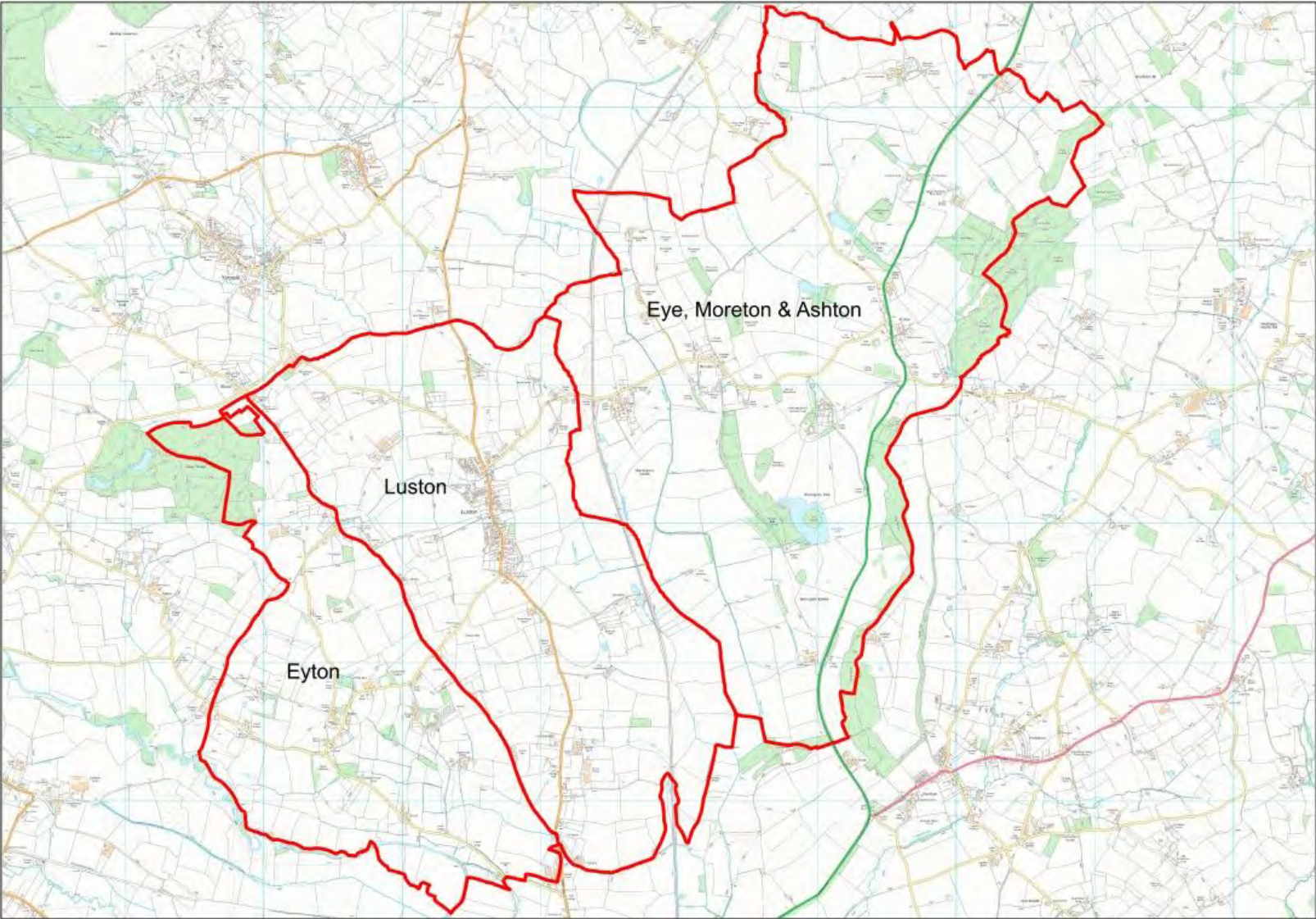


Luston Group Submission
Neighbourhood Development Plan
Consultation Statement
October 2016



Map 1 Luston Group Designated Neighbourhood Area (PSMA Licence no. 100055197)



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Luston Group 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 July 2013, the Group Parish Council made the decision to prepare a Neighbourhood Development Plan for the group of parishes. The area was formally designated by Herefordshire Council on 4th September 2013 and is shown in Map 1 above.

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

2.0 Draft Neighbourhood Development Plan and Informal Public Consultation

- 2.1 A volunteer group of villagers and parish councillors was set up by the Group Parish Council in March 2014 in order to help in the development of the Neighbourhood Development Plan. From an early stage, the Steering Group carried out a questionnaire, the aim was to reach right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) for the development of the Luston Group Neighbourhood Development Plan.
- 2.2 On the 10th and 11th May 2014 the Neighbourhood Plan Steering Group and Luston Group Parish Council held a Public Awareness Weekend at Cawley Hall to ask residents what should be included in the Neighbourhood plan. The results and suggestions were analysed, which formed the basis for the questionnaire. Photos from the event are included at Appendix I, and the data from the events is included at Appendix II.
- 2.3 The questionnaire was produced with the questions formulated from the suggestions and concerns expressed at the above weekend. Guidelines were produced to accompany the process of distributing and collecting the questionnaire.
- 2.4 The questionnaire was distributed in the week following 2nd October 2014 with a closing date for the completed questionnaire as the 27th October 2014.
- 2.5 A total of 605 questionnaires were distributed across the three parishes. 514 completed responses were received (85%). The full questionnaire results are available on the parish website <http://lustonparishes.gov.uk/wp-content/uploads/2015/06/Luston-Group-Parish-Plan-presentation.ppsx>.
- 2.6 The data from the questionnaires was presented to the community in January 2015.
- 2.7 Based on the information gathered from the questionnaire responses and knowledge of the local area, the following were identified as key issues to be addressed in the Neighbourhood Development Plan:
- Small developments of appropriate houses as required (3-5 houses max)
 - Existing residents whose accommodation needs are changing should be able to live comfortably in their own environment
 - Existing settlement boundary should be retained
 - Encourage better sustainable development (over and above present Code for Sustainable Homes and Building Regulations)
 - Affordable housing has to be for local people
 - Any affordable housing should be pepper potted through the community
 - Ensure village remains a village and hamlets remain hamlets
 - Design has to be in keeping with scale and style of neighbouring buildings
 - Streams flood - No development next to the streams
 - Traffic speeds – traffic calming measures
 - Extra footpaths required from Luston to village hall and to farm shop
 - Retain village identity
 - Demarcation gates at either end of village of Luston
 - Pedestrian safety – increase in 30 mph zones (Moreton and village hall area)

- Protect community facilities
- Protect open spaces
- Better bus service
- Support new employment in the parishes
- Protect existing employment
- Support for high speed broadband to assist working from home
- Encourage working from home

2.8 Planning consultants Kirkwells were appointed in March 2015 by the Group Parish Council to provide ongoing professional town planning support and advice.

2.9 The plan was drafted over several months to take account of the views of the residents of the parishes from the questionnaire. A decision was taken at this stage not to include potential housing sites, but include a criteria based management policy to control future development.

3.0 Formal Consultation on the Luston Group Draft Neighbourhood Development Plan – 6 March 2016 to 18 April 2016.

3.1 The public consultation on the Luston Group 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 Luston Group Draft Neighbourhood Development Plan was published for 6 weeks formal Public Consultation from 6 March 2016 to 18 April 2016. The Draft Scoping Report for Strategic Environmental Assessment (SEA) and the Draft Habitats Regulations Assessment of the Neighbourhood Plan was also published for consultation with English Heritage, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The six-week public consultation on the draft Neighbourhood Development Plan, kicked off with a successful event at Cawley Hall on the 6th of March. It was well attended by over 70 local people who were able to look at the draft plan and to ask questions of various members of the Group Parish Council and Steering Group committee members.

3.4 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Luston Group Neighbourhood Development Plan website <http://lustonparishes.gov.uk/neighbourhood-development-plan/> with a link from Herefordshire Council's website <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/luston-group> Screenshots of the websites are included at Appendix III.

- 3.5 Response forms could be completed online at www.lustonparishes.gov.uk, returned to the designated steering group contacts for the parishes, or scanned and e-mailed to clerk.lustongroup@gmail.com.
- 3.6 An e-mail or letter was sent to all Consultation Bodies, including neighbouring Parish Councils, providing information about the consultation dates and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 3.7 The Neighbourhood Development Plan website advised in the Draft that hard copies of all the documents were available on request from the Parish Clerk.
- 3.8 Notice of the Regulation 14 was included in the Parish Magazine (Community Eye) and posted on notice boards around the parishes. This is included at Appendix IV.
- 3.9 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council.
- 3.10 The consultation emails and the response form are included at Appendix V.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan for the consultation 6 March 2016 to 18 April 2016.

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

4.2 Table 2 sets out the comments received on the SEA/HRA

Table 1 – Luston Group Draft Neighbourhood Development Plan – Formal Consultation Responses.

Respondent ID number	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council Consideration	Amendment Number
C.1	Para. 5.3.6 (page 26) and appendix 1 (pp41-43)	Comment	The property currently under construction to the rear of Guernsey Cottage (P151027/F) seems to have been omitted from the list of housing approvals.	Comments noted and agreed	Property added to Paragraph 5.3.5 and Appendix 1
	Policy LG6 (p28) - Criterion (a)	Comment	<p>Herefordshire Council's NDP Guidance Note 20 defines a settlement boundary as 'a line that is drawn on a plan around a village, which reflects its built form' and 'the area where a set of plan policies are to be applied'. Given that the new property on the Guernsey Cottage site is situated outside the current settlement boundary, the first such approval since its establishment, then the boundary is already out of date. Moreover, the proposed criterion to allow development adjacent to the settlement boundary implies a continually evolving boundary, resulting in a creeping expansion of the built form of the village. Shouldn't we have either a well-defined static boundary, sufficient to accommodate the required growth, or none at all?</p> <p>In any event, settlement boundaries are now redundant, as they are currently being ignored by the planning authority. If, however, a boundary <i>is</i> deemed desirable, then wouldn't the most appropriate solution be to extend it to conform with the conservation area boundary?</p>	Comments noted and agreed	Amend settlement boundary to reflect planning approvals.
	Whole Plan	Comment	<p>Allocation of Land for New Development:</p> <p>I note that the draft plan doesn't indicate any potential sites for development. Longer established councillors will recall the exercise undertaken by the UDP Working Group in 2001, where a variety of proposals were tabled. Most of these suggestions would seem to be still valid, and extending the settlement boundary to at least that of the</p>	<p>Comments noted.</p> <p>Further discussions have taken place with Herefordshire Council who have indicated that the Plan needs to identify sites for housing, to ensure general conformity with the Core Strategy.</p>	Housing section amended to include consultation and allocations. Map 3 amended to identify potential sites.

Respondent ID number	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council Consideration	Amendment Number
			<p>conservation area would encompass virtually all of them. For those not familiar with the earlier proposals, I have attached a document from the period.</p> <p>[Attached document highlights UDP Preferred Proposals]</p>	<p>Further work has been undertaken by the Steering Group to identify potential sites for allocation. Informal Consultation has taken place and sites are being allocated in the submission version of the plan</p>	
C.2	Whole Plan	Support	<p>Having studied the comments made by official bodies responding to the Luston Group draft of the NDP, it appears that the main issue surrounds our deliberate strategy <u>not to allocate specific land for development</u>. The location of 24 dwellings to be built between 2016 and 2031, which are in addition to the estimated “windfall”, is in question. Will we be able to meet the quota of dwellings required by the Core Strategy?</p> <p>In mitigation of this decision, and to allay any fears on this matter, I would like to draw attention to a few factors which support this approach:</p> <ol style="list-style-type: none"> 1. The main reason for the Localism Act in 2011 was to allow local communities to have a greater autonomy over decisions affecting changes and developments in the locality. 2. The land within Luston Group of Parishes is made up of Principle Settled Farmland, Wet Pasture Meadows and Estate Farmlands. There is an acute shortage of the pool of brownfield sites to be found in towns and industrial villages. 3. Three very significant decisions were made by the community relevant to my comments: <ol style="list-style-type: none"> a) Only small scale developments of up to 5 dwellings were to be built at a time. It was strongly expressed that a policy was put in place which did not encourage unsolicited irrelevant large developments of a speculative nature, but one which put the needs of the local community first. The desire for an organic method of growth based on local historical patterns was paramount. b) The non-allocation of specific parcels of development lands 	<p>Comments noted.</p> <p>Further discussions have taken place with Herefordshire Council who have indicated that the Plan needs to identify sites for housing to ensure conformity with the Core Strategy</p> <p>Further work has been undertaken by the Steering Group to identify potential sites for allocation. Informal Consultation has taken place and sites are being allocated in the submission version of the plan</p>	<p>Housing section amended to include consultation and allocations. Map 3 amended to identify potential sites</p>

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			<p>c) To allow development within the existing settlement boundaries and adjacent to it.</p> <p>4. We have been told that the NDP will provide us with a powerful set of tools to ensure that the right types of development are delivered. For this we need certain strategies to be in place which give us the flexibility needed to shape and direct developments over time, allowing for future unforeseen changes that may occur to be taken on board.</p> <p>5. Within the settlement of Luston there are at least two areas of land on which up to 5 dwellings could be built. Adjacent to the boundary there are at least 13 areas of land each of which could easily accommodate in excess of 4 dwellings.</p> <p>This means that there are at least 15 potential sites inside and adjacent to the settlement boundary of Luston on which 24 additional dwellings could be built over a period of 15 years at an average of 4 dwellings per site. i.e. 6 sites with one development every 2.5 years. Of course, one big development of 24 houses on one site would be an alternative solution but this is neither what is needed by this community nor would it be a sustainable development. So, this demonstrates that there is more than sufficient land available to achieve our goal, a fact which should quell the fear that there might be less development than the threshold required by the Local Plan/Core Strategy. Whether each potential development is “of the right type in the right places and at the right time to support growth and innovation” (NPPF – Planning Policies para 7) will be the subject of future decision making by the residents within the community and within the parameters of the NDP criteria and policies.</p>		

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
S.1 Herefordshire Council (Statutory Consultee)	Whole Plan	Support	<p>This Neighbourhood Plan is well researched and incorporates details and conclusions taken from consultations held with the Parishioners.</p> <p>The policies take into consideration the NPPF and the Herefordshire Local Plan (Core Strategy) and provide further detail on the higher level policies whilst in the main remaining in general conformity.</p> <p>The one area of concern is that there is a tight settlement boundary around the village of Luston and there are no site allocations within the Plan. This means that it is difficult to demonstrate how the residual housing growth of 24 dwellings will come forward as there is already a windfall identified (20 dwellings). The plan needs to demonstrate that the delivery of the housing growth within the Group Parish is likely to come forward within the Plan period. It is acknowledged that within Policy LG6 it states within or adjacent to the settlement boundary however it also states that sites should be small scale between 3-5 dwellings, therefore can the Parish prove that sufficient small-scale sites are likely to come forward within or adjacent to the boundary within the Plan period to make 24?</p>	<p>Comments noted.</p> <p>Further discussions have taken place with Herefordshire Council who have indicated that the Plan needs to identify sites for housing to ensure conformity with the Core Strategy</p> <p>Further work has been undertaken by the Steering Group to identify potential sites for allocation. Informal Consultation has taken place and sites are being allocated in the submission version of the plan</p>	Housing section amended to include consultation and allocations. Map 3 amended to identify potential sites
	Whole Plan	Comment	Policies in general conformity with Core Strategy with exception of LG5 and LG6. In addition, comments are made on LG10, LG12 and LG13 (please see below).	Comments noted. Addressed in other considerations	No change
	LG5 - Flood Risk, Water Management and Surface Water Run-off	Comment	All new development proposals should be located in accordance with the Sequential and (where appropriate) Exception Tests set out in National Planning Policy (NPPF paras. 100-104). They must also have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire.	Comments noted. Amend accordingly	Remove 'residential' from first sentence of Policy LG5
	LG6 - Scale and Type of New Housing in Luston	Comment	There is a lack of clarity over the approach to accommodating the housing growth target here. Whilst the windfall forecast and existing commitments and completions have accounted for 31 of the minimum target,	<p>Comments noted.</p> <p>Further discussions have taken place with</p>	Housing section amended to include consultation and allocations. Map 3 amended to identify potential sites

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			<p>no allocation appears to have been made for the remaining 24. Any housing proposals that may come forward that aren't the subject of a site allocation are defined as windfall sites.</p> <p>Without a site allocation to accommodate the remaining 24, it is difficult to see how the minimum target is going to be delivered by relying exclusively on these windfall sites coming forward. Happy with the comments re affordable (housing)</p>	<p>Herefordshire Council who have indicated that the Plan needs to identify sites for housing to ensure conformity with the Core Strategy</p> <p>Further work has been undertaken by the Steering Group to identify potential sites for allocation. Informal Consultation has taken place and sites are being allocated in the submission version of the plan</p>	
	LG10 - Supporting and Enhancing Existing Small Scale Local Employment	Comment	This policy could act as more of a supplement to the equivalent Core Strategy policies, rather than echoing them, by applying them more to a local context. For instance, are there existing employers in the village to whom support should be given?	<p>Comments noted.</p> <p>The Group Parish Council do not wish to include any specific employment sites</p>	No change
	LG12- Protection of Open Spaces	Comment	There isn't any case for saying that these cannot be designated in policy terms. However, their Open Countryside locations away from the main settlement suggest that it may not be necessary to, as development is unlikely to be permitted in these locations. Could protection be afforded to the school's playing fields on account of their recreational value?	Comments noted and agreed.	Amend Policy LG12 to include Luston School Playing Fields
	LG13- Protection and Enhancement of Local Community Facilities	Comment	This policy could act as more of a supplement to the equivalent Core Strategy policies, rather than echoing them, by applying them more to a local context. For instance, are there any particular existing community facilities which should be given protection?	<p>Comments noted and agreed.</p> <p>The Group Parish Council consider it important to include a list of community facilities for protection</p>	Include list of community facilities in Policy LG13
	Affordable housing	Comment	There are several places within the document where Herefordshire Council is referred to as Herefordshire district council. Just to let you know the correct term is Herefordshire Council and not district council.	<p>Comments noted. Amend accordingly</p> <p>Further discussions have taken place with</p>	<p>No change.</p> <p>Housing section amended to include consultation and</p>

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
			Concerns that the delivery of affordable housing will not be met in the parish because there is no requirement to provide affordable housing on sites less than 10 units and this plan outlines the requirement for small scale development of 3-5 units.	Herefordshire Council who have indicated that the Plan needs to identify sites for housing to ensure conformity with the Core Strategy Further work has been undertaken by the Steering Group to identify potential sites for allocation. Informal Consultation has taken place and sites are being allocated in the submission version of the plan	allocations. Map 3 amended to identify potential sites
	Economic development	Comment	There does not appear to be any development identified in terms of housing or employment over and above that outlined in the Core Strategy. Therefore, some general comments on the key issues identified through the NDP questionnaire are as follows: <ul style="list-style-type: none"> • Small developments of appropriate houses as required (3-5 houses max) - only 44 further dwellings required across the whole of the parish up to 2031 so this would seem a sensible rate of growth. • Existing residents whose accommodation needs are changing should be able to live comfortably in their own environment – no comment. • Existing settlement boundary should be retained – accept where NPG has identified that the constraints imposed by the topography and geography will limit housing growth (5.3.5). In order that this does not become a significant constraint on development the Neighbourhood Plan will allow development to be adjacent to as well as within the settlement boundary at Luston. • Encourage better sustainable development (over and above present Code for Sustainable Homes and Building Regulations) – agreed. 	Comments noted	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
			<ul style="list-style-type: none"> • Affordable housing has to be for local people – Luston Group has a higher proportion of over 65's compared to the rest of England. The NPG also states that three other key issues are supporting new employment, protect existing employment and encourage working from home. There needs to be an adequate skill set in order to achieve this. Is this already present within the parish or does affordable housing need to be made available to all? • Any affordable housing should be pepper potted through the community – agreed. • Ensure village remains a village and hamlets remain hamlets – no comment. • Design has to be in keeping with scale and style of neighbouring buildings - is this possible given that the parish has a greater number of larger homes compared to the rest of Herefordshire? • Streams flood - No development next to the streams – agreed. • Traffic speeds – traffic calming measures – no comment. • Extra footpaths required from Luston to village hall and to farm shop – no comment • Retain village identity – no comment. • Demarcation gates at either end of village of Luston – no comment • Pedestrian safety – increase in 30 mph zones (Moreton and village hall area) – no comment. • Protect community facilities – growth within the village will help to support and enhance these services and facilities which is particularly important to rural areas who are finding it increasingly difficult to retain existing facilities. • Protect open spaces – no comment. • Better bus service – no comment. • Support new employment in the parishes – how will this be achieved, what employment opportunities have been identified? 	<p>Comments noted. The Group Parish Council consider Affordable Housing should be made available for local people in the first instance.</p> <p>Comments noted. This relates to buildings heights, scale and plot ratios.</p>	

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			<ul style="list-style-type: none"> • Protect existing employment – what measures are in place to do this? Is there a baseline of existing businesses? Is there a skills gap? • Support for high speed broadband to assist working from home – see Fastershire.com • Encourage working from home – agreed. 		
	Environmental Health – Dust, noise pollution	Comment	<p>Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development.</p> <p>We suggest clarification of policy LG1 by adding an amendment: h) Windfall or other sites identified for housing development must not impacted detrimentally by existing agricultural or commercial development.</p>	Comments noted and agreed.	Add additional criterion into LG1 as (g) Housing development must not be impacted detrimentally by existing agricultural or commercial development or vice versa. and re number existing g to (h)
	Environmental Health – Contaminated land	Comment	<p>Apart from the sites mentioned in Appendix 1 – ‘Housing Approvals (2000-2016)’ - which are sites which are awaiting or have already been granted planning approval, no other specific sites have been identified in this plan and as such I would advise: Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <p><u>General comments:</u> 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. It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p>	Comments noted	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
			<p>Finally, it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
S2 Welsh Water Dwr Cymru (Statutory Consultee)	Whole plan	Support	DCWW are supportive of the aims, objectives and policies set out.	Comments noted	No change proposed
	LG5 - Flood Risk, Water Management and Surface Water Run-off	Support	Particularly pleased to note the references throughout towards the provision of sustainable drainage systems in new development, and in particular wish to applaud the inclusion of Policy LG5.	Comments noted	No change
	Public sewerage network and waste water treatment works (WwTW)	Recommend new policy	<p>There is no specific reference to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from the amount of new development proposed, and feel the addition of the following (in line with Policy SD4 of the CS) policy would provide the assurance that new development will only be permitted where the capacity of the public sewerage network and/or WwTW allows:</p> <p><i>New Policy: Public sewerage network and wastewater treatment works (WwTW)</i></p> <p><i>Development that may result in the capacity of the public sewerage network and/or the Luston & Yarpole wastewater treatment works (WwTW) becoming overloaded will not be permitted.</i></p> <p><i>In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</i></p>	Comments noted. Amend Policy LG1 and supporting text accordingly.	Additional criterion in LG1 as follows: <i>“(h) Development that may result in the capacity of the public sewerage network and/or the Luston & Yarpole wastewater treatment works (WwTW) becoming overloaded will not be supported. Development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).”.</i>

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	Extent of public sewerage network	Change suggested	The public sewerage network within the Group Parish area only extends to the settlement of Luston (as well along Yarpole Lane towards the settlement of Yarpole, and the area around Cawley Hall Village Hall). As such, in those unserved locations alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the CS.	Comments noted. Include in supporting text	Supporting text amended accordingly
	Available capacity at Luston and Yarpole WwTW	Comment	It is unlikely that there is available capacity at the Luston and Yarpole WwTW to accommodate the foul flows from the remaining number of units proposed within the Neighbourhood Plan. There are no improvements planned at the WwTW within our current regulatory investment programme (Asset Management Plan 6 - 2015-2020). If the remainder of development is to progress in advance of our future regulatory improvements, it will be necessary for a feasibility study to be undertaken on the capabilities of the WwTW at the developer's expense. The conclusion of the study will determine the upgrade works required. It is difficult to provide further detail with regard to the capability of our assets to accommodate the level of growth proposed in the Neighbourhood Plan as no sites have been specifically allocated. Therefore, when planning applications are submitted for new housing development within the Group Parish area, we will provide consultation responses when consulted by HC.	Comments noted. Include in supporting text	Supporting text amended accordingly
S3 Historic England (Statutory Consultee)	Whole Plan	Support	Supportive of the vision and objectives set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character. Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.	Comments noted	Supporting text amended accordingly.
S4 Natural England (Statutory Consultee)	Policy LG2 – Design of Development in Luston Group	Change suggested	We welcome this policy and advise expanding it to include more about green infrastructure, to protect existing green infrastructure within the boundary of the plan area and to promote creation of new green infrastructure if new development proposals come forward. Such green infrastructure could include traditional orchards and	Comments noted. Include additional criterion in Policy LG2	Additional criterion added to Policy LG2 "Protect and where possible enhance the green infrastructure network.

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			<p>woodland within the Luston parish boundaries and other environmental assets in the area to preserve the existing ecosystem network. You may find it helpful to refer to the Herefordshire Green Infrastructure Study (2010).</p> <p>Multi-functional green infrastructure 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.</p>		
	Policy LG3 – Protecting and enhancing local landscape character and views	Comment	We welcome this policy and refer you to our advice on Policy LG2 - Design of Development in Luston Group.	Comments noted	No change
	Policy LG9 – Sustainable Transport	Change suggested	Welcome this policy and would like to add that provision of cycle networks are both beneficial to health and well-being for local and visiting residents.	Comments noted	No change
	Policy LG11 – Protection of green spaces	Comment	Welcome this policy and refer you to our advice on Policy LG2 - Design of Development in Luston Group.	Comments noted	No change
	Habitats Regulations Assessment (HRA) Report	Change suggested	Agree with the conclusion that the Luston Group Plan will not have a likely significant effect on the River Wye Special Area of Conservation (SAC) and Downton Gorge SAC. Advise that it is made clearer in the report how and why the report concludes no likely significant effect on the Downton Gorge SAC.	Comments noted	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
S.5 Environment Agency (Statutory Consultee)			No representation received.	No response suggests happy with plan or no adverse comments to make	No change.
S.6 Highways Agency (Statutory Consultee)			No representation received.	No response suggests happy with plan or no adverse comments to make	No change
S.7 Network Rail	Whole Plan	Comment	<p>Network Rail would draw the parish council's attention to the following (which applies to England only): The Town and Country Planning (Development Management Procedure) (England) Order 2015. Publicity for applications for planning permission within 10 metres of relevant railway land.</p> <p>16.— (1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.</p> <p>(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.</p> <p>(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.</p> <p>(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.</p> <p>(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.</p>	Comments noted. This is a matter for Herefordshire Council within their Development Management function.	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
			<p><u>Level Crossings</u> Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:</p> <ul style="list-style-type: none"> By a proposal being directly next to a level crossing By the cumulative effect of development added over time By the type of crossing involved By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing By developments that might impede pedestrians' ability to hear approaching trains By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing. <p>Herefordshire Council have a statutory responsibility under planning legislation (<i>Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010</i>) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as Luston Group Parish Council will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.</p> <p>Whilst Network Rail has no objection in principle to the Draft Neighbourhood Development Plan by Luston Group Parish Council, we would request the opportunity to comment on any future planning applications should they be submitted for sites within 10 metres of relevant railway land as we may have more specific comments to make (further to those above).</p>		

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
S.8 The Coal Authority	Whole Plan	Comment	No specific comments to make.		No change
			FOLLOWING SUBMISSION RECEIVED AFTER 18 APRIL 2016 DEADLINE.		
S.9 CPRE Herefordshire	Whole Plan	Comment	Do not have your detailed knowledge of the area. Suggestions therefore reflect CPRE's national concern for the rural landscape as a whole.	Comments noted	No change.
	LG3 Protecting and enhancing local landscape character and Views	comment	<p>LG3.1 consider including 'heritage assets and buildings of statutory and non-statutory heritage' to ensure that development does not only take into account listed buildings. Some neighbourhood plans list heritage assets in addition to listed buildings and scheduled monuments. This could include any landscape or built feature the community thinks is significant and contributes to the unique character of the place including historic farmsteads and houses, signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks.</p> <p>LG3.2 after 'habitats to be preserved and enhanced' - consider including 'woodland, orchards, meadows, margins of agricultural fields and local green spaces'. Possible additional point to protect:</p> <p>a) landscape by requiring development proposals to provide detailed landscape impact analysis and to demonstrate how proposals have been designed to enhance local landscape character and reduce potential urbanisation; and to take account of local topography (should not break the skyline?).</p> <p>b) orchards by requiring developers to demonstrate that removal will not reduce biodiversity or cause loss of wildlife habitat, and requiring developers to replace lost orchards with varietal fruit species traditional to the local area in landscaping schemes of at least equivalent size to that lost.</p> <p>c) surface and sub-surface archaeology – ensure unknown and potentially significant deposits are identified and appropriately considered during development.</p>	<p>Comments noted. Amend criterion 1 accordingly</p> <p>The Group Parish Council do not wish to include a list of Local Heritage Assets.</p> <p>Comments noted. Amend criterion 2 accordingly</p> <p>Comments noted. Criterion a) would be onerous for all development as the landscape is not nationally designated. Criterion b) Biodiversity loss is covered in The NPPF and Herefordshire Core Strategy.</p> <p>Comments noted and agreed</p>	<p>Amend Policy LG3 criterion 1. To replace 'historic buildings' with 'heritage assets and buildings of statutory and non-statutory heritage'</p> <p>Add additional criterion into LG3</p>
	Possible new Infrastructure Policy	Comment	To include: high speed broadband, mobile phone infrastructure, renewable or low carbon energy	Comments noted. The Group Parish Council consider that these are	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/	Comments received	Group Parish Council consideration	Amendment Number
			<p>developments, including solar, heat pumps and water power.</p> <p>Points to consider: scale of the proposal (e.g. 90 metre wind turbines/ 30+ acres of solar panels); impact on the open countryside or landscape; the site and design in relation to existing buildings, or proposed development intended to serve; impact on public safety and safe use of PROWs; neighbouring properties/ activities in terms of noise, vibration or electromagnetic or other types of interference; who it services (local community, groups of houses, individual properties); what happens to the infrastructure when it is no longer in use, for example and agreement with the LPA to return the site to its original state.</p>	strategic matters to be addressed by Herefordshire Council.	
	LG 10	Comment	<p>Proposals for large scale employment activities including large scale industrial farming development such as intensive poultry/ cattle rearing units and large scale polytunnels. Points to consider: limitations of the local highway network, impact on the landscape and historic built environment; impact on ecology and biodiversity, drainage and flooding issues and impact on residential amenity.</p>	Comments noted. The policy relates to small-scale employment activities. Large scale employment is addressed through the Herefordshire Core Strategy.	No change

Table 2 – Comments received on SEA/HRA

Consultation Body	Comments received
Natural England	<p>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.</p> <p>Habitats Regulations Assessment (HRA) Report</p> <p>We confirm that having read the Habitats Regulations Assessment (HRA) Report we agree with the conclusion that the Lustons Group Plan will not have a likely significant effect on the River Wye Special Area of Conservation (SAC) and Downton Gorge SAC. We would advise that it is made clearer in the report how and why the report concludes no likely significant effect on the Downton Gorge SAC.</p> <p>Environment Report</p> <p>Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>

5.0 Modifications Following Regulation 14 Consultation

- 5.1 Following the Regulation 14 consultation period, Herefordshire Council required for clarification as to how the 24 houses needed in Luston could be accommodated in areas within or adjacent to the village settlement boundary (as our draft plan suggests). After extensive researches and visits to potential sites, the Luston Group Parish Council Neighbourhood Development Plan Steering Group has identified possible areas where development could be allowed to take place. The identification of these sites and their addition to the Plan means a slight modification to that presented in the Regulation 14 period; therefore, needing further public comment before inclusion in the draft Neighbourhood Development Plan.
- 5.2 A public “drop in” consultation session was held to view these at The Balance Inn on Thursday 7th July 2016 between 3pm and 8pm, where residents were able to discuss and comment on them with members of the Group Parish Council and Neighbourhood Development Plan Steering Group. All residents in the Group Parish, and especially those who live in Luston, were invited to attend.
- 5.3 This event was publicised around the parishes and on the website. Screenshots and information is included at Appendix VI
- 5.3 The following table is a record of responses made at the event.

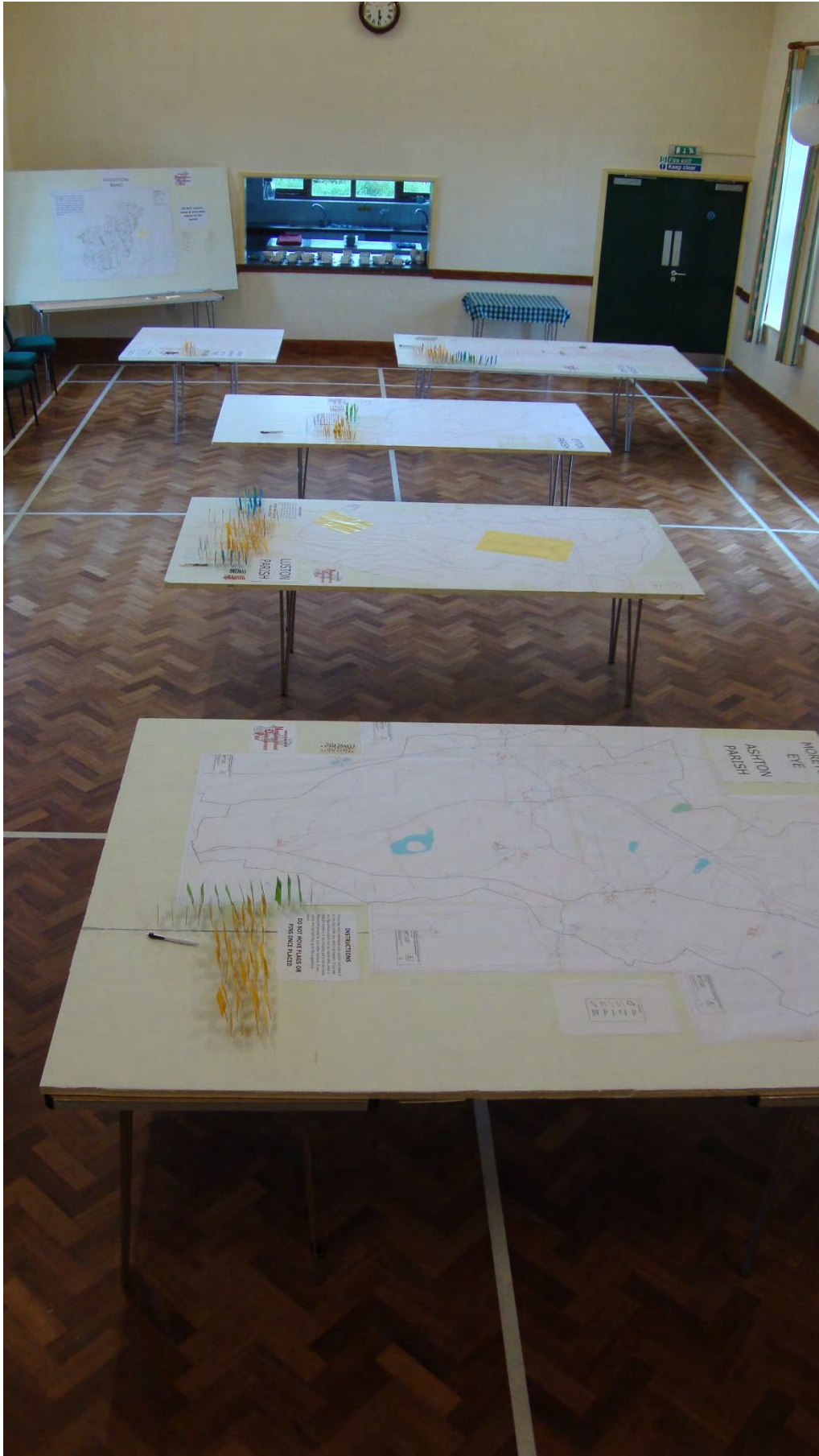
Respondent id number	Section/ Policy Number	Support/ Object/ Comment/ Recommend change/etc.	Comment	Group Parish Council Consideration
C.1	Potential development sites	Object	The village settlement boundary should be respected as it keeps the village in its original state. Property currently under construction to the rear of Guernsey Cottage (P151027/F) seems to have been omitted from the list of housing approvals.	Comments noted. Whilst this is the village ideal, as advised by Herefordshire Council, in order for the Neighbourhood Plan to progress to fruition, the ability to accommodate the housing growth figures has to be shown. Amend appendix 1 to include Guernsey Cottage
C.2	Potential development sites	Comment	FACTUAL INFO: Oil pipeline crosses the field to the north/north west of the village, across Yarpole Lane and then the 'B' road. This is a high pressure line, the company has strict rules and regulations regarding any disturbance of ground within certain distances around it (at least 30 metres??). This would mean that there is no room for the most northerly of the sketched in groups of 5 properties. Yarpole lane floods and cuts off access for residents regularly each year, mostly due to run off from both the Yarpole hill and hill behind Luston Court to the north.	Comments noted in selection of sites. Development site amended to reflect position of pipeline Development can improve surface water flooding issues

Respondent id number	Section/ Policy Number	Support/ Object/ Comment/ Recommend change/etc.	Comment	Group Parish Council Consideration
C.3	Potential development sites	Support	I will consider applications on our ground.	Comments noted
C.4	Potential development sites	Support	[Support box ticked.]	Comments noted
C.5	Potential development sites	Support and Comment	With the national housing and homelessness crisis I feel that the homes that are planned for Luston could and possibly should be affordable homes/ social housing – sadly lacking in Luston. Building expensive detached housing does nothing to alleviate the housing crisis that we are in. Affordable housing will attract young families and help sustain the valuable school.	Comments in selection of sites. Affordable Housing provision is required on sites of 11 or more dwellings
C.6	Potential development sites	Support	[Support box ticked.]	Comments noted
C.7	Potential development sites	Support and Comment	Limiting developments to smaller sites ensures that larger developments built solely for maximising profits with no care for the community do not get built.	Comments noted in selection of sites
C.8	Potential development sites	Support and Comment	Smaller developments limited to five properties ensures, in my opinion, space for families to enjoy their homes. If we allow developers to squeeze in as many homes onto a site as possible to maximise profits this is a detriment to family life and can lead to antisocial disputes.	Comments noted in selection of sites
C.9	Potential development sites	Comment	We do not need further housing in Luston (a full house) overdevelopment and the roads are very dangerous as it is. More houses means more traffic.	Comments noted. Whilst this is the village ideal, as advised by Herefordshire Council, in order for the Neighbourhood Plan to progress to fruition, the ability to accommodate the housing growth figures has to be shown.
C.10	Potential development sites	Support	Provides possible sites for more houses but still retains existing boundary.	Comments noted and agreed
C.11	Potential development sites	Object and Comment	<ol style="list-style-type: none"> 1. 136/215 (OS487636) east and north of Luston Court: suggest that <u>more</u> than 5 houses be built here. 2. 136/216a (OS487634) field south of Eye lane and east of Holywell Cottages: not suitable for building as the field is very wet, but some of the land could be used to build a path or extend/ widen the road. 3. The area between Yarpole lane and Townsend Park – 3 x 5 dwellings – is OK but access/ egress must be through 	<p>Comments noted in selection of sites</p> <p>Development can improve surface water flooding issues.</p>

Respondent id number	Section/ Policy Number	Support/ Object/ Comment/ Recommend change/etc.	Comment	Group Parish Council Consideration
			Townsend Park for safety reasons. Access on to the main road or onto Yarpole lane is not safe.	
C.12	Potential development sites	Comment	To stay well outside settlement area, the following would not impede on the village either in looks or access or add overmuch extra traffic. [Preferences are:] 1. 136/214 rear to existing 'new' development with part road access already in place 2. 136/223 behind existing properties, would not detract from village. 3. 136/216 and 136/221 both accessible, again would not detract from village.	Comments noted in selection of sites.
C.13	Potential development sites	Object and Comment	[136/214] Main objection/ worry is the access. Whilst each cul-de-sac entry will take transport from 5 house(s), when they meet at the foot of even no's only all estate traffic will meet at a point where there is almost always a large vehicle parked. Also access to the B4361 is nearly blind access from the Leominster side and you have to come out as far as possible to see what is coming from the Ludlow side. Most Townsend Park would strongly feel that access should be from Yarpole lane.	Comments noted in selection of sites
C.14	Potential development sites	Object, Support and Comment	Site 136/219 is unsuitable as the access is very poor – narrow and is a heavily used public right of way. The visibility for the access is very poor and the visibility splays outside the control of any applicant. Any development would look directly into both Highfield and Sunnymead and be a lack of privacy. 136/214 is a good site for development. It continues the estate road installed in the 1970s and has good access. 136/216 and 136/221 agree with comments on 'Statement of Intent'. 136/215 this could be an opportunity to improve Eye lane. However, why not look at putting an access onto the B4361 and look at extending the speed limit back.	Comments noted in selection of sites

Respondent id number	Section/ Policy Number	Support/ Object/ Comment/ Recommend change/etc.	Comment	Group Parish Council Consideration
C.15	Potential development sites	Support and Comment	<p>The suggestions as proposed maintain much of the integrity of the village. However, vehicular access may become a problem particularly if existing highways are utilised or extended (Eye lane, Yarpole lane). Infrastructure – electric and water supply need serious consideration. 5 dwellings potentially have 10+ vehicles.</p> <p>Thank you for the effort you have made on behalf of the community.</p>	Comments noted in selection of sites.
C.16	Potential development sites	Support and Comment	Very impressed with the marked up village plan showing possible areas of development. Clearly a lot of effort has been made to present a meaningful and logical solution to providing future village housing.	Comments noted in selection of sites.
C.17	Potential development sites	Support and Comment	Although generally supporting the additional allocated sites we are concerned about the possible impact of the additional vehicular traffic associated with an additional 10 properties entering and exiting from Townsend Park onto the B4361 at this narrow junction (136/214 a, b, c).	Comments noted in selection of sites.
C.18	Potential development sites	Comment	<p>Re: 136/214 Concern re: road access through Townsend Park and on to Yarpole lane. Both spurs of Townsend Park are narrow and with on road parking, particularly at the lower end of Townsend Park, there are safety issues for visibility. Access on to Yarpole lane and its junction with the main road is also a concern re safety.</p> <p>This draft neighbourhood plan reflects a lot of careful preparation and we would like to thank those concerned for their time and care that has gone in to creating the map and statement of intent.</p>	Comments noted in selection of sites.







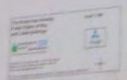


NORDAN BANK AND PART OF THE BROAD

INSTRUCTIONS

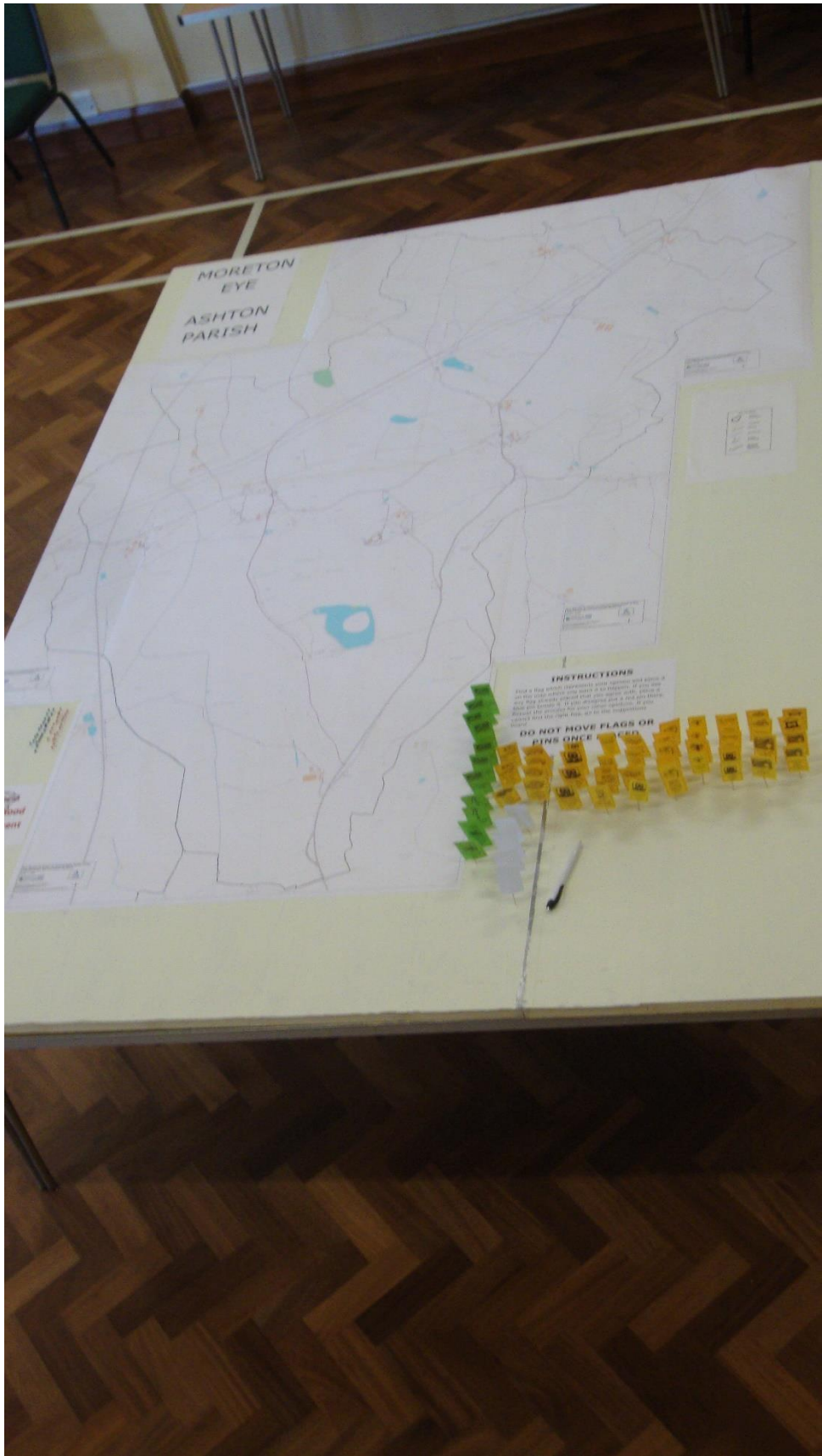
Find a flag which represents your opinion and place it on the map where you want it to happen. If you see any flag already placed that you agree with, place a blue pin beside it. If you disagree put a red pin there. Repeat the process for your other opinions. If you cannot find the right flag, go to the suggestions board.

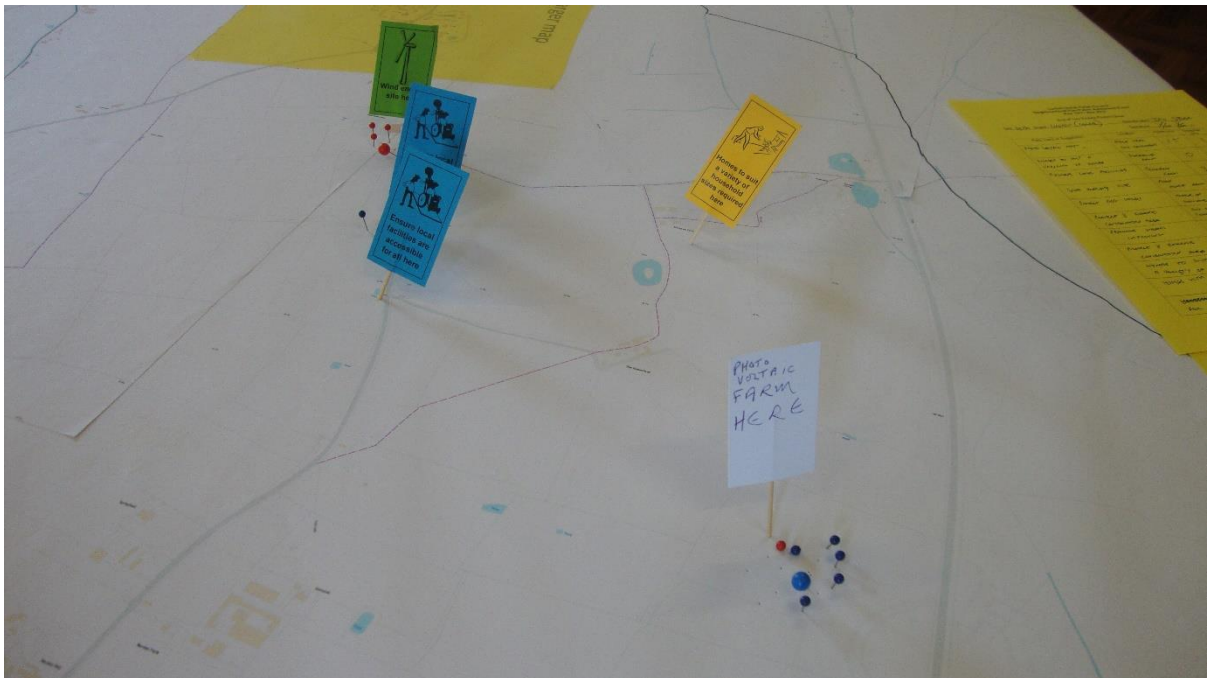
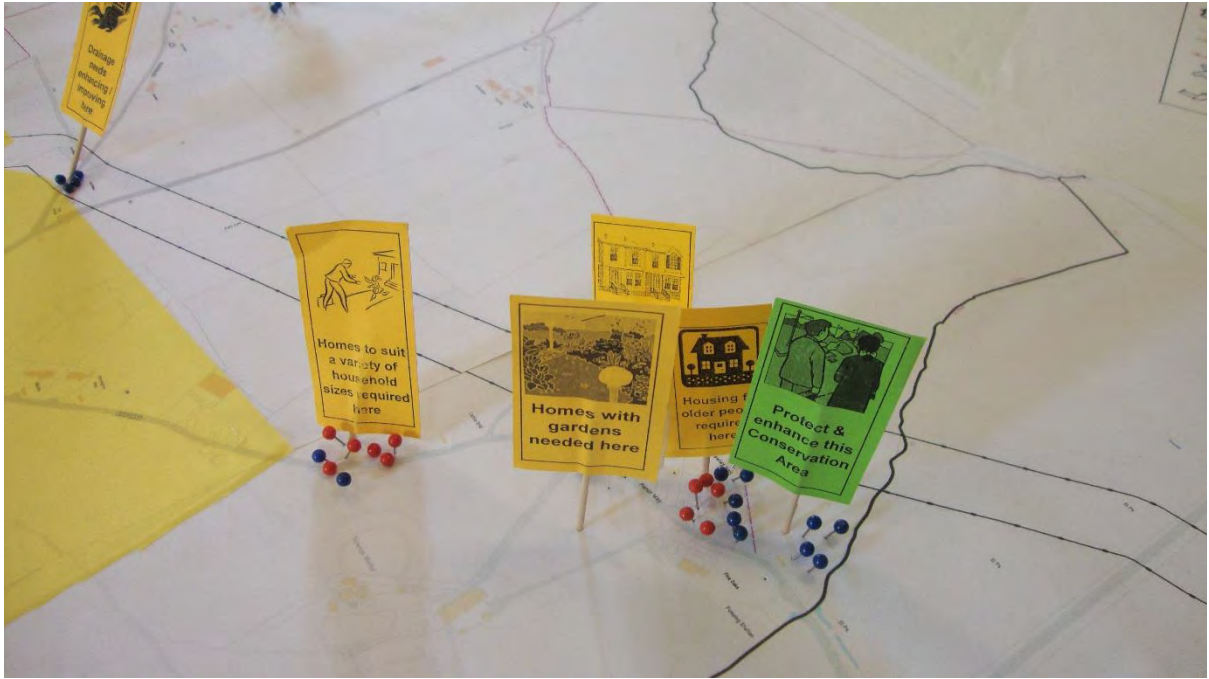
DO NOT MOVE FLAGS OR PINS ONCE PLACED











Appendix II – Data analysis from public awareness event 10 – 11th May 2014

Luston Group Parish Council.

Neighbourhood Plan Public Awareness Event.

10th – 11th May 2014.

Data Sheets.

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston - Traffic Board					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
21	Footpath to Cawley Hall	Luston	11	0	11
5	40MPH speed limit past Quarry Farm	B4361 (South)	12	2	10
2	30MPH speed limit along the whole of Eye Lane	Eye Lane	10	2	8
6	Path to Quarry Farm	B4361 (South)	7	0	7
1	Walkway to be erected	A49 Ashton	4	0	4
3	Road used as a "Rat Run"	Eye Lane	4	0	4
4	Walkway Here	Eye Lane	4	0	4
13	Traffic Calming (ramp at each end of Luston village)	Luston	4	0	4
22	Limit to traffic speed & volume	Eyton Lane	4	0	4
16	Speed restrictions needed	Venoms Lane	4	1	3
19	Off road parking	Littlebrook cottage	3	0	3
20	Pavements too narrow	Luston	3	0	3
9	Bollards needed here	Opp. Westland View Luston	2	0	2
10	Improve existing parking spaces here	Eye Lane	2	0	2
17	Traffic Calming (ramps)	Opposite Bannut tree	2	0	2

Page 1 of 2

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston - Traffic Board					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
7	Bollards needed here	B4361 (South)	1	0	1
11	Bollards needed here	B4361 (North) Yarpole Lane	3	2	1
18	Traffic Calming	Yarpole Lane	1	0	1
8	Reduce hedges encroaching on footpaths	Luston	0	0	0
12	Road used as a "Rat Run"	Yarpole Lane	0	0	0
14	Definitely no traffic calming or speed bumps	Eyton Lane	0	0	0
15	Speed restrictions needed	Eyton Lane	0	0	0

Page 2 of 2

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston Village - General & Other					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
6	Maintain settlement boundaries	Luston	20	0	20
12	Protect Orchard	Guernsey Cottage	15	1	14
14	Restaurant / shop complex needed here	The Balance	16	2	14
36	Photo Voltaic Farm	Field near The Homestead	15	1	14
5	Protect enhance open area / open space	Opposite Upper Court	11	0	11
19	School parking provision	The school	10	0	10
53	Houses for development	Appleys Barn in Eye Lane	10	0	10
2	Garage / building needs improving	Lustonbury Corner	8	0	8
34	Drainage needed	Yarpole lane	8	0	8
15	No back garden development	Martimer House & Martimer Cottage	9	2	7
21	New playing fields	The school	7	0	7
16	Housing here	The Barns	6	0	6
25	Very dangerous access (Townsend park to B4361)	Townsend Park	6	0	6
29	Demolish barn	Appleys Barn opp "Dog shit alley"	6	1	5
42	Protect / enhance open area / open space	Yarpole Lane wood	5	0	5

Page 1 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston Village - General & Other					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
4	Nature Area	Lustonbury Corner	4	0	4
11	Shared equity homes / retirement homes	Behind chapel	4	0	4
13	This would make a good shop / cafe	The Chapel	4	0	4
20	Protect school playing fields	The school	4	0	4
27	Not suitable for housing	Holy well	4	0	4
47	Protect / enhance conservation area	Near Five Oaks	4	0	4
38	Protect local facilities	Quarry Farm	3	0	3
9	Pond contains Newts	The Maitlands	2	0	2
24	No development along course of brook	Luston village	2	0	2
26	Pedestrian signs Townsend Park	Townsend Park	2	0	2
41	Protect / enhance open area / open space	End of Townsend Park	2	0	2
50	Shared Equity	Opposite Hillside	2	0	2
51	Keep pear orchard	Berry View	2	0	2
52	Potential development	Berrington View	2	0	2
1	Drainage needs improving	Lustonbury Corner	1	0	1

Page 2 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston Village - General & Other					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
18	Affordable housing	Back of Westland View	1	0	1
23	Site for self build in flood plane	Luston village	3	2	1
32	Housing for older people	Behind Townsend Park	2	1	1
46	Retirement Homes	Eye near Manor Way	6	5	1
37	Housing Here	Blackpole Farm	0	0	0
40	Protect dog walks	All Areas	0	0	0
44	Homes with Gardens	Eye near Manor Way	0	0	0
48	Block of flats with pub	Near Eye Manor Cottage	0	0	0
30	Area for park and playing area	Back of Townsend Park	2	3	-1
33	Homes with Gardens	Behind Townsend Park	1	2	-1
45	Housing for 1st time buyers	Eye near Manor Way	3	4	-1
35	Housing here	Opposite Yarpole Lane	0	2	-2
43	Housing Here	Eye Lane (Past the Barn)	2	5	-3
8	Reinstate old road here for access to new housing	Orchard behind Ignley Field	1	5	-4
17	Sites for self build	Meadow view	0	4	-4

Page 3 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Luston Village - General & Other					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
49	Housing Here	Opposite Manor Way / Five Oaks	0	4	-4
10	Homes to suit a variety of households	The Maitlands	2	9	-7
31	Create open space around Housing	Behind Townsend Park	9	18	-9
39	Wind Farm site	Dean Home Farm	5	14	-9
7	Housing for families needed here	Bethany	4	19	-15

Page 4 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Eyton Area					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
3	Protect this area of natural habitat	Eyton Common	7	0	7
1	Protect this area of natural habitat	Upper Common Eyton	3	0	3
4	Rare species / plants to be protected	John Coates's Land	1	0	1
5	Protect this area of natural habitat	Corbi Well Pond	1	0	1
6	Rare species / plants to be protected	Withy Bed Eyton	1	0	1
7	Protect Village Green	Riddle Common	1	0	1
8	Protect village pond	Lydiattes X-roads	1	0	1
9	Housing for 1st time buyers	Dales Council housing	1	0	1
10	Affordable Housing needed here	Scatterbrain Farm	2	2	0
2	Rare species / plants to be protected	Eyton Common	0	1	-1

Page 1 of 1

The Broad and Nordan Bank					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
3	This disused building should be renovated / developed	Broad Chapel	7	1	6
4	Homes with Gardens needed here	Field south of Watchcott	4	4	0
1	Homes with Gardens needed here	Adj. Millennium Cottage	0	1	-1
2	Homes with Gardens needed here	Adj Thistle down	0	2	-2

Moreton, Eye and Ashton					
No	Flag, Card or suggestion	Location	Agree Pins	Disagree Pins	Total
4	Affordable Housing Here	Hares Orchard - The Nest	6	0	6
1	Rare species / plants to be enhanced	Berrington Hall Pool	3	0	3
2	Photo Voltaic farm	Berrington Estate	3	0	3
7	Wind Energy Site here	Kings Hall Hill	10	7	3
12	Protect this archaeological Site	The Camp Ashton	3	0	3
9	Rare species / plants to be enhanced	The Dam	2	0	2
10	Disused building should be renovated / redeveloped	Bathurst Coppice	2	0	2
11	Retirement homes	Ivy Cottage, Ashton	2	0	2
5	No development here, Road too narrow	Field north of Moreton Farm	2	1	1
13	Disused building should be renovated / redeveloped	The Granary, Ashton	1	0	1
14	Rare species / plants to be enhanced	The Orchard, Ashton	1	0	1
3	Affordable Housing Here	Church Meadow	0	0	0
6	No light Industry	Megan Baker	0	0	0
15	Homes with gardens here	The Orchard, Ashton	2	2	0
8	Affordable Housing Here	Berrington Hall, field opp entrance	0	5	-5

Suggestion Board

As we have very few children in the village convert the school into a community centre, knock down Cawley Hall and use the profit for housing development.
3 blue, 10 red. 1

I want only the minimum development possible in our parishes.
10 blue, 4 red. 2

The Parish Council should have consultations with The Marches Housing when properties in Westland View and Holly Well are allocated. These were supposed to be for older people!
7 blue, 2 red. 3

Develop new footpath routes.
5 blue, 4 red. 5

Solar panels should be restricted to industrial unit roofs & on schools, farm buildings etc. Not ground level hazards that ruin agricultural land.
3 blue, 8 red. 4

Build a block of flats and include a suitable pub at Eye Manor Cottage Estate.
2 blue, 1 red. 6

I think that Cawley Hall could be knocked down and the area could become a small development of various sized housing. A new Community Centre could then be built in Luston. As in Stretton Sugwas. (perhaps alongside the school).
4 blue, 11 red. 7

We must remember that we need to encourage young people to remain or return to the area as they are the life blood of a community, so resources such as decent houses etc. must be catered for.
1 blue, 1 red. 9

Over the last 20 years from Moreton Eye at least 5 children have gone to Uni or College, most have now moved out of Herefordshire, they cannot live here – there are no jobs to match their qualifications. We only have one person who works at their Dad's farm.
11 blue. 8

Footpaths are required to and from Cawley Hall.
5 blue. 10

Build a suitable number of small housing developments (particularly affordable housing). That does not devalue the traditional character of our village.
4 blue. 13

Pavements need to be level across driveways to allow wheelchair and pram usage.
2 blue. 11

High speed broadband for Luston.
30 blue. 12

Tree Preservation Orders
The notice board at the Willows should display a map which informs people about TPO's. Where they are and what their responsibilities are towards them. Conservation area residents should also be informed about what it means to be living in one.
2 blue. 14

Not only do we need safe footpaths, we also need one that goes to Quarry Farm or at least to the end of the Village towards Leominster.
7 blue. 15

Eco-friendly energy (wind turbines, solar panels etc.) if introduced, should be introduced in conjunction with the school to raise awareness.
1 blue. 15

Suggestion Board

Let's do the minimum strategy dictates. Major development will ruin the traditional character of our parishes.
7 blue. 17

Build affordable housing between Cawley Hall and Luston with improvements to road access.
1 blue, 2 red. 19

Natural pace of development approvals for single or two or three house projects will easily cover our obligations over the coming decades just as they have in the past.
4 blue. 20

Think big! Let's bargain for a mini market and a decent metalled roadway & safe payments up to Cawley Hall and shop – maybe.
1 blue. 18

Ground level solar panels are good for wildlife.
2 blue, 1 red. 21

It would be best if we took a measured approach. Its essential we don't ruin what we have. Lets spread slowly in 3 or 4 mixed development blocks (say, max 6 homes at a time).
3 blue. 25

We need some expansion to Luston, probably more than the minimum required, to cater for the elderly and locals with young families who wish to remain here.
2 blue. 23

All housing to be of high quality design and high energy efficiency.
3 blue. 24

Why not develop in a natural way – a number of small developments across the Group Parish (3 or 4 houses in each of the old settlements), Moreton, Eye & Ashton, Eyton or around Cawley Hall.
3 blue, 1 red. 22

Get a Quality Development and money from a Developer to finance traffic calming and a footpath from Luston to Cawley Hall.
8 blue. 26

Cawley Hall to incorporate school – easier parking. ie.: Sutton St. Nicholas.
2 blue, 2 red. 27

Maybe we could get a school expansion to accommodate more young families. Let's grasp the opportunity to re-build this community.
3 red. 28

I want to see major development to bring some "life" to Luston – our main village.
3 blue, 9 red. 29

Regarding wind farms how many are we talking about?
0 blue, 0 red. 30

Careful planning needed with solar panel development. Development at Fudge Factory, Rectory Home, Brimfield is far too high and has caused distress and intrusion of the local countryside blocking out views of Clee Hill and Mortimer Forrest.
1 blue. 32

Any developments between Luston and Quarry farm should pay a levy towards a footpath /pavement between the two alongside the B4361.
7 blue. 31

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Suggestion board Analysis				
No	Flag, Card or suggestion	Agree Pins	Disagree Pins	Total
12	High speed broadband for Luston.	30	0	30
13	Build a suitable number of small housing developments (particularly affordable housing) that does not devalue the traditional character of our village.	13	0	13
8	Over the last 20 years from Moreton Eye at least 5 children have gone to Uni or College, most have now moved out of Herefordshire, they cannot live here - there are no jobs to match their qualifications. We only have one person who works at their Dad's farm.	11	0	11
26	Get a Quality Development and money from a Developer to finance traffic calming and a footpath from Luston to Cawley Hall	8	0	8
16	Not only do we need safe footpaths, we also need one that goes to Quarry Farm or at least to the end of the Village towards Leominster.	7	0	7
17	Let's do the minimum strategy dictates. Major development will ruin the traditional character of our parishes.	7	0	7
31	Any developments between Luston and Quarry farm should pay a levy towards a footpath /pavement between the two alongside the B4361.	7	0	7
2	I want only the minimum development possible in our parishes.	10	4	6

Page 1 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Suggestion board Analysis				
No	Flag, Card or suggestion	Agree Pins	Disagree Pins	Total
3	The Parish Council should have consultations with The Marches Housing when properties in Westland View and Holly Well are allocated. These were supposed to be for older people.	7	2	5
10	Footpaths are required to and from Cawley Hall.	5	0	5
20	Natural pace of development approvals for single or two or three house projects will easily cover our obligations over the coming decades just as they have in the past.	4	0	4
24	All housing to be of high quality design and high energy efficiency.	3	0	3
25	It would be best if we took a measured approach. Its essential we don't ruin what we have. Lets spread slowly in 3 or 4 mixed development blocks (say, max 6 homes at a time).	3	0	3
11	Pavements need to be level across driveways to allow wheelchair and pram usage.	2	0	2
14	Tree Preservation Orders. The notice board at the Willows should display a map which informs people about TPO's. Where they are and what their responsibilities are towards them. Conservation area residents should also be informed about what it means to be living in one.	2	0	2
22	Why not develop in a natural way - a number of small developments across the Group Parish (3 or 4 houses in each of the old settlements), Moreton, Eye & Ashton, Eyton or around Cawley Hall.	3	1	2

Page 2 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

Suggestion board Analysis				
No	Flag, Card or suggestion	Agree Pins	Disagree Pins	Total
23	We need some expansion to Luston, probably more than the minimum required, to cater for the elderly and locals with young families who wish to remain here	2	0	2
5	Develop new footpath routes	5	4	1
6	Build a block of flats and include a suitable pub at Eye Manor Cottage Estate.	2	1	1
15	Eco-friendly energy (wind turbines, solar panels etc.) if introduced, should be introduced in conjunction with the school to raise awareness.	1	0	1
18	Think big! Let's bargain for a mini market and a decent metalled roadway & safe payments up to Cawley Hall and shop - maybe.	1	0	1
21	Ground level solar panels are good for wildlife.	2	1	1
32	Careful planning needed with solar panel development. Development at Fudge Factory, Rectory Home, Brimfield is far to high and has caused distress and intrusion of the local countryside blocking out views of Clez Hill and Mortimer Forrest.	1	0	1
9	We must remember that we need to encourage young people to remain or return to the area as they are the life blood of a community, so resources such as decent houses etc. must be catered for.	1	1	0
27	Cawley Hall to incorporate school - easier parking, ie: Sutton St. Nicholas	2	2	0
30	Regarding wind farms how many are we talking about?	0	0	0
19	Build affordable housing between Cawley Hall and Luston with improvements to road access	1	2	-1

Page 3 of 4

Luston Group Parish Council
Neighbourhood Plan Public Awareness Event
10th – 11th May 2014

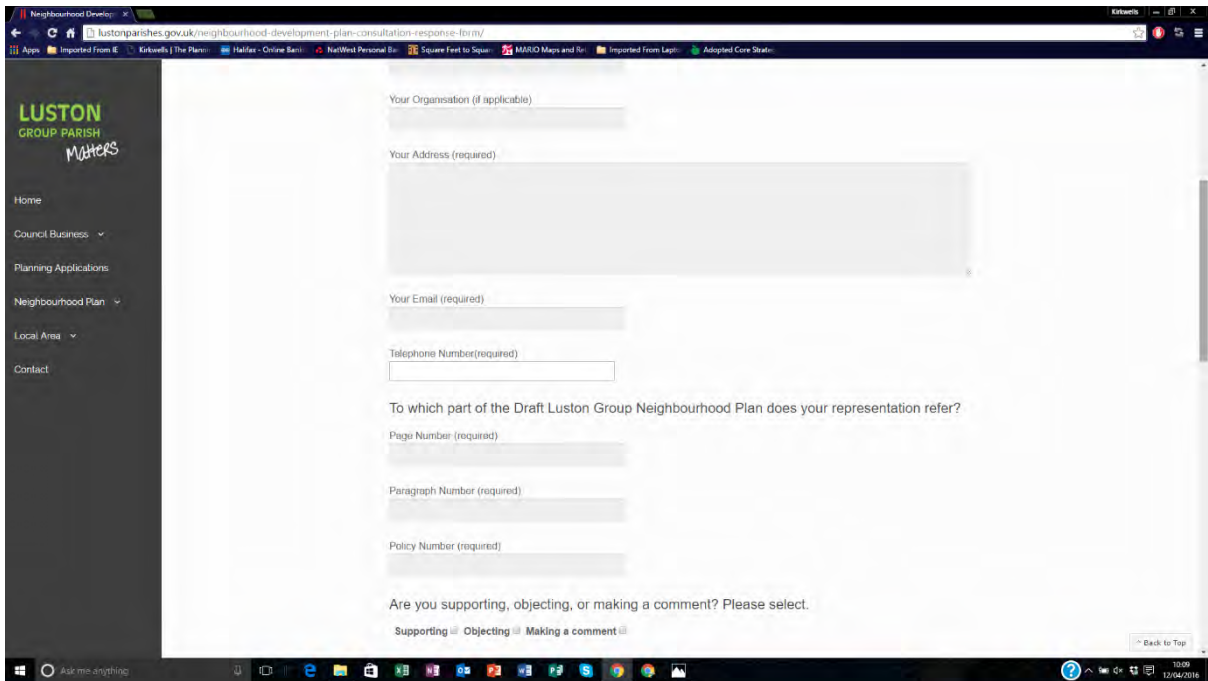
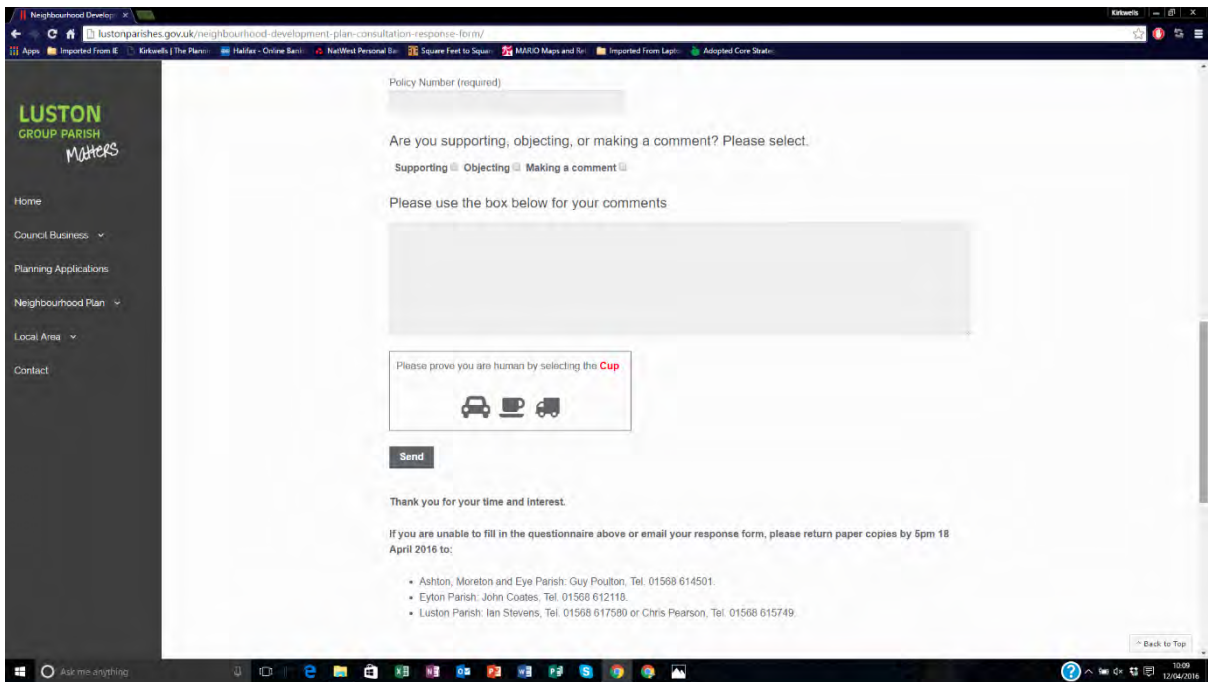
Suggestion board Analysis				
No	Flag, Card or suggestion	Agree Pins	Disagree Pins	Total
28	Maybe we could get a school expansion to accommodate more young families. Let's grasp the opportunity to re-build this community.	0	3	-3
4	Solar panels should be restricted to industrial unit roofs & on schools, farm buildings etc. Not ground level hazards that ruin agricultural land.	3	8	-5
29	I want to see major development to bring some "life" to Luston - our main village.	3	9	-6
1	As we have very few children in the village convert the school into a community centre, knock down Cawley Hall and use the profit for housing development.	3	10	-7
7	I think that Cawley Hall could be knocked down and the area could become a small development of various sized housing. A new Community Centre could then be built in Luston. As in Stretton Sugwas. (perhaps alongside the school.	4	11	-7

Page 4 of 4

Appendix III – Formal consultation website screenshots

The screenshot shows the 'Luston Group Neighbourhood Development Plan' page on the Herefordshire Council website. The page includes a breadcrumb trail: Home > Planning > Neighbourhood planning > Neighbourhood areas and plans > Luston Group Neighbourhood Development Plan. The main heading is 'Luston Group Neighbourhood Development Plan'. Below this, it states: 'Luston Group Parish Council applied to designate a neighbourhood area on 9 July 2013.' A list of key dates and events follows: 'Date designated: 4 September 2013' and 'Parishes included within the neighbourhood area: Eye, Moreton and Ashton, Eyton, Luston'. A 'Progress' section indicates the plan is at the Regulation 14 draft plan consultation stage. 'Dates of each stage' are listed: 'Designation date: 4 September 2013', 'Regulation 14 draft plan submitted: 29 February 2016', 'Regulation 16 plan submitted: N/A', 'Plan sent for examination: N/A', and 'Date of referendum: N/A'. An 'Other information' section links to the 'Luston Group Parish Council website'. A 'Pre draft plan stage' section lists documents for download: 'Neighbourhood area application form - 1.68MB (PDF)', 'Neighbourhood area boundary map July 2013 - 1004KB (PDF)', 'Decision document - 2.09MB (PDF)', 'Decision site notice - 1.23MB (PDF)', and 'SEA scoping report October 2014 - 3.98MB (PDF)'. A 'Screenshot Added' notification is visible in the bottom right corner.

The screenshot shows the 'Neighbourhood areas and plans' page on the Herefordshire Council website. The breadcrumb trail is: Home > Planning > Neighbourhood planning > Neighbourhood areas and plans. The main heading is 'Neighbourhood areas and plans'. The page explains that users can view designated neighbourhood areas and the progress of their Neighbourhood Development Plans. It states there are 96 designated neighbourhood areas in Herefordshire. A link is provided for the 'neighbourhood plans in Herefordshire map (PDF)' which details parishes currently involved in neighbourhood planning. A section titled 'Current neighbourhood planning consultations and referendums' lists the following areas currently subject to consultation: 'Eardsley Group referendum - 14 April 2016', 'Slauerton on Wye and District Group referendum - 14 April 2016', 'Luston Group Regulation 14 consultation - 8 March 2016 to 18 April 2016', 'Brenton Regulation 16 consultation - 8 March 2016 to 19 April 2016', 'Cratley Regulation 14 consultation - 9 March 2016 to 27 April 2016', 'Weston Beppard Regulation 16 consultation - 16 March 2016 to 27 April 2016', 'Ode Pychard Group neighbourhood area designation consultation - 1 April 2016 to 29 April 2016', 'Vowchurch and District Group Regulation 14 consultation - 14 March 2016 to 2 May 2016', 'Whitbourne Regulation 16 consultation - 21 March 2016 to 3 May 2016', 'Bartestree with Lugwardine Regulation 16 consultation - 22 March 2016 to 3 May 2016', 'Little Birch and Aconbury neighbourhood area designation consultation - 11 April 2016 to 23 May 2016', 'Little Dewchurch Regulation 14 consultation - 28 March 2016 to 16 May 2016', 'Eardisland Regulation 16 consultation - 6 April 2016 to 18 May 2016', 'Fowntoppe referendum - 7 July 2016', and 'Wellington referendum - 7 July 2016'. A section titled 'View neighbourhood areas and plans' states that parishes that have applied to designate a neighbourhood area and produce a Neighbourhood Development Plan are listed alphabetically below.



Neighbourhood Develop... x

lustonparishes.gov.uk/neighbourhood-development-plan-consultation-response-form/

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LUSTON
GROUP PARISH
Matters

Home

Council Business ▾

Planning Applications

Neighbourhood Plan ▾

Local Area ▾

Contact

Draft Neighbourhood Plan Consultation Form

Luston Group Draft Neighbourhood Plan

Regulation 14 Public Consultation Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Response forms may be completed by filling in the online questionnaire below, or they can be downloaded and printed by clicking the link here and then emailed to clerk.lustongroup@gmail.com

Your Name (required)

Your Organisation (if applicable)

Your Address (required)

Windows Taskbar: Ask me anything, 10:09 12/04/2016

Neighbourhood Develop... x

lustonparishes.gov.uk/neighbourhood-development-plan/

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LUSTON
GROUP PARISH
Matters

Home

Council Business ▾

Planning Applications

Neighbourhood Plan ▾

Local Area ▾

Contact

- Scale and type of new housing which protects the rural character of the village and hamlets;
- Traffic management and transport improvements and sustainable transport measures; and
- Support for existing small scale local employment and home working

What happens next?

this formal period of public consultation, the Plan will be amended and submitted to Herefordshire Council, which will check it for compliance with all relevant documents and legislation, and publish it for further consultation

The NDP will then be examined by an independent Examiner and following any further revisions will be subject to a Referendum by the local community. The Draft Plan and supporting documents may be viewed here on line or be e-mailed to residents on request to clerk.lustongroup@gmail.com

Activities prior to the consultation

The steering group presented every household in the parishes with a questionnaire about future developments in the village

The results of the questionnaire, which will greatly influence the Neighbourhood Plan, were presented to public meetings held in January 2015.

Here is that presentation [Luston Group Parish Plan presentation](#)

If it won't open, download the [Microsoft PowerPoint Viewer](#).

Update on Local Plan Examination July 15

Luston Group Parish Matters

Back to Top

Windows Taskbar: Ask me anything, 10:06 12/04/2016

Neighbourhood Development | LUSTON GROUP PARISH MATTERS

Home
Council Business
Planning Applications
Neighbourhood Plan
Local Area
Contact

The Draft Neighbourhood Development Plan (NDP) for Luston Group Parish is published for 6 weeks formal public consultation, and comments are invited until 5pm on 18 April 2016.

The plan sets out the Vision, Objectives and Policies for the growth of the Parishes of Luston Group up to 2031. The NDP sets down a series of planning policies which, once adopted by means of a Parish referendum, will form part of the Local Plan for Herefordshire. The policies of the NDP, alongside the Core Strategy and National Planning Policy Framework (NPPF) will be used by planning officers to guide decisions on all planning applications within the Parishes.

This draft NDP has been drawn up by a Steering Group made up of Parish Councillors and local residents working under the auspices of Luston Group Parish Council. The draft plan has a Vision and Objectives for the Parish which seek to:

- Protect and preserve the size, form and character of the village and hamlets;
- Ensure that all future development is sustainable and does not increase risk of flooding;
- Protect open and green spaces, the local landscape and the setting of the village and hamlets;
- Ensure new housing is of a size, type and tenure to accommodate local need;
- Reduce traffic problems and improve highway and pedestrian safety;
- Support home working and small businesses; and
- Protect and enhance community facilities.

The Policies, which are a result of extensive community consultation, will provide planning guidance, once adopted, as part of the Local Plan for Herefordshire. The policies look at:

- Development which enhances the positive attributes and features of the parishes and is designed to be in keeping with the distinctive and special character of the area;
- Protection of local landscape character and views, and local green spaces;
- Flood risk, water management and surface water run-off;
- Scale and type of new housing which protects the rural character of the village and hamlets;
- Traffic management and transport improvements and sustainable transport measures; and
- Support for existing small scale local employment and home working.

What happens next?


During this formal period of public consultation, the Plan will be amended and submitted to Herefordshire Council, which will check it for compliance with all relevant documents and legislation, and publish it for further consultation.

The NDP will then be examined by an Independent Examiner and following any further revisions will be subject to a Referendum by the local community. The Draft Plan and supporting documents may be viewed here on line or be e-mailed to residents on

Back to Top

Neighbourhood Development | LUSTON GROUP PARISH MATTERS

Home
Council Business
Planning Applications
Neighbourhood Plan
Local Area
Contact



The six week public consultation on the draft Neighbourhood Development Plan, otherwise known as Regulation 14, kicked off with a successful event at Cawley Hall on the 8th of March. It was well attended by over 70 local people who were able to look at the draft plan and to ask questions of various members of the Parish Council and Steering Group committee members.

The Luston Group's draft Neighbourhood Plan has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2031. It has been created through listening to the views of local people, and is intended to provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of the Luston Group of Parishes.

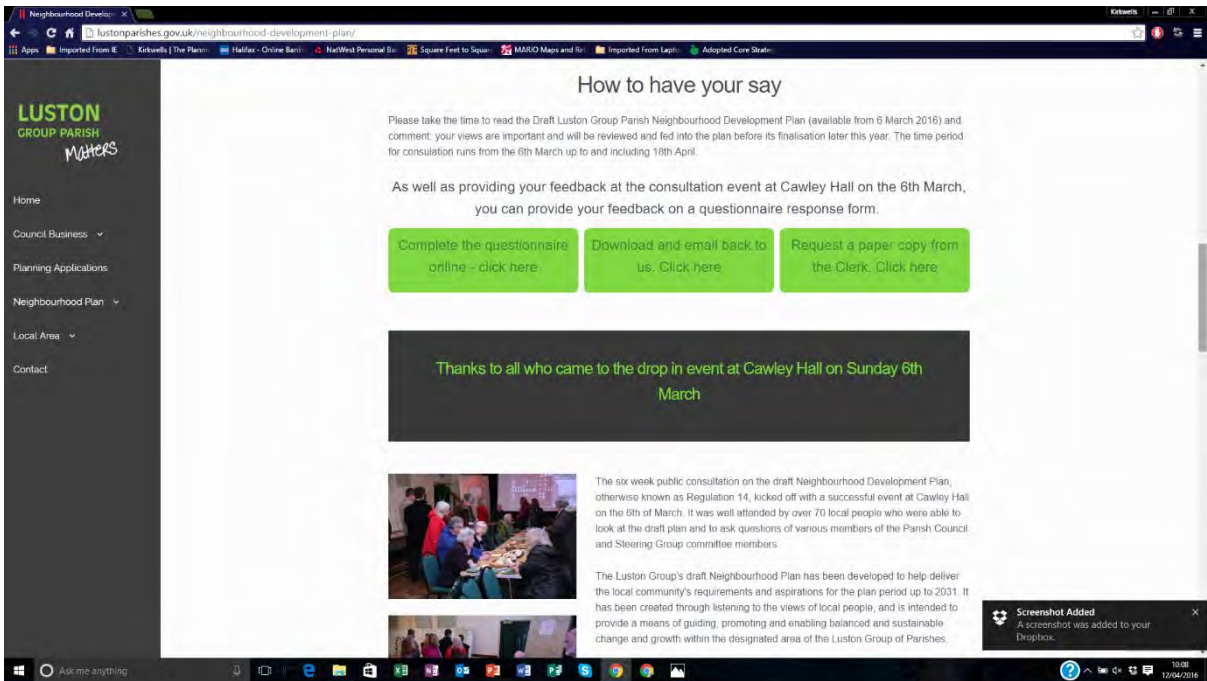
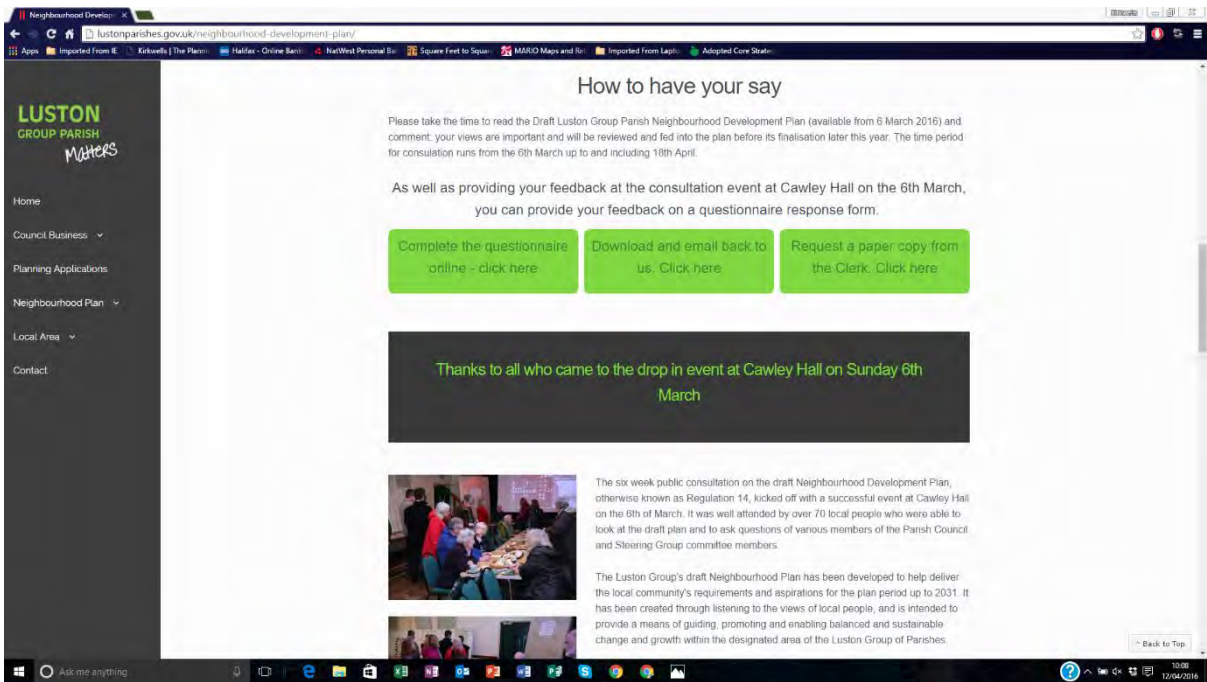
Comments are invited on the Draft Plan. All responses received will be considered by the Steering Group and subsequently the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

You can send your comments electronically here, or you can print out the form and send it to the clerk.

Additional background information for the Neighbourhood Development Plan

The Draft Neighbourhood Development Plan (NDP) for Luston Group Parish is published for 6 weeks formal public consultation, and comments are invited until 5pm on 18 April 2016.

Back to Top



Neighbourhood Develop... x
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LUSTON GROUP PARISH
Matters

Home
 Council Business
 Planning Applications
 Neighbourhood Plan
 Local Area
 Contact

See the plan and supporting documents

View it online

Luston Group Neighbourhood Development Plan DRAFT - Click here to view/download

Luston Group Environmental Report (SEA) - Click here to view/download

Luston Group Habitats Regulations Assessment - Click here to view/download

Request a copy by email

If you would like the Parish Clerk to send you a copy to your email address, please request a copy by emailing clerk.lustongroup@gmail.com

Borrow a paper copy

Paper copies of the plan may be borrowed from 6 March 2016 from the following members of the steering group:

- Ashton, Moreton and Eye Parish: Guy Poulton, Tel. 01568 614501.
- Eyton Parish: John Coates, Tel. 01568 612118.
- Luston Parish: Ian Stevens, Tel. 01568 617580 or Chris Pearson, Tel. 01568 615749.

How to have your say

Please take the time to read the Draft Luston Group Parish Neighbourhood Development Plan (available from 6 March 2016) and comment: your views are important and will be reviewed and fed into the plan before its finalisation later this year. The time period for consultation runs from the 6th March up to and including 18th April.

Ask me anything

10:08 12/04/2016


Neighbourhood Develop... x
 lustonparishes.gov.uk/neighbourhood-development-plan/

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LUSTON GROUP PARISH
Matters

Home
 Council Business
 Planning Applications
 Neighbourhood Plan
 Local Area
 Contact

The Neighbourhood Development Plan



The Luston Group Neighbourhood Development Plan

After several months of consultation and work by the Steering Group, the Neighbourhood Development Plan is now at a draft stage for the public to review and provide their feedback.

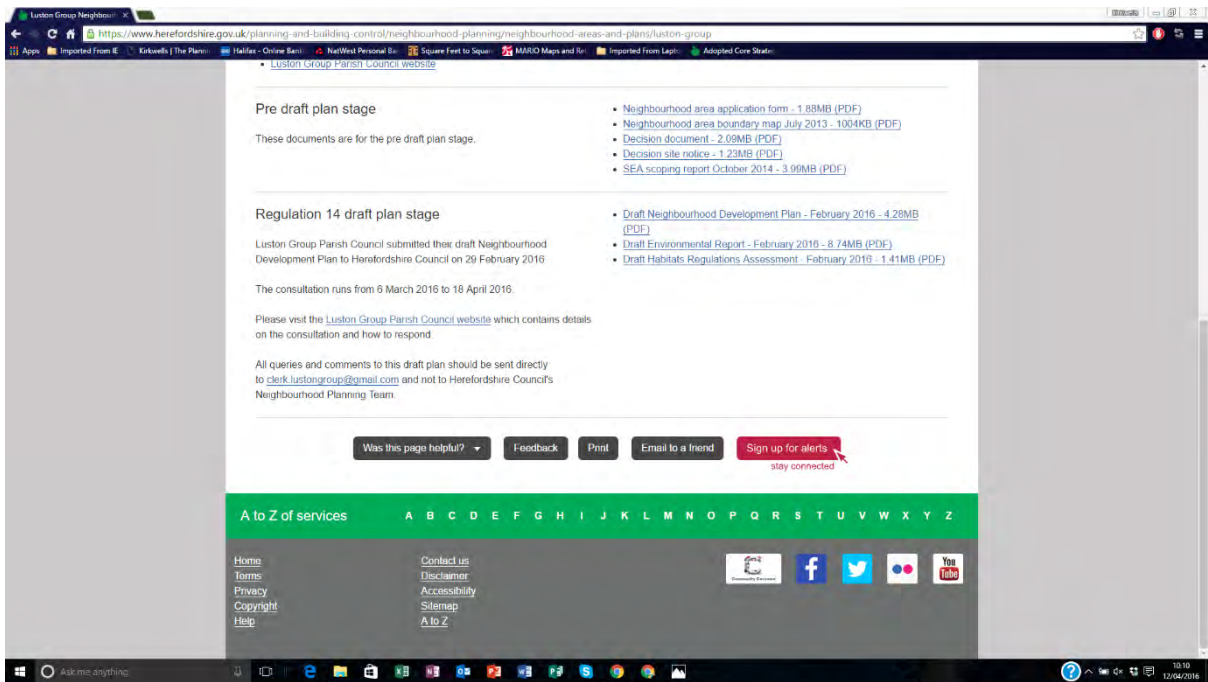
Public consultation regarding the Draft Luston Group Parish Neighbourhood Development Plan is invited for the period from 6 March to 18 April 2016. Comments may be received up until 5pm on 18 April 2016.

See the plan and supporting documents

View it online

Ask me anything

10:08 12/04/2016



Appendix IV – Poster and notice in Community Eye

Draft Luston Group Neighbourhood Development Plan

Public consultation regarding the Draft Luston Group Parish Neighbourhood Development Plan is invited for the period from 6 March to 18 April 2016. Comments may be received up until 5pm on 18 April 2016.

Come to the drop-in event on 6 March 2016 at Cawley Hall, Eye (4.30-8pm)

This event marks the start of the six-week consultation period for the Draft Neighbourhood Development Plan, and is an opportunity to talk to the steering group and ask questions about the draft plan, which is the result of extensive community consultation. Refreshments are provided. There will be tea and sandwiches early on and cheese and wine later. Come along and give us your views and feedback on the draft plan!

See the plan and supporting documents

Online from 6 March 2016 at: www.lustonparishes.gov.uk or request a copy from clerk.lustongroup@gmail.com.

Paper copies of the plan may be borrowed from 6 March 2016 from the following members of the steering group:

- Ashton, Moreton and Eye Parish: Guy Poulton, Tel. 01568 614501.
- Eyton Parish: John Coates, Tel. 01568 612118.
- Luston Parish: Ian Stevens, Tel. 01568 617580 or Chris Pearson, Tel. 01568 615749.

Have your say from 6 March 2016

Please take the time to read the Draft Luston Group Parish Neighbourhood Development Plan (available from 6 March 2016) and comment, your views are important.

Response forms may be completed: online at www.lustonparishes.gov.uk, obtained and returned to the designated steering group contacts for the parishes, or scanned and e-mailed to clerk.lustongroup@gmail.com.

Appendix V – Formal consultation email to Neighbouring PC's

Dear Clerk,

Public Consultation on the Luston Group Draft Neighbourhood Development Plan

I am writing to advise you that the Luston Group Draft Neighbourhood Development Plan has been published for consultation by Luston Group Parish Council. The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Group Parish Council following informal public consultation and questionnaire.

The consultation period runs for 6 weeks from 6 March to 18 April 2016.

I attach a copy of the Neighbourhood Development Plan and would be pleased to receive any representations you may wish to make upon these documents.

Should you be interested, copies of the Strategic Environmental Assessment and Habitats Regulation Assessment documents can be viewed at <http://lustonparishes.gov.uk/neighbourhood-development-plan/>

A form which you may utilise for making representations is also attached, and representations can be made via an online electronic form as well at <http://lustonparishes.gov.uk/neighbourhood-development-plan-consultation-response-form/>. However should you wish to respond within a format of your choice please do so.

Please submit any representations on the Draft Neighbourhood Development Plan by email to clerk.lustongroup@gmail.com, or by post to: Orchard View, Brinshope, Wigmore, HR6 9UR, by 5.00pm on 18 April 2016.

The Luston Group Neighbourhood Plan Steering Group and subsequently Luston Group Parish Council will consider all representations received and make any amendments that are considered necessary before submitting the Neighbourhood Development Plan to Herefordshire Council. At this time other supporting documents will also be submitted, including a statement setting out how the local community, statutory consultees, stakeholders and other organisations have been consulted. Herefordshire Council will then publish the amended plan for further consultation prior to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subject to a local Referendum.

If you require any further information please email myself at clerk.lustongroup@gmail.com.

Sent to:

Kimbolton PC
Middleton on the Hill and Leysters Group PC
Kingsland PC
Orleton PC
Yarpole Group PC
Leominster Town Council
Brimfield and Little Hereford PC

Formal Consultation email to Consultation bodies

Dear Sir / Madam,

Regulation 14 Public Consultation on the Luston Group Draft Neighbourhood Development Plan

I am writing to advise you that the Luston Group Draft Neighbourhood Development Plan has been published for consultation by Luston Group Parish Council. The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Group Parish Council following informal public consultation and questionnaire.

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The Luston Group Neighbourhood Plan Steering Group and subsequently Luston Group Parish Council will consider all representations received and make any amendments that are considered necessary before submitting the Neighbourhood Development Plan to Herefordshire Council.

If you require any further information please email myself at clerk.lustongroup@gmail.com.

Yours faithfully,

Richard Hewitt,
Clerk to Luston Group Parish Council.

Sent to:

Herefordshire Wildlife Trust
Woodland Trust
Hereford & Worcester Chamber of Commerce
Welsh Water
RWE Npower Renewables Ltd
Wye Valley NHS Trust
Highways England
Network Rail (West)
Arriva Trains Wales
National Trust
English Heritage
Historic England
The Environment Agency
Natural England
Homes and Communities Agency
The Coal Authority
CPRE Herefordshire
AMEC Environment and Infrastructure UK.

Leominster Civic Trust Letter

LUSTON GROUP PARISH COUNCIL
Orchard View, Brinshope, Wigmore, Herefordshire HR6 9UR
Tel: 01568 770 776

6 March 2016

Leominster Civic Trust
c/o Leominster Community Centre
Leominster
HR6 9HA

Dear Sir / Madam,

Regulation 14 Public Consultation on the Luston Group Draft Neighbourhood Development Plan

I am writing to advise you that the Luston Group Draft Neighbourhood Development Plan has been published for consultation by Luston Group Parish Council. The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Parish Council following informal public consultation and questionnaire.

The consultation period runs for 6 weeks from 6 March to 18 April 2016.

The Neighbourhood Development Plan, the Strategic Environmental Assessment and Habitats Regulation Assessment documents can be viewed at <http://lustonparishes.gov.uk/neighbourhood-development-plan/>. The parish council would be pleased to receive any representations you may wish to make upon these documents.

A form which you may utilise for making representations is enclosed, and representations can be made via an online electronic form as well at <http://lustonparishes.gov.uk/neighbourhood-development-plan-consultation-response-form/>. However, should you wish to respond within a format of your choice please do so.

Please submit any representations on the Draft Neighbourhood Development Plan by email to clerk.lustongroup@gmail.com, or by post to: Orchard View, Brinshope, Wigmore, HR6 9UR, by 5.00pm on 18 April 2016.

The Luston Group Neighbourhood Plan Steering Group and subsequently Luston Group Parish Council will consider all representations received and make any amendments that are considered necessary before submitting the Neighbourhood Development Plan to Herefordshire Council.

If you require any further information, please email myself at clerk.lustongroup@gmail.com.

Yours faithfully,

Richard Hewitt,
Clerk to Luston Group Parish Council.

Formal Consultation Response Form
Luston Group Draft Neighbourhood Plan
Regulation 14 Public Consultation
Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

**Response forms may be completed: online at www.lustonparishes.gov.uk, or
scanned and e-mailed to clerk.lustongroup@gmail.com**

Office Use Only Consultee No. Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

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

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

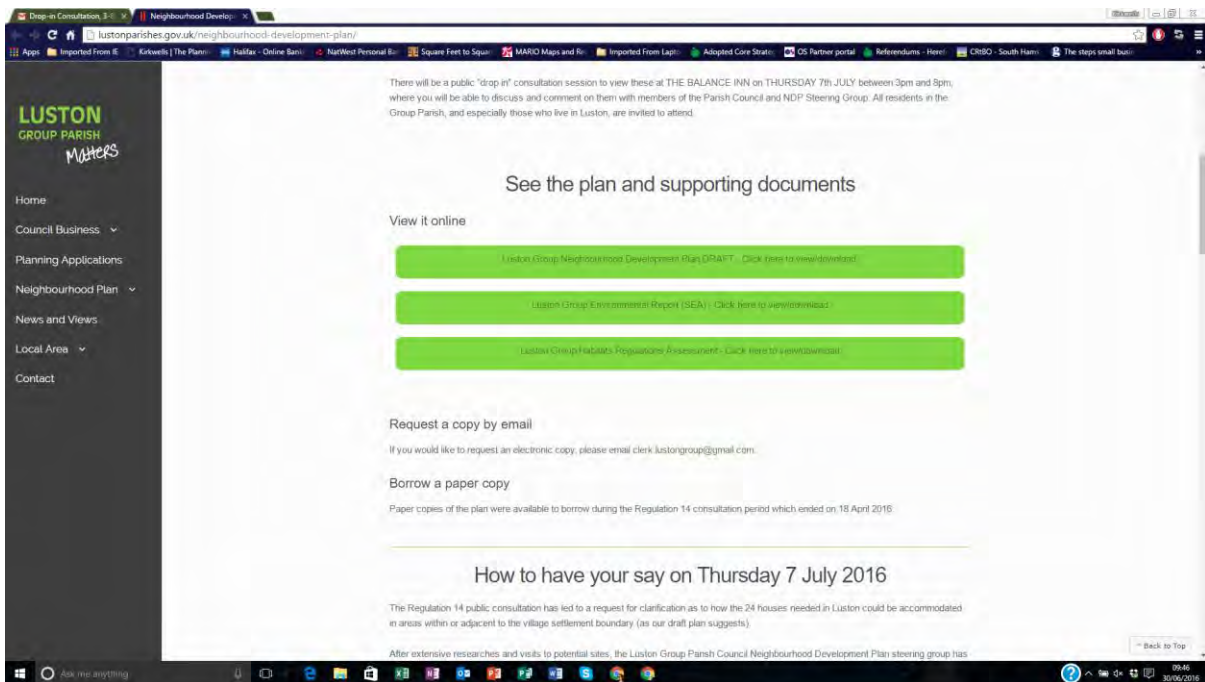
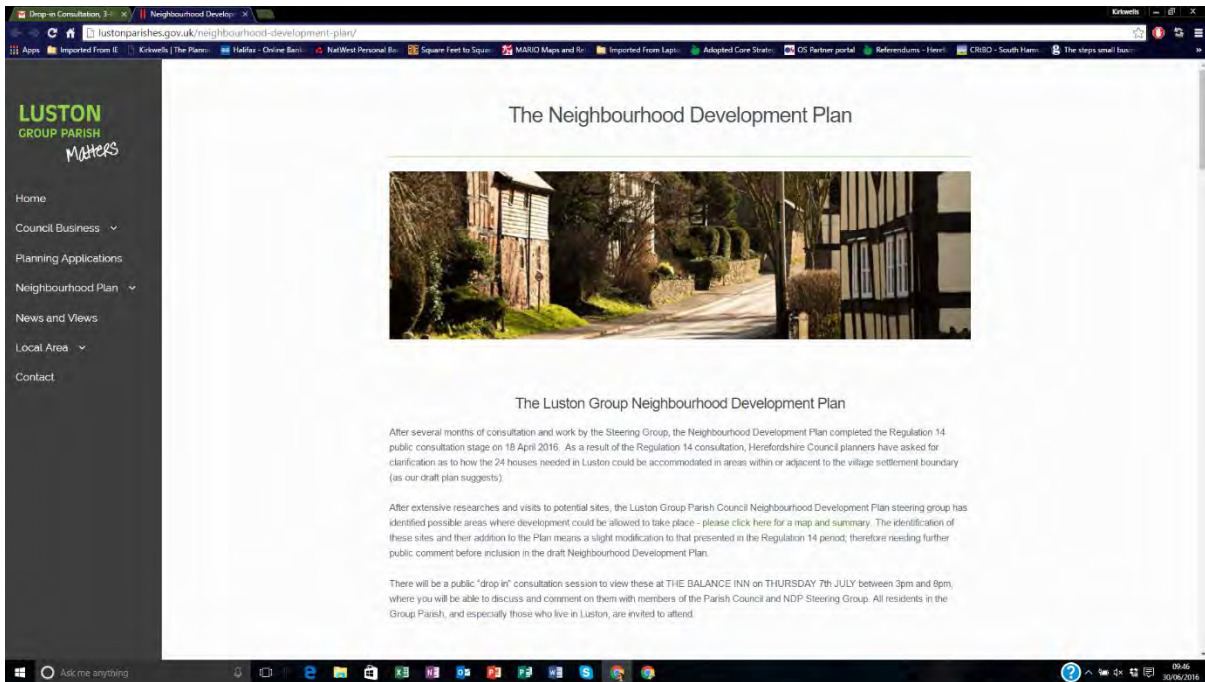
Please use the box below and overleaf for any comments.

Thank you for your time and interest. Please return this form by 5pm, 18 April 2016 to:

- Ashton, Moreton and Eye Parish: Guy Poulton, Tel. 01568 614501.
- Eyton Parish: John Coates, Tel. 01568 612118.
- Luston Parish: Ian Stevens, Tel. 01568 617580 or Chris Pearson, Tel. 01568 615749.

Response forms may be completed: online at www.lustonparishes.gov.uk, or scanned and e-mailed to clerk.lustongroup@gmail.com.

Appendix VI – Post Regulation 14 Consultation Website Screenshots



Drop-in Consultation, 3:00 x Neighbourhood Develop...
lustonparishes.gov.uk/neighbourhood-development-plan/

How to have your say on Thursday 7 July 2016

The Regulation 14 public consultation has led to a request for clarification as to how the 24 houses needed in Luston could be accommodated in areas within or adjacent to the village settlement boundary (as our draft plan suggests).


After extensive researches and visits to potential sites, the Luston Group Parish Council Neighbourhood Development Plan steering group has identified possible areas where development could be allowed to take place. (click here for a map and summary), and there will be a public "drop in" consultation session to view these at THE BALANCE INN on THURSDAY 7th JULY 2016 between 3pm and 8pm, where you will be able to discuss and comment on them with members of the Parish Council and NDP Steering Group. All residents in the Group Parish, and especially those who live in Luston, are invited to attend.

Light snacks will also be available.

See you at The Balance on July 7th

For more information on the Neighbourhood Development Plan: [Click here](#)

Regulation 14 Public Consultation launched at Cawley Hall in March 2016

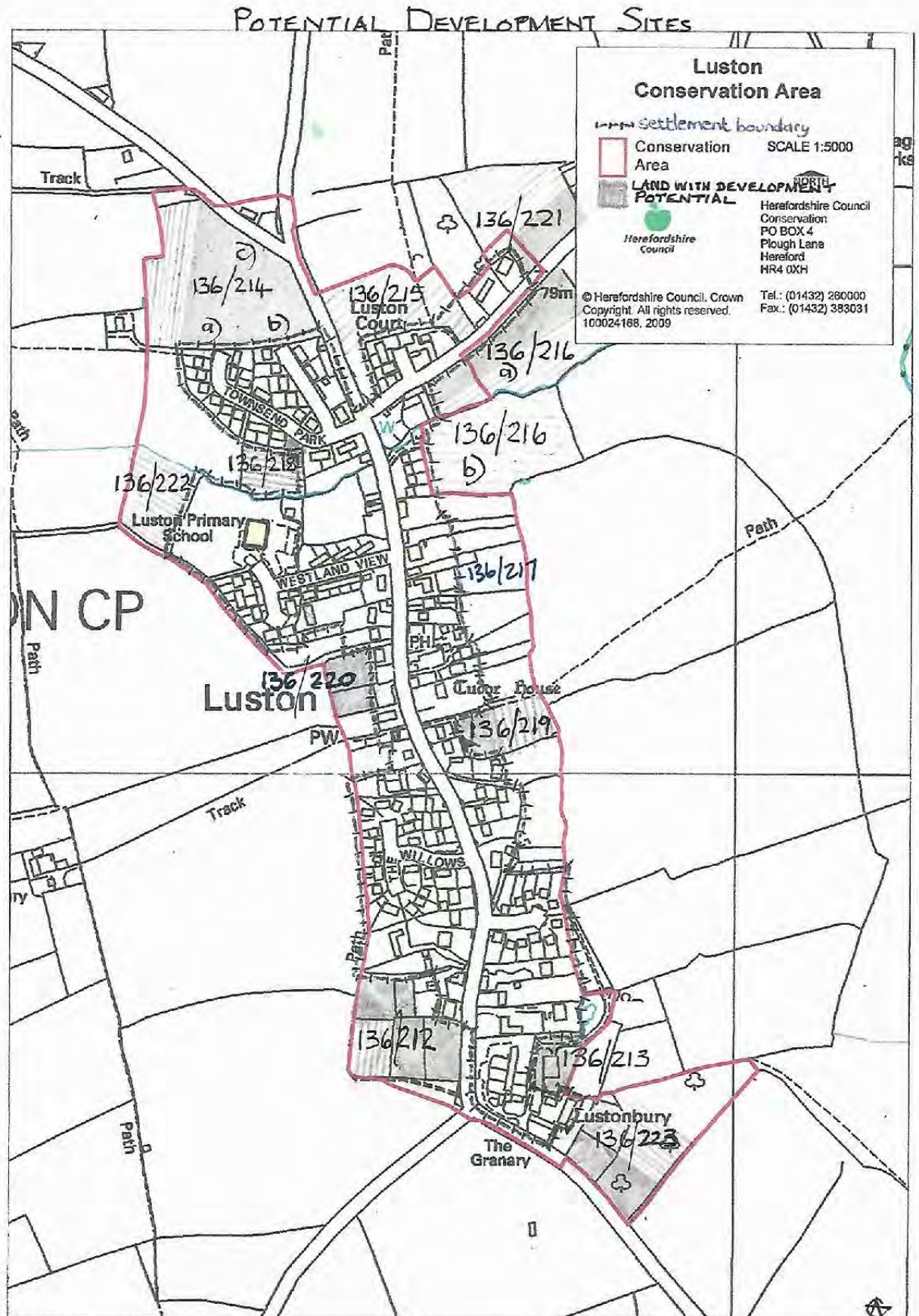


The six week public consultation on the draft Neighbourhood Development Plan, otherwise known as Regulation 14, kicked off with a successful event at Cawley Hall on the 6th of March. It was well attended by over 70 local people who were able to look at the draft plan and to ask questions of various members of the Parish Council and Steering Group committee members.

The Luston Group's draft Neighbourhood Plan has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2031. It has been created through listening to the views of local people, and is intended to provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the

Ask me anything
09:48 30/06/2016

Information presented



Statement of Intent.

These eleven sites have been assessed for their appropriateness for housing development. NOT for "allocated" sites.

Other parcels of land, not assessed at this time, might be presented for consideration as appropriate in the future.

The purpose of these assessments is to provide evidence that there is more than sufficient capacity within and adjacent to the settlement boundary in Luston, alone, to achieve the residual target of 24 dwellings unaccounted for out of the 55 set by the Core Strategy before 2031.

Ref	Site	No. of Dwellings	Comments
136/212 OS 487627	Field east of Bury Corner	Up to 5	New access required onto the site.
136/213 OS 488626	Lustonbury	3	Must be appropriate to the setting of Listed Buildings.
136/214 a, b, c. OS 485635	Between Yarpole Lane and Townsend Park	3 X 5	One Field, 3 accesses, 3 separate developments, phased over several years.
136/215 OS 487636	East and North of Luston Court	0	Difficult access onto Eye Lane.
136/216 a OS 487634	Field South of Eye Lane, east of Holywell Cottages	5	Roadside development on higher ground. Safety Condition: off road parking to be provided for Holywell Cottages. Beginning of new footpath?
136/216 b OS 487634	Field behind The Fold	0	Drainage and flooding issues.
136/218 OS 484633	(8) Townsend Park	1 (windfall)	One dwelling on higher ground. Rest has drainage and flooding issues.
136/219 OS 457630	Between Hopyard Cottage and Tudor House	1 (windfall)	Narrow access unsuitable for more properties.
136/221 OS 488637	Eye Lane East of Berrington View	5	Low ridge dwellings (Height restrictions appropriate to existing)
136/222 OS 482635	Adjacent to Luston P.S.	0	Marshland. No direct access.
136/223 OS 488626	Lustonbury Orchard	5	Ribbon Development Sympathetic to the setting of the Listed Buildings.