

# **Belmont Rural Submission Neighbourhood Development Plan**

## **Consultation Statement**

**September 2016**

## 1.0 Introduction and Background

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

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

*(b) explains how they were consulted;*

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

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

1.2 Belmont Rural Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

1.3. In 2012 Belmont Rural established a neighbourhood plan Steering Group, established to oversee the public consultations and preparation of the Plan. An application for designation of a neighbourhood plan was made to Herefordshire Council on 13<sup>th</sup> May 2013 for designation as a

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

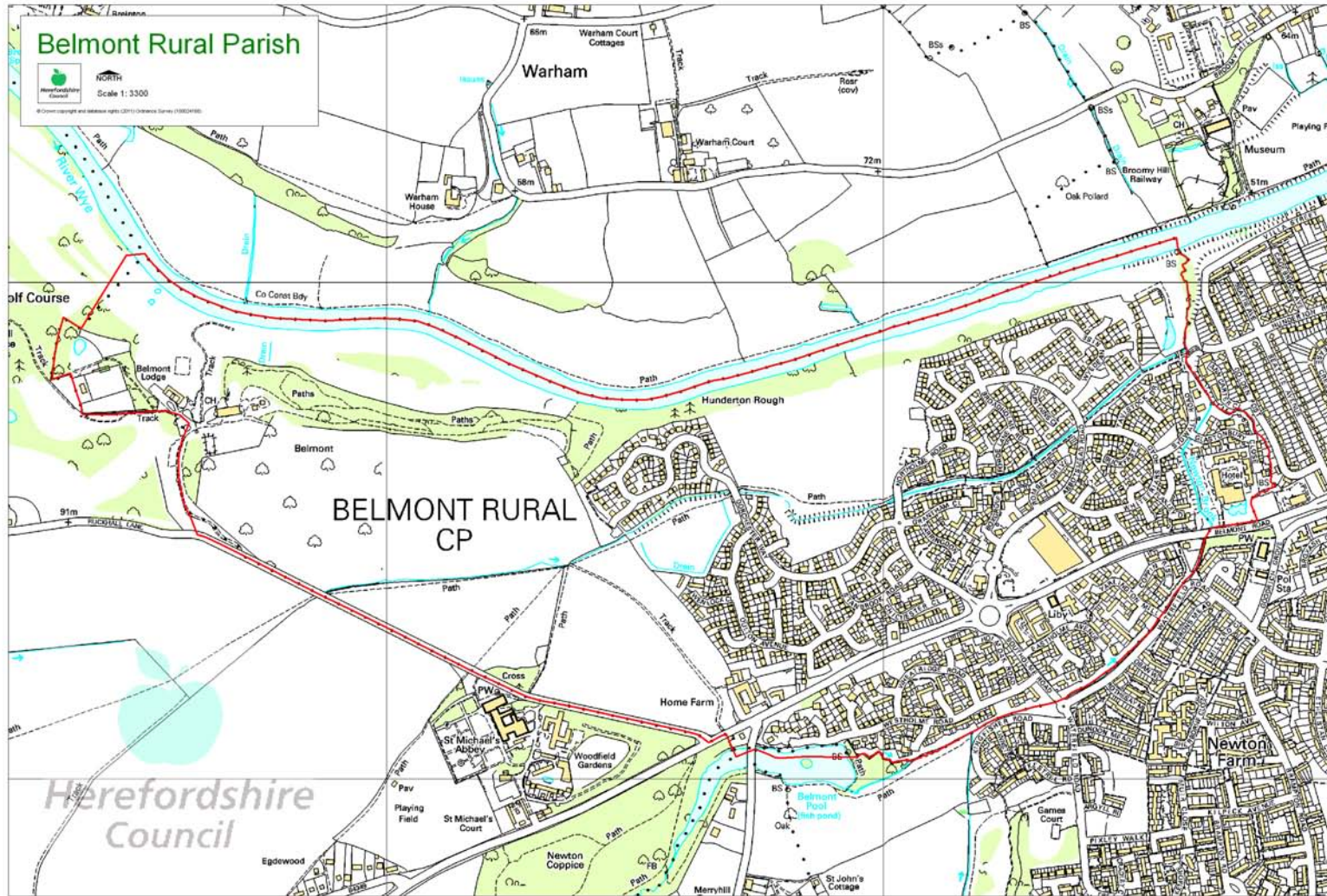
neighbourhood planning area. The application was approved by the Council on 26<sup>th</sup> June 2013, after a six week consultation (15/5/13 – 26/6/13).

Full details are available on Herefordshire Council's website<sup>2</sup>

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<sup>2</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-neighbourhood-areas>

Map 1 Belmont Rural Designated Neighbourhood Area



## **2.0 Draft Neighbourhood Plan Development and Informal Public Consultation**

- 2.1 Planning consultants Kirkwells were appointed in summer 2014 by the Parish Council to provide ongoing professional Parish planning support and advice. A Steering Group of interested residents and Parish Councillors was set up and the Group met regularly throughout the preparation of the Plan period.
- 2.2 Members of the Steering Group were keen to ensure that local residents and stakeholders had opportunities to become involved in the plan throughout its preparation, and not just at consultation on the Draft Plan stage. Updates on the emerging Neighbourhood Plan and further invitations to comment and become involved were included in parish newsletters, a quarterly newsletter delivered to all local households in Belmont Rural, in the Spring, Summer and Autumn of 2014. These updates provided more detail on the content of the Draft Plan and are included in Appendix II.
- 2.3 Informal consultation on the emerging Vision, Objectives, Issues and Options was carried out from the 6<sup>th</sup> December 2014 until the 5<sup>th</sup> January 2015 (see copy of the flyer in Appendix II). A flyer was produced and questionnaire which was delivered to all properties within the parish as well as a 'drop-in' event held at the community centre on the 6<sup>th</sup> December 2014. Despite the best efforts of the steering group and parish clerk, unfortunately the consultation raised little response.

### **3.0 Formal Consultation on the Belmont Rural Draft Neighbourhood Development Plan – February 9<sup>th</sup> 2015 – 23<sup>rd</sup> March 2015**

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

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

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

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

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

*(iii) details of how to make representations; and*

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

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

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

3.2 The Belmont Rural Draft Neighbourhood Plan was published for formal consultation for 6 weeks from February 9<sup>th</sup> 2015 – 23<sup>rd</sup> March 2015. The Draft Screening Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with English Heritage, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Belmont Rural Parish Council website ([http://www.belmontrural-pc.gov.uk/Neighbourhood\\_Planning/Neighbourhood\\_Development\\_Plan.aspx](http://www.belmontrural-pc.gov.uk/Neighbourhood_Planning/Neighbourhood_Development_Plan.aspx))

and Herefordshire Council website ([https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-\(regulation-14\)-and-submitted-plans-\(regulation-16\)](https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-(regulation-14)-and-submitted-plans-(regulation-16))). Screenshots of these web pages are provided in Appendix III. Consultation responses were invited using the accompanying Response Form (provided in Appendix III) to the Parish Clerk via an email to [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk) or by printing out and submitting to a postal address (Liz Kelso, c/o 5 Deerhurst Drive, Belmont, HR2 7XX). Written responses were also invited using the advertised postal address.

3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix III. The list was kindly provided by Herefordshire Council.

3.5 The Steering Group (in discussion with their planning consultants) discussed the best ways of getting maximum coverage of the consultation. A range of consultation methods were put together:

- Display at local community centre
- Copies of the draft and associated documents at Belmont library
- Public notices placed in the 6 notice boards which are spread throughout the parish

3.6 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council on the 9<sup>th</sup> February 2015.

#### **4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan**

4.1 In total, 4 representations were received from 4 organisations (including Consultation Bodies, and Herefordshire Council).

- Sport England, on the whole had positive comments and suggested tightening up the open space policy with reference to NPPF paragraphs 73-74
- English Heritage, on the whole were supportive of the draft NP, they suggested using the NPPF designation for open space as 'Local Green Space', refer to paragraphs 76-77
- Homes and Communities Agency, encouraging the role of the NP, but would like to see more information on housing in particular, i) meeting a full and objectively assessed housing need and ii) para 58 referring to a sustainable mix of appropriate uses
- Herefordshire Council, with a range of comments from council departments; Development Management, Landscape/Archaeology/Conservation. Strategic Housing and Environmental Health

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

4.3 Table 2 lists the Consultation Bodies to the SEA Screening Report prepared by Herefordshire Council. The only response came from English Heritage.



**Table 1 Consultation Responses and Consideration of Responses, Belmont rural Neighbourhood Development Plan**

**Regulation 14 Consultation 9<sup>th</sup> February 2015 – 23<sup>rd</sup> March 2015**

Name	Document Comments Refer	Section to which comments relate	Support Object Comment	Summary of representation	Parish Council comments	Amendments to the
Sport England Victoria Vernon (email response 11.2.15)	Draft Neighbourhood Plan	All	Support	<p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘<b>A Sporting Future for the Playing Fields of England – Planning Policy Statement</b>’.</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p>	<p>Hereford have an adopted Playing Pitch Strategy carried out in 2012.</p> <p>Make links within the objective and policy wording for open space, pages 15 and 23.</p>	<p>Page 16 insert the following text:</p> <p>‘Open spaces, both formal and informal are important to the residents of Belmont Rural Parish. This is supported by NPPF paragraphs 73-74:</p> <p><i>‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.....</i></p> <p><i>Page 23 within the policy table insert</i></p> <p><i>‘proposals must reflect the recommendations set out in Herefordshire’s Playing pitch Assessment 2012</i></p>
English Heritage Pete Boland (letter dated 19.3.15)	Draft Neighbourhood plan	Policy 6.1	Support	Thank you for the invitation to comment on the draft Neighbourhood Plan. We are supportive of the content of the document but we would just query in relation to Policy 6.1 “Open Spaces” whether you in fact intend to highlight these as “Local Green Space”, as defined in the National Planning Policy Framework (NPPF) at paragraphs 76-77. This would (as long as the Open Spaces	<p>This is a great suggestion for the ‘Local Green Space’, and I consider the criteria could be met:</p> <p>The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <p style="text-align: right;">○ ● <i>where the green</i></p>	Policy 1 – Open space on page 24 of the plan proposes the local spaces to be designated as ‘Local Green Space’ (4 in total)

				<p>meet the necessary criteria as laid down by the NPPF) offer a greater degree of certainty and thus protection.</p> <p>Beyond those observations we have no substantive comments to make on what English Heritage considers is a good example of community led planning.</p> <p>Regarding the Environmental Report and consideration of the Habitat Regulations that accompanied the Neighbourhood Plan English Heritage has no adverse comments to make on these.</p>	<p><i>space is in reasonably close proximity to the community it serves;</i></p> <ul style="list-style-type: none"> <li>○ ● <i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i></li> <li>○ ● <i>where the green area concerned is local in character and is not an extensive tract of land.</i></li> </ul>	
Homes and Communities Agency	Draft Neighbourhood Plan	Page 31 Policy 6.5	Making a comment	<p>The HCA note the range of local consultation exercises undertaken which is a positive approach to the preparation of your NP.</p> <p>A key range of issues are identified, which feed into the vision and objectives. Those of particular interest to the HCA</p>	<p>The last Housing Needs survey was carried out in 2009. Belmont Rural formed part of the Clehonger are, which also takes in the parishes of Eaton Bishop, Grafton and Haywood. 36 households across the area were identified as having an affordable need (13 specified Belmont Rural).</p>	No changes required

				<p>relate to housing. Though the NP identifies sites for residential development, it does refer to whether this will meet a full and objectively assessed need for housing. More specifically, there is no reference to the need to meet assessed affordable housing needs.</p> <p>These requirements for LPA's as set by the NPPF. Though they may be covered by the emerging Herefordshire LP, the HCA consider that the i) inclusion of meeting a full and objectively assessed housing need as an objective and ii) reference in associated policies would help meet the requirements of the NPPF, including para 58 that requires NP to make sure sites create and sustain an appropriate mix of uses.</p>	<p>Belmont Rural lies within the Hereford Housing Market Area (as defined on Figure 4.13 of the adopted Herefordshire Core Strategy). Policy RA2 – <i>Housing in settlements outside Hereford and market towns</i> does not apply as Belmont Rural has no defined settlements and is therefore not listed on tables 4.14 or 4.15.</p> <p>The NP puts forward 2 policies for housing; infill housing and redevelopment of the Belmont Golf course.</p>	
Herefordshire Council	Draft Neighbourhood Plan	Various		<p><b>Development Management</b> Spotted typos at 1.6 – think it should read ...parish to live <u>in</u> . Also the “l” from whilst is</p>	Note typo	Page 4, para 1.6 amend

				<p>missing</p> <p>Again the reference to “significant period of time” in the Community Facilities chapter needs to be defined in order to provide clear advice to applicants.</p> <p>In the Infill Housing section, I don’t think the reference to backland in sub para (b) serves any purpose. The rest of the text provides the necessary protection without referring to this outdated term.</p> <p>In (c) the inference is that the NDP will not support 1 bed units? I don’t think this is appropriate as there is a place for these and it may unwittingly serve to prevent small independent annexes for elderly family members from coming forward?</p>	<p>Accept comments and place a time limit</p> <p>Accept comments</p> <p>The purpose of this was to avoid a situation we have encountered where permission is granted for an annex which subsequently is separated from the main dwelling and sold separately. We have no objection to an annex for an elderly relative but it should remain tied to the original dwelling and not be permitted to be sold separately. The result of this in particular is to create issues with parking, provision for which is rarely a part of an original annex planning application. The design of the Estate is such that there is little on street parking which does not block access to neighbouring properties.</p> <p>The housing options are limited in the</p>	<p>Refer to page 36, suggest a 18 month period</p> <p>Refer to page 31, take out work ‘backland</p> <p>Reword page 31 to remove ‘1 bed unit’s, refer to a ‘more suitable mix of type and tenure’</p> <p>Insert d) on page 31</p> <p>‘ developments for a annexes to an existing dwelling should be appropriately conditioned through the planning process to ensure that units are not sold off separately. This is principally to avoid creating issues around parking and impacts on existing residential amenity.’</p> <p>No change required</p>
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				<p>The housing provision options seem very limited for a population of this size and whilst supporting initiative that might bring the Golf Club back into existence, I have reservations about the sustainability of housing at this site. Similarly the Barwood House site is constrained and I suppose I am questioning the robustness of the site selection process under challenge.</p> <p><b>Landscape / Archaeology/ Conservation</b> I have the following comments to make about this plan:</p> <ul style="list-style-type: none"> <li>• Despite its name, a significant proportion of the small parish is actually (or has become) fully urban in character. Perhaps because of this, there appears a firm intention in the plan to prevent further wholesale development. I note Open Spaces Policy 6.1, covering some extensive areas at the margins of the currently urbanised form.</li> <li>• I also note, with some interest, Policy 6.2 Protecting Home Farm. This is a policy with clear historic environment basis and justification, which is supported. I should add that the parkland here also contains below ground archaeological remains of Roman date.</li> </ul>	<p>first instance given the surrounding policy constraints of Belmont, almost half the parish is outside the main urban boundary, that which is within the boundary has already been pretty much developed on aside from some essential open spaces which serve the parish community</p> <p>Note comment, no change required</p> <p>Whilst close to the urban boundary, it is important to Belmont retain its rural character and identity.</p> <p>Noted, and shall be put into text on page 25</p> <p>It has been recognised within the plan</p>	<p>put into text on page 25</p> <p>‘the parkland here also contains below ground archaeological remains of Roman date’</p> <p>No change required</p>
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				<ul style="list-style-type: none"> <li>The suitability of the Belmont golf course site for future development (as seemingly assumed) remains unclear. There are recorded and potential heritage assets here that might be impacted upon.</li> </ul> <p><b>Strategic Housing</b></p> <p>I have read the Belmont Rural plan which is a very vague plan. It doesn't contain any real information where housing is concerned which is good in that it leaves it flexible for the delivery of housing but it doesn't ask for any specifics on standards etc. not sure if this has been done on purpose? From my personal point of view the document isn't the most dynamic and doesn't flow very well with random photos dotted throughout.</p> <p><b>Environmental Health</b></p> <p>I refer to the above and would make the following comments with regard to the proposed development area identified in 6.5: "Infill Housing- Barwood House- Potential Infill Housing Site"</p> <p>The proposed site area indicated in red on the map <u>has historically been used for the quarrying of sand and clay operation and since 1993 has been classed as unknown</u></p>	<p>that the golf course site has both physical and natural heritage importance. The fact that part of the site is listed does not mean that any future development is unachievable.</p> <p>The plan contains 7 policies which are important to Belmont Rural Parish. The NP is not silent on housing, and there are 2 policies which refer specifically to housing (Belmont golf course and infill housing) The formatting of the final document will be worked on before final submission</p> <p>Note comments</p>	<p>Barwood house has been removed as a potential site within the NDP. This site may come forward as part of the development management process.</p>
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				<p><u>filled ground</u> (pit, quarry etc.)</p> <ul style="list-style-type: none"> <li>Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.</li> </ul> <p>The sites historic potentially contaminative use will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p>		
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				<p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p> <p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</p> <p>c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local</p>		
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				<p>planning authority for written approval.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the</p>		
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				<p>developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>Technical notes about the condition</p> <p>1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</p> <p>2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.</p> <p>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</p>		
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				<p>contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>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.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
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**Table 2 Responses from the Consultation Bodies to the SEA Screening Report (Hereford shire County Council)**

<b>Consultation Body</b>	<b>Response</b>
<b>Natural England</b>	No comments received
<b>English Heritage</b>	No comments on the SEA report
<b>Environment Agency</b>	No comments received

**Appendix 1 Regulation 14, Formal Consultation on the Draft Neighbourhood Development Plan for Belmont Rural**

**Screenshots of Web pages**

[Photo Gallery](#)

[Links to Organisations](#)

A small group of volunteers are currently working with planning consultants Kirkwells to prepare a draft plan for consultation. Meetings of the Neighbourhood Plan Steering Group are open to the public and will be advertised here and on notice boards throughout the Parish.

### ***Consultation***

#### **Belmont Rural Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)**

The Belmont Rural Neighbourhood Plan has been published for public consultation. The consultation period runs from **9<sup>th</sup> February to 23<sup>rd</sup> March 2015**

A copy of the plan and supporting documents can be viewed at the Belmont Community Centre, Eastholme Avenue, Belmont, Hereford HR2 7UQ and by clicking on the links below.

Should you wish to make comments on the plan this should be done using the representation form available below or by requesting a copy from the parish clerk at the address below.

Mrs. E. Kelso

Clerk, Belmont Rural Parish Council

c/o 5 Deerhurst Drive

Belmont

Hereford HR2 7XX

Email: [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk)

#### **Consultation Documents**

[Belmont Rural draft Neighbourhood Development Plan - February 2015](#)

[SEA Environmental Report](#)

[HRA Report](#)

[HRA Addendum Report](#)

[Response Form](#)

## Draft Plans (Regulation 14) and Submitted Plans (Regulation 16)

To date, there are 2 submitted plans and 13 draft plans. For further information on this plan please see the Submitted draft plans section below.

### Submitted Plans (Regulation 16)

[Callow and Haywood Group](#)

[Staunton on Wye Group](#)

### Submitted draft plans (Regulation 14)

#### ▼ [Belmont Rural](#)

Belmont Rural Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 9 February 2015.

View the draft plan and accompanying environmental reports below:

- [Belmont Rural Neighbourhood Development Plan \(PDF\)](#)
- [Draft Strategic Environmental Report \(PDF\)](#)
- [Draft Habitats Regulations Assessment \(PDF\)](#)
- [Draft Habitats Regulations Assessment Addendum \(PDF\)](#)

The consultation runs from 9 February 2015 until 23 March 2015.

Please visit the [Belmont Rural Parish Council](#) which contains details on the consultation and how to respond.

All queries and comments to this Draft Plan should be sent directly to the Neighbourhood Development Plan Steering Group/Parish Council via the following email: [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk) and not sent to Herefordshire Council Neighbourhood Planning Team.

### Related pages

- [Submitted Neighbourhood Areas](#)
- [Contact neighbourhood planning](#)

## Draft Plan Response Form Regulation 14 Consultation

Office Use Only  
Consultee No.  
Representation No.

## Belmont Rural Neighbourhood Plan

### Pre-Submission Regulation 14 Consultation

**9<sup>th</sup> February to 23<sup>rd</sup> March 2015 (**

**ALL RESPONSES MUST BE RECEIVED BY midnight 23<sup>rd</sup> March (**  
**2015 (**

### Representation Form (

**PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE**

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your representation refers. (Please indicate with X)

Page Number	
Policy Number	

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

Support	
Object	
Making a Comment	

Please Turn Over

Please use the box below for any comments.

**Thank you for your time and interest. Please return this form to the Parish Clerk, Belmont Rural Parish Council, c/o 5 Deerhurst Drive, Belmont, Hereford HR2 7XX or email to [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk) by no later than midnight, 23<sup>rd</sup> March 2015**

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



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



Inbox x



**bpr-clerk** <clerk@belmontrural-pc.gov.uk>

Feb 8



to adrianbridges5., Brian, Andrew, Ann, Desiree, davidcook, Philip, digingsw, Paula

I am pleased to inform you that the Belmont Rural Neighbourhood Plan has been published for public consultation. The consultation period runs from **9<sup>th</sup> February to 23<sup>rd</sup> March 2015**

A copy of the plan is attached. Copies of the plan and supporting documents can be viewed online at [http://www.belmontrural-pc.gov.uk/Neighbourhood\\_Planning/Neighbourhood\\_Development\\_Plan.aspx](http://www.belmontrural-pc.gov.uk/Neighbourhood_Planning/Neighbourhood_Development_Plan.aspx) and at the Belmont Community Centre, Eastholme Avenue, Belmont, Hereford HR2 7UQ.

Should you wish to make comments on the plan this should be done using the representation form available online (at the web site above) or by requesting a copy from the parish clerk at the address below.

Kind regards

Liz Kelso  
Clerk  
Belmont Rural Parish Council  
c/o 5 Deerhurst Drive  
Belmont  
Hereford HR2 7XX  
Tel: 07722872180  
e-mail: [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk)  
Website: [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk)

Invite distributed to all Parish residents, Annual General Meeting May 2014

## The Parish of Belmont Rural

### Annual Parish Meeting

All electors and residents of the Parish of Belmont Rural are cordially invited to attend the Annual Parish Meeting on

**Thursday 29<sup>th</sup> May 2014**

**At Northolme Community Centre, Northolme Road,  
Belmont**

**Commencing at 7.30pm**

#### Agenda

1. Chairman's welcome
2. Annual Report from Belmont Rural Parish Council
3. Reports from local groups/organisations working within the Parish
4. Presentation on Neighbourhood Development Planning in Belmont Rural
5. Any other business

By order of  
A. Myatt  
Chairman, Belmont Rural Parish Council  
1.05.2014

#### Refreshments available.

The Annual Parish Meeting is sponsored by Belmont Rural Parish Council.  
For further information please contact the Parish Clerk, Mrs. Liz Kelso,  
c/o 5 Deerhurst Drive, Belmont, Hereford HR2 7XX. Tel: 07722872180 or  
e-mail [Belmontrural@yahoo.co.uk](mailto:Belmontrural@yahoo.co.uk)

Extract from Parish newsletter November 2014

## Belmont Rural Newsletter (

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### Neighbourhood Development Plan +

One of the major projects for 2014 is our Neighbourhood Development Plan which looks at land use within the Parish. Helped by consultants, Kirkwells, and supported by some Government grant funding, the plan gives you the opportunity to have your say about what development you might like to see within the Parish, here that should be and which areas should be protected.

The process will seek your views on the draft plan before putting a final version to everyone during a formal referendum which we anticipate will take place next Spring.

In the meantime, look out for your invitation to the consultation event in the near future and if you would like to know more about Neighbourhood Development Plans or would like to join the steering group, please contact Councillor

Adrian Bridges who is Chairman of the Steering Group and whose contact details appear on page 4



Neighbourhood  
Development Plans  
look at policies for  
development within  
the parish

Publicity Material for Draft Plan Consultation, December 2014 – January 2015

# FUTURE DEVELOPMENT IN BELMONT RURAL

Do YOU want to have a say on development in the area?



The draft Parish Neighbourhood Development Plan which considers where development could take place within the Parish is now open for consultation. To view the plan, log on to the website on [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk), come along to our free Consultation Event at Northholme Community Centre, or visit the exhibition at Belmont Community Centre from xxx to 31st December 2014.



Let us know what *you* think.

Copies of the draft plan are also available from the Parish Clerk by calling 07722 872 180 or email: [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk)



*ALL residents of Belmont Rural  
are invited to the*

*Consultation event to discuss  
the draft Neighbourhood  
Development Plan to be held at  
Northholme Community Centre*

*Northholme Road, Belmont*

*On 6th December 2014*

*From 11am—1pm*

**Free refreshments**

Thursday 12<sup>th</sup> March  
7pm - 8.30pm  
At  
Northolme Community  
Centre, Northolme Road,  
Belmont

## Belmont Rural Neighbourhood Development Plan



The draft Neighbourhood Development Plan for Belmont Rural Parish has been published for consultation and your comments are invited until 23<sup>rd</sup> March 2015

A copy of the plan is available at Belmont Library or online at [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk) or from the Parish Clerk at the address below.

Comments should be returned to:

The Parish Clerk  
Belmont Rural Parish Council  
c/o 5 Deerhurst Drive  
Belmont  
Hereford  
HR2 7XX

Email: [clerk@belmontrural-pc.gov.uk](mailto:clerk@belmontrural-pc.gov.uk)  
Website: [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk)

There will be an opportunity  
to view the draft plan and  
make comments at the  
Information Evening  
on  
Thursday 12<sup>th</sup> March 2015 at  
Northolme Community  
Centre

## Belmont Rural Newsletter (

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### Neighbourhood Development Plan

In the last newsletter we outlined what a Neighbourhood Development Plan is and why it is important to the parish you live in. Since then an informal consultation event has taken place at Northolme Community Centre and there has been a display explaining the plan's priorities and policies at Belmont Community Centre.

The formal 6 week consultation on the draft plan started in February when a range of "stakeholders" are consulted on the draft, which is then followed by a formal submission of the plan to Herefordshire Council prior to a referendum when residents will be asked to vote on the plan and its contents.

**If you have not already done so, please take the time to look at the draft plan which is available at Belmont Library, on the Parish Council website ([www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk)) or ask for a copy from the Parish Clerk.**

**Your feedback is vital. The last date for submission of comments is 16th March.**



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