

Consultation Statement for Weston Beggard Parish NDP

Summary of consultation process

- January 2014: Letter delivered to all households in the parish explaining the topic of NDPs. Views on whether we should proceed were sought by questionnaire and everyone invited to public meeting on 4th February 2014. (Appendix 1)
- 4th February 2014 Public meeting . 25 attendees excluding parish councillors. A presentation was given to the public by Richard Williams explaining the issues and seeking views on whether we should proceed with NDP. A vote at the meeting was split 50/50. Everyone agreed that they would like more time and more information to come to a decision.
- 8th February 2014 Letter delivered to all households summarising the results of the meeting and inviting them to a further meeting with Gemma Webster, senior planning officer at Herefordshire Council present to clarify the situation and answer questions. (Appendix 2)
- 13th May 2014 Public meeting with Gemma Webster. 21 attendees excluding parish councillors. Followed by postal ballot on whether or not to proceed with NDP
- 14th May 2014. Letter explaining the situation together with ballot form delivered to all households with SAE for return of ballots. 21st June deadline for return of ballots. (Appendices 3 & 4)
- Ballot results: 102 responses (greater than 50%). 67 in favour of NDP, 35 against.
- 4th July 2014. Letter with ballot results and inviting parishioners to be on steering group delivered to all households. (Appendix 5)
- 14th July 2014. Application for NDP area submitted to Herefordshire Council
- 17th July-28th August 2014. Consultation period for NDP area
- 29th August 2014. NDP area decision to approve.
- 2nd September 2014. NDP Steering group set up and TOR agreed. (Appendix 6)
- October 2014. “Developing a Vision Questionnaire” delivered to all parish residents 18 years and over with a deadline for return of questionnaires 6th December 2014. Late returns were considered up to 15th December. 46/83 households responded. This represented 106 parishioners, 48 from Weston Beggard, 58 from Shucknall. The letter accompanying the questionnaire invited all to attend a drop- in event. (Appendices 7 & 8)

- 22nd January 2015. Drop-in event held. Results of questionnaire displayed and large scale map of the parish available for people to indicate their concerns and ideas. (Appendices 9, 10 & 11)



- Advert in June/July 2015 parish magazine explaining draft plan due to be sent for informal consultation and advising of a drop-in event on 16th July 2015 from 3-7pm in Yarkhill Village hall. (Appendix 12)
- Draft plan sent out for informal consultation 1st July 2015. Accompanied by explanatory letter and SAE for return of comments form. Herefordshire council included in consultation. (Appendix 13)
- 16th July 2015 Drop in event. (Appendix 14)
- 17th August 2015. Informal consultation closes and results analysed. (Appendix 15))
- 14th December 2015 – 31st January 2016. Formal Regulation 14 Public Consultation. All statutory consultees advised by email. Hard copies with covering letter and response form hand delivered to all dwellings in the parish. (Appendices 16,17, 18,19 &20)
- 9th January 2015. Drop-in event held in Yarkhill Village Hall, 10am – 2pm. Advertised in parish magazine, in letters delivered to all dwellings in the parish and by large banners displayed at the roadside in prominent locations within the parish. (Appendices 21 & 22)

Issues arising from consultation October 2014

The main issues arising from the initial questionnaire are :

- Maintain the rural integrity, identity and character of community.
- Protect and enhance the local environment - air and water quality, green and open spaces, woodland and hedgerows, wildlife, footpaths and cycleways, and views.
- Meet local housing requirements (minimum of 10 units).
- Meet the needs of small and home based businesses.
- Develop tourism through B&B provision and other local small scale initiatives
- Concern over large scale farming units/polytunnels due to impact on the local environment.
- Support for new community facilities eg shop, pub, cafe
- Support for small scale renewable opportunities linked to individual developments only.
- Concern over large scale commercial renewable projects due to impact on the local environment.
- Support for improvements to local infrastructure including Broadband, public transport, road improvements, water/gas supply improvements, and telecommunications.

These issues were used to inform the first draft of the Plan which was then circulated to all households and to Herefordshire Council for comments. (Appendix 15)

Main issues arising during informal consultation July/August 2015 and alterations made to draft for formal regulation 14 submission

- 1. Issue:** Planning inspector requires alteration to Herefordshire Core Strategy to include RA2 settlements to take a proportionate share of market housing.
- 2. Resolution:** Plan altered to accept a minimum of 18% growth in housing in the parish.
- 3. Issue:** Planning inspector requires alteration to Herefordshire Core Strategy to identify settlements within parishes.

Resolution: Plan identifies the settlements of Shucknall and Weston Beggard within the parish.

- 4. Issue:** Following inspection of the Herefordshire Core Strategy, Herefordshire Council emphasizes the desirability of defining settlement boundaries. However, there is a clear agreement within the parish that we should opt for a criteria based approach to new housing as opposed to site allocation/settlement boundary approach. This is because of the very dispersed nature of the settlement pattern within the parish, making precise boundaries difficult to define. Herefordshire Council require some definition to be included to ensure future planning decisions can be taken fairly.

Resolution: A compromise has been reached where a description of the settlement areas can be used to define their limits. We have identified a settlement area for Shucknall and 4 settlement areas for Weston Beggard. This has been based on the settlement criteria used in the Council's Rural Background Paper. A full verbal definition of each settlement area has been included in the draft NDP.

- 5. Issue:** Affordable housing difficult to achieve given small housing allocation. Need to ensure that larger neighbouring parishes are supportive of accepting our small requirement for affordable housing as mentioned in draft Plan.

Resolution: Neighbouring parishes have been contacted. The parish of Bartestree and Lugwardine has agreed to accept our small requirement and have included a reference to this in their draft NDP (attached). Withington Group parish has refused.

- 6. Issue:** Concerns over limiting new dwellings to 3 or less bedrooms. Resulted in 8/18 comments on the questionnaires.

Resolution: The data from ONS clearly shows a skewing towards larger properties in the parish compared with local and national averages. Herefordshire Council's Rural Housing Background Paper 2013 which, based on the Plan's evidence, identifies a need for smaller houses (predominantly 3 bedroom market properties) to be delivered in the Hereford Rural Housing Market Area. Delivery of smaller houses will help to redress the balance in the existing housing offered in the Parish by providing smaller accommodation which collectively will meet the needs of all generations. This ensures that the delivery of future housing in the Parish supports the social wellbeing of the area.

- 7. Issue:** Herefordshire Council would prefer a definition of particularly valued views, from and within the parish.

Resolution: It is difficult to firmly identify these; there are so many views in all directions. This has been addressed within the Plan.

- 8. Issue:** A number of suggestions were made by Herefordshire Council's NDP support team on the informal consultation document.

Resolution: many of these have been incorporated into the draft for formal consultation.

Regulation 14 Public Consultation

14th December 2015 – 31st January 2016

Weston Beggard NDP Regulation 14 Consultation

The Consultation Process

85 draft plans and questionnaires were delivered by hand to all the households in the parish.

All the relevant statutory consultees were notified by email.

The consultation period was for the 7 weeks commencing 14/12/2015 and ending 31/01/2016.

24 completed response forms were received from parishioners.

There was also a drop in event held at Yarkhill Village Hall on Saturday 09/01/2016, from 10am to 2pm. This was advertised on the parish notice board, in the parish magazine and in the letter delivered to all the households. Large banners were displayed in 2 prominent locations from 29/12/2015.

19 people attended the drop in event including 5 members of the steering group.

A number of informal verbal responses were received during the consultation period.

Responses from parishioners

Q Number	Section	Agree	Disagree	Don't Know
1	Introduction/Parish Background	23	1	
2	Vision	23	1	
3	Issues & Objectives	23	1	
4	Plan Policies	23	1	
5	Criteria based approach	23	1	
6	Criteria vs site allocation	23	1	
7	Housing in groups of 3 or less	22	2	
8	Restriction to 3 beds or less	24		

Responses from Statutory Consultees

See Appendices 23-30 and the table below.

Regulation 14 Consultation: Statutory Consultees & Parishioners' Comments and Steering Group Responses

Name	Comment	Relevant section	Resolution	Changes to NDP
H & C Moore	Description should include bus shelter	Parish description	Para 2.27 amended	Page 8 Para 2.27
H & C Moore	Concerns re definition of settlement areas and inclusion of Shucknall Court. Also Live-work units	Plan policies	A detailed comment by letter received and gives more detail. Needs careful consideration	Page 24-25 Para 7.31-7.39 new policy WB4 Included
H & C Moore	3 or fewer dwellings in each group is inflexible and should be criteria based	Plan Policies	Noted	None
Parishioner1	Concern that tourism enterprises may allow for camp sites/caravans to the detriment of the rural landscape	Plan Policies	Protection afforded in WB1 and WB3	None
Parishioner1	Concern for those who live outside settlement areas having more difficulty in obtaining permission to alter existing buildings than those living within the areas	Plan Policies	Noted	None
Parishioner1	Well done to those who have worked all this out		Noted	None
Parishioner 2	This is a true appreciation of our parish. I will read this description, smile and feel better. Thanks to all who have helped to	Parish description	Noted	None

	produce this epic report			
Parishioner 3	I would not object to a larger house being built if it was needed by a local person or their close family	WB2	Noted. There are clear reasons for restricting housing size outlined in the plan. WB2 does not prohibit houses larger than 3 bedrooms but clearly prefers 3 or fewer.	None
Parishioner 4	Policy WB2 I have concerns about the definition and interpretation of "adjacent"	WB2	WB2 has more precise wording such that "Housing proposals will be supported where they are located within or immediately adjacent to the curtilages of the main existing built form of the defined settlements	Page 20 Policy WB2 altered
Parishioner 4	I have a parcel of land adjacent to my garden. The lower part has long been described as could be suitable for a house to be built. This would have very little local impact.	WB2	The new wording as above should clarify the position and would not prohibit development on this land.	Page 20 Policy WB2 altered
Parishioner 5	We are very short of 2 bedroom cottages and most have been extended to 4+ beds	WB2	Already addressed in WB2	None
Parishioner 5	We need a focus for the village, community space, Church? More clearly marked	WB1,4, 5	These issues are addressed as far as possible in the relevant policies (Page 14	None

	public footpaths. When do we get better broadband? The roads need more maintenance to support more dwellings. 2 or 3 litter bins would encourage a reduction in roadside mess. A lot of hard work has gone into this, thank you.		Policy WB1 Page 28 Para 7.46 and Policy WB6)	
Parishioner 6	Totally unnecessary for a village this size	Whole NDP	Noted	None
Parishioner 6	As I said before when on the parish council every planning application should be judged on merit	WB2	Noted. The NDP gives a balanced and objective standard, agreed by the whole community against which planning decisions can be judged	None
Parishioner 6	As stated earlier totally selfish outlook, you don't build in my back yard you have to build somewhere.	Issues & Objectives	Noted	None
Parishioner 6	Too rigid	Policies and Criteria based approach	Noted	None
Parishioner 6	This NDP is a complete waste of time and money. 26 pages of repetitive information that is totally useless. The £2000 would have been better spent on our third world track which is an absolute disgrace, no mention of this in all 26 pages.	Whole NDP and esp WB4	Noted. With regard to the track, it is assumed this refers to Weston Beggard Lane. The issue of highway maintenance is not within the remit of the NDP although we have referred to highways along with other infrastructure in	None

			policy WB4	
Parishioner 7	Nothing to add! The draft NDP reflects a truly, fully representative and comprehensive consultation process has been undertaken on behalf of the neighbourhood. The steering group is to be congratulated in my view.	Whole NDP	Noted	None
Parishioner 8	I have read the draft NDP very carefully and agree with its general conclusions. Though I can't help fearing the recent patterns of extreme weather worldwide will cause even small areas such as ours to look very different by 2031	Whole NDP	Noted	None
Herefordshire Council	Are there any particular design aspects or features identified that should be incorporated in order to ensure that development respects the immediate setting of the Parish? For example, use of particular local materials? The criteria requiring development to lead to an enhancement in Biodiversity value should also be "where possible" to add some flexibility -although conserving it should	WB2	Wording of policy WB2 altered. "Of a design that is in harmony with neighbouring properties" and; "Accompanied by a landscape proposal which forms an integral part of the site design; seeks where possible, to retain existing trees and hedgerows; and conserves the biodiversity value of the site and where possible enhances it".	Page20 Policy WB2

	be a requirement.			
Herefordshire Council, Transportation & Highways	However there are no current plans to introduce any PT improvements, we could comment that Community Transport can provide alternatives to those without private transport.	Objectives	Noted	None
Herefordshire Council, Transportation & Highways	Suggests inclusion of text in red: Improve local infrastructure including Broadband, public transport, road improvements, active travel infrastructure, gas supply improvements, and telecommunications	WB Objective 9	WB Objective 9 altered accordingly	Page 13 Objective 9
Environment Agency	Seeks assurance that plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. Recognizes that Weston Beggard NDP Steering Group, has used the pro-forma which confirms the low-risk nature of the submission in consideration of matters within our remit.	WB2	Noted	None

Welsh Water	There is no public sewerage provision in the Parish Council area. As such, any new development will require alternative foul drainage under the provisions of 'Policy SD4 – Wastewater treatment and river water quality' of the Adopted Herefordshire Core Strategy. With regard to DCWW providing a clean water supply, there are no issues in accommodating the level of development proposed, though dependant on the location of the development, some level of off-site mains may be required.	WB2	Noted	None
Natural England	Given the small scale nature of the proposed new development within the NDP area to 2031 we are in agreement that the delivery of the Neighbourhood Plan should not exacerbate existing problems regarding water quality or have an unacceptable adverse impact upon the River Wye SAC.	Whole NDP	Noted	None
Natural England	The Perton Roadside Section and Quarry SSSI is located	Whole NDP	Need to include in revised plan	Additional clause inserted in WB1 page 14. Also specific

	approximately 1.2km to the southeast of the NDP boundary. The Neighbourhood Plan must ensure that any proposal or activity that would be likely to damage or destroy the interest features of this nationally designated site is avoided.			mention made of protecting the Perton SSSI in para 7.3 page 13 and para 7.8 page 15
Natural England	We welcome the clear support for development which is harmonious with landscape and nature as part of the Plan's overall vision. We also welcome WB Objectives 1, 2 and 8 (the latter in its provision of support for small scale renewable energy opportunities).	Whole NDP	Noted	None
Natural England	Ordinarily, we advise inclusion of a specific policy on GI to ensure NDP's are supportive of the whole remit of green infrastructure. However, we consider that Policies WB1 – 5 are generally sufficient for this purpose.	Policies	Noted	None
Natural England	Multi-functional GI is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the	Policies WB2 and WB3	Clause inserted: "Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any	Page 20 Policy WB2 Page 23 Policy WB3

	provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems.		new development does not result in an increase in surface water run off and aims to reduce existing run off where possible”.	
Natural England	We also advise including policy to protect specifically priority habitat and other environmental assets in the area to preserve the existing eco-system network.	Policies	Need to include?	Specific inclusion of protection of priority habitats has been inserted into WB1 page 14
Natural England	Finally, we recommend that reference is made to the Natural England Standing Advice for Protected Species which is available on the gov.uk website	Whole NDP	Need to include in references	Page30 Bibliography
Historic England	Historic England is supportive of both the Vision and objectives set out in the Plan and consider that it takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make.	Whole NDP	Noted	None
Bartestree & Lugwardine Group PC	Suggests section 1 would be better placed in consultation	Section 1	Noted	None

	document			
Bartestree & Lugwardine Group PC	Suggests that WB1,3,4 &5 add nothing to the Herefordshire Core Strategy	WB Policies 1,3,4 &5	Noted	None
Bartestree & Lugwardine Group PC	B&L PC confirms its commitment to provide the 3 affordable homes required by Herefordshire Council's Rural Housing Background paper 2013.	Para 7.19	Wording of para 7.19 altered accordingly	Page 19 Para 7.19
Bartestree & Lugwardine Group PC	Suggest in WB2 alter "approximately" 10 new homes to "a minimum of"	WB2	Noted	None
Dormington and Mordiford Group PC	No Issues		Noted	None
Yarkhill PC	Acknowledged but no response		Noted	None
Withington Group PC	No response		Noted	None
National Trust	No Issues		Noted	None
The Coal Authority	No Issues		Noted	None
Network rail	No response		Noted	None
GWR	No response		Noted	None
Western Power Distribution	No response		Noted	None
CPRE	No response		Noted	None
Highways England	No response		Noted	None
AMEC	No response		Noted	None
Wye Valley NHS Trust	No response		Noted	None

APPENDICES

1. January 2014 letter and questionnaire relating to consultation on whether to proceed with NDP.
2. February 2014 letter inviting parishioners to a meeting to inform them of the issues relating to NDP.
3. May 2014 letter advising them of postal ballot on whether to proceed with NDP.
4. May 2014 Ballot form.
5. July 2014 letter to parishioners advising them of result of ballot and inviting steering group members.
6. NDP Steering group Terms of Reference.
7. "Developing a Vision" letter and questionnaire.
8. "Developing a Vision" business questionnaire.
9. Analysis of returned "Developing a Vision" questionnaires.
10. Advertisement for "Planning for Real" drop in event January 2015.
11. Summary of drop in event.
12. May 2015. Advertisement for informal consultation on NDP draft and further drop in event.
13. Informal Consultation letter and questionnaire.
14. Attendance register for drop in event 16th July 2015.
15. Issues identified during July/August 2015 informal consultation.
16. Advertisement for December 2015/January 2016 formal regulation 14 consultation.
17. Roadside banner advertising regulation 14 drop in event on 9th January 2016.
18. Email text sent to all statutory consultees to advise them of regulation 14 consultation.
19. Letter sent to all parishioners advising them of regulation 14 consultation.
20. Regulation 14 response form.

21. Attendance register for 9th January 2016 drop in event.
22. Regulation 14 response analysis.
23. Coal authority response to regulation 14.
24. Shucknall Court response to regulation 14.
25. Dwr Cymru Welsh Water response to regulation 14.
26. Environment Agency response to regulation 14.
27. Herefordshire Council response to regulation 14.
28. Historic England response to regulation 14.
29. Natural England response to regulation 14.
30. Bartestree & Lugwardine Group Parish Council response to regulation 14.

APPENDIX 1

Weston Beggard Parish Council Neighbourhood Development Plan January 2014

Dear Parishioner,

We are writing to you about the very important issue of whether or not this parish produces a Neighbourhood Development Plan. Please take a few moments to read this and complete the simple attached questionnaire.

The Localism Act 2011 has reformed the planning system to give local people new rights to shape the development of the communities in which they live.

Neighbourhood Development Plans will set out the medium to long term vision for an area and the planning policies for the use and development of land within the parish. These policies will be local issues to support the strategic policies within the Local Plan. Plans should focus on guiding development rather than stopping it.

Should Weston Beggard Parish opt to produce a plan it would enable us to decide as a community such issues as where we might wish to encourage development and the nature and design of buildings. It would also allow us to protect any especially valued areas of countryside. It could also be used to plan a future vision for the community in terms of amenities such as a village hall or recreation area.

There is no requirement to produce a Neighbourhood Development Plan and if we do not produce one planning and development within the parish will be governed by the Herefordshire Draft Core Strategy 2011-2031. This document has designated Weston Beggard and Shucknall as "RA2 Villages". Unlike RA1 villages, which are identified as the main foci of development within rural Herefordshire, RA2 villages/parishes will only be allowed development in terms of *"proportional levels of housing focussed on providing smaller more affordably priced market homes which meet the needs of people with local connections, whom would not otherwise be able to live in their local area"*.

However, Policy E1 of the Draft Core strategy may allow development of employment buildings: "Development proposals which enhance employment provision and help diversify the economy...will be encouraged where:

- The proposal is appropriate in terms of connectivity, scale design and size
- Makes better use of previously developed land or buildings
- Is an appropriate extension to strengthen or diversify the existing business operation
- Provides opportunities for new office development in appropriate locations."

It may be that as a community we do not have any particular vision and are perfectly happy with things as they are. Any future development would then be controlled by the Core Strategy as above. The advantage of not doing a plan is that if we do not have a particular vision then we save a huge amount of effort and substantial cost (which would be paid largely by you in your community charge through an increase in the parish precept).

The Parish Council is eager to ensure that everyone in the Parish has the opportunity to consider the issue of a Neighbourhood Development Plan.

Please complete the enclosed short questionnaire and it will either be collected or you could return it to any of the following:

Nicky Evans	Rosegarth, Shucknall Hill, HR1 3SP
Roger Barnett	Pigeon House, Weston Beggard, HR1 4BL
David Probert	Purlbrook, Shucknall, HR1 3SJ
John Probert	Church Farm, Weston Beggard, HR1 4BN
Tony Walsh	The Oast House, Hill End, Weston Beggard, HR1 4BW
Richard Williams	Stoke View, Shucknall Hill, HR1 3SL

**There is a public meeting and short presentation followed by a questions and answers session at:
Yarkhill Village Hall at 7.30pm on Tuesday 4th February 2014**

All are welcome to attend. Your views are very important.

Further information can be found on Herefordshire Council website as follows:
A series of concise guidance notes on neighbourhood planning is at:

<https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-development-plan-guidance/>

Draft Core Strategy is at:

https://www.herefordshire.gov.uk/media/5783838/core_strategy_web_version_mar_2013.pdf

**Weston Beggard Parish
Neighbourhood Development Plan Questionnaire
January 2014**

How interested are you in whether Weston Beggard Parish produces a Neighbourhood Development Plan? (please circle)

Very interested A little interested Not at all interested

I am happy with the way the parish is and with the potential for small scale development as outlined in the draft Core Strategy for RA2 villages.

Yes No Don't know

I would like to see the parish develop a vision for our neighbourhood in the form of a Neighbourhood Development Plan.

Yes No Don't know

I would like more information on the pros and cons of a neighbourhood Development Plan before deciding.

Yes No Don't know

Please add any further comments or ideas below.

Thank you for completing this form.
Please have it handy for us to collect or return it to one of the addresses above.

APPENDIX 2

Weston Beggard Parish Council Neighbourhood Development Plan(NDP)

**Notice of further public meeting to discuss our
options of producing a NDP
Tuesday 13th May 2014 at 7.30 in Yarkhill Village Hall**

**Gemma Webster, Senior Planning Officer at
Herefordshire Council will attend to answer questions**

Dear Parishioner,

We write to summarize the results of the questionnaire we sent out in January and the public meeting held on 4th February 2014.

Attached is a summary of the questionnaire results and we were impressed by the response rate of 37%.

The meeting was very well attended (25 people, excluding parish councillors and our Ward councillor) and there was an enthusiastic debate, which followed a presentation of the facts around neighbourhood plans. It seems clear that the vast majority of people who engaged in the questionnaire and the discussion are keen to preserve the parish more or less as it is. It was emphasised that the main issue around a Neighbourhood Development Plan was whether it was necessary. It seems that we are afforded some protection in terms of development by the Herefordshire Core Strategy in that we are designated as an RA2 village. Unlike RA1 villages, which are identified as the main foci of development within rural Herefordshire, RA2 villages/parishes will only be allowed development in terms of *“proportional levels of housing focussed on providing smaller more affordably priced market homes which meet the needs of people with local connections, whom would not otherwise be able to live in their local area”*.

There are, however potential threats from business development: Policy E1 of the Draft Core strategy may allow development of employment buildings: “Development proposals which enhance employment provision and help diversify the economy...will be encouraged where:

- The proposal is appropriate in terms of connectivity, scale design and size
- Makes better use of previously developed land or buildings
- Is an appropriate extension to strengthen or diversify the existing business operation
- Provides opportunities for new office development in appropriate locations.”

At the meeting there was some discussion about how “proportional levels of housing” would be defined.

No definite conclusions were reached, and at a vote 1 person was definitely in favour of doing a plan, and there were 12 definitely against with 12 uncertain.

No-one was prepared to be involved in a steering group, which would be necessary should we opt to produce a NDP, despite an offer from Richard Williams to chair such a group.

There was further discussion and it was decided on the basis of the replies to the questionnaire and the views of those present at the meeting that people should be given more time to consider the issues, read the relevant documents (core strategy and NDP pages on the council website etc) and that we should have a further meeting. Everyone felt that they would like more precise information especially in working out certain scenarios.

We have therefore arranged this meeting and we are delighted that Gemma Webster, Senior Planning Officer at Herefordshire Council will be attending to answer outstanding questions.

Please do make every effort to attend. If we are to proceed with a Neighbourhood Development Plan, we need to get on with it. There is currently the prospect of obtaining a grant to cover our costs. Of course, we can't proceed without a commitment of 3 or 4 people to join a steering group. But if our plan is simple, then the task should not be too onerous.

APPENDIX 3

Weston Beggard Parish Council

Neighbourhood Development Plan(NDP)

14th May 2014

Dear Parishioner,

We write to summarize the outcome of the public meetings held on 4th February and 13th May 2014.

Both meetings were well attended (25 and 21 respectively, excluding councillors) and the second meeting was set up in order for further questions to be addressed. Gemma Webster, Senior Planning Officer at Herefordshire Council attended and gave a concise summary of the process involved in producing a Neighbourhood Development Plan (NDP). There followed an enthusiastic questions and answers session.

It seems clear that the vast majority of people who engaged in the previous questionnaire and the discussions are keen to preserve the parish more or less as it is. It was emphasised that the main issue around an NDP was whether it is necessary. It seems that we are afforded some protection in terms of development by the Herefordshire Core Strategy in that we are designated as an RA2 village. However, an NDP would afford further protection and allow parishioners to have a greater voice in the shaping of the parish over the next 20years. This is really the whole idea behind the Localism Act.

Gemma Webster, who is the officer responsible for facilitating NDPs, pointed out that the plan was not just about housing development but land use generally. She went on to say that we may well have a view on such issues as renewable energy (wind farms and solar panels), tourism (caravan sites, holiday cottages etc) and businesses as well as housing. She stressed that an NDP could be as brief or as comprehensive as we like.

The production of an NDP would involve considerable work and there will obviously be a cost implication which hopefully will be met, at least partially, by grant funding. An NDP would give us an opportunity to express how we would all like to see the future of any growth in Weston Beggard and offer the maximum protection against what may be perceived as undesirable development. Following the meeting, several people expressed interest in helping with a steering group should we decide we want to go ahead with a plan.

It was decided that we would go ahead with a postal ballot. To that end please find enclosed ballot cards, one for each member of your household over 18 years of age. Please put one cross in the box as instructed and return them in the SAE by 21st June 2014 at the latest.

Appendix 4

Weston Beggard Parish Council

Neighbourhood Development Plan

Are you in favour of the Parish Council proceeding with a Neighbourhood Development Plan?

Please put a cross in ONE BOX ONLY

Yes

No

APPENDIX 5

Weston Beggard Parish Council

Neighbourhood Development Plan(NDP)

4th July 2014

Dear Parishioner,

We write to summarize the outcome of the postal ballot in which you were invited to vote on whether or not you wished the parish to proceed with production of a Neighbourhood Development Plan (NDP). This followed 2 public meetings and 2 mailings to inform you all of the pros and cons of producing such a plan.

The results of the ballot were clearly in favour of producing an NDP with 67 responders in favour and 35 against.

We therefore need to go about setting up a steering committee to begin the process. At the last meeting several people expressed an interest in being part of such a committee. It is important however, that everyone who would like to be involved has the opportunity to do so. Please contact either Nicky Evans or Richard Williams if you are interested and please don't hesitate to contact any of the Parish Councillors if you would like further information. Contact details are given below.

IMPORTANT

In order to facilitate communication with our parishioners it would be very helpful if you could let Nicky Evans, Parish Clerk, have your email address (if you have one). If you are happy to do this then please email Nicky at the address below and indicate that you are happy to receive communications from the Parish Council by email. We will, of course, continue to contact you by letter if you do not wish us to use email. We will also inform you of important issues by announcements in the Parish Newsletter and on the Parish noticeboards.

Contacts

Nicky Evans

Richard Williams
Stoke View,
Shucknall Hill
Hereford
HR1 3SL
Tel: 01432 851438
Email: rbwsorted@hotmail.co.uk

APPENDIX 6

Weston Beggard Parish Neighbourhood Development Plan Steering Group

Terms of Reference 2nd September 2014

Purpose

The purpose of the Steering Group shall be to support the parish council to carry out the following tasks:

- Investigate and identify support for the Neighbourhood Development Plan.
- Identify sources of funding.
- Take responsibility for planning, budgeting and monitoring expenditure on the Plan and report back to the parish council on these matters.
- Liaise with relevant authorities and organisations to make the Plan as effective as possible.
- Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible.
- Determine the types of survey and information gathering to be used.
- Be responsible for the analysis of the survey, the production and distribution of the final report.
- Identify priorities and timescale for local action in the Action Plan, including the lead organisations and potential sources of project funding.
- Regularly report back to the parish council on progress, issues arising and outcomes from the exercise. See role of the Bridging Co-ordinator under Roles and Relationships

Membership and Roles

The membership of the steering group has resulted from a response to a communication to all parishioners inviting expressions of interest:

Richard Williams (Parish Councillor and Chair of Steering Group)
Andrew Taylor
Liz Greenshields (Communications)
Terry Haig
Paul Stanford

Pam Young

Nicky Evans (Parish Clerk and Secretary of Steering Group)

Tony Walsh (Parish Councillor and treasurer and Finance Coordinator of Steering Group)

Relationships

- Parish Council insurance will cover the previously agreed activities of the Steering Group and volunteers, but steering group officers, in liaison with the parish clerk, need to ensure that terms of the insurance are not breached.
- The parish councillors who are members of the Steering Group (Richard Williams and Tony Walsh) will act as liaison officer between the 2 bodies.
- The Steering Group will provide a regular report to the parish council, for endorsement.
- The parish council will provide the opportunity for the endorsement of regular reports via its meeting agenda.
- Working Groups may be established to carry out duties specified by the full Steering Group, which may include:-
 - Data Gathering
 - Consultations
 - Making recommendations
- The make-up and purpose of working groups will be regularly reviewed by the full Steering Group.
- It is expected that all Steering Group members abide by the principles and practice of the Parish Council Code of Conduct including declarations of interest.

Meetings

- Quoracy. 3 members or nominated deputy plus chair or deputy chair.
- The Steering Group shall normally meet every two months, or as may be required. Details of time and venue of meetings will be posted on the parish notice boards and in the parish magazine.
- At least three clear days' notice of meetings shall be sent to members via email to each individual member.
- Whenever possible, notices of meetings should detail the matters to be discussed.

- The secretary shall keep a record of meetings, and circulate notes to Steering Group members and the Parish Council in a timely fashion. The latter will publicise the notes via their usual methods.
- All meetings will be held in public and be open to the public.
- Copies of the Parish Council's Code of Conduct will be available at all NDP meetings.

Working groups

- The Steering Group may establish such working groups as it considers necessary to carry out the functions specified by the Steering Group.
- Each working group should have a lead person.

Finance

- All grants and funding will be applied for and held by the parish council, who will ring-fence the funds for Neighbourhood Development Plan purposes only.
- Notification of all planned expenditure will be given to the parish council before actual costs are incurred.
- The Finance Officer shall keep a clear record of expenditure supported by receipted invoices and will regularly review and update the budget in liaison with the parish clerk.
- The Finance Co-ordinator in partnership with the parish clerk, will draw up and agree with the Steering Group procedures for volunteers who wish to claim expenses.
- The Finance Co-ordinator will report back to the Steering Group and the parish council on planned and actual expenditure for the project.
- Invoices will be made out in the name of the parish council who will pay them at their next scheduled parish council meeting.
- Members of the community who are involved as volunteers with any of the working groups may claim back any previously agreed expenditure that was necessarily incurred during the process of producing the Neighbourhood Development Plan. This could include postage and stationery, telephone calls, travel cost.

Dissolving the Steering Group

At the conclusion of the Neighbourhood Development Plan project the parish council and Steering Group should discuss the future working of the Steering Group. If the Steering Group wishes to dissolve it must notify the parish council.

APPENDIX 7

PLEASE READ THIS CAREFULLY; IT IS ABOUT THE FUTURE OF YOUR PARISH

Weston Beggard Parish Council Neighbourhood Development Plan (NDP)

Developing a Vision for the Future of the Parish 2014-2031

We are beginning the process of developing a vision for the future of the parish in order to produce a draft plan for consultation. The 'vision' is how we/you would like the Parish to be, and we are therefore seeking your views on what factors and characteristics are important to you in the make-up of the parish over the next 17 years.

Please take some time to consider and complete the attached questionnaire(s) and return them in the SAE ASAP and by no later than 8th December 2014; however if you cannot meet this date, please complete the questionnaire and submit it and the Steering Group will consider it. We are planning to analyse the returned questionnaires in the 3rd week of December.

Part 1 – to be completed one per household.

Part 2 – to be completed by any Parish resident over the age of 18.

Part 3 – to be completed if you operate a business within the parish

All responses are anonymous

Please don't worry if you feel you would like to comment in further depth; you may add any additional comments on the back of the questionnaires. **There will be an open "drop-in event" on Thursday 22nd January 2015 from 4 to 8pm at Yarkhill Village Hall** when the results and analysis of the questionnaires will be made available. There will also be a large scale map of the parish to enable you to indicate your views on where any development should and should not happen. You will have an opportunity at this meeting to ask questions and make comment.

After this open meeting the Steering Group will develop a vision for the plan, and start preparing the detail of the plan. Developments will be notified and opportunities given to comment at each stage of the NDP's development.

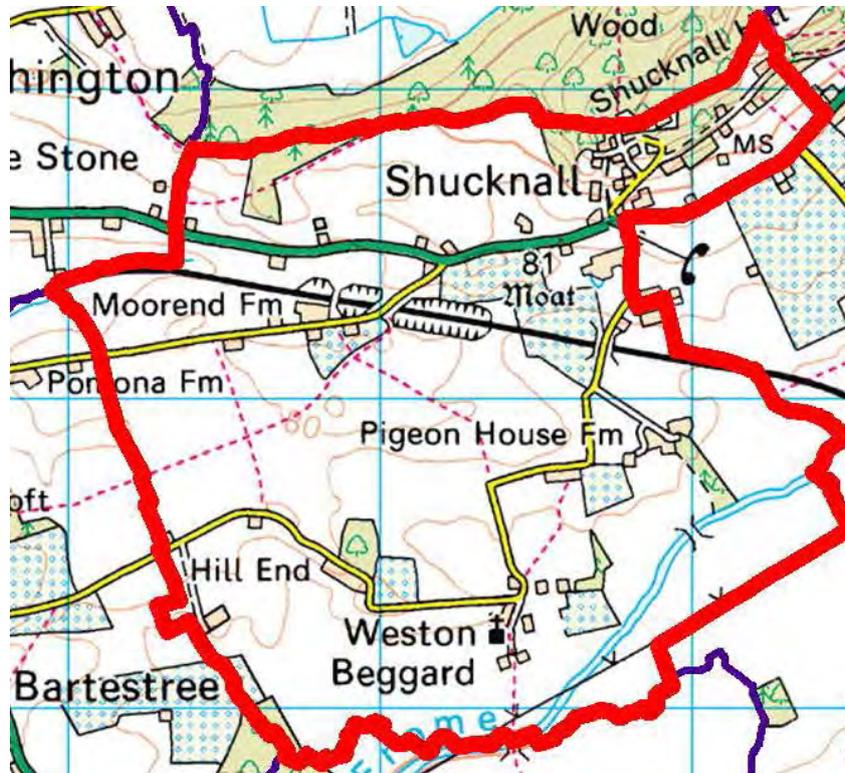
We will publish our meeting dates on the parish notice board on the bus shelter opposite Shucknall Spout and in the Parish magazine.

The Herefordshire Core Plan includes the settlements of both Weston Beggard and Shucknall, however both settlements are part of the Parish of Weston Beggard.

The questions asked will not necessarily be represented in the NDP, but are asked to enable the Steering Group to understand the feelings of those that live in the Parish.

General Statement:

There is a requirement for a general description paragraph in the NDP; this should be fairly factual and below is a first draft of it.



Weston Beggard is a rural Parish of some 70 dwellings and 220 people. There is no specific centre of population although there are some small concentrations of dwellings. There are 4 farm complexes, 3 commercially significant enterprises, and other minor land holders. There is a Parish Church but no other community facilities.

The parish covers the Southern slopes of Shucknall Hill to the River Frome. The A4103, Hereford/Worcester rail line and the River Frome run roughly West/East through the parish. The Parish is approximately 2 kms North/South and 2.5 Kms East/West.

The Parish is divided by the A4103, approximately 0.75 Kms from the Northern boundary. There is only one road off the A4103 to the North, this is partially adopted, and fades out to a non-metalled track; there is no through road. There are 2 minor roads to the South – both are through roads. Shucknall Hill to the North is generally wooded and consists of areas of ancient woodland, common land and disused quarries. The land to the South of the A4103 is generally agricultural, and is partially subject to flooding.

There are no significant historical or ecological sites located in the Parish. There is one Scheduled Ancient Monument, the Churchyard Cross, and there are listed buildings and areas of recognised natural beauty.

If you would like to comment on, or add to this description please feel free to do so overleaf.

PART 1 – Background - To be completed one per household

Some background about your household to allow the steering group to gain an impression of the current makeup of the Parish’s population:

1. Do you consider you live in Weston Beggard or Shucknall?

Weston Beggard	Shucknall

2. How many people in your household?

Please enter total number in applicable box

Age	71+	46-70	20-45	Under 20
Male				
Female				

3. How long have you lived in Weston Beggard?

Please tick applicable box

50 years+	31-50 years	10-30 years	Under 10 years

4. Are you an owner or tenant?

Owner	Tenant

5. If of working age:

Do you work in Weston Beggard Parish? Y/N *Delete as applicable*

6. If no – how far do you travel to work?

Over 20 Miles	11 – 20 miles	Under 10 miles

7. Why did you come to/why do you live in Weston Beggard? *(tick more than one if applicable)*

Family connections	Work	Lifestyle

8. Do you consider the community spirit in Weston Beggard to be?

Very Strong	OK	Not Good

If very strong or not good, how have you assessed this?

PART 2 – Weston Beggard - The Future?

Please tick applicable box

1. Overall Character

How do you rate the importance of the following?

	Very important	Unsure	Not Important
Footpaths			
Bridleways			
Safe cycle routes			
Balance of domestic/commercial activities			
Balance of old/new dwellings			
Services Infrastructure			
Preservation of rurality			

2. Housing

Weston Beggard is a rural parish which comprises 2 main areas of settlement; Weston Beggard and Shucknall. In the Herefordshire draft Core Strategy housing development within the parish is limited by policy RA2 which allows for “proportionate” housing growth that is required for the following people:

- Existing residents of the parish requiring separate accommodation;
- Persons who have current and long standing family links (immediate family only e.g. parent, sibling or adult child) with the parish; Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- Persons with permanent, full time employment based mainly within the parish.

The dwelling size is limited to:

- a net internal floor area of 80m² (1 or 2 bedroom house) or 90m² (3 bedroom house) or 100m² (4 bedroom house). Only where medical needs necessitate the provision of specific facilities will any resulting additional floor space requirements be considered; and
- A plot size up to a maximum area of 350m² unless site characteristics or configuration render this impractical.

Bearing this in mind, where would you consider additional dwellings to be acceptable?

	Acceptable	Unsure	Not Acceptable
On greenfield (previously undeveloped) sites			
On brown field (previously developed) sites			
Within curtilage of current dwellings			
In plots adjacent to current dwellings			
Individual			
In groups			

What % of increased population do you consider would change the character of the Parish?

Under 5%	6 - 10%	11 - 15%	16 - 20%	21 - 50%	51%+

3. Agriculture

How important do you consider the preservation of existing:

	Very	No Opinion	Not
Hedgerows			
Woods & Coppices			
Common Land			
Footpaths			

How would you view the development of large scale intensive farming units (eg broiler sheds and indoor cattle rearing).

Favourably	No Opinion	Unfavourably

How would you view the large scale use of poly tunnels.

Favourably	No Opinion	Unfavourably

4. Business

How would you view the development of:

Tourist/Leisure	Favourably	No Opinion	Unfavourably
B&B			
Chalets			
Holiday/Second			

homes			
Caravans			
Camping			
Other eg: x-country cycling course			
Retail	Favourably	No Opinion	Unfavourably
Shops			
Community Shop			
Café			
Pub/Restaurant			
Other	Favourably	No Opinion	Unfavourably
Industrial units			
Office units			
Home based (small) business			
Land Fill Site			
Renewable Energy	Favourably	No Opinion	Unfavourably
Wind Turbines			
Solar Panel Farms			
Anaerobic Digesters			
Biomass Burners			

Where would you consider additional commercial property to be acceptable?

	Acceptable	Unsure	Not Acceptable
On greenfield (previously undeveloped) sites			
On brown field (previously developed) sites			
Within curtilage of current commercial areas			
Adjacent to current commercial areas			
Individual			
In groups			

5. Infrastructure

How would you view the development of:

Communications	Favourably	No Opinion	Unfavourably
Telecomms masts			
Broadband			
Public Transport	Favourably	No Opinion	Unfavourably
Buses			
Roads	Favourably	No Opinion	Unfavourably
A4103			
Minor Roads			
Services	Favourably	No Opinion	Unfavourably
Water			
Gas			
Electric Pylons			

6. Other Comments Please feel free to elaborate, or qualify any of your answers, or add any additional comments on the reverse of this page.

I intend to attend the NDP drop-in event at Yarkhill Village Hall on Thursday 22nd January between 4pm and 8pm

YES/NO

APPENDIX 8

Part 3

Business Stakeholder Questionnaire

1. Do you operate a business in Weston Beggard Parish?

Yes	No
Go to Q2	Disregard the questionnaire

2. Do you live in Weston Beggard parish?

Yes	No

3. Do you run your business from home?

Yes	No

4. What type of business do you operate?

Domestic (eg hairdressing, gardening)	Agricultural	Retail	Light industrial	Tourism	Other (please specify)

5. For how long have you run your business in the parish?

less than 1 year	1-2 years	2-5 years	5-10 years	more than 10 years

6. How many people do you employ?

0	1-5	6-10	11-20	more than 20

7. Would you like to expand your business?

Yes	No

8. Do you see potential for diversifying your business?

Yes	No

If so please indicate the scale and scope of this.

9. Would you like to see new businesses developing in the parish?

Yes	No

10. If so, please indicate what sort of businesses you would consider desirable?

11. If you consider it desirable to expand your own business or attract new businesses to the parish please list below any constraints to such development that you envisage, eg fast broadband, transport links.

Please feel free to add any additional comments below.

DATE FOR YOUR DIARY

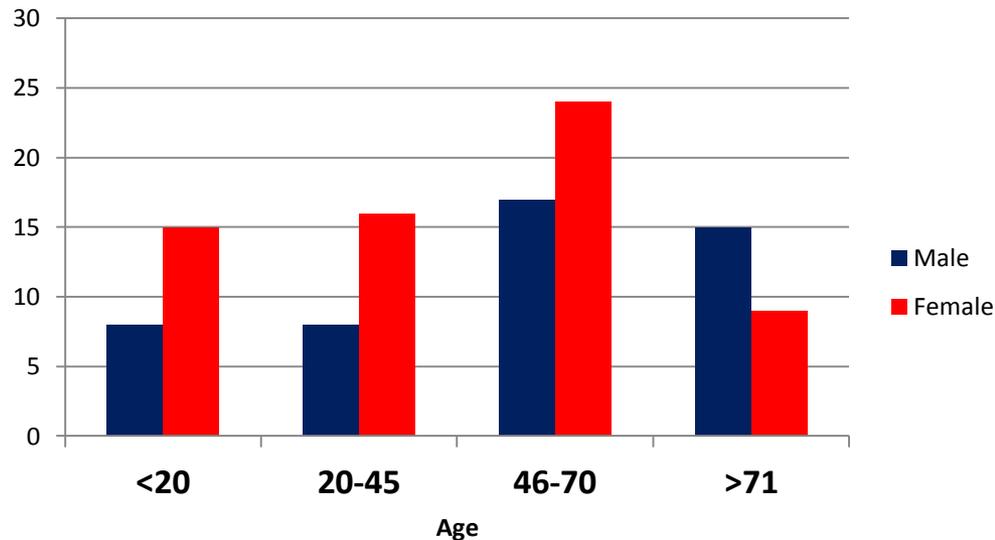
NDP “Drop-in event” Yarkhill Village Hall on Thursday 22nd January between 4pm and 8pm

Come along and see the analysis of the questionnaires, ask questions and give your views

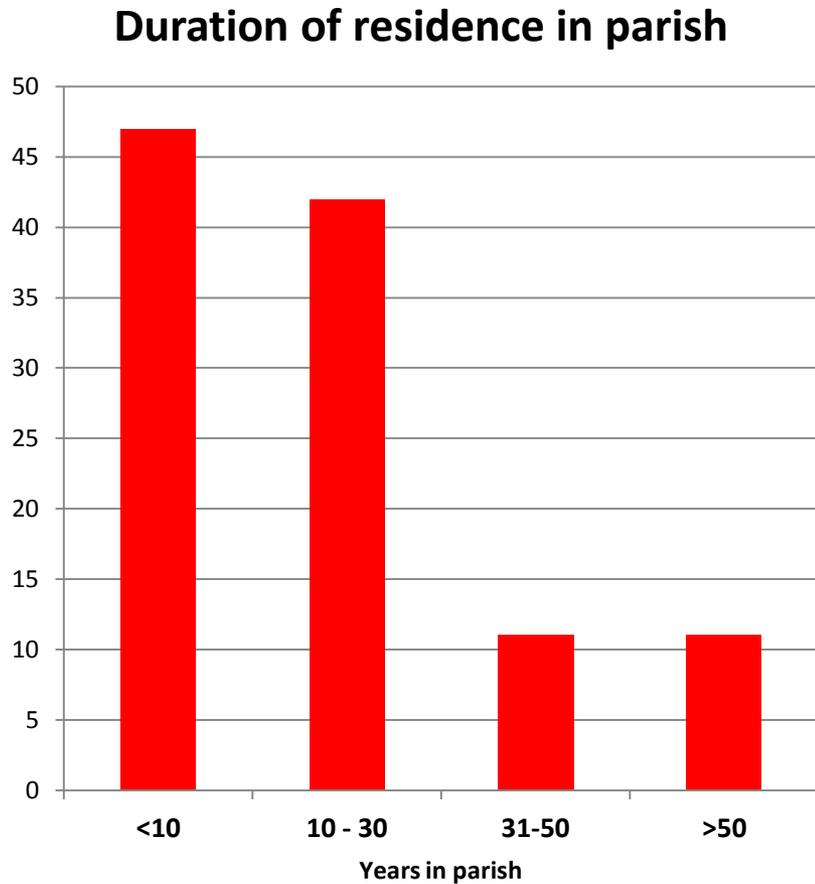
Part 1 Results

- 46/83 households responded with part 1
- Representing 106 parishioners, 48 in Weston Beggard, 58 in Shucknall

Age and sex distribution of respondents



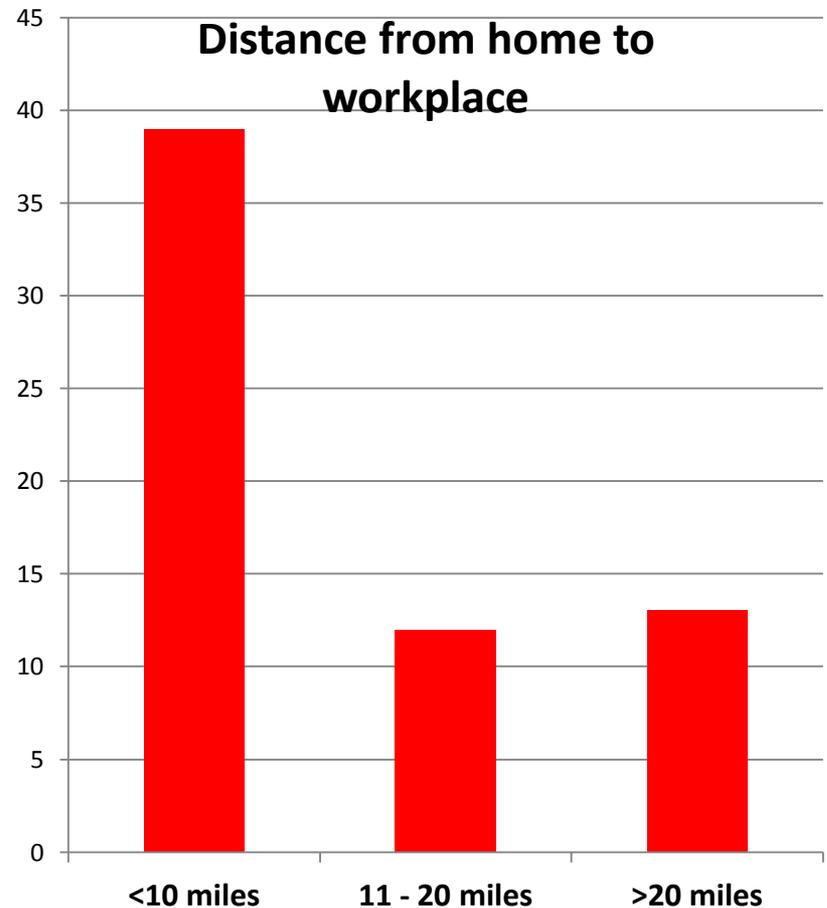
Part 1 Results



- 95 people live in family owned property
- 17 live in rented property

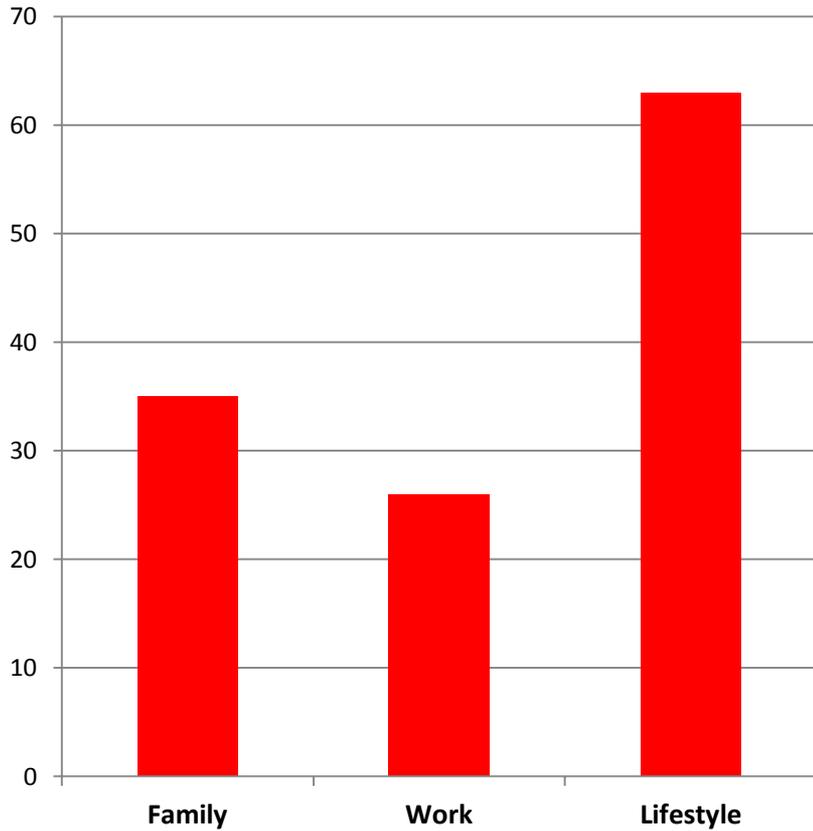
Part 1 Results

- 14 people work in the parish
- 57 work outside the parish

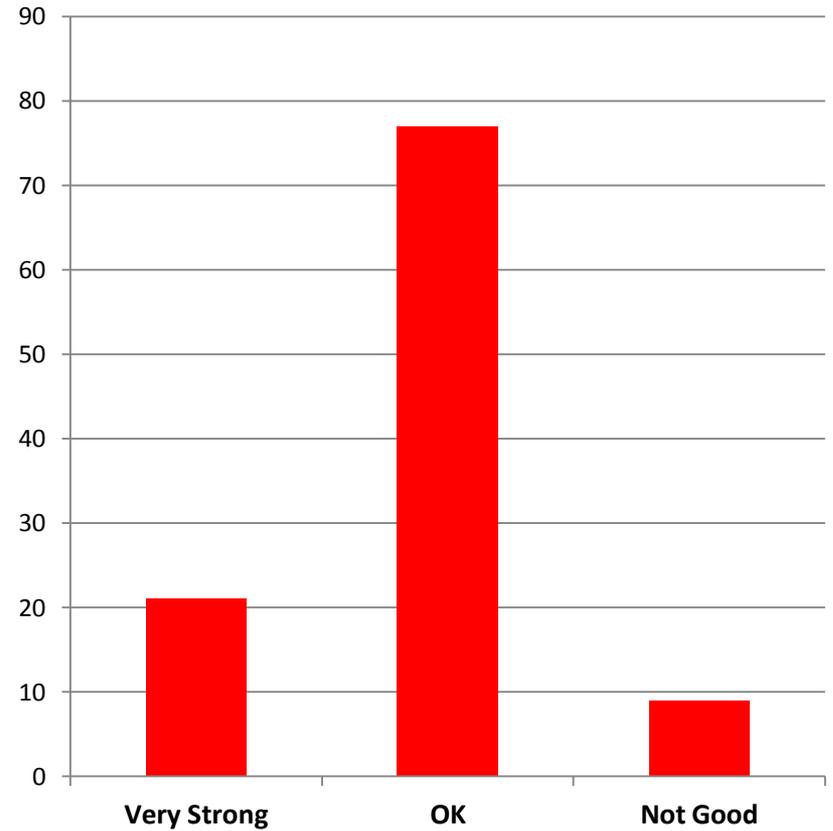


Part 1 Results

Reasons for living in the parish



Rating of community spirit



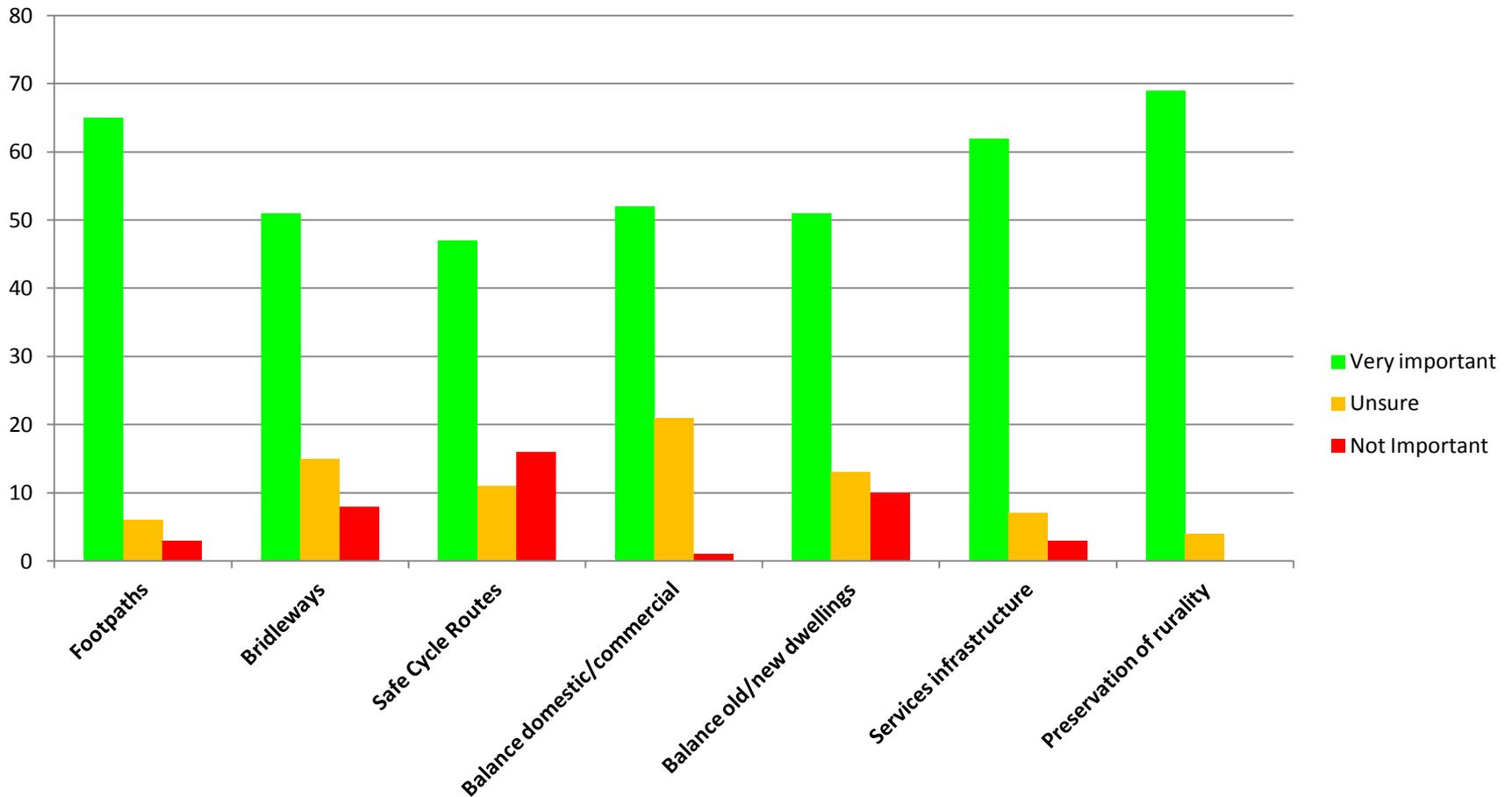
Part 1 - Comments

- "Compared to other places I have lived, the proportion of people involved in village matters and the number of things going on is high, especially considering the lack of a centre".
- "When my husband died ...every member of our small community came to his funeral and have helped me without fail ever since. I am hugely in their debt".
- "Newcomers are made welcome- given the opportunity to join events (coffee mornings, gardening clubs etc. Parish magazine available, church). If someone is unwell most ..will offer help".
- " Very rarely see other parishioners".
- " We have no sense of a community spirit where we live".
- " "I would like the speed limit brought down to 30
- "Reason for living in parish – availability of property

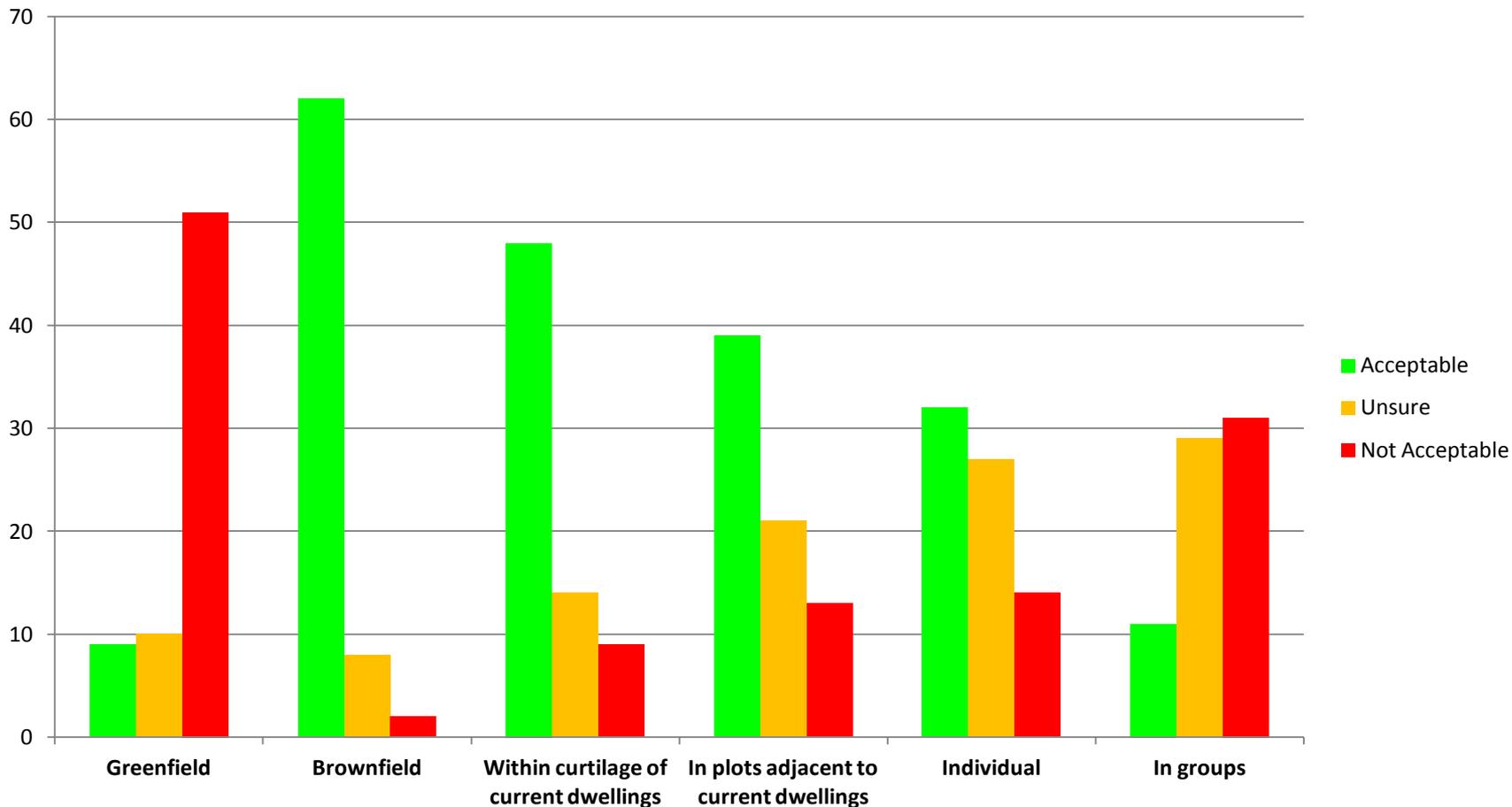
Part 2 Results

- 74/179 part 2 questionnaires returned

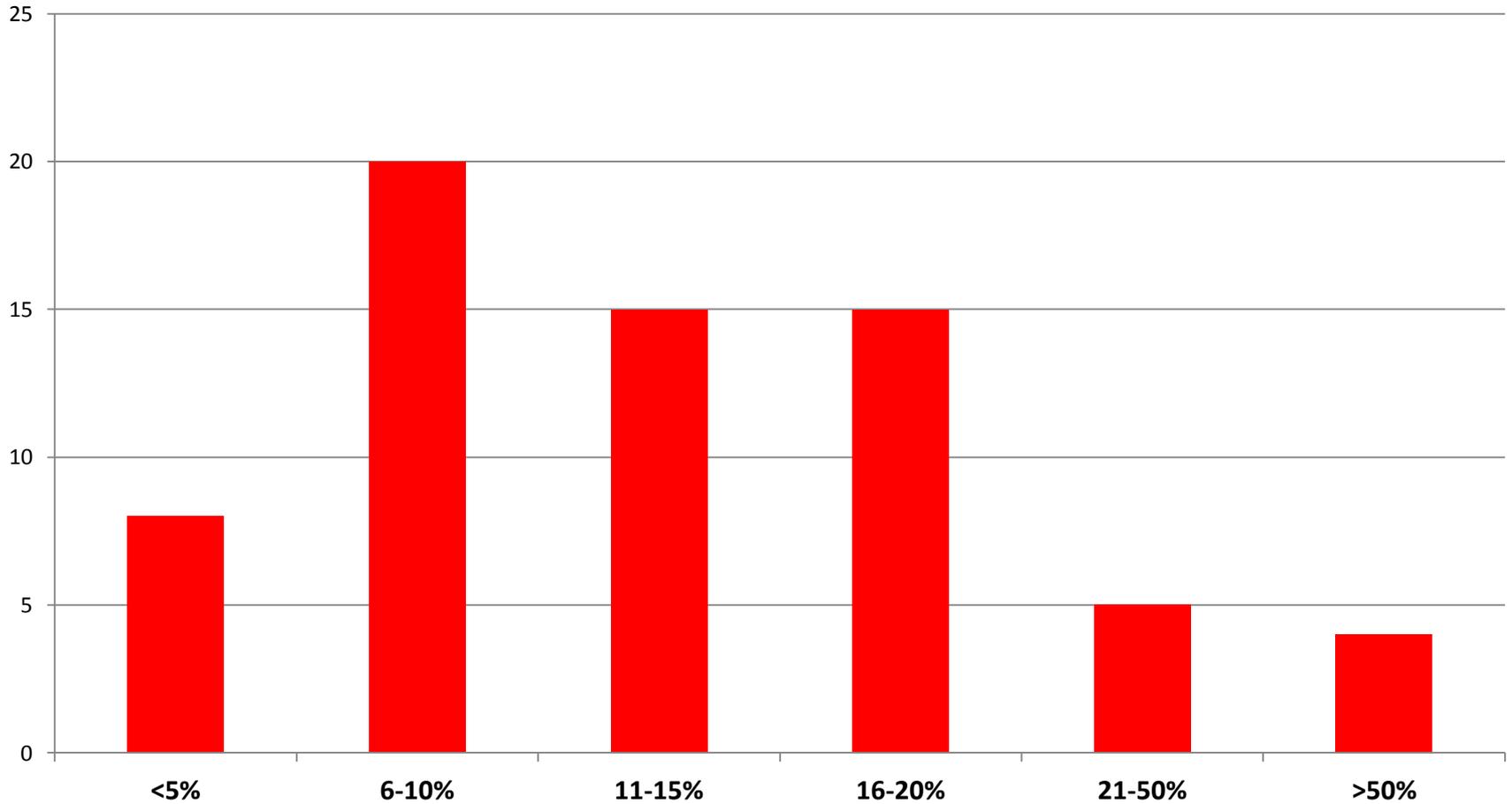
Rating of importance of parish features



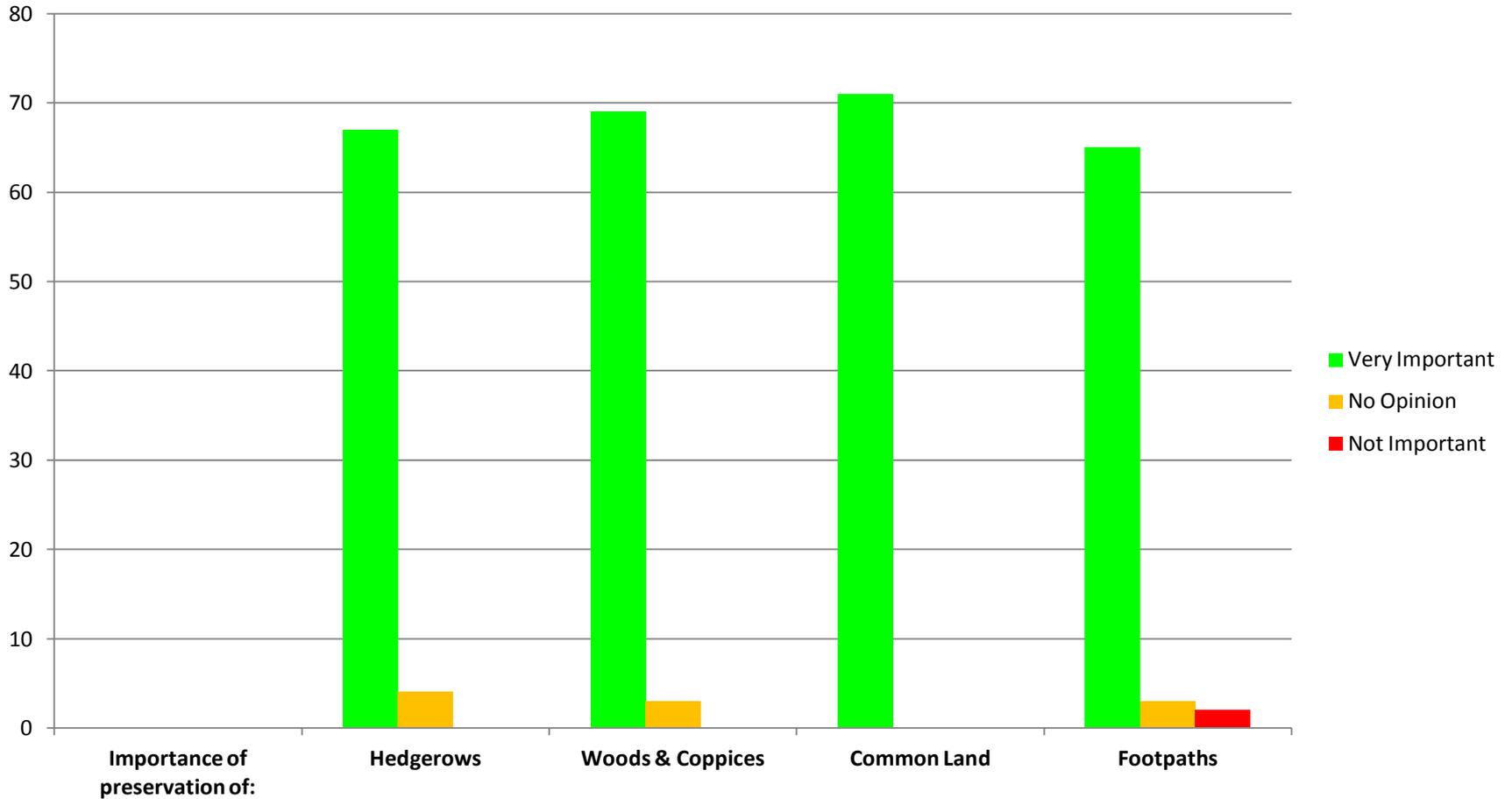
Acceptability of residential development



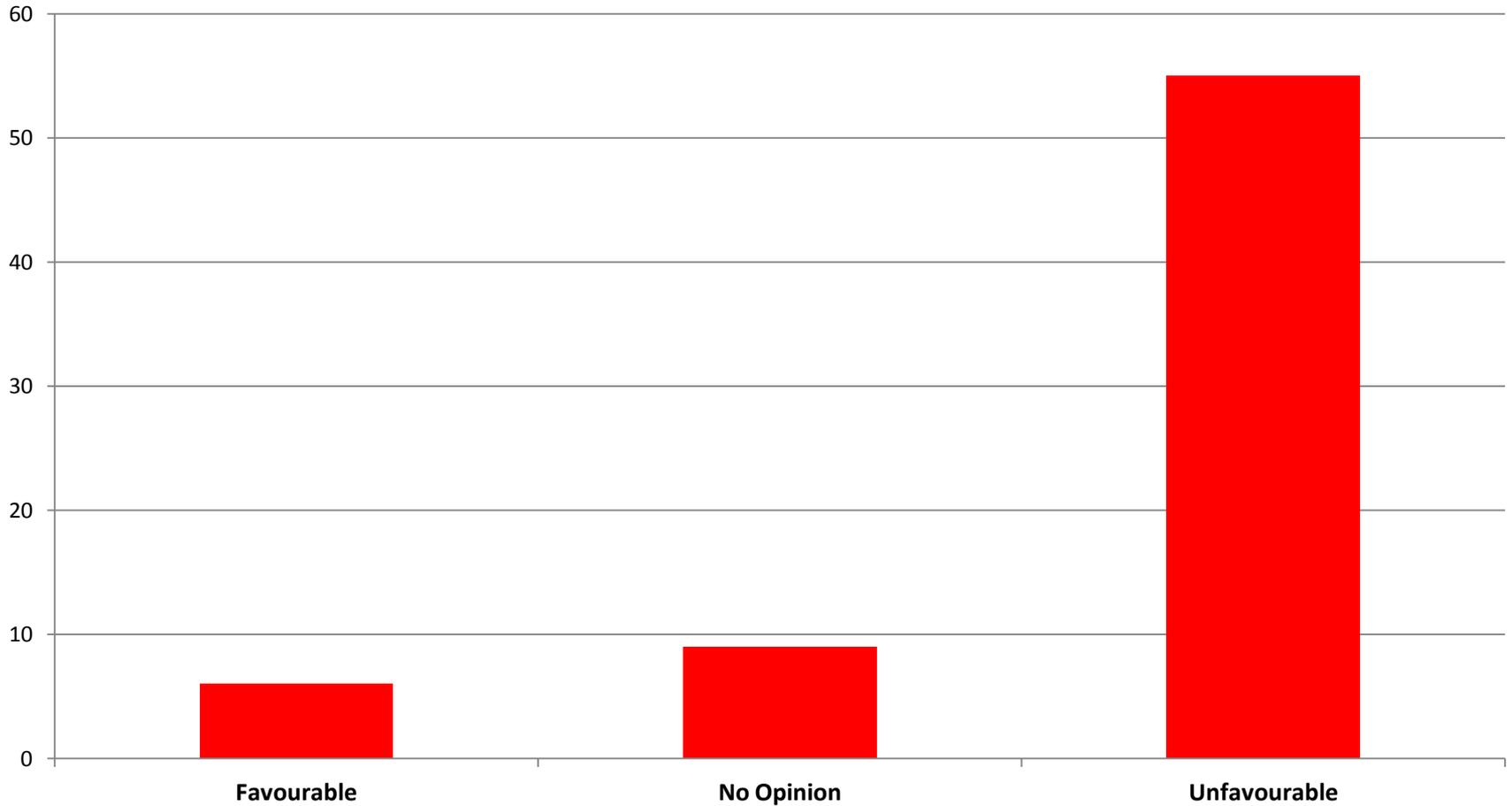
% increase in population size that would alter parish character:



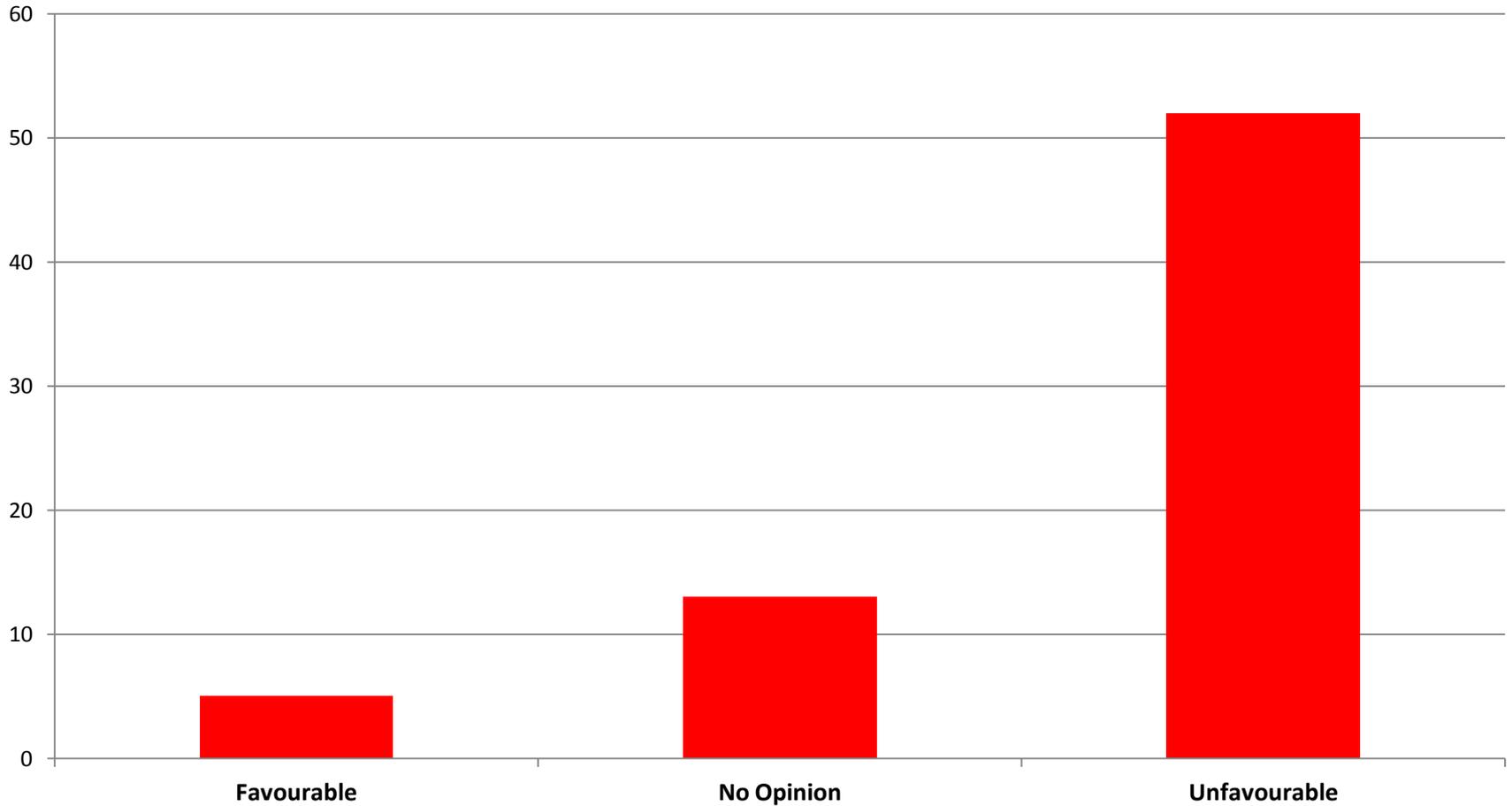
Rating of importance of rural features



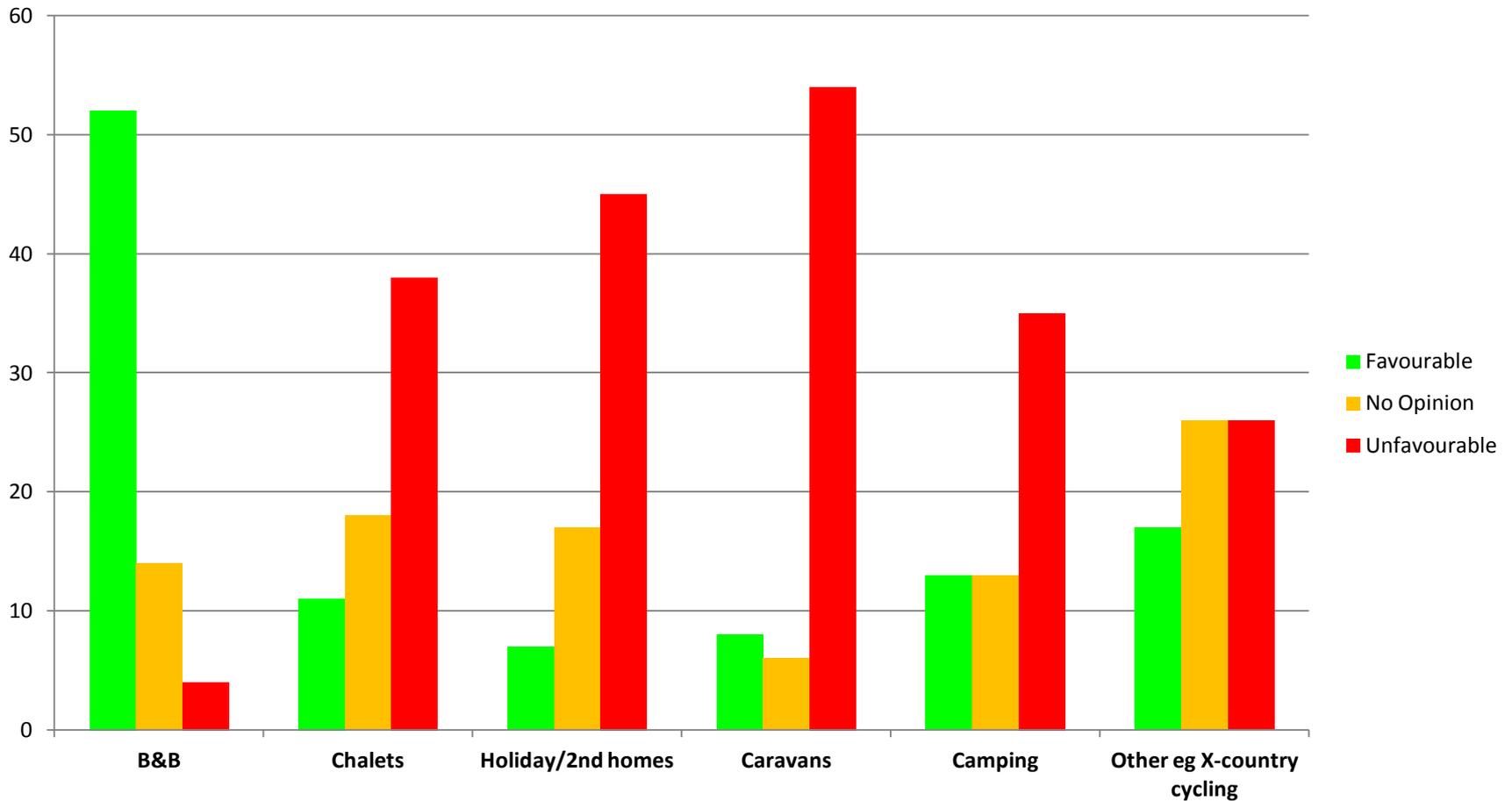
Views on development of large scale farming units



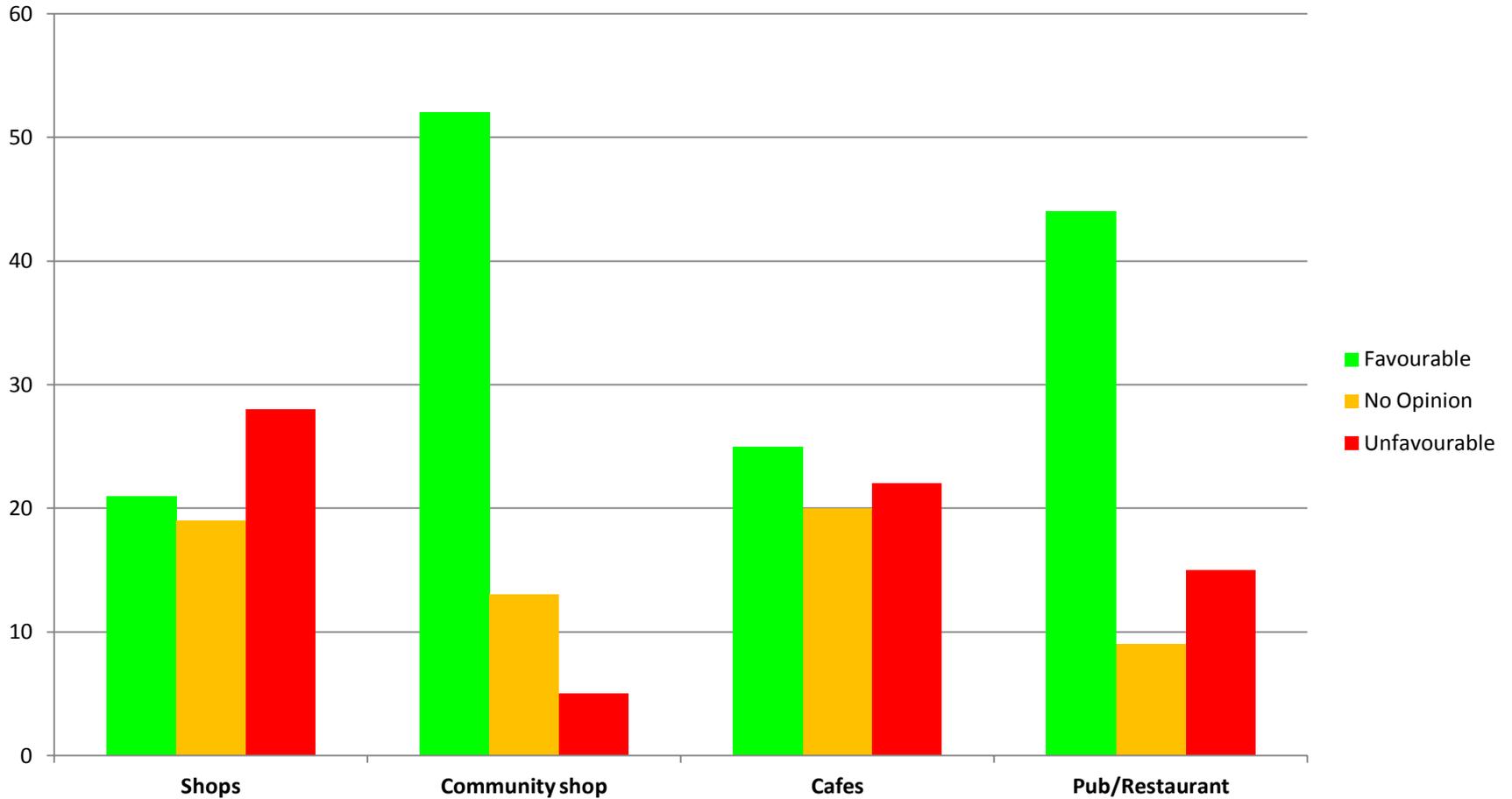
Views on large polytunnel development



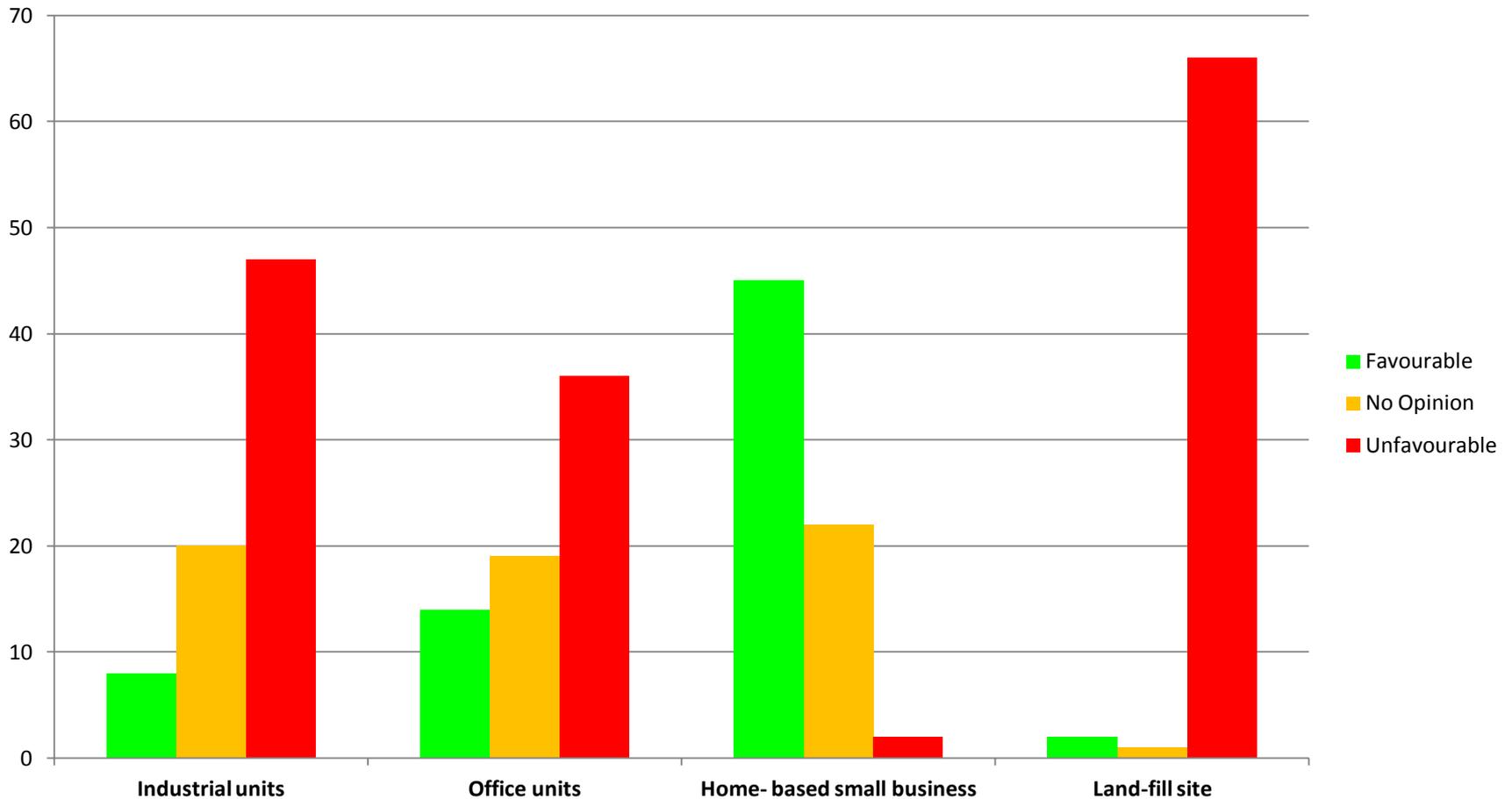
Business: views on tourism development



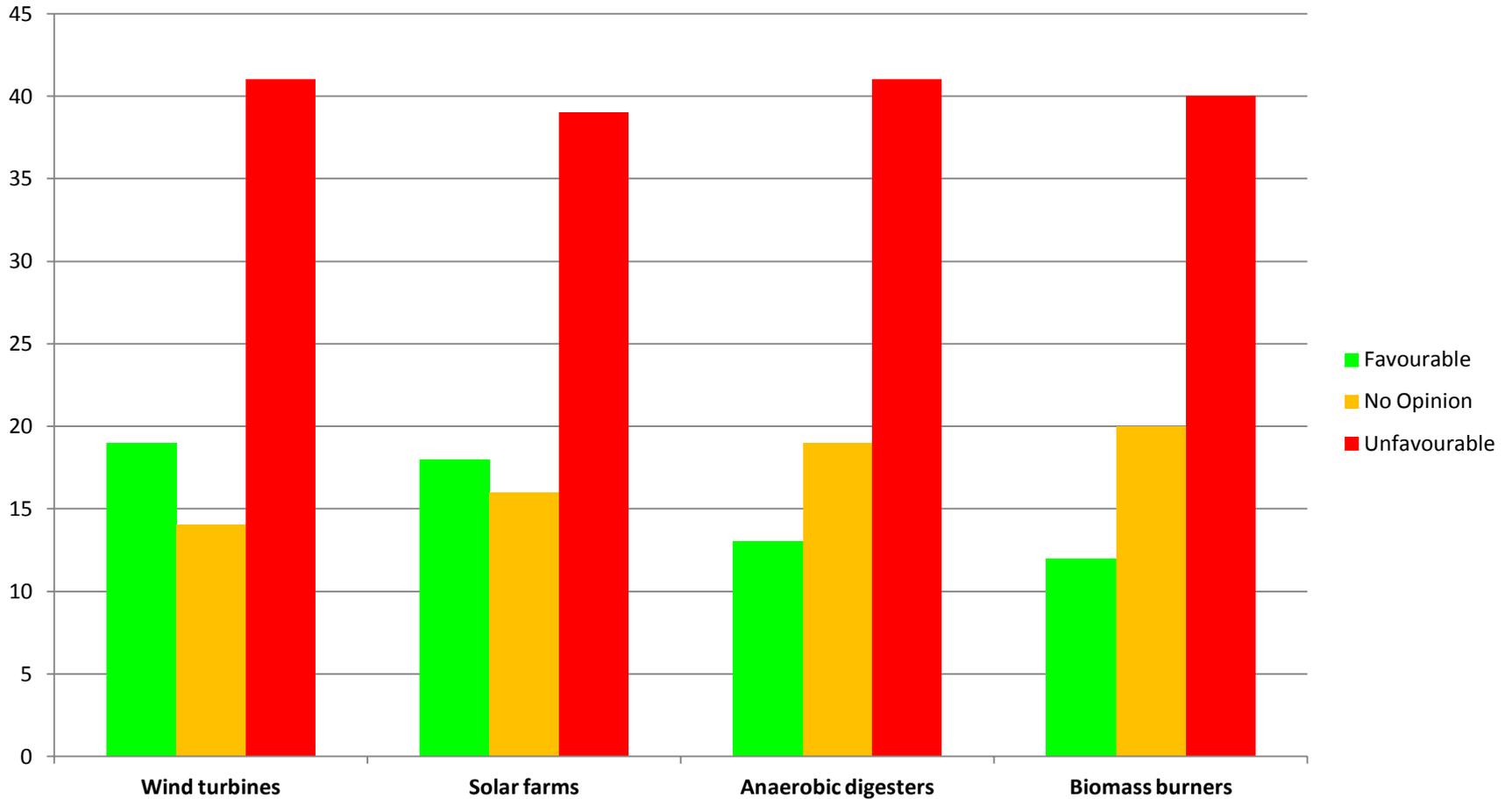
Business: views on retail development



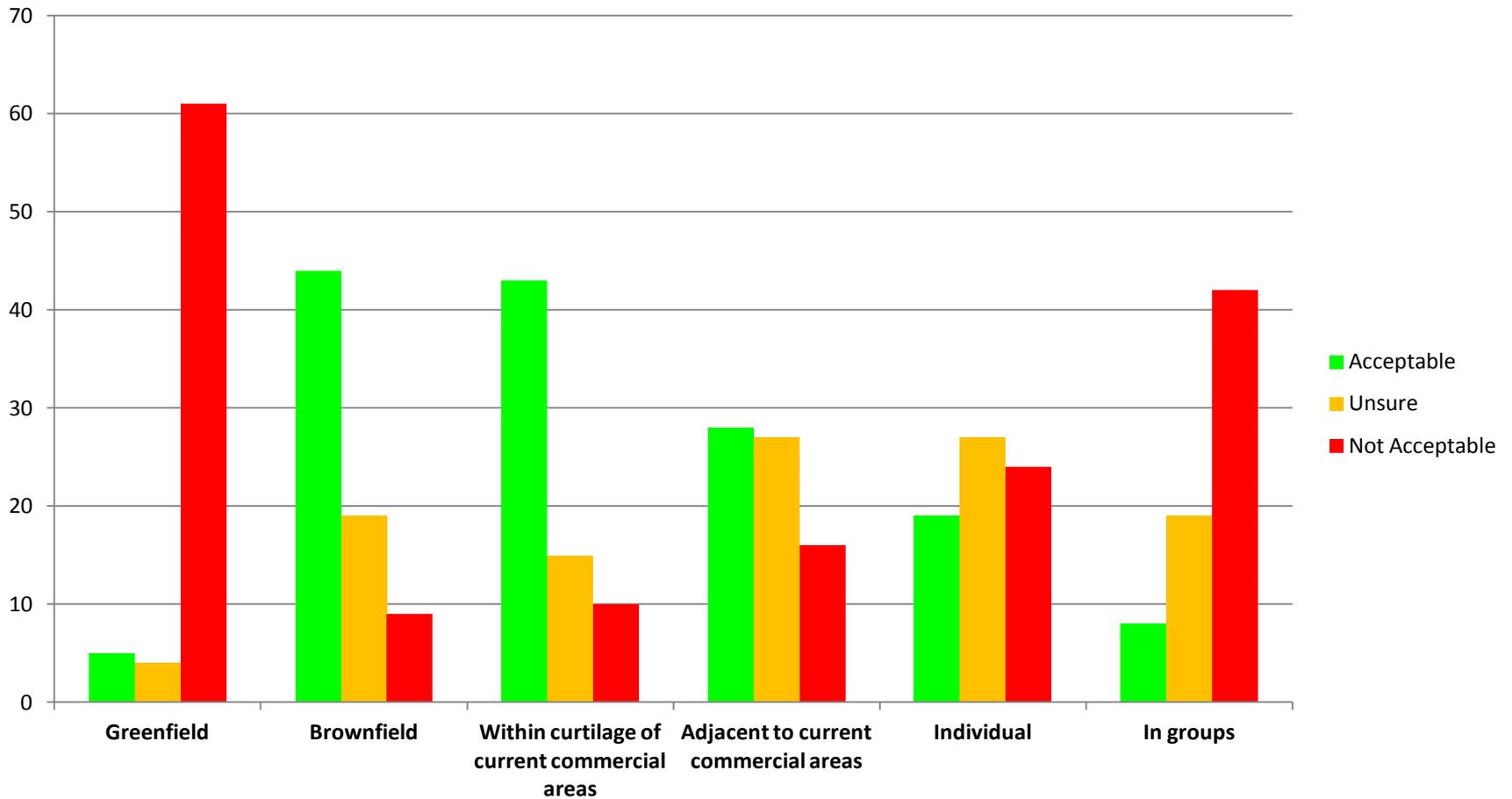
Business: views on general development



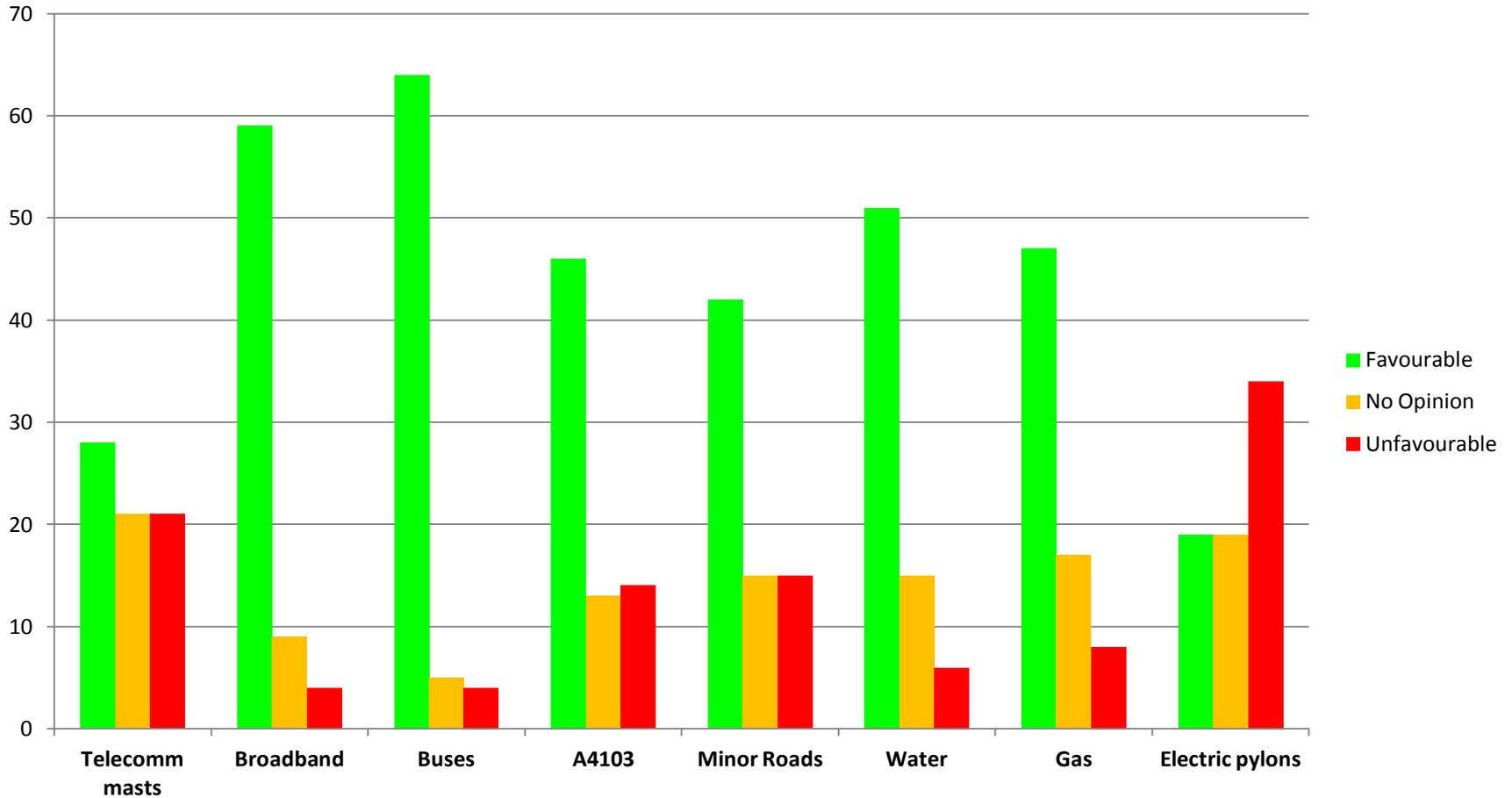
Business: views on renewable energy



Business: siting of commercial development



Business: views on development of infrastructure



Comments 1

- Shucknall is not suitable for development. There is no mains drainage and any further entry points onto A4103 present a hazard
- Solar farms, ADs and Biomass burners at modest scale
- Road development ok including upgrading and cycle path NOT DUAL CARRIAGEWAY.

Comments 2

- Individual small wind turbines ok if appropriately sited. Small scale solar panels on non-productive land ok
- Small scale polytunnels ok
- Small scale electricity preferably underground unless damaging to farmland/environment

Comments 3

- Scale is the essence. office units and wind turbines ok if scale appropriate and size and position ok. telecomms masts should be screened
- Renewable energy backed strongly if local community benefits directly. Siting and size crucial. Solar farms acceptable in small areas.
- caravans and camping ok if small discreet site.
- Industrial and office units ok if small

Comments 4

- Not in favour of residential or additional commercial/agricultural development. Usage of greenfield sites would spoil the beauty of the area which is unique as is its proximity to the city
- Due to small hamlet size of Weston Beggard the introduction of large industry or any large scale intensive animal breeding units would not be sustainable due to road size. I think it would also spoil the area- rather than introducing new exploits let the community blossom and preserve

Comments 5

- The development of the parish rests with a small number of landowners. If they see a commercial gain to be had then they hold the balance of power. The parish council needs to reflect the will of the "unlanded majority", not just the fortunate few
- Weston Beggard lane struggles to support the traffic which already uses it. Even a couple of extra houses, bearing in mind 1-2 cars per household would make the lane quite dangerous considering the number of horses and dog walkers and families with children
- Would support industrial and office units but only on a very small scale

Comments 6

- Supportive of renewable energy but would need more information before deciding about these.
- A great improvement in the parish would be for the council to adopt the track on Shucknall Hill from Fairview to Old Quarry Cottage.
- All developments to be aware of the Shucknall "Dark Sky" requirements when planning outside illuminations. We can see the stars now and would like to keep it that way.

Comments 7

- Broadband and telecomms masts are a problem; lack of these mean very little or no reception.
- My opinion on development very much depends on siting
- The parish would benefit from a shop and or a pub. Commercial development which does not serve the parish is to me unacceptable. Its presence would be parasitic and offer nothing of value

Part 3: Business

- 9 part 3 questionnaires returned
- 8 ran business from home in parish, 1 lived outside parish
- 1 domestic, 3 agricultural, 1 light industrial, 1 design, 1 admin, 1 building
- 5 established >10years, 3 for 5-10 years and 1 for < 2years

Part 3: Business

- 6 employed only themselves, 2 employed 1-5 people and 1 employed 6-10 people
- 1 wanted to expand, 5 didn't
- 2 wanted to diversify, 4 didn't
- 5 wanted to see more businesses in the parish, 1 didn't

Types of business development viewed as desirable

- Small businesses on approved sites
- Small home-based businesses which might help local economy
- would like to develop home baking, include classes and run cafe
- 2 empty units available!!

Constraints to business development

- Lack of fast broadband. Vulnerable phone lines. Frequent power cuts
- poor public transport
- lack of suitable premises

- lack of fast broadband

Weston Beggard Parish Council Neighbourhood Development Plan

In late November Weston Beggard parishioners will receive a letter and questionnaire which will explore their views on future development in the parish. These should be returned by 15th December 2014 at the latest as detailed in the letter.

This will be followed by a 'drop in event' to present a summary of the analysis of the questionnaires. There will also be a large scale map of the parish available to enable parishioners to express their views on the type and location of any development within the parish over the next 17 years and also to give their thoughts to any places considered special and worthy of preservation.

Parishioners of all ages are warmly invited to drop in to this event on:

Thursday 22nd January 2015 between 4pm and 8pm

At Yarkhill Village Hall

Please come and have your say!!

APPENDIX 11

Weston Beggard Parish Council

Neighbourhood Development Plan

Summary of public “drop-in” event held on Thursday 22nd January 2015 from 16.00-20.00 in Yarkhill Village Hall

Background

The drop-in event was advertised on the parish notice board and every household in the parish was invited to the event by a letter accompanying the “Developing a vision” questionnaire which was delivered by hand. 24 people had indicated their intention to attend the event.

Only 13 people attended including 4 members of the NDP steering group

Purpose of the Event

The purpose of the event was:

1. To inform parishioners of the results of the “Developing a vision” questionnaire.
2. To enable discussion about the process of developing a NDP and to explain the results of the survey
3. To allow the opportunity for further comments and to gain a “feel” for how people would like to see the parish over the next 20years
4. Using a large scale map to allow people to suggest where and where not they would consider any development to be appropriate
5. For the NDP steering group to use information gained from the event, together with the results of the questionnaire to work on producing a vision for the parish.

Results

It is clear from the analysis of the questionnaires and from the views of the small number of attendees that the large majority of parishioners feel that preservation of rurality is important (almost unanimous). There is also a keen desire to see such rural features as footpaths, bridleways, hedgerows, woods and coppices maintained. Most people saw residential development *in line with Herefordshire Council’s Draft Core Strategy Policy RA2* as acceptable with a strong preference for any development to be on brownfield sites or adjacent to existing dwellings.

The majority of people would accept some commercial development especially home-based businesses or small scale artisan businesses on sites already used for such purposes (but not development on green field sites).

There were strong majority views expressed on the undesirability of large scale industrial farming development such as intensive poultry/cattle rearing units and

large scale use of polytunnels. Similarly it was clearly indicated that development of agricultural land, woods etc would be unacceptable.
There was strong support for infrastructure development, especially superfast broadband.

Next Steps

The Steering Group will use the information to begin to draft a vision for the parish and outline the objectives for achieving this.

Richard Williams
January 27th 2015

APPENDIX 12

WESTON BEGGARD PARISH COUNCIL NEWS

Neighbourhood Development Plan (NDP)

We are making good progress on the NDP and have been successful in obtaining a grant to cover the costs of professional planning help and administration.

We will shortly be sending all households in the parish a draft plan for comment and this will be followed by a “drop-in” event on Thursday 16th July from 3-7pm in Yarkhill Village Hall.

Your views are very important in shaping the future of the parish over the next 20years so please have your say by returning your comments and/or attending the event.

APPENDIX 13
Weston Beggard Parish Council
Draft Neighbourhood Development Plan
CONSULTATION

6th July – 17th August 2015

Dear Parishioner,

We are writing to update you on progress of the parish Neighbourhood Development Plan (NDP) and to seek your views and comments on the enclosed draft Plan.

We were fortunate in obtaining a government grant which has enabled us to purchase some excellent professional planning advice.

This draft is based on the responses received from many of you to a questionnaire sent out in November 2014, followed by a “drop-in” event in January 2015.

You will see that the document begins with a description of the parish and its people. This is followed by a list of the main 9 issues identified by your questionnaire responses and comments. Using your views we have drafted a “Vision” for the parish over the next 15-20 years followed by a series of objectives to allow us to achieve that vision. These objectives have then been used to create policies that will be used by planners in considering development proposals, when the NDP is finally adopted.

Since our last communication to you there have been some changes to the draft Herefordshire Core Strategy which affect your parish. The planning inspector has indicated that the policy RA2 for small settlements needs modification.

The chief modifications are:

- Small settlements will be required to take their share of the housing allocation. In our case that means 18% growth from 2011-2031. In 2011 there were 85 dwellings in the parish, resulting in a requirement for 15 new dwellings. However, since 2011 there have already been 5 dwellings committed, leaving us to fulfil a commitment of up to 10 further dwellings in the parish by 2031. Judging by responses received from you, it seems unlikely that many parishioners would be unduly disturbed by this amount of development, provided it is of an appropriate scale, situation and design.

- The planning inspector did not like the existence of settlements within parishes without settlement boundaries being drawn. In our case that would mean a requirement to draw boundaries for the settlements of Weston Beggard and Shucknall. This would be a complicated and possibly contentious procedure, because by drawing such boundaries, one is

indicating that development is acceptable within the boundary but not outside it.

However it has been recognised that in dispersed settlements such as ours, settlement boundaries may not be desirable and we are pursuing a "Criteria based approach". This means that, using the information you have given us, we have developed objectives and policies indicating the types of dwelling, their design and their siting that would be considered appropriate rather than giving precise details of development sites (allocations).

The enclosed draft NDP is very much a consultation document. It is based on your views and seeks to ensure that you have your say.

Please read it carefully and complete the enclosed short comments/questionnaire and return it to one of the addresses below by August 17th 2015.

Richard Williams
Stoke View,
Shucknall Hill HR1 3SL

Roger Barnett
Pigeon House,
Weston Beggard HR1 4BL

David Probert
Purlbrook Farm,
Shucknall HR1 3SJ

Tony Walsh
The Oast House,
Hill End,
Weston Beggard HR1 4BW

Paul Stanford
6, Stanfield,
Weston Beggard HR1 4BL

There is a public Drop in event on Thursday 16th July 2015 from 3-7pm in Yarkhill Village Hall. Please do try and attend and let us know your views.

**Weston Beggard Parish
Draft Neighbourhood Development Plan**

**Consultation Responses
July/August 2015**

1. Introduction/Parish Description

I agree with the Introduction/Parish Background

Yes/No/Don't know

If you answered no please state reasons

2. Vision

I agree with the stated vision

Yes/No/Don't Know

If you answered no please state reasons

3. Issues & Objectives

I agree with the stated issues & objectives

Yes/No/Don't know

If you answered no please state reasons

4. Plan Policies

I agree with the stated Policies Yes/No/Don't know

If you answered no please state reasons

5. With regard to a criteria based policy for development instead of a settlement boundary based policy as outlined in the letter and under paragraph 7.9, do you agree this is the right approach for this parish?

Yes/No/Don't know

If you answered no please state reasons

6. Do you agree that a criteria based approach to development is preferable to site allocation, as outlined in paragraph 7.10?

Yes/No/Don't know

If you answered no please state reasons

7. Results from our previous questionnaire suggested a strong preference for new housing to be in groups of no more than 3 dwellings. Do you agree with this as outlined in paragraph 7.11?

If you answered no please state reasons

- 8. In drafting this Plan we have followed the Hereford Local Plan guidance in terms of preferred housing size. Do you agree with the draft plan policy to restrict the size of new housing development to 3 bedrooms or less as outlined in paragraph 7.12?**

Yes/No/Don't know

If you answered no please state reasons

- 9. The parish has 11 listed buildings, including the church and one scheduled ancient monument. Would you like to see a policy within this plan to protect these heritage assets and their settings?**

Yes/No/Don't know

If you answered no please state reasons

- 10. The Herefordshire Local Plan seeks to encourage the rural economy by means of "Live/work units". These are buildings that have living quarters but also a section that allows the operation of a trade. Would you be in favour of such units subject to their compliance with all the other requirements of this draft NDP?**

Yes/No/Don't know

If you answered no please state reasons

Please add any additional comments below and continue overleaf if necessary.

WESTON BEGGARD NDP PUBLIC MEETING.
 26th July 2015.

NAME	SIGNATURE	ADDRESS
J. Bayliss	JB	Little Moorland.
T. B. Haigh	T. B. Haigh	DINGLEY DELL
J.A. FORBES	J. Forbes	The alley, S.H
Angie Taylor	AT	chestnut house, HR135L
J. Gumbrell	J. Gumbrell	Honeysuckle Cottage, HR135L.
R. Williams	R. Williams	Stoke View
T. WALSH	T. Walsh	Oasthouse Weston Beggard.
P. Taylor	P. Taylor	chestnut house W. BEGGARD
Ron Barnett	Ron Barnett	Pigeon Hse, W. Beggard.
E. YOUNG	E. Young	LONGLANDS W. BEGGARD
P. Young	P. Young	Longlands, W. Beggard, Hfd.

Appendix 15

Issues identified during consultation on draft NDP July/August 2015

1. Concerns over limiting new dwellings to 3 or less bedrooms. Resulted in 8/18 comments on the questionnaires.
However, the policy wording states that we support proposals for buildings with 3 or less bedrooms not that we will oppose proposals for 4+. Maybe we ought to alter the wording to say we will support larger dwellings if a genuine need is identified?
2. Need to carefully consider the wording of the groups of 3 houses. What's to stop 3 houses close together in someone's garden?
3. Views from the parish. Difficult to firmly identify these. What should we do?
4. There is a clear agreement within the parish that we should opt for a criteria based approach to new housing as opposed to site allocation/settlement boundary approach.
5. Other issues arising during the period, but not addressed in our questionnaire:
 - a. Government guidance on commercial wind turbines. This indicates clearly that unless a LPA has identified sites then this is a non-starter. HC has not identified any such sites.
 - b. Ground mounted solar arrays
 - c. Landmark legal ruling over section 106 agreements and affordable housing quotas for developments of less than 11 dwellings.

Weston Beggard Parish Council Neighbourhood Development Plan

Weston Beggard Neighbourhood Development Plan (NDP) has progressed very smoothly and will be submitted for formal consultation (regulation 14) at the beginning of December 2015. The consultation period will close 18th January 2016.

There have been some important changes to the draft plan since the informal consultation held last July/August. These have been made as a result of your feedback and in order to harmonise with changes made to the Herefordshire Core Strategy.

A copy of the draft NDP will be delivered to all households in the parish at the end of November with an accompanying letter and questionnaire seeking parishioners' opinions.

If you would like an electronic version of the draft plan please email your request to: wbandp15@gmail.com

There will also be a 'drop in' event on Saturday 9th January 2016 to enable you to ask questions and to air your views.

Parishioners of all ages are warmly invited to drop in to this event on:

Saturday 9th January 2015 between 10am and 2pm

At Yarkhill Village Hall

Please come and have your say!!

Weston Beggard Parish Neighbourhood Development Plan

DROP IN EVENT

Yarkhill Village Hall

Saturday 9th January 2016
10a.m. - 2p.m.

Come & ask questions & discuss your views with us.



Appendix 18

Dear Sir/Madam,

Regulation 14 Public Consultation on the Weston Beggard Draft Neighbourhood Development Plan

I am writing to advise you that the Weston Beggard Draft Neighbourhood Development Plan has now been published for Regulation 14 Consultation.

The consultation period runs for 6 weeks from 14th December 2015 to 31st January 2016.

Hard copies of the plan can be viewed with a Steering Group member by arrangement – please email: wbandp15@gmail.com

The Draft NDP, Response Form, Environmental Report and Habitats Regulations Assessment documents are attached and can also be viewed and downloaded from www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans on the Herefordshire Council website.

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Development Plan by email to wbandp15@gmail.com or by post to: **Richard Williams, Stoke View, Shucknall Hill, Hereford HR1 3SL to arrive no later than 17.00 on 31st January 2016.**

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan. Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made (adopted) by the County Council and used to determine planning applications in **Weston Beggard Parish**.

If you require any further information please contact the Richard Williams at the email or postal address provided above.

Yours sincerely,

Richard Williams

Chair, Weston Beggard NDP Steering Group

Appendix 19

Weston Beggard Parish Council Draft Neighbourhood Development Plan

FORMAL REGULATION 14 CONSULTATION

14thth December 2015 - 31st January 2016

Dear Parishioner,

We are writing to advise you that the draft Neighbourhood Development Plan (NDP) for the parish of Weston Beggard is open for formal consultation during the period shown above.

You may recall an invitation to comment on a previous draft of the NDP during July and August 2015. The attached draft is based on the responses received from many of you and comments received from Herefordshire Council.

You will see that the document begins with a description of the parish and its people. This is followed by a list of the main 9 issues identified by your questionnaire responses and comments. Using your views we have drafted a "Vision" for the parish over the next 15-20 years followed by a series of objectives to allow us to achieve that vision. These objectives have then been used to create policies that will be used by planners in considering development proposals, when the NDP is finally adopted.

You may remember that a number of changes were made to the Herefordshire Core Strategy following examination by a Planning Inspector in the Spring 2015 and which affect your parish. This has now been adopted by Herefordshire Council and our NDP must be in conformity with this document.

There are two chief modifications:

1. Small settlements, including Weston Beggard and Shucknall, will be required to take their share of the housing allocation. In our case that means 18% growth from 2011-2031. In 2011 there were 85 dwellings in the parish, resulting in a requirement for 15 new dwellings. However, since 2011 there have already been 5 dwellings committed, leaving us to fulfil a commitment of around 10 further dwellings in the parish by 2031. Judging by responses received from you, it seems unlikely that many parishioners would be unduly disturbed by this amount of development, provided it is of an appropriate scale, situation and design.
2. The planning inspector also stated that settlement boundaries for those places listed in Policy RA2 of the Core Strategy will be defined in neighbourhood plans. In our case that would mean a requirement to draw boundaries for the settlements of Weston Beggard and Shucknall. These boundaries would identify the development limits of these two settlements.

The use of Settlement Boundaries as a policy tool to guiding development has advantages and disadvantages. These are provided below.

Through consultation, the Parish have pursued a “Criteria based” policy approach, rather than settlement boundaries. The criteria based approach indicates in words the types of dwelling, their design and their siting that would be considered appropriate within Weston Beggard and Shucknall rather than giving precise details ie lines drawn on a map of settlement boundary development limits and sites (allocations). The criteria approach has been followed due to the dispersed nature of the settlement pattern within the Parish.

That said, the Herefordshire Council has requested that the Neighbourhood Plan needs to provide more clarity on what the Parish considers are the settlement limits of Weston Beggard and Shucknall for the purposes of considering future planning applications.

Herefordshire Council is concerned that without defining settlement areas it is very difficult to make decisions about where development would be appropriate and would prefer us to include settlement boundaries. They have however, agreed to a compromise where we have defined settlement areas using as one of the criteria groups of 5 or more dwellings. This has resulted in identifying 6 settlement areas. The settlement of Weston Beggard is made up of 4 groupings including Weston Beggard Church, Hill End, Stanfield and Pigeon House/Friars Court and the settlement of Shucknall is made up of two groupings, Shucknall Hill and Purlbrook Farm. The settlement limits within which future development would be considered appropriate in principal have been described in words.

This consultation seeks your view on whether you support the approach taken in the Neighbourhood Plan or whether you would prefer settlement boundaries to be drawn around the six groupings of buildings already referred to.

This is very important and your views are key to producing a plan that reflects your wishes. Please read paragraphs 7.13 onwards on pages 18 and 19 of the attached draft NDP and let us have your comments.

Below are listed the advantages and disadvantages of settlement boundaries to help you form your opinion.

Advantages of settlement boundaries

The advantages of settlement boundaries to each individual or community will invariably differ. There are, however, a few generic advantages to having a settlement boundary which are detailed below.

- Certainty: with a ‘black line’ being plotted on a plan it is easy to identify the ‘settlement’ from ‘open countryside’.
- Locally, settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- Ensure a more plan-led and controlled approach to future housing growth, allowing for allocating sites within your village rather than windfalls.
- Protects the countryside from unnecessary development and prevents ribbon development.
- Co-ordinated and consistent approach providing a firm basis for refusing planning applications which are unacceptable in planning terms.
- Allows for more certainty to developers/ land owners with sites/ land within the boundary, as long as they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

Disadvantages of settlement boundaries

In addition, everyone will also have different opinions on the disadvantages of settlement boundaries. Below are a list of some of the disadvantages that could be seen with having settlement boundaries:

- Increases land values within the settlement boundary.
- Increases hope values on land adjoining but outside the boundary.
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.
- Settlement boundaries can be crude and inflexible.
- The character of properties and the village, could be altered if development is allowed within the gardens of these houses within a settlement boundary.

Please read the enclosed plan carefully and complete the enclosed short comments/questionnaire and return it to one of the addresses below by January 18th 2016.

Richard Williams
Stoke View,
Shucknall Hill HR1 3SL

Roger Barnett
Pigeon House,
Weston Beggard HR1 4BL

David Probert
Purlbrook Farm,
Shucknall HR1 3SJ

Tony Walsh
The Oast House,
Hill End,
Weston Beggard HR1 4BW

Paul Stanford
6, Stanfield,
Weston Beggard HR1 4BL

There is a public Drop in event on Saturday 9th January 2015 from 10am-2pm in Yarkhill Village Hall. Please do try and attend and let us know your views.

ANY QUESTIONS?

Email wbdnp15@gmail.com

Appendix 20

Weston Beggard Parish Draft Neighbourhood Development Plan

Regulation 14 Consultation Responses December 2015/January 2016

1. Introduction/Parish Description

I agree with the Introduction/Parish Background

Yes/No/Don't know

If you answered no please state reasons

2. Vision

I agree with the stated vision

Yes/No/Don't Know

If you answered no please state reasons

3. Issues & Objectives

I agree with the stated issues & objectives

Yes/No/Don't know

If you answered no please state reasons

4. Plan Policies

I agree with the stated Policies Yes/No/Don't know

If you answered no please state reasons

5. With regard to a criteria based policy for development instead of a settlement boundary based policy as outlined in the letter and under paragraph 7.13, do you agree this is the right approach for this parish?

Yes/No/Don't know

If you answered no please state reasons

6. Do you agree with the definition of settlement areas as groups of 5 or more dwellings and the six resulting settlement areas as outlined in paragraph 7.14 and the map on page 19?

Yes/No/Don't know

If you answered no please state reasons

7. Results from our previous questionnaires suggested a strong preference for new housing to be in groups of no more than 3 dwellings. Do you agree with this as outlined in paragraph 7.16?

Yes/No/Don't Know

If you answered no please state reasons

8. In drafting this Plan we have followed the Hereford Local Plan – Core Strategy evidence in terms of preferred housing size. Do you agree with the draft plan policy to favour proposals for new housing development of 3 bedrooms or less as outlined in paragraph 7.17?

Yes/No/Don't know

If you answered no please state reasons

Name:.....

Contact email:.....

Organisation (*if applicable*):.....

Please return your form by 17.00 on 31st January 2016 at the latest

by email to:

[wbndp15@gmail.com](mailto:wbdp15@gmail.com)

Or by post to:

R B Williams,
Stoke View,
Shucknall Hill,
Hereford
HR1 3SL

Please add any additional comments below and continue overleaf if necessary.

Appendix 21

WESTON BEGGARD NDP DROP-IN EVENT

SATURDAY

9th

JANUARY 2016

10am - 2pm.

NAME	ADDRESS	SIGNATURE
P. STANFORD	6, Stanfield Weston B3	[Signature]
R. Williams	HRI 356	[Signature]
A.S. Taylor	CHERRY HALL HRI 356	[Signature]
TOM MISSELBROOK	tommisselbrook@gmail.com	[Signature]
K. Lawrence	Weston Green Farm	[Signature]
J.A. GORBES	The Alley Shucknell Hill.	[Signature]
[Signature]	Honeysuckle Cottage, Shucknell Hill	[Signature]
[Signature]	Hill End Weston Beggard	[Signature]
[Signature]	2 Bridge Cott	SHEILA T
[Signature]	Church Farm Weston Beggard	[Signature]
J LESTER	THREE CROSSES COUNTY COUNCIL	[Signature]
A. Walsh	Boathouse W.B. Lane.	[Signature]
C. Breeze	Wyche View, Shucknell	C. Breeze
V. Z. Breeze	" "	V. Z. Breeze
Cess & Rose	Shucknell Court	Cess & Rose
Henry & Moor	" "	Henry & Moor
Terry Turner	Chesoni Hill Shucknell Hill	[Signature]
Desmond Keohane	Shucknell House	[Signature]
ROGER BARNEST	Pigeon House,	[Signature]

Appendix 22

Weston Beggard NDP Regulation 14 Consultation

The Consultation Process

85 draft plans and questionnaires were delivered by hand to all the households in the parish.

All the relevant statutory consultees were notified by email.

The consultation period was for the 7 weeks commencing 14/12/2015 and ending 31/01/2016.

24 completed response forms were received from parishioners.

There was also a drop in event held at Yarkhill Village Hall on Saturday 09/01/2016, from 10am to 2pm. This was advertised on the parish notice board, in the parish magazine and in the letter delivered to all the households. Large banners were displayed in 2 prominent locations from 29/12/2015.

19 people attended the drop in event including 5 members of the steering group.

A number of informal verbal responses were received during the consultation period.

Responses from parishioners

Q Number	Section	Agree	Disagree	Don't Know
1	Introduction/Parish Background	23	1	
2	Vision	23	1	
3	Issues & Objectives	23	1	
4	Plan Policies	23	1	
5	Criteria based approach	23	1	
6	Criteria vs site allocation	23	1	
7	Housing in groups of 3 or less	22	2	
8	Restriction to 3 beds or less	24		

Main Issues Identified

1. Concerns that proposals to extend or convert buildings outside defined settlements would be compromised.
2. Concerns about interpretation of the words "within or immediately adjacent to settlement areas". This is important because if we don't allow development adjacent to the defined areas then we may stifle any development because of lack of available land.

3. Defining Shucknall Court as a settlement area. Important because in many ways this would be a good place to allow development. But we need to avoid conflict with our business/economy policy.
4. Several responses indicate a desire to see some flexibility relating to dwelling size, ie we should not absolutely prohibit proposals for dwellings of more than 3 bedrooms.

Responses from Statutory Consultees

Herefordshire Council

Happy with the plan and our criteria based approach.

WB2: Are there any particular design aspects or features identified that should be incorporated in order to ensure that development respects the immediate setting of the Parish? For example, use of particular local materials?

The criteria requiring development to lead to an enhancement in Biodiversity value should also be “where possible” to add some flexibility- although conserving it should be a requirement.

Transportation and highways comments : *PT: However there are no current plans to introduce any PT improvements, we could comment that Community Transport can provide alternatives to those without private transport.*

WB Objective 9: Improve local infrastructure including Broadband, public transport, road improvements, *active travel infrastructure*, gas supply improvements, and telecommunications

Welsh Water

The following summarises the comments:

Given that the Weston Beggard Draft Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.

As you will no doubt be aware, there is no public sewerage provision in the Parish Council area. As such, any new development will require alternative foul drainage under the provisions of ‘Policy SD4 – Wastewater treatment and river water quality’ of the Adopted Herefordshire Core Strategy. With regard to DCWW providing a clean water supply, there are no issues in accommodating the level of development proposed, though dependant on the location of the development, some level of off-site mains may be required.

Natural England

Overall very complimentary.

Happy that our limited development would not exacerbate the existing problems with water quality on the River Wye SAC.

Suggests that we should ensure that any development or activity should expressly be prohibited if it damages the Perton Roadside Section and Quarry SSSI.

Normally requires a specific Green Infrastructure Policy but accepts that our plan is sufficient in this regard.

Suggests that we might put in something around Green Infrastructure such as sustainable drainage systems and renaturalising water courses.

Environment Agency

No issues but advises that when development proposals come forward we need to be aware of flood risk

Historic England

Happy with our plan has made no suggestions

The National Trust

Advised no impact on NT

Severn Trent Water

Advised no impact

The Coal Authority

Advised no impact

Bartestree & Lugwardine PC

Suggests altering the wording:

Para 7.19: "Bartestree with Lugwardine Group PC confirms its commitment to provide the three affordable homes required by the Herefordshire Council's Rural Housing Background Paper 2013'.

WB2 Line 1: Suggest change 'approximately' to 'a minimum of'.

Dormington with Mordiford PC

No issues

Acknowledged but no response

Network Rail

GWR

CPRE

Withington Group PC

Yarkhill PC

Highways England

No response

AMEC

Western Power Distribution

Wye Valley Trust



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr R. Williams

Herefordshire Council

[By Email: wbdnp15@gmail.com]

29 December 2015

Dear Mr R. Williams

Weston Beggard Neighbourhood Development Plan

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it at this stage.

We look forward to continuing to receive your emerging planning policy related documents; preferably in electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.

Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).

Yours sincerely

Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison

Appendix 24

Parish Neighbourhood Plan for Weston Beggard, 2016.

Response to Point 6 of the Consultation Response:

“Do you agree with the definition of settlement areas as groups of 5 or more dwellings and the six resulting settlement areas as outlined in paragraph 7.14 and the map on page 19?”

This is a restrictive definition which does not take into account the existence of groups of buildings of significance in the parish which do not meet the very specific criteria proposed in the Neighbourhood Plan of 5 houses or more.

Shucknall Court Farm House and the adjacent buildings constitute a substantial area and should be considered as part of the Neighbourhood Plan for the following reasons:

1. The group of buildings around Shucknall Court Farm House should be available for both commercial **and** residential use, providing for potential home based employment – see point.7,2L and Policy WB3 in the consultation document. This follows current government policy and would be beneficial to the community in a number of ways:
 - a. This would potentially provide a more sustainable and environmentally friendly business and residential community around Shucknall Court Farm House via a live/work based development.
 - b. The wider community would not only benefit from reduced carbon emissions from reduced commuting (another key Government policy) but it would provide a better use of existing buildings and potentially other brownfield plots in the vicinity in a more sustainable way.
 - c. Other live/work developments around the country have demonstrated that not only do they develop viable communities but also contribute to broader community vitality.
 - d. Interestingly, live/work developments attract more creative and technology businesses than traditional light industry. A good example of this type of live/work community is the Duchy of Cornwall development at Harewood End Farm near Ross on Wye.
 - e. This is a unique opportunity within the Parish (and the only one of the currently proposed sites) to develop a residential/commercial development. At present only two of the people in the current businesses at Shucknall Court Farm House reside within the Parish.

Other points to consider:

- 1, Safe access onto Weston Beggard Lane, 200 yards from the A3103 Hereford to Worcester road.

2. Amenities are already in place: electricity, gas and mains water.
3. Possibility of willow bed sewage plant
4. Sensitive placing of additional housing or partial conversion of existing buildings would enhance the existing site without intruding on open countryside.

We therefore propose that Shucknall Court Farm House and its attendant buildings should be included in the plan as a "settlement" to provide the possibility of a unique opportunity to enhance and vitalise the existing community.

Henry and Cecily Moore, 6.1.16.

Appendix 25



Forward Planning
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: Forward.Plans@dwrcymru.com

Cynllunio Ymlaen
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: Forward.Plans@dwrcymru.com

Weston Beggard Draft Neighbourhood Development Plan
Richard Williams, Chair of NDP Steering Group

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

Sent via email

27th January 2016

Dear Mr Williams,

REGULATION 14 PUBLIC CONSULTATION ON WESTON BEGGARD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN, DECEMBER 2015

I refer to your email dated the 7th December 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:

Given that the Weston Beggard Draft Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.

As you will no doubt be aware, there is no public sewerage provision in the Parish Council area. As such, any new development will require alternative foul drainage under the provisions of 'Policy SD4 – Wastewater treatment and river water quality' of the Adopted Herefordshire Core Strategy. With regard to DCWW providing a clean water supply, there are no issues in accommodating the level of development proposed, though dependant on the location of the development, some level of off-site mains may be required.

We hope that the above information will assist you as you continue to progress the Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Norman'.

Ryan Norman
Forward Plans Officer
Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Appendix 26

Herefordshire Council
Neighbourhood Planning
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2010/103979/AP-
33/IS1-L01
Your ref:
Date: 29 January 2016

F.A.O: Mr. J Latham

Dear Sir

WESTON BEGGARD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

I refer to your email of the 15 December 2015 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

As there are no sites specific sites proposed within areas at risk of flooding we would offer no further bespoke comments at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. For information Richard Williams, the Chair of the Weston Beggard NDP Steering Group, has used our pro-forma which confirms the low-risk nature of the submission in consideration of matters within our remit.

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Mr. Graeme Irwin

Senior Planning Advisor

Direct dial: 02030 251624

Direct e-mail: graeme.irwin@environment-agency.gov.uk

Appendix 27



Weston Beggard Neighbourhood Plan

Regulation 14 – Draft (4th Decemeber 2015-31st January 2016)

Herefordshire Council Service Providers responses – (Jan 2016).

Please find attached additional comments from a number of Herefordshire Council service providers to the Draft Weston Beggard Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.

<u>Department</u>	<u>Comments</u>			
Neighbourhood Planning	Although your plan chooses not to include a settlement boundary or allocate site it is justifiable from supporting historic windfall figures as there is only a small amount of housing to distribute around the parish. Also due to the dispersed nature of the settlements in Weston Beggard, this is an acceptable approach for your plan.			
Development Management	No comments received.			
Planning Policy	Date: 05/01/16			
	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	WB1- A Valued Environment in Which	LD1-LD4	Y	

	to Live				
	WB2- The Right Housing in the Right Place	SS2, RA1-RA4	Y	Are there any particular design aspects or features identified that should be incorporated in order to ensure that development respects the immediate setting of the Parish? For example, use of particular local materials? The criteria requiring development to lead to an enhancement in Biodiversity value should also be “where possible” to add some flexibility- although conserving it should be a requirement.	
	WB3- Supporting a Thriving Rural Economy	RA5, RA6, E1-E4	Y		
	WB4- Delivery of Local Infrastructure	SC1, E3, SD2	Y		
	WB5- Access to Community Facilities	SC1	Y		
Landscape / Archaeology/ conservation	No comments received.				
Strategic Housing	No comments received.				
Economic Development	No comments received.				

Environmental Health

RE: Weston Beggard, Draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

My understanding is that no specific sites have been identified in this plan and as such I would advise:

- Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Parks and Countryside	No comments received.
Education	No comments received.
Transportation and Highways	<p><i>Transport 15/01/16</i></p> <p>2.27 Public transport is very limited with no effective bus routes serving the parish, although there are school/college buses. The parish is too remote to enable pedestrian access to towns and there are no footways. Cycling is dangerous; whilst small unclassified roads can be used for part of the journey to Hereford, Ledbury and neighbouring villages, it is impossible to avoid using busy main roads and there is a complete absence of cycle paths. Parishioners are therefore reliant on private transport</p> <p><i>PT: However there are no current plans to introduce any PT improvements, we could comment that Community Transport can provide alternatives to those without private transport.</i></p> <p>WB Objective 9: Improve local infrastructure including Broadband, public transport, road improvements, <i>active travel infrastructure</i>, gas supply improvements, and telecommunications</p>
Waste	No comments received.



The Parish Clerk
Weston Beggard Parish Council
Stoke View
Shucknall Hill
Herefordshire
HR1 3SL

Our ref: 1607

Your ref:

Telephone
0121
6256887

22 January 2016

Dear Sirs

WESTON BEGGARD NEIGHBOURHOOD PLAN CONSULTATION

Thank you for the invitation to comment on the Draft Neighbourhood Plan.

Historic England is supportive of both the Vision and objectives set out in the Plan and consider that it takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours faithfully

Pete Boland
Historic Places Adviser
E-mail: peter.boland@historicengland.org.uk





Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Appendix 29

Date: 26 January 2016
Our ref: 174412 173727 SM 260116 WestonBeggardNP
Your ref: Weston Beggard Neighbourhood Plan



FAO wbandp15@gmail.com and
neighbourhoodplanning@herefordshire.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
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CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sirs

Planning consultation: Weston Beggard Neighbourhood Plan – Public Consultation Draft Regulation 14 Consultation, Draft Strategic Environmental Report and Draft Habitats Regulation Assessment

Location: Herefordshire County

Thank you for your consultations in respect of the above documents.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Environmental Report (Nov 2015) and Habitat Regulations Assessment (Nov 2015)

Natural England has no general comments in respect of the above documents. We offer the following specific comments, however, in respect of the River Wye SAC:

International sites – River Wye SAC

Natural England understands that the River Lugg SSSI (a tributary to the River Wye SAC) is located 2.5km away from the edge of the Neighbourhood Plan area boundary. We also understand that the Neighbourhood Plan area falls (partially) within the Lower Frome Sub Catchment for the River Wye and the River Lugg's hydrological catchment. We acknowledge that the presence of the SAC is addressed within the accompanying Habitat Regulations Assessment (HRA) and Environmental Report and is referenced within the Neighbourhood Plan itself.

The River Wye SAC is a European designated site (also commonly referred to as Natura 2000 sites) and its interest features are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). Development that will have an adverse effect on the River Wye SAC should not be permitted. Neither should development compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.

In considering the European site interest, Natural England advises Herefordshire County Council that, as a competent authority under the provisions of the Habitats Regulations, they should have regard for any potential impacts that a this Plan will have. The [Conservation objectives](#) for each European site explain how the site should be restored and/or maintained and may be helpful in



assessing what, if any, potential impacts a plan or project may have.

Given the small scale nature of the proposed new development within the NDP area to 2031 we are in agreement that the delivery of the Neighbourhood Plan should not exacerbate existing problems regarding water quality or have an unacceptable adverse impact upon the River Wye SAC.

Weston Beggard Neighbourhood Development Plan (NDP)

Natural England has reviewed the above document and in general terms considers it addresses the protection of the natural environment well. However, we offer the following comments / advice to the steering group:

International and national sites

Natural England welcomes the reference to the nearby River Wye SAC and its tributary the River Lugg as well as their respective hydrological catchments within this document. As discussed above, the River Wye is an important international site and any development which was to have an adverse impact upon its conservation objectives should be avoided. Given the small scale nature of the proposed new development within the NDP area to 2031 we understand that the delivery of the Neighbourhood Plan should not exacerbate existing problems regarding water quality or have an unacceptable adverse impact upon the River Wye SAC.

The Perton Roadside Section and Quarry SSSI is located approximately 1.2km to the southeast of the NDP boundary. The Neighbourhood Plan must ensure that any proposal or activity that would be likely to damage or destroy the interest features of this nationally designated site is avoided.

Vision, Objectives and Policies

We welcome the clear support for development which is harmonious with landscape and nature as part of the Plan's overall vision. We also welcome WB Objectives 1, 2 and 8 (the latter in its provision of support for small scale renewable energy opportunities).

Natural England advocates inclusion of policies within NDP's that support the protection, enhancement of creation of Green Infrastructure (GI) for both people and wildlife. Multi-functional GI is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding, see [Woodland for Water: Woodland measures for meeting Water Framework Directive objectives](#) for further information.

Ordinarily, we advise inclusion of a specific policy on GI to ensure NDP's are supportive of the whole remit of [green infrastructure](#). This, to protect existing GI within the boundary of the plan area and also to promote the creation of new GI should new development opportunities come forward. Such GI can include protection and creation of wildlife corridors and other environmental assets in the area to preserve and expand the existing ecosystem network. However, we consider that Policies WB1 – 5 are generally sufficient for this purpose.

Additionally, we note that there are a number of local wildlife sites within the locality of the NDP area whose habitats may provide a starting point for GI enhancement and creation, potentially making new ecological connections to the nearby SSSI. You will be able to obtain information on non-statutory sites and species records from the Herefordshire Wildlife Trust and/or the Local Biological Records Centre.

You may find it helpful to refer to the [Herefordshire Green Infrastructure Study \(2010\)](#).

Neighbourhood plan policies may also provide encouragement for development proposals to incorporate features into new build or retrofit buildings in a way which is beneficial to wildlife. E.g. the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Moreover, research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. Further information can be found here: <http://livingroofs.org/>.

We also advise including policy to protect specifically [priority habitat](#) and other environmental assets in the area to preserve the existing eco-system network.

Finally, we recommend that reference is made to the Natural England Standing Advice for Protected Species which is available on the gov.uk website. It helps local planning authorities better understand the impact of development on protected or priority species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England.

We would be happy to comment further should the need arise but if in the meantime for any queries relating to the specific advice in this letter only please contact Susan Murray on 0300 060 2967. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Susan Murray
Lead Adviser – Sustainable Development
North Mercia Area Team
Natural England
0300 060 2967
susan.murray@naturalengland.org.uk

Hours of work: Tuesday's and Thursday's only

Appendix 30

Comments on Weston Beggard NDP from Bartestree with Lugwardine GPC Jan 2016

Section 1. One suggestion is that Section 1 would be better placed in the 'Consultation Document' with the exception of the second sentence in paragraph 3.1, which could be placed at the end of paragraph 3.1.

Para 7.19 Bartestree with Lugwardine Group PC confirms its commitment to provide the three affordable homes required by the Herefordshire Council's Rural Housing Background Paper 2013'

WB2 Line 1 Suggest change 'approximately' to 'a minimum of'.

WB1, 3, 4, 5 One suggestion is that these policies do not add anything to the CS policies and could possibly be deleted as para 6 covers the objectives.

Reference links could be added.

The Draft Plan is well written and easy to follow.

We wish you every success in getting it through the stages to final adoption.