pensom	Steering Group response: This is a strategic policy within the proposed Core Strategy of Herefordshire Council so the NDP cannot include policies that run counter to it. It is mentioned in the section of policy framework. As the route is not yet known there is still too much uncertainty for the NDP to contain specific policies relating to the impact of any Western Relief Road
	Changes to the Plan: Para 1.6 now amended to reference this.
1D)	Comment: Would prefer more ribbon development along Kings Acre Road (KAR) to building on the field besides the caravan park at Kings Acre Halt
E Pensom	Steering Group response: The Parish Council also objected to the development at the Halt and informed Herefordshire Council accordingly. Further development on Kings Acre Road (KAR) itself would block the remaining rural views and field entrances and is not favoured currently by the Parish Council although there are access points that do not raise these concerns. All the fields off KAR are listed in Herefordshire's Strategic Housing Land Availability Assessment and those in Breinton could add 2500+ homes locally if they were all to come forward for development. Development of this scale is not considered appropriate by the Parish Council - hence the policies being proposed for Breinton.

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	<p>Changes to the Plan: No change. The NDP sets out a comprehensive evidence base of the environmental assets and constraints that limit the potential for future built development. The NDP will seek to support housing growth where it can, but this should be small scale development within larger hamlets, where it is sustainable. Further ribbon development along Kings Acre Road will only lead to further encroachment into the open countryside.</p>
1E)	<p>Comment: Why have a redundant buildings policy? Most agricultural buildings do not need planning approval. Please identify any redundant buildings that exist and which would be covered by the relevant policy?</p>
E Pensom	<p>Steering Group response: The NDP should run to 2031 and who knows what might be redundant in the next 15 years. The Parish Council is seeking to guide owners of redundant/potentially redundant buildings over this period but not to micro-manage the development of individual buildings.</p>
	<p>Changes to the Plan: No change as a result of this comment.</p>
2	<p>Comment: Include reference to home/work units especially in the low cost housing section of the plan as a way to regenerate the area, save commuting costs and also reduce the age profile of Breinton.</p>
E Pensom	<p>Steering Group response: Agree to consider references to home/work units although these may not require planning consent, we will examine if proportions of such units can be prescribed in any developments.</p>
	<p>Changes to the Plan: We have decided not to make specific reference to this in the housing policies. Proposals are unlikely to be frequent and when they do arise can be considered under existing policies and the emerging Core Strategy policy.</p>
3	<p>Comment: 'Many thanks for this; it is certainly a very comprehensive and professionally produced document. The whole community should be hugely grateful for so much time and effort in its production.'</p>
Rev R North	<p>Steering Group response: Many thanks for this supportive comment.</p>
	<p>Changes to the Plan: No changes as a result of this comment.</p>
4	<p>Comment: 'Excellent document, perhaps items like green lung of Hereford', plant nurseries etc. are mentioned a little too often in the local description'</p>
Prof R Wise	<p>Steering Group response: Will check for these and other possibly repetitive items and see if they can be reduced in number.</p>
	<p>Changes to the Plan: No changes identified.</p>
5	<p>Comment: Questions the enforceability of restricting housing for those with local connections' - not viable in the longer term and the local planning authority can change this after 5 years anyway.</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
D King	<p>Steering Group response: Will re-check this with both Herefordshire Council and our planning advisers and, if necessary, adjust the text of the NDP. (NB After our consultation was completed, Herefordshire Council themselves proposed removed these restrictions from the draft Core Strategy because their evidence base was insufficient so we have done the same)</p>
	<p>Changes to the Plan: References now deleted. See revisions to Policy B1.</p>
6	<p>Comment: Reference Core Strategy policy SD4 (relates to waste water treatment and river water quality) The cumulative effect of developments is important. SD4 says “might lead to nutrient levels exceeding the limits...” It is hard to argue that 18 additional septic tanks (I don’t recall that there is mains sewerage to Eignall from the areas mentioned in the NDP) only 500-600m from the Wye Special Area of Conservation will have no adverse effect.</p>
D King	<p>Steering Group response: The NDP intends to protect the SAC so any suggested strengthening of the NDP policies is welcomed.</p>
	<p>Changes to the Plan: Amendments now made to B1, B4, B5 and B18 to take on board advice of Natural England that covers this issue. (See also comments B5 and B6)</p>
7	<p>Comment: Wishes to discuss the Council’s attitude to developing sites like Hala Carr, (believed to be owned by the comment-maker), size, number and type of housing etc.</p>
D Powell	<p>Steering Group response: A public meeting to answer questions like these was held on 15th April and attended by those who made this comment.</p>
	<p>Changes to the Plan: No changes to the Plan as a result of this meeting.</p>
8	<p>Comment: Considers that the Kings Acre Road housing policy (B5) is restrictive and is surprised that developments on Hala Carr etc. are not permitted.</p>
D Powell	<p>Steering Group response: Policy B5 only seeks to prevent further ribbon development on King’s Acre Road and preserve the few remaining views of open countryside through the limited number of field access points. This comment misunderstands the policy’s intention. It does not prevent planning approval being sought to develop any particular site.</p>
	<p>Changes to the Plan: No change. Policy seeks to restrict further ribbon development. The NDP sets out a comprehensive evidence base of the environmental assets and constraints that limit the potential for future built development. The NDP will seek to support housing growth where it can but this should be small scale development within larger hamlets, where it is sustainable. Further ribbon development along Kings Acre Road will only lead to further encroachment into the open countryside.</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
9	<p>Comment: Surprised that any development at Hala Carr will require a footpath/ pedestrian access while our housing policies are silent on the need for such paths/ access</p>
D Powell	<p>Steering Group response: This comment must relate to a previous application to develop this site. The Parish Council will be considering all the proposed housing policies again as a result of the comments received. Pedestrian safety is crucial. However new footpaths to serve housing developments in rural areas of the parish may not always be appropriate and can appear suburban. Policy B10 does expect development proposals affecting an existing network of routes to take into account the needs of the route's users.</p>
	<p>Changes to the Plan: No changes to the Plan as a result of this comment</p>
10	<p>Comment: Keen on the future Western Hereford Heritage Trail and the viewpoint of the Parish Council on sustainable, green tourism. Suggest contacting (named individual) at the Bulmer Foundation/ Rider Museum</p>
J Milsom	<p>Steering Group response: The Bulmer Foundation is one of our consultees. The Parish Council is supportive of sustainable green recreation and will consider if policy B13 should be amended</p>
	<p>Changes to the Plan: No changes to the Plan as a result of this comment</p>
11	<p>Comment: The title of Policy B1 should be changed to Housing Development in Breinton (see policy B5 for Kings Acre Road area)</p>
P&N Eyles	<p>Steering Group response: The Parish Council will consider changes to the titles of both policies. In addition the policies could possibly be renumbered/re-ordered so that B1 and B5 are sequential</p>
	<p>Changes to the Plan: The Policy has now been retitled</p>
12	<p>Comment: 'We feel strongly that the areas marked out as land that could possibly be developed, (i.e. within Breinton Common, Cranstone, Lower Breinton and Warham) should be more clearly delineated. As it stands at present a developer could put in a planning request almost anywhere in Breinton and could reasonably argue that the land in question is one of these areas. We need something like 'adjacent to the existing dwellings within'. Also Warham and Lower Breinton should be more definitely classified with terms such as 'in the neighbourhood of the Church' for example and something similar for Warham. With the present wording Warham and Lower Breinton, in this case, and nearly all the other sites could become continuous development and which is exactly what is NOT proposed. We need wording which quite clearly and unambiguously delineates the areas which might be considered for land development.'</p>
P&N Eyles	<p>Steering Group response: Specific public meetings were held in Lower Breinton and Warham. The Steering Group has considered delineating specific areas for development many times in the past year, but are not convinced that boundaries are the best approach. A developer can seek planning approval almost anywhere in the parish at present anyway. Policy B1 seeks to direct this towards the four largest hamlets although some of these are quite dispersed settlements. Policy B1's wording does cover the point about adjacent to existing dwellings. The</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	steering group will be reconsidering all the proposed housing policies again as a result of the comments received.
	Changes to the Plan: No change. Policy B1 now amended to take into account Core Strategy proposed modifications. See also the new Background/Justification to Policy B1.
13	Comment: 'We are told that the fact that the local infrastructure is not sufficient to take more housing is not grounds to reject a site for development. The Parish Council should object on precisely these terms, because it is true. Just three houses in 15 years have been built near the Church and the traffic volume has quadrupled with larger cars and unsuitable wide and heavy vehicles. Cyclists and walkers already have nowhere to go with verges destroyed in lanes barely wide enough for a single car. One might argue that just one or two more houses should not make much difference but in these days when children live with their parents for far longer, the number of cars per family has risen dramatically and DOES make a considerable difference to other road users and also to other vehicle drivers because of all the reversing and manoeuvring required.'
P&N Eyles	Steering Group response: The Parish Council has objected to applications on a number of sites on highways grounds but these have not succeeded as the sole basis of an objection. More than three houses have been built near the church. It is unlikely that the traffic volume has quadrupled. It is unclear what changes are being proposed. Policy B10 already seeks to establish routes in the parish as quiet lanes. In addition we will consider additional, effective and enforceable criteria to be added to appropriate policies, seeking to limit their potential to generate vehicular traffic.
	Changes to the Plan: It would be possible to add a criterion about traffic generation. However as the NDP does not currently envisage significant development within Breinton we have decided not to.
14	Comment: 'Whilst we agree with nearly all the other stipulations, we disagree with the 'local need' criterion. In our view, it will not be possible, in planning terms, to restrict housing to immediate family members. What happens, for example, if a son is granted permission to build a house, then gets a job somewhere else and needs to get the market price for his house? He would have to sell either to his brother or sister or to another family member or to close members of another family. The situation would not be workable even if planners were persuaded to attach such restrictive conditions which is doubtful.'
P&N Eyles	Steering Group response: Similar stipulations were proposed within the draft Core Strategy that existed during our consultation on the NDP. Herefordshire Council are now proposing to remove them. The Steering Group has considered this point again with advice from Herefordshire Council and our planning advisers and, despite 63% of those who responded to the Community Led Plan questionnaire feeling that it was important that any additional homes should be for local people or people with local connections, has decided to change the draft policy.
	Changes to the Plan: References now deleted. See new Policy B1.
15	Comment: Policy B5: 'We feel that any member of the public not acquainted with planning language will not understand the term 'open countryside'. To clarify, the policy should perhaps explain that the land immediately adjacent to existing developments in Kings Acre Road'

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	could be considered for development, subject to the other policies and the usual criteria.'"
P&N Eyles"	Steering Group response: The wording will be re-considered. There is no case for an appendix of any such terms using the NPPF or cross referencing such terms. As noted in comment number 8, policy B5 only seeks to prevent further ribbon development on King's Acre Road and preserve the few remaining views of open countryside through the limited number of field access points."
	Changes to the Plan: No change. Policy seeks to restrict further ribbon development. The NDP sets out a comprehensive evidence base of the environmental assets and constraints that limit the potential for future built development in both the villages and along Kings Acre Road. The NDP will seek to support housing growth where it can, but this should be small scale development within larger hamlets, where it is sustainable. Further ribbon development along Kings Acre Road will only lead to further encroachment into the open countryside."
16"	Comment: 'Just a final, very minor point, Pages 2 and 4 need the page numbers actually to be in brackets to be consistent with 'Page number in brackets'.'"
P&N Eyles"	Steering Group response: The contents and list of figures pages will be corrected"
	Changes to the Plan: Plan amended."
17"	Comment: Simply an acknowledgement from Natural Resources Wales that the NDP has been received."
Natural Resources Wales Brown"	Steering Group response: no further response needed"
	Changes to the Plan: No changes"
18"	Comment: Suggests Hala Carr as a possible site for 1 or 2 bed bungalows for older residents (when on own, or infirm) as an alternative to moving into Hereford. Would also need to be close to bus route."
J Winterfeld"	Steering Group response: The Steering Group does not specify particular sites for particular purposes. However the proposed housing policies do seek to address local needs and an appropriate range of dwelling type, tenure and size."
	Changes to the Plan: See also reference 8"
19"	Comment: Refers to architect's letter (comment 20 below). NDP has no conclusions and is a waste of tax-payers money. As we do have 11.5 acres we would like to be guided on how to develop it to be a benefit to the main cluster of housing and to give 'for the first time a heart to the village' and to enhance the sustainability of lacking services to the community at present whether this be an holiday village, creating employment and tourism or accommodation for the elderly living in the village presently and other groups the council would like to see"

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	benefit from new development.
D Griffin	<p>Steering Group response: The Steering Group considers that the existing proposed policies give sufficient guidance to potential developers and are in line with the National Planning Policy Framework. They are based on the views expressed by local people in their responses to the 2013 parish questionnaire.</p>
	<p>Changes to the Plan: No changes to the Plan as a result of this comment.</p>
20	<p>Comment: Enclosed with the previous comment (no 19) Not an expert in these areas and therefore cannot comment with any real authority other than from an architect's point of view. Document is well structured and assembled; it has a good amount of history and analysis with it. In terms of how it looks to plan Breinton's future it is a little weak. To this end I believe part of the purpose of this document should be to identify sites that the community feel can be considered for development, The Breinton plan did not identify any sites which could be developed for housing or other uses. For the document to be more useful to the Local Authority, developers and the community itself feel that further clarity should be given to this aspect of the document.</p>
A Coppock Communion Architects	<p>Steering Group response: This is not a site allocation document and the Steering Group do not favour identifying particular sites.</p>
	<p>Changes to the Plan: Policy B1 now amended to take into account Core Strategy proposed modifications. See new Background/Justification to Policy B1. However the NDP has not been changed to identify specific sites for development.</p>
21	<p>Comment: Welsh Water Supportive of the vision, objectives and policies set out in the NDP. There are no issues in providing a supply of water for the growth proposed. There are no issues in the public sewerage system accepting the foul flows from the growth proposed. There are no problems envisaged at the Hereford Wastewater treatment works for the treatment of domestic foul sewage for the growth proposed. However, alternative methods of foul drainage will be required for those parts of Breinton not served by public sewerage network i.e. not along the A438 and A480. Also includes Statement of Common Ground - agreed between DCWW & Herefordshire Council, Feb 2015 – for the Examination in Public of the Core Strategy/Local Development Plan which seeks to explain what infrastructure capacity exists.</p>
Welsh Water - Norman	<p>Steering Group response: May need to reconsider this response and seek further confirmation that the above comments still apply given that Herefordshire Council's modifications to the Core Strategy/Local Development Plan published on March 20th require far higher number of homes to be built in the plan period in Breinton (@70+ rather than 18) than originally. Welsh Water did however comment on the basis of approximately 100 new homes between now and 2031, so their response here may not change.</p>
	<p>Changes to the Plan: See also reference 6 which deals with waste water quality in areas without mains sewers. No change to the Plan.</p>
22	<p>Comment: Supports the NDP.</p>
J Richards	<p>Steering Group response: Many thanks.</p>

Breinton Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, February 2016

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	Changes to the Plan: none required
23	Comment: Supports the NDP
D Coe	Steering Group response: Many thanks
	Changes to the Plan: none required
24	Comment: Supports the NDP
P Coe	Steering Group response: Many thanks
	Changes to the Plan: none required
25A)	<p>Comment: Herefordshire Ramblers. Thanks for the opportunity to comment on the Breinton Neighbourhood Plan which I found to be a very comprehensive document. I agree with the document and wish you luck with getting it accepted. I would like to comment, regarding walking routes particularly, on the following:-</p> <p>Policy B9;</p> <p>Protecting Local Green-spaces. All Public Rights of Way (PROW) are local green-spaces and every effort should be made to keep these ways open and accessible for recreation use. Walking is now acknowledged as a very good and effective way to improve peoples' physical and mental well-being. The Wye Valley Walk riverside path BT1 to Breinton is probably the most iconic and well used route out of Hereford City used by locals and visitors alike.</p>
A Lee Herefordshire Ramblers	Steering Group response: We would welcome any suggestions as to how B11 could provide more support for PROWs as local green spaces
	Changes to the Plan: As PROWs are already protected by other legislation there is no need for change. Because they are PROW does not in terms of NPPF (National Planning Policy Framework) also make them Local Green Space.
25B)	Comment: Policy B10; Agree fully with protecting and improving the network of links.
A Lee	Steering Group response: We welcome the support of this influential organisation. Thank you.
	Changes to the Plan: none needed
25C)	Comment: Policy B13: Agree fully and comments follow as in Policy B9 above.
A Lee	Steering Group response: We welcome support from this influential organisation. Thank you.
	Changes to the Plan: none needed

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
26	<p>Comment: ‘Thank you for the invitation to comment on the draft Neighbourhood Plan. We are supportive of the content of the document, particularly the comprehensive treatment of the wider historic environment including non-designated heritage assets and its emphasis on local distinctiveness. We are also pleased to see specific policy (B17) that sets out to conserve local heritage assets. Overall English Heritage consider it to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation”. Beyond those observations we have no substantive comments to make on what English Heritage considers is a very good example of community-led planning. I hope you find this advice helpful. If you have any queries please do not hesitate to contact me.’</p>
English Heritage - P Boland	<p>Steering Group response: We welcome support from this influential statutory body.</p>
	<p>Changes to the Plan: none needed</p>
27	<p>Comment: Supports all policies.</p>
V Wegg-Prosser	<p>Steering Group response: Thank you</p>
	<p>Changes to the Plan: none needed</p>
28	<p>Comment: ‘Supports all policies. I am not on the electoral register for Hereford, but Warham House is my family home and I hope my views will or won’t be taken into account.’</p>
D Wegg-Prosser	<p>Steering Group response: All comments will be considered. Thank you for your support.</p>
	<p>Changes to the Plan: None needed</p>
29	<p>Comment: ‘Supports all policies. I am not on the electoral register for Hereford, but Warham House is my family home and I hope my views will or won’t be taken into account.’</p>
T Wegg-Prosser	<p>Steering Group response: All comments will be considered. Thank you for your support.</p>
	<p>Changes to the Plan: None needed</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
30	Comment: ‘Supports all policies. I applaud the care that has been taken by those involved in the preparation of the Plan.’
S Wegg-Prosser	Steering Group response: Thank you for your support
	Changes to the Plan: none needed
31	Comment: Supports all policies.
B Wegg-Prosser	Steering Group response: Thank you for your support
	Changes to the Plan: none needed
32	Comment: Supports all policies.
J Wegg-Prosser	Steering Group response: Thank you for your support
	Changes to the Plan: none needed
33	Comment: Support the NDP
A&J Harter	Steering Group response: Thank you for your support
	Changes to the Plan: none needed
34	Comment: Supports the whole NP
Mr & Mrs A Groves	Steering Group response: Thank you for your support
	Changes to the Plan: none needed
35	Comment: Natural England’s letter sent to Herefordshire Council. Expresses concern that the Habitats Regulation Assessment (HRA produced by Herefordshire Council) is not sufficient to be certain of avoiding impacts on water quality in the River Wye Special Area of Conservation (SAC) should the NDP proceed in advance of Herefordshire Council’s Local Plan / Core Strategy being approved, and which may still change. Makes suggestions for additional wording in policies B1, B4, B5 and B18 to ensure that development can only proceed where any adverse effects on the SAC can be avoided and mitigated. Also suggests additional criteria within policies B1, B4, B5 and B18 to stipulate that development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the overall nutrient reductions along the relevant stretches of the SAC.

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	<p>Confirms that the Strategic Environmental Assessment (SEA also produced by Herefordshire Council) meets the requirements and concurs with its conclusions.</p>
<p>Natural England Driver</p>	<p>Steering Group response: This response is addressed primarily at Herefordshire Council's HRA and SEA processes which are carried out by the Council to ensure that parish councils like Breinton who are preparing NDPs comply with these complex environmental requirements. The response fails to recognise that any Breinton NDP proposals are tiny in comparison with those envisaged for the general area north and west of Hereford under Herefordshire's Core Strategy. Thus any impacts on water quality resulting from the NDP are minimal by comparison. Nevertheless they should be avoided. The letter is quite rightly directed to Herefordshire whose approach to HRA and Core Strategy should be amended to avoid such impacts. <i>The Parish Council has asked Herefordshire what they intend to do and what the implications for Breinton's NDP might be.</i></p> <p>However, the unique environment of Breinton is at the very heart of the NDP and additional wording and criteria will be added to policies B1, B4, B5 and B18 to meet Natural England's concerns. This should also enable Breinton's NDP to progress in advance of Herefordshire's Core Strategy. Local Plan being approved should the timetables not match and the Parish Council eventually approve this way forward.</p>
	<p>Changes to the Plan: Policies B1, B2, B5 and B18 have been amended to take on board these comments.</p>
<p>36</p>	<p>Comment: Natural England's letter to Breinton Parish Council confirms their concerns expressed in their separate letter to Herefordshire Council (35 above) and advises BPC to discuss how the NDP policies B1, B4, B5 and B18 could be strengthened to demonstrate that there will be no likely significant effects on the SAC with Herefordshire Council.</p> <p>Welcomes and supports policy B7 – <i>best and most versatile agricultural land soils etc.</i></p> <p>Welcomes and supports policy B9 (<i>Protecting local green spaces</i>) but recommends strengthening it to rule out development of the sites and to ensure developments that affect them will mitigate any effects.</p> <p>Welcomes and supports policy B11 – <i>green infrastructure</i> – and provides helpful references to guidance on sustainable drainage systems and re-naturalising watercourses. Suggests consideration of targeted creation of wildlife corridors, including the requirement for ecological enhancements, roosting / nesting boxes within Policy B11 and also a policy regarding light pollution.</p> <p>Supports Policy B15 – <i>landscape design principles</i> – but recommends that criterion 4 is strengthened and clarified to rule out development on traditional local orchards and resist the removal of existing bush orchards.</p>
<p>Natural England Driver</p>	<p>Steering Group response: The unique environment of Breinton is at the very heart of the NDP. These comments are welcomed. Since national policy requires our plan to be 'positively prepared' we suggest that it is required with any policy that specifically prohibits development. <i>The points raised in the letter have also been taken up with Herefordshire Council's Planning department</i></p>
	<p>Changes to the Plan: Policies B1, B2, B5 and B18 have been amended to take on board these comments.</p>
<p>37</p>	<p>Comment: Environment Agency letter sent to Herefordshire Council.</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	<p>Reference Flood Risk and Surface Water Management. All new development within the parish should be wholly located within Flood Zone 1 and the low risk zone. Given the concerns in para 4.24 of the NDP regarding surface water flooding; Herefordshire Council should comment on how these issues may be overcome / mitigated against.</p> <p>Policy B12 - <i>Housing development in Breinton</i> – should only allow development in Flood Zone 1 and include flood risk betterment through robust surface water management proposals. The reference to Sustainable Urban Drainage Systems in Policy B15 could be worth moving to Policy B12</p> <p>River Wye SAC. Policy B7 – <i>Protection of agricultural land</i> – is welcomed but a new point should be added stating that development upon agricultural land should only be allowed within Flood Zone 1 and any proposals should include flood risk betterment through robust surface water management proposals. The final paragraph should make clear that agricultural development should not impact on the River Wye and its designated status.</p> <p>Foul water drainage – notes that the NDP makes no mention of foul drainage infrastructure. The NDP should make reference to the assessment of sewerage treatment works using data from the Agency and Welsh Water to provide re-assurance that there is adequate foul infrastructure to accommodate growth through the plan period.</p>
Environment Agency - G Driver	<p>Steering Group response: These comments are welcomed and the Steering Group supports amending the NDP as suggested. <i>Points raised in the letter have been taken up with Herefordshire Council</i></p>
	<p>Changes to the Plan: The Steering Group have discussed these comments with Herefordshire Council as suggested by the Agency and amended the plan. In particular the issue of foul water has been picked up, and amendments made to Policy B1.</p>
38	<p>Comment: - Overall the NDP is clear, concise and comprehensive with a good spread of policies and a clear demonstration of the importance of protection of various aspects of the environment. On Policy B16 (Protecting important views) I think special mention should be made of the special character of views (multiple) towards the city of Hereford and the cathedral and westwards towards the Wye Valley and Hay Bluff specifically in the vicinity of Hill Farms and the Upper Breinton Road. Also the views westwards from the Trig Point north of Breinton Common and west of Breinton Manor farms. Should there not also be mention of the criteria used for determining which views within the parish are determined 'significant'? And why they are important?</p> <p>Nb Figure 16(a) View across the River Wye is to Tuck Mill (not Tick Mill) in Eaton Bishop parish</p>
K Ray	<p>Steering Group response: We will publish the criteria used for determining views and re-consider the views currently included in Policy B16</p>
	<p>Changes to the Plan: The views document has been amended.</p>
39	<p>Comment: The Church Commissioners (local landowners) via their agents - Carter Jonas. Owns and at Whitecross and Three Elms to the north and east of the Parish – a very small part falls within Breinton. Comments relate to the</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	<p>context in which Breinton is located</p> <p>Para 1.5 of the NDP provides a brief reference to the proposed housing growth and infrastructure project like the Western Relief Road (WRR) proposed for Hereford. The WRR corridor includes and within Breinton and construction will bring significant change to the parish within the plan period. It would be prudent for the NDP to give further consideration to the planned WRR and its relationship with the rest of the parish including the insertion of a plan of the WRR corridor</p> <p>Section 4 Key issues for the Breinton NDP. This section is unclear about the relationship between the NDP and Herefordshire's Core Strategy. Greater clarity could be gained through inclusion of a reference to the policy provision for the WRR (Policies S4 and HD3). Likewise it would be clearer if the NDP made reference to the proposed urban expansion at Three Elms under policy HD5. This will constitute a major extension to the City on the northern edge of the parish and should influence how the parish wishes to manage its future in that context. However, this reality is not reflected in the draft NDP.</p>
<p>B Simpson & A Gadd – Carter Donas</p>	<p>Steering Group response: The NDP has to be in general conformity with both Herefordshire's Core Strategy and the National Planning Policy Framework. The Parish Council welcomes any advice on how this is best achieved. The NDP has been prepared in parallel with the production of the Core Strategy whose provisions are only just becoming clear. If Figure 4.4 (which shows the Hereford urban expansion areas and the proposed relief road corridor) remains in the Core Strategy after all the modifications, it could be added to the NDP as well as the references suggested by Carter Donas.</p>
	<p>Changes to the Plan: Reference to expansion of city made in new para 1.6 and the Steering Group have been well aware of these issues throughout the NDP's preparation. Section 4 is clear, and a balance has been struck between those policies adopted and emerging strategic planning policy that directly affect Breinton parish and keeping the plan succinct by avoiding too much background that has little or no bearing on the non-strategic matters that are addressed in the Breinton NDP.</p>
<p>40</p>	<p>Comment: 'General question about the whole of Herefordshire: I wonder what assessments of health needs (primary and secondary care (?) of new populations made when assessing area for new housing developments. '</p>
<p>J Allman</p>	<p>Steering Group response: This is not a matter for Breinton's NDP and should be addressed to Herefordshire Council's planning department</p> <p>Changes to the Plan: none needed</p>
<p>41</p>	<p>Comment: Supports the NDP</p>
<p>Y Powell</p>	<p>Steering Group response: Many thanks</p> <p>Changes to the Plan: none needed</p>
<p>42</p>	<p>Comment: Supports the NDP</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
R Powell	Steering Group response: Many thanks Changes to the Plan: none needed
43	Comment: Supports the NDP. 'A well thought out and very well executed Neighbourhood Plan, which fully covers all the requirements in respect of rural parish such as Breinton.'
C Bagley	Steering Group response: Many thanks Changes to the Plan: none needed
44	Comment Supports the NDP. 'The Neighbourhood Plan is well-constructed and well thought out in detail, so that it fully meets the requirements of such a plan for a rural parish such as Breinton.'
S Offley	Steering Group response: Many thanks Changes to the Plan: none needed
45	Comment: Supports the NDP. ' Having attended some of these meetings in Breinton Village Hall and at Warham House which I found very interesting and I am very supportive of the work and time that has gone into these plans, having replied to the??????? Questionnaire. It is good that the co-ordination and work that (named individuals) have_ and are still working - with others on the much needed project.'
A Mountford	Steering Group response: many thanks Changes to the Plan: none needed
46	Comment: 'We agree totally with our Parish Council's Neighbourhood Plan.'
Mr & Mrs Norton	Steering Group response: Many thanks Changes to the Plan: none needed
47	Comment: Expresses concern over: a) inaccurate Ordnance Survey (OS) maps - including nature of woodland & traditional orchards - 70- 80 varieties dating back to 1935; b) possible need to revise comments on nature of orchards within draft NDP; c) Sun Valley suggestion - industrial estate to east of A49 to be released and for housing?
G Bulmer	Steering Group response: The NDP can only use the base map provided by Herefordshire Council in conjunction with OS. The inaccuracies mentioned above will be taken up with them. Without specific suggestions it is not possible to consider revisions on the nature of orchards. Breinton's NDP does not cover the area suggested for relocating Sun Valley Changes to the Plan: Some maps have been amended as more recent base maps have become now available. These cannot however,

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	address all the concerns expressed above
48	Comment: 'I find myself in total agreement with the Plan, the local issues listed under 2.26 and the important objectives under the proposals of the Plan in particular'
J Muller	Steering Group response: Many thanks
	Changes to the Plan: None needed
49	Comment: 'It is so important preserve the wildlife of Breinton. <i>(unreadable word here)</i> buildings on the Green Belt will spoil the area'
SGE Brookes	Steering Group response: Many thanks
	Changes to the Plan: None needed
50	Comment: 'I feel very strongly that the wildlife and the water meadows should be protected'
M Williamson	Steering Group response: The plan recognises Breinton's significant hugely valuable environment and we are grateful for your support.
	Changes to the Plan: None needed
51	<p>Comment: Herefordshire Council</p> <p>1) The proposed modifications to the Core Strategy have been published and could have an impact on the policies of the NDP as currently worded. Specifically:</p> <ul style="list-style-type: none"> a) Policy B1 should be reviewed to ensure that the new (increased) target for the number of houses required is recognised and the NDP remains conformable. Policy B1 has now been amended to take into account Core Strategy proposed modifications. See the new Background/Justification to Policy B1. Target recognised but for environmental reasons it cannot be met. b) Consideration will need to be given to where the envisaged growth is located. See B1 larger named settlements. c) Growth should be via site allocations or clear evidence of a deliverable alternative growth strategy. B1 is considered to be in the spirit of the latter scenario but needs to be supported by robust evidence if no sites are allocated for housing. Policy B1 is now amended to take account of Core Strategy proposed modifications. See new Background/Justification to Policy B1. Target recognised but for environmental reasons cannot be met. d) It is also recommended that a settlement boundary be applied to all settlements in order to distinguish them from open countryside. The proposed modifications clearly state that NDPs should include these boundaries. See justification to Policy B1. It is acknowledged in Herefordshire Council's email of 17/4/15, that settlement boundaries are not always appropriate so the draft NDP still does not propose these. <p>2) Policy B4 Affordable housing – should be reviewed in line with the modifications to Policy H1 of the Core Strategy. Affordable</p>

Reference	Comments, Steering Group response and changes to draft Neighbourhood Development Plan (NDP)
	<p>housing can no longer be requested on sites of less than 10 units and with a combined gross floor space of 1000m². Not required in this policy, these are exceptions. Requirement in B3 has been deleted (old paras. 3 and 4).</p> <p>3) Good policy coverage of the historic environment within policies B4, B6 and B17, The statement relating to below ground archaeology (Policy B15) is particularly welcomed. It is good that some attempt has been made to consider the potential sensitivities and issues related to non-designated assets generally.</p> <p>4) Slight reservation about Policy B4. Exception sites of generally 3 dwellings won't work for housing associations that need to get economies of scale so on average 6 dwellings are required. Restricting to 3 is pretty well ensuring that no affordable will be delivered. HC seem to be saying there is a one size fits all, and unless we get big enough developments we get no affordable homes. Not all exceptions would require the involvement of housing associations.</p> <p>5) No specific sites for development have been identified but any development would have to meet the requirements of national policy on potential contamination from former uses. This is a material planning consideration and would need to be dealt with through the normal planning process. This will be dealt with in the usual planning application process.</p> <p>6) Transportation and Highways have concerns over objectives 6 and 7. The presence of the proposed Western Relief Road (WRR) within the Core Strategy means that these objectives are likely to be undeliverable or compromised. There is also very little mention of the WRR in general in the Plan other than at the beginning of the document stating the issues highlighted from residents in the parish questionnaire who oppose it, which is contrary to the Core Strategy. According to the proposed route options (pp53 of the Core Strategy Local Plan) Breinton Parish may be directly impacted by the WRR. This seems to suggest that Transportation and Highways will pollute, reduce recreational opportunities and despoil landscapes. See reply 39 earlier to the Church Commissioners in relation to the WRR</p>
<p>Miscellaneous Herefordshire Council Departments via T Bannister</p>	<p>Steering Group response: We note the conflicts within the various responses from departments of Herefordshire Council regarding Policy B4 – affordable housing. One says 6 houses are the minimum provision that is economically viable while another says that affordable housing can only be requested on sites of 10 or more. It would appear that the Parish Council is more concerned to provide affordable housing that Herefordshire. The Highways and Transportation comments on the WRR will be addressed (see also comments 7C and 9); however it is not their role to suggest changes to locally determined objectives upon which the Parish Council have consulted local people on repeatedly) nor that local residents cannot oppose aspects of the Core Strategy. <i>Various points in the response have been taken up with Herefordshire Council to get further clarity.</i></p>
	<p>Changes to the Plan: See previous responses above in Red.</p>

5.0 Strategic Environmental Assessment/Habitat Regulations Assessment

- 5.1 Neighbourhood Plans are covered by the Strategic Environmental Assessment Regulations and the Habitat Regulations Assessment process.
- 5.2 Herefordshire Council have put in place an iterative procedure for undertaking these assessments (see [Herefordshire Submitted Neighbourhood Areas](#)).
- 5.3 An initial scoping was undertaken by Herefordshire in December 2013 at the point of designation of the Breinton neighbourhood area. This concluded the plan would require additional screening. The three statutory bodies English Heritage (now Historic England), Environment Agency and Natural England were consulted on this report.
- 5.4 The screening was also consulted upon during the Regulation 14 consultation. Natural England agreed with the original conclusions, although they also pointed out the need to update the HRA.
- 5.5 Following this and prior to submission of the Breinton NDP Herefordshire repeated the screening, re-consulted and concluded that:
- “6.10 As mentioned in para 3.11, Policies B1, B2, B3 and B18 were refined following the Regulation 14 Draft Plan consultation and the proposed Main Modifications to the Local Plan (Core Strategy).
 - 6.11 However, it is not considered necessary to re-screen these policies to determine their effect on the baseline, as the new criteria do not materially alter the aims of the policies; they merely strengthen their stance on the need to safeguard the River Wye SAC from unacceptable adverse impacts.”
- 5.6 The revised HRA concluded that: “the earlier conclusion that the **Breinton NDP will not have a likely significant effect on the River Wye SAC** remains valid”.
- 5.7 The revised environmental report, in accordance with the Neighbourhood Planning Regulations, is submitted alongside this Consultation Statement.

6.0 Regulation 16 Submission Consultation

- 6.1 Herefordshire Council carried out the Regulation 16 consultation over a six-week period running from 4 August 2015 to 15 September 2015.
- 6.2 Copies of the submission plan were made available with the Basic Condition Statement, Consultation Statement and Environmental report, online through Herefordshire Council's web site ([link](#)); and in hard copy at the Hereford Centre, Hereford Library and Belmont Library (see [link](#) for consultation notice).
- 6.3 Representations on the submission plan could be made to Herefordshire Council by using the online comment system, email or in writing.
- 6.4 Although not a requirement of the neighbourhood plan regulations the Parish Council continued to publicise the submission neighbourhood plan through its monthly newsletter, meetings, email mailing list, and regular updates to the "County Times" section of the Hereford Times.
- 6.5 The full set of comments received by Herefordshire Council is summarised below in Table 2.

Table 2 – Regulation 16 responses received by Herefordshire Council

Summary of Comments

Regulation 16 consultation

Neighbourhood Planning (General) (Amendment) Regulations 2012

Determination



Name of neighbourhood area	Breinton Neighbourhood Area	
Parish Council	Breinton Parish Council	
Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		
Are all the relevant documentation included within the submission	Reg15	Yes
<ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Yes	

Breinton Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, February 2016

Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1and 2)	Yes 2011-2031
Are any 'excluded development' included? <ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 	1990 61K / Schedule 1	No
Does it relate to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
Is this a repeat proposal? <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or 	Schedule 4B para 5	No

referendum.		
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Comments received during submission Consultation

Herefordshire Council - EHTS	Unable to provide comment with regards to potential contamination as no specific sites identified.	Comment noted.
Herefordshire Council - Planning	<p>Concern that a number of policies do not reflect the Core Strategy modifications</p> <p>Some policies are over restrictive and may prevent the delivery of strategic elements of the Core Strategy and potentially represent a major conformity issue.</p> <p>NDP does not identify sites or a settlement boundary to ensure delivery of housing growth</p> <p>Contradictory approach to calculating the proportional growth requirements. Not acceptable to disregard some existing housing in the calculation but include the commitments in the same area. This is a flawed approach.</p>	<p>Policies checked and revised to bring in to line with adopted Core Strategy.</p> <p>See above.</p> <p>Settlement boundaries now defined.</p> <p>Contradiction in calculation of growth requirement now removed.</p>
Herefordshire Council - Transportation	<p>There are concerns over objectives 6 and 7 and related policies B10/11/13 as the presence of the proposed Western Relief Road (WRR) within the Core Strategy means these objectives are likely to be undeliverable or compromised.</p> <p>There is also very little mention of the WRR in general in the plan, other than at the beginning of the document stating the issues highlighted from</p>	Reference to WRR inserted.

	<p>residents in the parish questionnaire who oppose it, which is contrary to the Core Strategy.</p> <p>According to the proposed route options (p53 of Core Strategy Local Plan) Breinton Parish may be directly impacted by the WRR.</p>	
The Coal Authority	No specific comments to make on it at this stage.	Noted.
Historic England	<p>No substantive comments to add to those conveyed in earlier consultation response (25th March 2015)</p> <p>Supportive of the content of the document, particularly the comprehensive treatment of the wider historic environment including non-designated heritage assets and its' emphasis on local distinctiveness.</p> <p>Well-considered, concise and fit for purpose document that effectively embraces the ethos of "constructive conservation" and is a very good example of community led planning.</p>	Support noted.
Natural England	<p>Pleased to see the advice from previous response to Breinton Parish Council (reference 144957, dated 27 March 2015) at Regulation 14, has been incorporated into Breinton Neighbourhood Development Plan.</p> <p>Welcome updates to Policy B1, B2, B3, B9, B8</p> <p>Agreed that it is unlikely that the NDP with the additional safeguards will have a significant effect.</p>	Support noted.

<p>Wyevale Holdings</p>	<p>Until the Inspector's Report on the Herefordshire Core Strategy is published it is not possible to establish with any degree of certainty whether or not the BNDP reflects the strategic policies of the adopted Core Strategy.</p> <p>Kings Acre Road areas is a far more sustainable location for new development both environmentally and accessibility.</p> <p>Welcome the recognition of the importance of the business park and support Policy B7. However the scope of the policy should be widened to facilitate the enlargement of the site.</p> <p>Housing growth calculations are incorrect, unsound and unjustifiable. Suggesting that Kings Acre Road is untypical of the character and appearance of the majority of the parish is not a reason to relieve responsibility of achieving proportionate growth.</p> <p>Contradicts the spatial strategy of the Core Strategy. Includes commitments within the Kings Acre Road areas whilst ignoring the same areas within the calculating its housing growth.</p> <p>Inconsistent to recognise the important of employment but ignore housing.</p> <p>No policy justification to meet only half of its minimum required housing growth.</p>	<p>Policies in the BNDP now revised to take account of the adopted Core Strategy.</p> <p>Policy B2 has been amended and now includes a settlement boundary.</p> <p>Policy B18 only considers the Veldifer site.</p> <p>Housing calculations now revised to meet concerns of Herefordshire Council.</p> <p>See above.</p> <p>See above.</p> <p>Core Strategy target is indicative for the whole RHMA. Core Strategy Policy RA2 acknowledges these targets will be influenced by local</p>
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	<p>Alternative approach should be to use all the existing houses to calculate the numbers of new housing.</p> <p>Allocation of housing land should be used rather than criteria based Policy B1.</p> <p>Potential allocation site at Kings Acre Halt.</p>	<p>circumstances, including environmental factors.</p> <p>All houses in the parish have been used to calculate indicative growth target.</p> <p>Neighbourhood plans can be flexible; there is no requirement they include land allocations. The plan now includes settlement boundaries. This has been backed with a capacity study.</p> <p>See above.</p>
<p>Gladmans</p>	<p>BNDP needs to recognise its relationship to the urban areas as development on the edge of Hereford would be found contrary to the NDP policies and therefore prevent sustainable growth being delivered.</p> <p>Policies based on a restrictive approach to future development needs of the parish.</p> <p>Seek to limit the ability of future sustainable growth being delivered.(Policy B1, B3, B9, B16)</p> <p>No robust evidence to support overly restrictive policies (Policy B1, B16)</p> <p>Level of development insufficient to meet affordable housing needs (Policy B2)</p> <p>Policy are over and above the requirements of</p>	<p>Noted, The policies are in general conformity with the adopted Core Strategy.</p> <p>Housing policies now amended.</p> <p>See above.</p> <p>Plan includes significant evidence of the environmental constraints in the parish.</p> <p>No evidence is presented on local housing needs. No change.</p> <p>All policies are in line with NPPF and in general</p>

	<p>the Framework (Policy B4, B5, B6, B7, B14, B15)</p> <p>SEA - The reasonable alternatives are not sufficiently detailed or robust to meet the EU obligations. Questions why the option providing greater certainty was rejected.</p> <p>BNDP fails to meet the Basic Conditions</p>	<p>conformity with the Core Strategy.</p> <p>Reasonable alternatives have been considered.</p> <p>BNDP meets the basic conditions.</p>
<p>Cranford Developments</p>	<p>NDP has been produced in advance of the Core Strategy Inspector's Report.</p> <p>Not accepted that the new increased housing targets would not be attainable for 'environmental reasons' as set out in the NDP</p> <p>Additional site on the Kings Acre Road which SHLAA states is suitable for housing. The NDP should recognise this.</p> <p>Disagree completely with the findings that the King's Acre Road should be considered as part of the rural Breinton. It is an extension of the built up area.</p> <p>Core Strategy clearly states that growth should be via site allocations or clear evidence of deliverable growth. The NDP fails to do either.</p>	<p>This is possible under the Act and Regulation and has been tested in the Courts. Core Strategy now adopted.</p> <p>Housing policies have been revised. Plan includes significant evidence of the environmental constraints in the parish.</p> <p>BNDP will not allocate sites.</p> <p>Policies B1 and B2 now amended and in general conformity with the Core Strategy.</p> <p>Plan now includes settlement boundaries, supported by a capacity study. This meets the requirements of Policy RA2.</p>

	<p>There is no plan to delineate 'settlement' from 'open countryside'. Therefore, counter to the Core Strategy modifications</p> <p>Policy B3 is over prescriptive and runs counter to national policy. There are potential acceptable sites along the Kings Acre Road. Retaining frontage is counter to the NPPF on infill.</p> <p>Policy B1 highlights four areas where new houses will be permitted whilst Kings Acre Road is deemed inappropriate.</p>	<p>Settlement boundaries now defined.</p> <p>Policy B2 now revised and includes a settlement boundary.</p> <p>B1 and B2 now revised.</p>
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6.6 The Parish Council has continued to inform and engage local residents while it considered these comments and made revisions to the draft Plan. Monthly Teamtalk items have been produced and periodic electronic briefings sent out. Two public meetings are planned – February 13th and March 5th to publicise the amended plan. These have been widely publicised locally on the website, notice boards, electronically, in church pew sheets and via Teamalk. The first meeting was attended by approximately 40 people who were given leaflets, viewed displays, listened to the talk and had their questions answered.

Appendix 1

Neighbourhood Plan Steering Group terms of Reference

BREINTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

TERMS OF REFERENCE

Purpose:- To manage the process of producing the neighbourhood development plan from designation of the neighbourhood area to its making by Breinton Parish and Herefordshire Councils.

Membership:- The group is open to all residents of Breinton aged 11 years and over and as a minimum shall include all the parish councillors and the parish clerk. Should the numbers attending meetings become unmanageable then specific sub-groups shall be established. The Herefordshire Council member for the area shall be an ex-officio member of the group.

Meetings:- These shall be convened as necessary, where ever possible coinciding with meetings of the Parish Council planning committee. There will be a minimum of one meeting every eight weeks. Meetings shall be open to the public and advertised as such, in advance. Unless the group chooses otherwise, the meetings shall be chaired by the Chair of the Parish Council. Should votes be necessary, a simple majority will approve any decision with the chair having a casting vote if one is necessary.

The group shall:-

1. Receive regular updates on progress against an agreed time line
2. Appoint and manage any professional advisers appointed by the Parish Council
3. Ensure that regular reports are made to the Parish Council especially in relation to the spending of grant funding from Locality and staying within the authorised budget
4. Seek to maximise public involvement in the production of the neighbourhood development plan
5. Ensure that the requirements of the neighbourhood development plan making process are followed
6. Manage the relationship with Herefordshire Council and other stakeholders including neighbouring parish councils and Locality,
7. Seek to identify additional volunteers and allocate specific tasks between its members and any volunteers
8. Establish and disband any specific sub groups deemed to be necessary

9. Arrange publicity and promotion for the neighbourhood development plan making process and the plans' contents themselves, ensuring communications are timely and frequent

10. Ensure that the findings of the Community Led and Sustainability Action Plans are reflected as far as possible in the neighbourhood development plan

Appendix 2

Advert for April 2014 public Meeting

***** NEIGHBOURHOOD PLAN *****

What does this mean for Breinton?.....This is your chance to
find out

Now that the Community Led Plan has been completed we have about
twelve months to agree what should be in our Neighbourhood Plan and
to get it approved. The Neighbourhood Plan is a very important tool which
will have legal status and will influence local planning decisions for
years ahead.

To hear more you are invited to a Public Meeting in the Village Hall to:-

- Appreciate why a Neighbourhood Plan is important
- Understand what needs to be done during 2014
- Learn how the information already collected for the Community
Led Plan will be used
- See how you can all help with Breinton's Neighbourhood Plan

SATURDAY 12TH APRIL FROM 2pm to 4pm

If this meeting is inconvenient please ask one of your Parish Councillors for more
information. Our contact details are on the back cover of this magazine.

Appendix 3 – Team Talk, May 2014 update

PREPARING BREINTON'S NEIGHBOURHOOD PLAN

Here are some of the questions which came up at the recent parish meeting held on 12 April in the village hall – along with the answers.

What is a Neighbourhood Plan? It contains detailed planning policies that guide the use and development of land in the parish. These have legal status and must be used by Herefordshire Council. Our local policies will need to refine information in the recent Community Led Plan.

Why produce a Neighbourhood Plan? Because it gives local people more influence over planning applications in Breinton. Any decision that Herefordshire Council takes has to use the Neighbourhood Plan as well as their own local plan and national planning policies.

Does a Neighbourhood Plan make a difference? It should do. It has equal status to the local plan prepared by Herefordshire Council and will be used in preference to the local and national policies wherever possible.

Where is the catch? A Neighbourhood Plan cannot stop development but it can direct what type goes where. A Neighbourhood Plan cannot conflict with national policies, like the presumption in favour of sustainable development, but it can give details of what this means locally. A neighbourhood plan cannot disagree with what are termed 'strategic policies' in Herefordshire's local plan, such as the proposed western relief road or the large housing development at Three Elms.

Who is producing the Neighbourhood Plan? The law says that only the Parish Council can do this, but with help from volunteers – please see the bullet points below.

What is the timescale? We hope to be able to submit Breinton's Neighbourhood Plan to Herefordshire Council by the end of 2014. We do need your help if we are to succeed so quickly.

If you have more questions please ask a parish councillor, or read an account of the parish meeting held on 12 April in the village hall that has been posted on local notice boards and is available on the parish council's web site www.breintonparish.co.uk

We hope that you agree with the Parish Council that it is worthwhile producing a Neighbourhood Plan and being clear about **how we all want Breinton to develop**. The alternative is to continue commenting on any planning applications as they arise. However, while our comments do not have to be taken into account when making decisions, our Neighbourhood Plan policies based on local knowledge must be.

To produce a neighbourhood plan takes a lot of effort but we already have Community Led and Sustainability Action Plans for the parish so we start with lots of opinions about what matters locally. However we need volunteers to:

- Develop planning policies, and the right words to describe them, based on these opinions
- Be part of the steering group which aims to meet every 4-6 weeks
- Investigate particular issues, such as housing
- Set up, or join, a discussion group in your part of the parish
- Add to the evidence we already have so that our policies are clearly justified
- Put us in contact with local landowners whose views on any future development are vital
- And finally tell your friends and neighbours that this is happening. Even if they do not read Teamtalk or attend meetings, everyone should have the opportunity to be involved.

Please contact one of your parish councillors or the clerk to the council if you can spare some time to help. Their contact details are on the back cover of the magazine.

FINALLY, there will be **another public meeting in the village hall in May** where we can discuss a draft Neighbourhood Plan for Breinton. It is too early to give you the precise date so please look at our website, watch the parish notice boards and for information in the local papers.

Tony Geeson

On behalf of Breinton Parish Council

Appendix 4 Community Farm Open Day

***** NEIGHBOURHOOD PLAN *****

What does this mean for Breinton?.....another chance to find out Breinton's Neighbourhood Plan will have legal status and will guide local planning decisions until 2031

The Parish Council has a display at the Hereford Community Farm's **Open Farm Sunday on 8th June between 11.00 and 16.00 at Warham Court.**

So come along and have your questions answered.

- How is this different from Herefordshire's Core Strategy?
- How are last year's questionnaire results being used?
- What needs to be done and how you can help?

Appendix 5 – Team Talk, September 2014

THE NEXT STEPS FOR BREINTON'S NEIGHBOURHOOD PLAN

We had a very busy afternoon at the Fete on July 13th listening to your views about Breinton's future and answering questions about the Neighbourhood Plan. Although we did not get many written comments, everyone we spoke to supported what was being proposed, and the map of where people came from shows that there were opinions from right across the parish. Many thanks to everyone we talked with - your thoughts and local knowledge have helped us move ahead.



During the summer we have drafted the Plan which we hope will be good enough to put on public display and share in the autumn. Certainly the Parish Council will be considering it at its next meeting on 20th August at 7.30pm in the Village Hall. Everyone is welcome and if you cannot make it, please talk to one of your local councillors, (see back page for contact details).

At the moment we are considering thirteen local planning policies that will add to, and we hope improve, what is being proposed by Herefordshire Council in their Core Strategy. The local policies cover

- Meeting local housing needs
- The tenure, types and sizes of houses
- Houses in rural areas
- Sustainable design and energy efficient houses
- Conserving agricultural land
- Protecting Green spaces
- Protecting our few community assets
- Footpaths, bridleways and cycleways
- Green infrastructure – a horrible term for the natural environment
- Maximising community support for the Plan
- Sensitive landscapes
- Landscape design and
- Important views

Your parish councillors are proposing these local planning policies because they cover what local residents consistently say is important. We have paid particular attention to the responses to last year's Community Led Plan questionnaire.

When we do have the Plan finally drafted we will begin the formal process to make it law. This involves all of you. The first stage is a statutory six week consultation and we hope to hold a number of events across the parish as well as providing information to every household. Please look out for further information on parish notice boards, in the County Times pages of the Hereford Times or on the Breinton Parish Council website www.breintonparish.co.uk In addition you could join the electronic mailing list for local planning issues, just give your e-mail address to the parish clerk or a councillor. In the meantime, please contact us (see back page) if you have any thoughts on what you have just read in this article and would like to know more.

Tony Geeson - On behalf of Breinton Parish Council

Appendix 6 – Team Talk October 2014

IMPORTANT NOTICE – CONSULTATION FOR BREINTON’S NEIGHBOURHOOD PLAN

Breinton Parish Council is now completing the Neighbourhood Plan for the parish and will be starting the statutory six week consultation towards the end of October. There will be a number of events at various times and venues across the parish. Details of these will be advertised in the Hereford Times, on the website www.breintonparish.co.uk and on the roadside notice boards. We also aim to deliver information to every household in the parish.

When the Neighbourhood Plan is published for consultation please take the time to look at it and consider if it contains what you want to happen locally. Remember this is our Plan and not something Herefordshire Council have created. Our plan is particularly important because once the process is complete it will have the same legal status as Herefordshire Council’s plans.

Naturally our Plan must comply with European and national legislation, have appropriate regard to national planning policy and be in ‘general conformity’ with Herefordshire’s strategic planning policies. However its statutory status gives our Neighbourhood Plan far more weight than previous documents like the parish plan and community led plan. It will be a powerful tool in shaping how Breinton develops through to 2031 so it’s worth your while to take a look at it and give us your thoughts. This is where you can suggest changing the contents if you think we’ve not got it right.

Looking to the future, once the consultation is over in November the Parish Council will study all the comments received and consider any changes. The Neighbourhood Plan will then be submitted to Herefordshire Council who will publicise it again and appoint a planning inspector to examine our plan “in public”. If the examiner approves what our plan says then they will recommend that a referendum is held. This will be like any other election with polling stations and ballot papers delivered to every adult in the parish. You will simply be asked if you support Breinton’s Neighbourhood Plan or not. Assuming a majority of local voters say ‘yes’ then the plan will become law and starts to influence planning decisions locally.

So if you care about Breinton, and so many of us are passionate about the wonderful area in which we live, please look out for the forthcoming publicity and get involved in our Neighbourhood Plan. It won’t take much of your time and it is important. Wherever you live in the parish and whatever your age or interests, this is a rare chance to really influence what our community looks like now and in the future. We should all take this chance for our own sake and those of our families.

Any parish councillor or the Parish Clerk will be happy to tell you more about the Neighbourhood Plan right now. Our contact details are on the back cover of this magazine. We are also collecting e-mail addresses so we can mail you direct about local planning matters. If this interests you please get in touch.

Breinton Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, February 2016

It's going to be a busy autumn! Many thanks.☺

Tony Geeson

On behalf of Breinton Parish Council

Appendix 7

Team Talk, November 2014

IT'S THE ENVIRONMENT THAT COUNTS! UPDATE ON BREINTON'S NEIGHBOURHOOD PLAN

Last month I wrote that Breinton Parish Council was close to completing the Neighbourhood Plan for the parish and that we would be consulting all Breinton residents on this, starting towards the end of October. Well, how wrong can you be? Unfortunately there will now be a delay in producing the Plan and therefore the consultation I anticipated is most likely to happen over the Christmas period.

A major reason for this change is that we have to be absolutely sure that the planning policies we are proposing will not result in any significant damage to our local environment and in particular the River Wye Special Area of Conservation. Our wonderful river valley has the highest level of environmental protection under European law and bodies like Natural England, the Environment Agency and English Heritage require us to satisfy them that our proposals will not cause undue problems. A draft plan will be sent to them soon through Herefordshire Council. The assessment can take up to six weeks and Breinton's Neighbourhood Plan then has to take account of any comments. When we've done this we will be in a much better position to discuss all the Plan with you.

However; while the Neighbourhood Plan's green credentials are being assessed, we won't be wasting time. We will use the delay to undertake some informal consultations involving as many local people as possible and aiming to raise local knowledge about the Plan. We will advertise any events and also put the information on the parish website for you to look at and give comments. www.breintonparish.co.uk.

Do you have any ideas on how to attract a crowd, or are you planning an event around Christmas time at which a display about the Neighbourhood Plan would be welcome? If so, please let any parish councillor or the Parish Clerk know. Our contact details are on the back cover of this magazine. Also, if you want to hear directly about the development of the Neighbourhood Plan and local planning matters you can give us your email address and receive updates that way.

Many thanks

Tony Geeson - On behalf of Breinton Parish Council

Appendix 8

Team Talk, December 2014

DRAFT NEIGHBOURHOOD PLAN FOR BREINTON

Well it's nearly a year since a meeting in the Village Hall began the long process of producing a Neighbourhood Plan for the Parish. We have used regular TEAMTALK articles and events like the Warham Court Community Farm open day, the Village Fete and the recent parish fireworks display to keep you informed and seek your views. All the hard work from the Steering Group is about to produce results. By the time you read this we hope to have finally produced a draft plan and sent it to Herefordshire Council. For those with internet access, the plan (plus background information) will be available on the website: <http://www.breintonparish.co.uk/neighbourhood-plan/>. A card is enclosed with this edition of TEAMTALK giving a few more details. Maybe you could pin the card up at home to remind you to have a look. For everyone in Breinton, there will also be events in the New Year to look at the plan and discuss it.

None of this would have been possible without the volunteers on the steering group who have converted the ideas from our 2014 Community Led Plan into a list of 'planning-speak' policies. Many thanks to this small, incredibly dedicated group of people for all the time and effort this has involved. The Parish Council has also benefitted from a grant awarded by the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTPI / Planning Aid England, CDF and partners available through the My Community Rights website. This government money (that has to be spent by December) has meant that we can pay for professional planning advice and display materials etc. The Parish Council is very grateful for this money which has saved the local taxpayer approximately £5000.

As soon as Herefordshire Council receive our draft plan they will begin to consult various environmental organisations for their views. After we receive their comments and suggestions, then the real fun begins! Making a Neighbourhood Plan is a statutory process and the next stage will be a public consultation period for a minimum of six weeks. Details of this consultation will be posted in the February TEAMTALK, in the Hereford Times, on Breinton noticeboards and on the website.

Meanwhile, everyone connected with the Parish Council wishes you a very Happy Christmas and a Peaceful and Prosperous 2015.

Tony Geeson

Breinton Parish Council

Appendix 9

Screenshots of Parish Council Web Site

Breinton Parish Council



Neighbourhood Plan

24 June 2015

Since March we have been busy clarifying answers to your queries, so that we can make our draft Neighbourhood Development Plan as fit for purpose as possible. You will find a list of responses here: [Table of responses to Regulation14 consultations June 2015](#)

As a result we have been adjusting the text and improving some Figures before the next stage. When we are confident we are ready, we will submit our plan to Herefordshire Council.

Parish Council meeting

Members of the public are welcome to attend the following meetings: - There will be a meeting in St Michael's Church, at 7.30pm on Wednesday 1st July to discuss Planning Applications. The next Meeting of Breinton Parish Council, and the Parishioners' Meeting, will be held at 7.00pm on Wednesday 8th July 2015 at Breinton Village Hall.

Current issues

29 June 2015. The Neighbourhood Plan Steering Group expect to submit

If the local planning authority finds that the plan or order meets the legal requirements it:

- will publicise the proposal for a minimum of 6 weeks and invite representations
- notify consultation bodies referred to in the consultation statement
- appoint an independent examiner (with the agreement of the qualifying body)

16 March 2015

Many thanks to everyone who came to the Village Hall for the Neighbourhood Plan consultation events. We hope that most of your questions were answered, but if not, please contact any Parish Councillor or the Parish Clerk. There are still some “at-home” discussion events being hosted by local people this week, so please also contact us if you would like to attend one of those.



THE MOST IMPORTANT THING IS TO SEND IN YOUR RESPONSE FORMS TO THE PARISH CLERK BY 12 NOON MONDAY 30th MARCH (see details and instructions below)

After that time the Steering Committee will take some time to study the comments and suggestions, hold a public meeting, and amend the Neighbourhood Plan accordingly.

the latest version of the Neighbourhood Development Plan to Herefordshire Council for informal comments this week.

The public are invited to attend the meetings of the NPSG, but the date of the next meeting has not yet been set.

For the latest details on the Neighbourhood Plan, click on the tab 'Neighbourhood Plan'.

16 February 2015

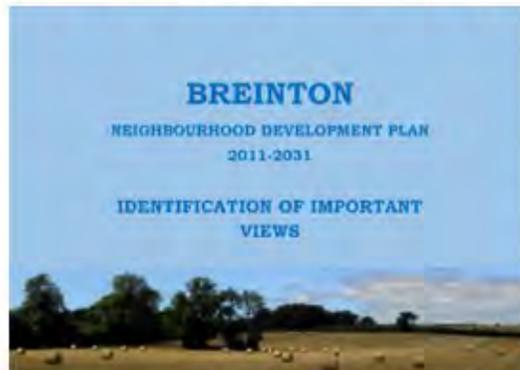
IT'S YOUR TURN NOW! Breinton Parish Council are now consulting you for your comments on the Draft Plan. [Response form HERE](#) Read the plan here:

[Breinton Neighbourhood Development Plan 2011-2031 Regulation 14 Consultation Draft](#)



Breinton Parish Council has drafted a Neighbourhood Development Plan (the Plan) to guide development in the parish through to 2031. The Plan contains 18 planning policies covering housing, design, renewables & energy, footpaths & lanes, landscape, land use, the natural environment and recreation. Also see the accompanying

document [Identification of Important Views](#)



The Plan is open for public consultation for six weeks between Monday 16th February 2015 and midday on Monday 30th March 2015

The full Plan can be viewed at:

- **Hereford Library, Broad Street Hereford HR4 9AU (Telephone [01432 383600](tel:01432383600)) during their normal opening hours** OR
- **Online at www.breintonparish.co.uk** OR
- **At consultation events, as advertised locally and**
- **Is available on request from Parish Councillors or Parish Clerk**

A summary of the policies in the Plan is on this noticeboard below, along with the details of public consultation events to which you are invited.

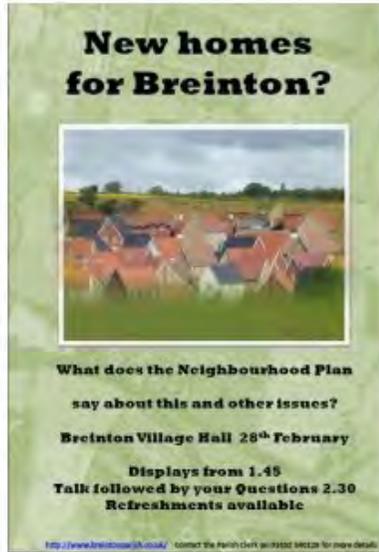
All comments must be made in writing to the Parish Clerk – Graeme Adkin – at 2 Munstone Garden Cottages, Munstone Hereford HR1 3AH

gadkin@btinternet.com

preferably using a separate sheet for each comment. Comment sheets are available online at www.breintonparish.co.uk , in hard copy from the Parish Councillors or Clerk and at local consultation events.

Comments must be made by 12.00 noon on Monday 30th March 2015. Comments after this time will not be considered

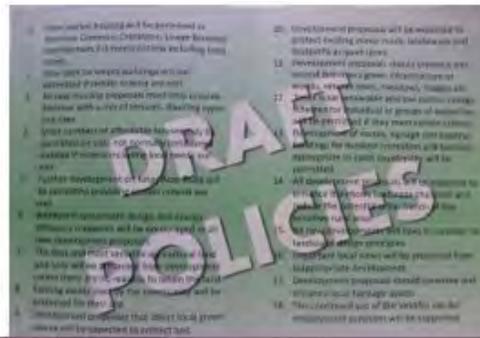
See Displays about the Plan at Breinton Manor Fruit Farm and St Michael's Church.

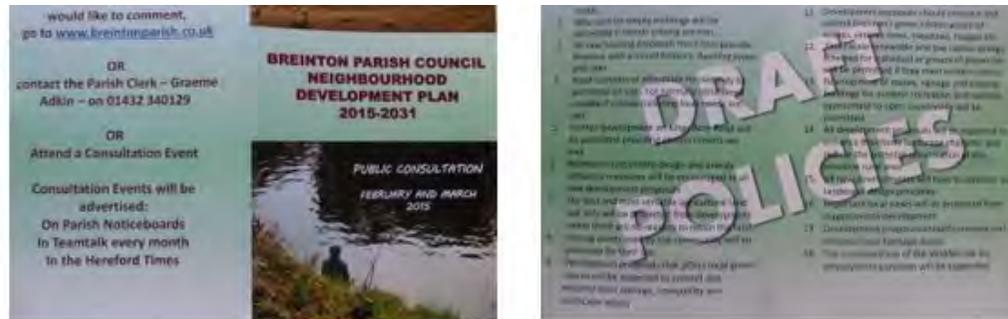


There will be two events in the Village Hall. First, **Saturday 28 February**: a display (from 1.45 pm) and talk followed by questions (2.30 pm) discussing the issue of **Housing** in particular. Then on **Saturday 14th March**, display from 10am, then talk plus questions at 10.30am, on how the recent Examination in Public of Herefordshire's Core Strategy might affect Breinton. Will there be a new **Road**? See more



details and the poster for this event in the March edition of TEAMTALK. **(Click on images to view details)**





Draft Policies

1. New market housing will be permitted in Breinton Common, Cranstone, Lower Breinton and Warham if it meets criteria including local needs.
2. New uses for empty buildings will be permitted if certain criteria are met.
3. All new housing proposals must help provide Breinton with a mix of tenures, dwelling types and sizes
4. Small numbers of affordable houses may be permitted on sites not normally considered suitable if criteria including local needs are met
5. Further development on Kings Acre Road will be permitted providing certain criteria are met
6. Additional sustainable design and energy efficiency measures will be encouraged in all new development proposals

7. The best and most versatile agricultural land and soils will be protected from development unless there are no reasons to retain the land
8. Existing assets used by the community will be protected for their use
9. Development proposals that affect local green spaces will be expected to protect and enhance their settings, tranquillity and landscape values
10. Development proposals will be expected to protect existing minor roads, bridleways and footpaths as quiet lanes
11. Development proposals should enhance and extend Breinton's green infrastructure of woods, veteran trees, meadows, hedges etc
12. Small scale renewable and low carbon energy schemes for individual or groups of properties will be permitted if they meet certain criteria
13. Development of routes, signage and existing buildings for outdoor recreation and tourism appropriate to open countryside will be permitted
14. All development proposals will be expected to enhance Breinton's landscape character and reduce the potential urbanisation of this sensitive rural area
15. All new developments will have to consider six landscape design principles

16.Important local views will be protected from inappropriate development

17.Development proposals should conserve and enhance local heritage assets

18.The continued use of the Veldifer site for employment purposes will be supported

9 January 2015

Herefordshire Council's Consultation with environmental organisations (described under 1 December 2014 below) has concluded. The Breinton Neighbourhood Plan Steering Group will now discuss the report, and decide whether any changes should be made to the draft Neighbourhood Development Plan.

1 December 2014

The first public draft of the Neighbourhood Development Plan is now available. This is the stage where the draft plan is sent to Herefordshire Council, for their consideration and comments. They will consult with various environmental organisations such as Natural England, the Environment Agency, and English Heritage, to discover whether these bodies might have any objections or comments on our ideas or proposed policies. This stage will take at least six weeks, and after that period it will be YOUR TURN!

In February/March the Steering Committee will be organising events as part of a public consultation, asking all parishioners in Breinton for their views and ideas for improving the Neighbourhood Plan. More details will be posted on this website, other media, in the February TEAMTALK, and on notice boards around the parish.



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If you use email, you can receive up-to-date news of the Neighbourhood Plan that way. Please email tnchgeeson@btinternet.com to add yourself to the circulation list.

Read more about how our Neighbourhood Plan has been developing [HERE](#).



Appendix 10 – Regulation 14 Response Form

Plan

Pre-Submission Regulation 14 Consultation 16th February 2015 – 30th March 2015

ALL RESPONSES MUST BE RECEIVED BY 12.00 NOON ON MONDAY 30th MARCH

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation if applicable	
Address Or	
Email Or	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your comments refers.

Either Page Number	
---------------------------	--

Or Policy Number	
-------------------------	--

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

Support	
Object	
Making a Comment	

Please Turn Over

Please use the box below for comments

Thank you for your time and interest. Please return this form to the Parish Clerk – Graeme Adkin - at 2 Munstone Garden Cottages, Munstone Hereford HR1 3AH
(gadkin@btinternet.com) no later than 12 noon on Monday 30th March 2015.

The Breinton Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Breinton Parish Council.

Appendix 11 – Letter to Schedule 1 Consultees

Breinton Parish Council

2, Munstone Garden Cottages, Munstone, Hereford. HR1 3AH
Email: gadkin@btinternet.com
Tel: 01432 340129

Date 13 February 2015

Dear [insert],

Breinton Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

Please find attached a copy of the Pre-Submission Draft Breinton Neighbourhood Plan.

From Monday 16th February the plan is subject to a six week period of consultation. This will close at 12.00 noon on Monday 30th March 2015.

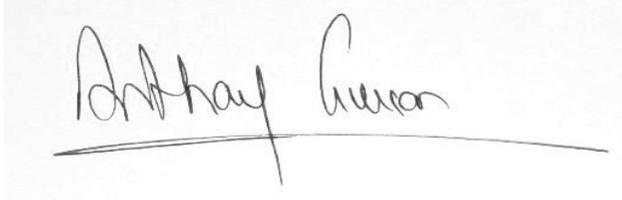
Breinton Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, February 2016

Copies of the plan and supporting documents can also be viewed online at www.breintonparish.co.uk and also at the Hereford Library, Broad Street, Hereford HR4 9AU during their normal opening hours.

I also attach a copy of the representation form should you wish to make comments on the draft.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, reading "Anthony Geeson", is written over a horizontal line. The signature is cursive and appears to be written on a light-colored background.

Anthony Geeson
Chairman Breinton Parish Council

Informal Consultation on the Draft Neighbourhood Development Plan, August 2014

LIST OF CONSULTEES – BREINTON NEIGHBOURHOOD DEVELOPMENT PLAN

A. Statutory consultees – as suggested by Herefordshire Council

- | | | | |
|----|-------------------------------------|----|--|
| 1 | AMEC Environment and Infrastructure | 2 | Balfour Beatty |
| 3 | DWR Cymru / Welsh Water | 4 | English Heritage |
| 5 | Environment Agency | 6 | Hereford and Worcester Fire and Rescue Service |
| 7 | Herefordshire Council | 8 | Highways Agency |
| 9 | Homes and Communities Agency | 10 | Natural England |
| 11 | Natural Resources Wales | 12 | West Mercia Police |
| 12 | West Midlands Ambulance Service | 14 | Wye Valley NHS Trust |

B. Local Organisations

- | | | | |
|----|------------------------|----|---|
| 15 | Bulmer Foundation | 16 | Community First (Rural Community Council) |
| 17 | CPRE Herefordshire | 18 | Hereford and District Angling Association |
| 19 | Hereford Civic Society | 20 | Herefordshire Nature Trust |
| 21 | Ramblers Association | 22 | Rev R North – Hereford Diocese |
| 23 | Woodland Trust | 24 | Woolhope Naturalists Field Club |
| 25 | Wye and Usk Foundation | 26 | Wye Valley Runners |

C Local Land Owners

- | | | | |
|----|--------------------|----|--------------------------|
| 27 | M Bott | 28 | G Bulmer |
| 29 | T Bulmer | 30 | D Griffin |
| 31 | M Griffiths | 32 | P&G Hands |
| 33 | K Hammett | 34 | R Hargraves |
| 35 | B Lambert | 36 | The Church Commissioners |
| 37 | The National Trust | 38 | M Terry |
| 39 | G Wall | 40 | R Wall |
| 41 | M Wakeley | 42 | S&V Wegg-Prosser |
| 43 | M Williamson | | |

D Local Businesses (NB some of section C [above] run farm / agricultural businesses in the Parish)

- | | | | |
|----|----------------------|----|---|
| 44 | Biomass Services | 45 | Gordon Lutton Solicitors |
| 46 | GRC Ltd | 47 | Hereford Volvo Specialists |
| 48 | G Hinksman Potatoes | 49 | IE Developments |
| 50 | N Jenkins | 51 | Special Projects and Services (SPS) Ltd |
| 52 | Wyevale Holdings Ltd | | Wyevale Nurseries |

53

E Neighbouring Local Councils

- | | | | |
|----|--------------------------------|----|------------------------------|
| 54 | Belmont Parish Council | 55 | Belmont Rural Parish Council |
| 56 | Clehonger Parish Council | 57 | Credenhill Parish Council |
| 58 | Eaton Bishop Council | 59 | Hereford City Council |
| 60 | Stretton Sugwas Parish Council | | |

Appendix 12 – Regulation 14 Consultation Flyer

To find out more, and if you would like to comment, go to www.breintonparish.co.uk

OR
contact the Parish Clerk – Graeme Adkin – on 01432 340129

OR
Attend a Consultation Event

Consultation Events will be advertised:
On Parish Noticeboards
In Teamtalk every month
In the Hereford Times



**BREINTON PARISH COUNCIL
NEIGHBOURHOOD
DEVELOPMENT PLAN
2015-2031**



*PUBLIC CONSULTATION
ON DRAFT POLICIES
FEBRUARY 2015*

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