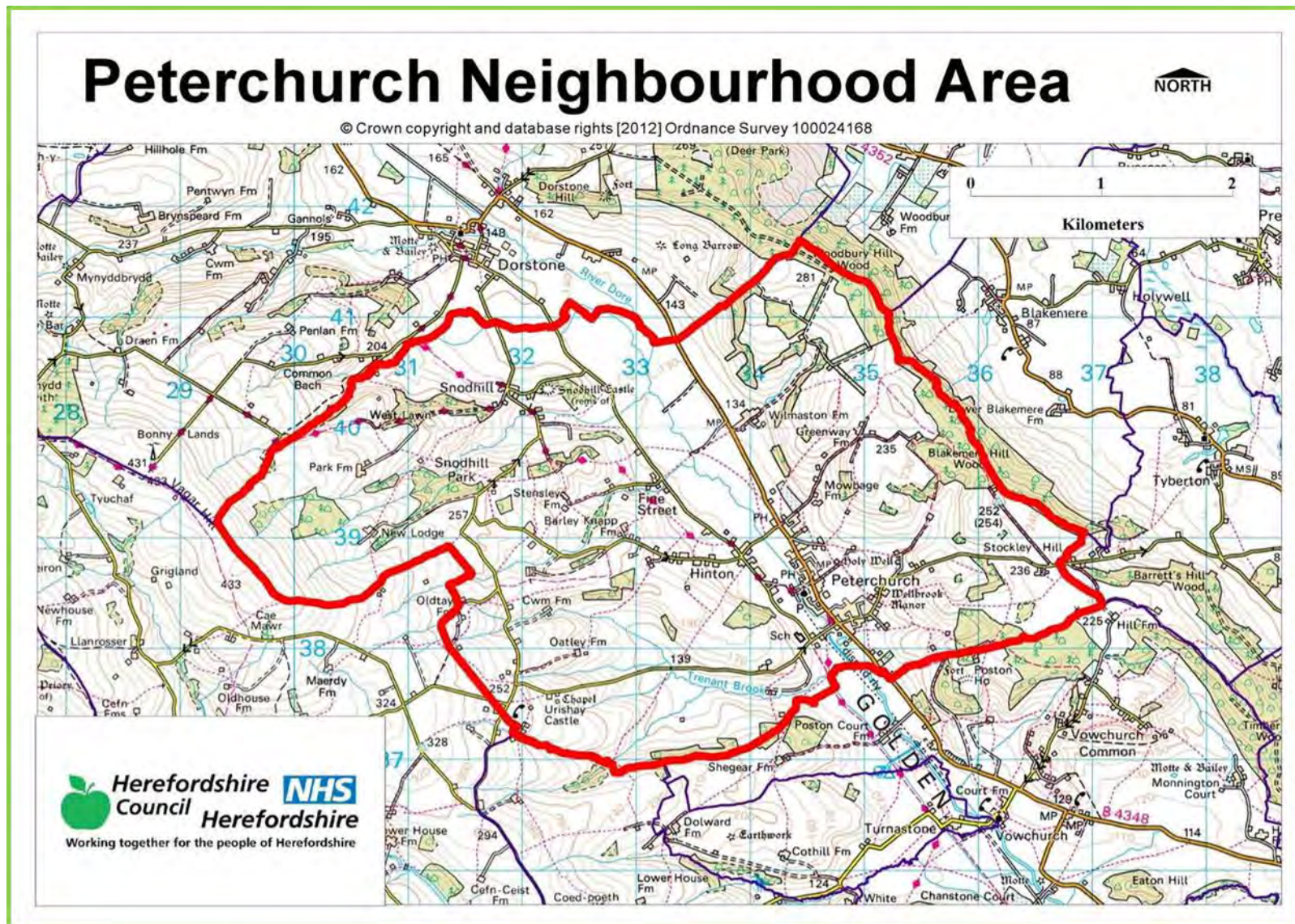


**Peterchurch Regulation 16 Submission
Neighbourhood Development Plan
Consultation Statement
July 2016**

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Map 1 Peterchurch Designated Neighbourhood Area (PSMA Licence no. 100053980.)



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared to accompany the Regulation 16 Submission Draft of the Peterchurch Neighbourhood Development Plan.

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

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

(b) explains how they were consulted;

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

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

1.3 The Peterchurch 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.

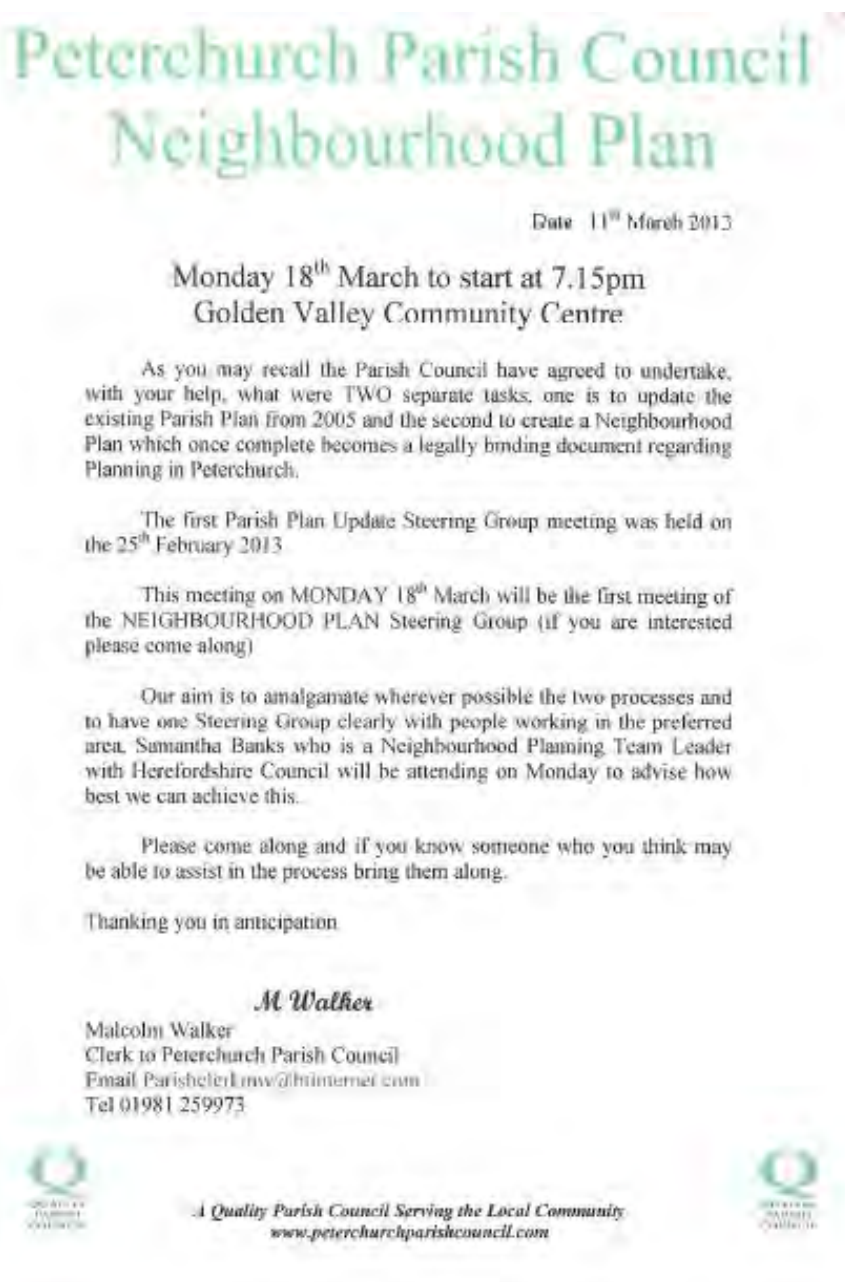
1.4 In October 2012 the Parish Council, as a qualifying body, made the decision to prepare a Neighbourhood Plan for the Parish. A neighbourhood area application was made to Herefordshire Council (Appendix 1). Herefordshire Council consulted on this application for the required six-week period 15th October 2012 to 26th November 2012. No comments were received during the consultation and the whole parish area (Map 1) was formally designated by Herefordshire Council on 28th November 2012 as a neighbourhood area (Appendix 2).

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

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

- 2.1 Peterchurch has a history of plan-making dating back to the 2005 Parish Plan. This was seen as a useful starting point for the preparation of the neighbourhood plan. The Parish Council, initially, decided to update the Parish Plan and prepare a neighbourhood plan. To kick-start this process, the Parish Council called a meeting of the Parish Plan Update Steering Group followed by a meeting of the new Neighbourhood Plan Steering Group on 18th March 2013. This was publicised on the Parish Council web site and notice boards (Figure 1 and Appendix 3). This was an open invitation to get as many people involved as possible.

Figure 1 Notice Publicising First Neighbourhood Plan Steering Group



- 2.2 At this first meeting, eight members of the new Steering Group were present, including 4 parish councillors and the Neighbourhood Plan Team Leader from Herefordshire Council (see Appendix 3 for the minutes, all minutes were placed on the Parish Council's web site). This first meeting discussed the neighbourhood plan process, funding, running the neighbourhood plan and parish plan consultations together and consultation methods.
- 2.3 It was decided by the Group that the best way to engage with those who live, work and carry out business in the area was to run a Planning for Real event.
- 2.4 The Planning for Real events were held on Friday 28th June 2013 at the Golden Valley Community Centre (12.30pm to 5.00pm) and at Peterchurch Fire Station on the 29th June (11.00am to 4.00pm). Refreshments were provided. The two events were also held to coincide with the Village Summer Fayre and Fire Station Open Day.
- 2.5 The events used large maps of the area and to aid debate and discussion the sessions looked at the following themes:
- Crime and safety
 - Education
 - Environment and sustainability
 - Facilities and services
 - Housing
 - Leisure and tourism
 - Traffic, transport and access
 - Work, training and local economy
- 2.6 The events were publicised using posters and leaflets to every household. All local businesses were contacted and invited. A notice was also placed in the *Herefordshire Times* and the parish magazine. To supplement this work, the Steering Group also went along to talk to younger people at Fairfield School and held discussion with the Primary School.
- 2.7 The results from the Planning for Real exercise were collated and analysed, see Appendix 4.
- 2.8 These results and other evidence (see the Planning Policy Assessment and Evidence Base document that accompanies the NDP) were then used to identify the main issues to be tackled by the NDP.
- 2.9 These issues were initially refined down to the following (in no particular order):
- The views of young people are important and they are the future of the area
 - The need to build on and continue to address issues from the Parish Plan
 - Fairfield School – access is poor, too narrow for coaches and needs widening. School could expand but needs better infrastructure to do this.
 - The Plan should influence where the 12% of new homes should go and what these homes look like

- The plan should consider housing affordability and house types and design
- Development need to be sustainable
- Local employment needs to be supported
- There is a need to protect local services – 2 pubs, Post Office, community centre, sports field, and other recreation facilities
- Improve bus services
- The plan should consider potential housing sites – e.g. next to Hawthorn Rise, Lewis Way, Fire Station
- There should be a village envelope or settlement boundary
- Flooding – is a major issue to consider

2.10 Using this information the Steering group then worked up various options of how the key issues could be addressed. From this a set of objectives and a vision were defined. Broadly the vision and objectives in the current draft of the NDP.

2.11 Having decided on how was best to proceed, and with Herefordshire Council carrying out work on the Environmental Report, the Steering Group began to draft policies and proposals. These went through various iterations and were screened for the purposes of Strategic Environmental Assessment. The end product being the Regulation 14 consultation draft plan.

2.12 Throughout the plan's preparation, people were kept informed of progress using a variety of methods. These included the parish magazine, posting of minutes on the parish council web site and opportunities to speak and raise issues at Parish Council meetings.

3.0 Formal Consultation on the Peterchurch Draft Neighbourhood Development Plan - 9th November to 21st December 2015

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

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

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

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

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

(iii) details of how to make representations; and

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

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

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

3.2 The Peterchurch Draft Neighbourhood Plan was published for formal consultation for 6 Weeks formal Public Consultation from 9th November to 21st December 2015.

3.3 The Plan and accompanying publicity set out where copies of the plan were being made available, how people could comment and by what date. Principally, the Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Peterchurch Parish Council website www.Peterchurchparishcouncil.org with a link from Herefordshire Council's website.

3.4 Copies of the response form could be completed online or downloaded or requested in hard copy from the clerk or any parish councillor. Completed forms had to be returned to the Parish Clerk by 5pm on the 21st December 2015. This information was contained in the plan, online and publicised throughout the parish.

- 3.5 To help people with general information requests the NDP directed people to the clerk or parish councillors.
- 3.6 Formal letters were sent out to relevant bodies identified in Schedule 1 of the Neighbourhood Plan Regulations.
- 3.7 Hard copies of the plan and response form were made available at suitable locations in the Parish e.g. the Community Centre and Church.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Tables 1 and 2 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and how they have informed the amendments to the Submission Neighbourhood Plan.

Table 1 - Peterchurch Draft Neighbourhood Development Plan – Consultation Responses

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
(1) 1 Closure Place				Support		Support noted	No change.
(2) Lewis Way			Vision/ Objective	Comment	<p>We totally support the idea of opening up and developing the old railway line.</p> <p>We would be very glad to see a safe footpath/cycle track leading up to Fairfield High School.</p> <p>We would like to see a flood elevation scheme so that Fairfield is accessible throughout the year.</p> <p>I think you have made it very difficult for local people to respond to your plans.</p> <p>It would be a much better idea to have a reply slip collection box in the Londis store in Peterchurch.</p> <p>Many old folks don't have internet and young people don't write letters!</p>	Support noted. The Parish Council will consider the suggestion around improving consultation.	No change.
(3) 17 Hawthorn Rise			Objective 1	Comment	<p>How do you define "proportionate"?</p> <p>Is this 10%? 20%? 30%?</p> <p>Without a definition the objective has no value.</p> <p>The proposed development of 89 houses will increase the size of the village by 25-30%.</p> <p>Is this what you had in mind?</p> <p>I understand Government Guidelines recommend just 12%</p>	The word "proportionate" is taken from the Core Strategy Local Plan. The growth target is also based on the minimum indicative growth target of 12%.	No change.
(4) 7 Palace Orchard			Vision/ Objective 1-7	Support		Support noted.	No change.

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
(5) 92 Crossways				Support		Support noted.	No change.
(6) The Boosey Snodhill	4	28		Support	As the hamlet of Snodhill has the recognised Ancient Monument of Snodhill Castle, now seen to be important as one of only 2 such castles in Europe, it seems extremely important to maintain the essentially ancient nature of the hamlet. All new buildings have been barn conversions and thus maintained the ancient look of the hamlet, it seems important that this should continue and no new buildings should be given planning permission in this hamlet thereby preserving this important local environment of the castle and enhancing its attraction for tourism and local visitors	Snodhill is not a main focus of proportionate housing development and new housing development will continue to be strictly controlled. The Scheduled Ancient Monument is protected under other legislation.	No change.
(7) 20 Hawthorn Rise	34/3 5		Dark Skies Street lighting P12		When applying this policy to future proposed developments I believe that health and safety should always be more important than getting a good view of the stars or worrying about light pollution for economic reasons. I believe that Hawthorn Rise could be made much safer with street lighting. The residents at the time (before we moved in) voted against street lighting. Many of these residents are no longer here and I think the matter of night lighting in Hawthorn Rise should be revisited for the following reasons. 1 It is apparent to me that drivers of emergency vehicles arriving at night would have great difficulty seeing house numbers. Most of the residents are	Policy P12 seeks to control and reduce light pollution, it would not prevent safety being taken into consideration. Proposals should show a need for the lighting and be appropriate for the use and location.	No change.

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					<p>elderly and I've seen 4 or 5 emergency ambulances in the last year during the daytime and feel it's quite likely that it's only a matter of time before an emergency vehicle is delayed at night due to the darkness.</p> <p>2 Reversing lights on modern vehicles are not very bright these days. I go out a fair bit in the evenings by car and despite having good vision with corrective glasses my view when reversing is very poor indeed when exiting my drive and if anyone was passing it would be very unlikely that I would see them.</p> <p>3. Whilst I accept that most of the residents in Hawthorn Rise don't venture out in the dead of night, on the rare occasions they do the risks will be greatly increased not least of all due to deteriorating night vision and impaired balance. One of the greatest risks to any residents or visitors trying to navigate at night would be ice not only does the lack of street lighting increase the risk of an elderly person having a fall, it also makes them more difficult to see. Last winter one of our neighbours slipped on ice and as it was daylight we spotted her very quickly and assisted. I fear in darkness things would have been very different.</p> <p>4 Point 4.16 mentions that rural areas such as Peterchurch are finding it difficult to retain existing facilities. I don't enjoy navigating through the pitch darkness of Hawthorn Rise on foot so I rarely visit the local hostelrys at night. Street lighting in Hawthorn Rise would certainly encourage me to do so more often.</p>		
(8) The Slade					I am deeply annoyed by at least two things.	The comment on	No change.

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					<p>1. The document itself (which see below) and</p> <p>2. The difficulty and awkwardness of submitting comments. This is the 21st century. Why cannot everything be done online? A separate form for each comment? Are you trying to discourage discussion? I append my own comments below:</p> <p>Objective 1: This is bureaucratic gobbledegook of the worst kind. It means whatever you want it to mean. Proportionate to what? Decided by whom? Over what time scale? Without addressing these concerns the objective is worthless.</p> <p>Objective 2: A pious hope indeed. May I point out that the comma after 'parish' is superfluous and ungrammatical.</p> <p>Objective 3: More meaningless twaddle. Existing facilities and services - such as? Please let us have something concrete which can be verified or refuted.</p> <p>Objective 4: Predictable, and like the pontifications of Herefordshire Tourist Office, nothing more than a bow in the direction of expediency. Tourism? Can you list a single tourist attraction in Peterchurch? The yew tree in the churchyard perhaps? I'm sure we shall see coachloads of tourists looking at that. The document continues in the same vein. All the remaining objectives are vague intentions of the sort so</p>	<p>consultation is noted – but not everyone has access to the internet. Comments were invited via email. Separate forms for different comments were done to aid analysis and help make any changes to the plan.</p> <p>The language in the plan has to try and strike the right balance between being reasonably clear to understand, and being capable of standing up to scrutiny and test as a planning policy document.</p> <p>The word “proportionate” is taken from the Core Strategy Local Plan. The growth target is</p>	

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					facilely trotted out by politicians, and as meaningless. They cannot be said to be a declaration of any kind of intention since they can be interpreted to mean anything. I have rarely encountered a document which is so spineless, lacking in thought and vision, yet full of fashionable buzzwords. The council should be ashamed of itself.	<p>also based on the minimum indicative growth target of 12%. The housing target would run for the plan period 2011 to 2031.</p> <p>Objective 3 – the parish has relatively more facilities and services than smaller villages in the Golden Valley.</p>	
(9) Theldore			6		I wish to bring to your attention for the neighbourhood plan the use of the B4348 road along the beautiful golden valley between Peterchurch and Dorstone as a race track by motor cyclists. Mainly at weekends, sometimes singly, often convoys, they can be heard over great distances accelerating and speeding at full throttle as they pass the Nags Head Inn heading west. From here at “Theldore” I hear them approaching through Peterchurch and ever louder all the way to Dorstone. So in view of the greatly increased and fast traffic flow generally we think the 30mph limit should be extended westward beyond “Highways” and “Theldore” properties with their accesses directly onto the dangerous blind bend along that stretch of the road. The Police can evidently do nothing to support	This is not a planning matter.	No change to plan. Parish Council to consider if it can encourage others to take action.

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					such a recommendation unless there is a fatality!! Small comfort. Even the current road markings are totally inadequate		
(10) Hillside				Support		Support noted.	No change.
(11) North Haven			1	Support	<p>I am sure that the Parish Council is aware of the number of empty properties in the village. At the north end of the village within a few hundred yards I am aware of at least five properties that have been empty for several years. Couldn't something be done to ensure that these perfectly habitable houses are not left empty when there is such a huge housing need both locally and nationally.</p> <p>It would also be good if something could be installed that might slow up traffic as it enters the village from Hay by the Nags Head. I have noticed several villages in neighbouring Worcestershire where white decorative gates are placed on roads, at the sides, where traffic enters the village on the through roads. It looks attractive as a feature in itself and is probably effective.</p>	Not matters for the neighbourhood plan.	No change to plan. Parish Council to consider if it can encourage others to take action.
(12) Welsh Water					<p>I refer to your email dated the 10th November 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:</p> <p>Given that the Peterchurch Draft Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.</p> <p>We have previously provided representations to</p>	Comments noted.	No change.

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					<p>Herefordshire Council for the '<i>land adjoining Hawthorne Rise</i>' for 89 dwellings as part of the planning application process, therefore we have no further comments to make on this site.</p> <p>We hope that the above information will assist you as you continue to progress the Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrwymru.com or via telephone on 0800 917 2652.</p>		
(13) Gladman					<p>Gladman Developments Ltd (Gladman) specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, we understand the need for planning to deliver the homes, jobs and thriving local places that the country needs. Every effort should be made to securing the housing and economic needs of an area, whilst responding positively to the wider opportunities for growth.</p> <p>This letter provides Gladman's representations to the pre-submission version of the Peterchurch Neighbourhood Plan (PNP) under Regulation 14 of the Neighbourhood Plan (General) Regulations 2012.</p> <p>Through these representations Gladman have sought to clarify the role that the Neighbourhood Plan should play in supporting the wider development needs and strategic policies for the wider Herefordshire area, whilst highlighting areas of the document where there is a lack clarity or justification</p>	<p>The neighbourhood plan meets the basic conditions, and has been prepared to take account of NPPF and NPPG.</p> <p>The neighbourhood plan is in general conformity with the Core Strategy. (b) and (c) referred to in the response are not basic conditions for neighbourhood plans – these relate to neighbourhood development orders.</p>	<p>No change resulting from the various comments, excepting bringing Policy P2 in to line with adopted Core Strategy policy.</p>

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					<p>provided in support of its proposals.</p> <p>To progress with the PNP at this time based on the policies contained in the plan may result in the PNP failing to meet the basic conditions at Independent Examination and consequently will be unable to proceed to Referendum.</p> <p>National Planning Policy and Guidance The National Planning Policy Framework (The Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out requirements for the preparation of Neighbourhood Plans and the role these should take in setting out policies for the local area. The requirements set out in the Framework have now been supplemented by the Neighbourhood Planning Chapter contained in the Planning Practice Guidance (PPG). Paragraph 16 of the Framework sets out the positive role that Neighbourhood Plans should play in meeting the development needs of the local area. Its states that: “The application of the Presumption (In Favour of Sustainable Development, set out in paragraph 14 of Framework) will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:</p> <p>Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</p>	<p>There is no longer an issue of prematurity – the Core Strategy is adopted. The neighbourhood plan will be revised to bring it in to line with the Core Strategy before submission to Herefordshire.</p> <p>Policy P1 – settlement boundaries are one means of delivering housing growth identified in the Core Strategy. This approach is entirely consistent with strategic planning policy. The policy does not seek to prioritise use of brownfield land – it seeks this “where possible”. The policy</p>	

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					<p>Plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan”</p> <p>Further guidance on the relationship between Neighbourhood Plans and strategic policies for the wider area set out in a Council’s Local Plan is included in paragraph 184 of the Framework:</p> <p>“The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to date plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans...should not promote less development than set out in the Local Plan or undermine its strategic policies”.</p> <p>Before a Neighbourhood Plan can proceed to referendum it must be tested against the Neighbourhood Plan Basic Conditions, set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and further detailed in paragraph 065 of the Neighbourhood Plan PPG. These Basic Conditions are:</p>	<p>does not cap growth, but to set out when, and where, such growth would be acceptable.</p> <p>Policy P2 – this policy merely reiterates national and strategic policy.</p> <p>Policy P10 – the comment that new development can enhance green infrastructure is welcomed. There is no need to allocate further land to help achieve this objective.</p> <p>Policy P11 – non-designated heritage assets are not identified.</p> <p>SEA – the neighbourhood plan</p>	

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					<p><i>a)</i> Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan</p> <p><i>b)</i> Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order</p> <p><i>c)</i> Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order</p> <p><i>d)</i> The making of the neighbourhood plan contributes to the achievement of sustainable development</p> <p><i>e)</i> The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority</p> <p><i>f)</i> The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations</p> <p><i>g)</i> Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan</p> <p>It is clear from the above requirements that Neighbourhood Plans must conform to national</p>	has been subject to a rigorous, iterative process of SEA by Herefordshire Council.	

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					<p>planning policies (basic condition (a) “appropriateness”) and up-to-date strategic policy requirements (basic condition (e)) set out in adopted Local Plans. Neighbourhood Plans must take a positive approach to new development and should not be used to prevent growth from going ahead.</p> <p>Consistency with the Local Plan</p> <p>To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, Neighbourhood Plans should be prepared to conform to up-to-date strategic policy requirements set out in Local Plans. Where an up-to-date Local Plan has been adopted and is in place for the wider authority area, it is the strategic policy requirements set out in this document that a Neighbourhood Plan should seek to support and meet.</p> <p>Gladman note that the Herefordshire Core Strategy was adopted by Herefordshire Council on 16th October 2015. This document provides the overarching framework to which the PNP should seek to support and meet. Whilst this plan identifies strategic sites to meet a significant number of the district’s housing needs, it is also reliant on those Parishes and Towns preparing neighbourhood plans to accommodate land for housing and employment needs. In order to assist the Council in delivering affordable housing and to boost significantly the supply of housing, MM036 makes clear that proportionate</p>		

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					<p>growth from within each HMA provides an indicative figure. The Inspector’s Report makes clear at §106 that the overall figure of 5,300 dwellings is to be seen as a minimum target and therefore these indicative figures should not be read as a target that the plan needs to meet. This is not reflected in the PNP at present as Policy P1 (criteria H) seeks to cap development to 12% growth target for the Golden Valley housing market area. In order to assist with the provision of both market and affordable housing to boost the supply of housing the PNP must provide for the flexible use of land. It cannot progress on a strategy which seeks to limit the full potential of future sustainable growth, if progressed in its current form the plan will likely be found at odds with the Herefordshire Core Strategy and would likely be found inconsistent with basic conditions (a), (d) and (e) if progressed to independent examination.</p> <p>Woodcock judgment</p> <p>The recent Woodcock High Court judgment demonstrates the implications for progressing a neighbourhood plan where there is no local plan in place nor a five year housing land supply. In summary, this High Court judgment demonstrates the following key points:</p> <p>That §14 and §49 of the Framework in regard to five year housing land supply and the weight to be given to extant housing land supply policies applies equally to both emerging and ‘made’</p>		

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					<p>neighbourhood plans as other development plan documents otherwise adopted and/or emerging by the local planning authority.</p> <ul style="list-style-type: none"> - There is nothing in policy or statute that elevates neighbourhood planning to a level above the wider development plan that enables special consideration. - Neighbourhood plans must respect national policy and the core planning principles outlined within the Framework. - Prematurity must be assessed against the whole of the requirements of the PPG. <p>A recently recovered Secretary of State appeal decision at Thorpe Road, Earls Barton¹ also highlights the importance of the Woodcock judgment. The appeal decision states that ‘there is not a 5 year supply of deliverable housing sites, the relevant policies for the supply of housing in the emerging EBNP [Earls Barton Neighbourhood Plan], including the proposed village development boundary, should not be considered up to date.’ This decision, which allowed the delivery of 39 dwellings, was published one day prior to the Neighbourhood Plan Referendum – an advanced stage of Neighbourhood Plan preparation. In light of the above, in the event that the Council is unable to demonstrate a 5 year housing land supply then those policies relating to housing contained within the PNP, along with the relevant</p> <p>1 Appeal Reference: APP/H2835/A/14/2221102</p>		

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					<p>Development Plan policies, will also be considered out of date and the presumption in favour of sustainable development will come into effect.</p> <p>The Parish Council will need to ensure that the Plan is based on a flexible and positively prepared strategy that is capable of responding to changes in the market i.e. where the Council is unable to demonstrate a 5 year housing land supply position. The Neighbourhood Plan should not contain restrictive policies that may preclude the delivery of sustainable growth opportunities from coming forward. To do so would not accord with the positive approach required by the Framework and the PPG, and would risk the Plans ability to meet the basic conditions.</p> <p>Peterchurch Neighbourhood Plan</p> <p>As proposed Gladman does not consider the PNP provides a sufficiently robust, practical and flexible strategy that will assist the Council in meeting its housing needs or the wider objectives of the PNP. In this regard, it is considered that a number of policies contained in the plan will effectively act to constrain the delivery of future sustainable growth contrary to the whole ethos of the national planning policy framework which seeks to boost significantly the supply of housing.</p> <p>Gladmans' specific concerns are in response to the following policies:</p> <p>Policy P1 – New Housing Development in Peterchurch</p>		

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					<p>Village</p> <p>This policy seeks to introduce a settlement boundary. Gladman submit that this policy will effectively act to contain the physical growth of the settlement. Gladman would be opposed to the use of a settlement boundary if the intention is to preclude the delivery of sustainable growth opportunities from being delivered. Gladman consider that the prescriptive set of requirements attached to Policy 1 does not accord with the positive approach required by local and national policy. This policy effectively seeks to prioritise the re-use of brownfield land. This does not accord with paragraph 111 of the Framework which seeks to encourage but does not prioritise the re-use of previously developed land. Furthermore, the intention to cap development of the Golden Valley HMA does not accord with the requirements of local plan policy which makes clear that that the indicative targets for the HMA should be seen as a minimum. As currently drafted this policy is inconsistent with basic conditions (a), (d) and (e). Gladman recommend that it would be more appropriate if this policy was replaced with the following wording to better accord with the requirements of national planning policy.</p> <p>‘When considering development proposals, the Parish Council will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p>		

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					<p>Development adjacent to the existing settlement will be permitted provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development.'</p> <p>Policy P2 – New Housing Development in the Countryside This policy merely repeats national and local planning policy requirements and does not add any further detail or clarity. National policy and guidance makes clear that neighbourhood plans should not repeat policies contained in higher level documents. Therefore, we recommend this policy be deleted.</p> <p>Policy P10 – Green Spaces and Infrastructure New development often offers the opportunity, where necessary, to enhance existing green infrastructure assets. In addition, new development can provide new areas of green infrastructure through the provision of open space that previously may not have been made available to members of the public. This policy will need to allow for a sufficient degree of flexibility, the loss of some natural assets i.e. for access may be required to support the delivery of the wider benefits of a planning proposal. It is important to note that not all development proposals will be able to provide new green infrastructure and this policy may place pressure on development being delivered viably. In order to deliver this policy Gladman consider that it is necessary that the PNP allocates additional land for</p>		

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					<p>residential growth that is of a sufficient size capable of delivering this policy.</p> <p>Policy P11 – Non Designated Heritage Assets Whilst noting the intention of this policy, it does not identify any non-designated heritage assets. The PNP should identify the location of non-designated heritage assets so that when determining planning proposals, a decision maker can apply this policy consistently and with ease.</p> <p>Policy P12 – Dark Skies Impacts from light pollution can be addressed through good design. Some forms of lighting are likely to be necessary in proposals, for example lighting in relation to highway safety.</p> <p>Strategic Environmental Assessment/ Sustainability Appraisal The preparation of Neighbourhood Plans falls under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan’s proposals would be likely to have significant environmental effects. The Screening Opinion carried out on the PNP concluded that due to a range of environmental designations in and around the parish, there may be significant environmental effects and consequently an SEA is required. The Parish Council should ensure that the results of the</p>		

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					<p>SEA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of this assessment why some policy options have been progressed, and others have been rejected. Quite often SEA discounts the positive effects that new sustainable growth opportunities can have on population, human health, housing, economy and delivering the PNP’s wider plan objectives.</p> <p>Legislation from the Environmental Assessment of Plans and Programmes Regulations 2004 makes clear at paragraph 12(2) ‘The report shall identify, describe and evaluate the likely significant effects on the environment of – (a) Implementing a plan or programme; and (b) reasonable alternatives taking into account the objectives and geographical scope of the plan or programme (our emphasis).’</p> <p>The PNP seeks to control the location of housing growth at a time of acknowledged shortage and need and therefore impacts on the criteria of 2(d) and (e), by perpetuating under supply of identified need and reducing the scale of housing that can be housed in Peterchurch.</p> <p>Gladman submit that the SEA should be revisited with active consideration to the reasonable alternatives and whether the plan is capable to deliver alternative growth scenarios given that the Core Strategy requires the indicative targets of the individual HMAs within Herefordshire as a minimum. It is</p>		

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					<p>considered that the reasonable alternatives do not comply with the SEA Regulations due to the limited information provided. As already stated, further consideration is required to the removal of the settlement boundary as a reasonable alternative in an open minded and transparent manner and active consideration towards the use of a criteria based policy which assesses development on its sustainability merits.</p> <p>Conclusion</p> <p>Gladman recognises the role of Neighbourhood Plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the PNP must be consistent with national planning policy and the up-to-date strategic requirements of the wider local authority area. Through these representations, Gladman have highlighted a number of significant concerns with the PNP as proposed. The Plan in its current form contains a series of flaws not only in its application of local and national policy, but it is based on a clear strategy which seeks to restrict the full potential of future sustainable growth opportunities being delivered. This approach is inconsistent with the entire ethos of the Framework which seeks to boost significantly the supply of housing and the presumption in favour of sustainable development.</p> <p>The PNP does not provide a positive and flexible strategy to assist the Council in maintaining a flexible and responsive supply of housing land. Gladman submit</p>		

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					that a number of areas within the Neighbourhood Plan will need to be addressed through a fundamental overhaul to the development strategy as proposed. Failure to do so will likely result in the plan being found unable to meet the basic conditions if it is progressed in its current form to Independent Examination. If the Plan is progressed in its current form it will likely be found inconsistent with basic conditions (a), (d), (e) and (f) and will be unable to proceed to Referendum. Therefore, the Parish Council should take this time to ensure that all appropriate changes are undertaken prior to being submitted to Herefordshire District Council.		
(14) Gooding					I wish to bring to your attention for the neighbourhood plan the use of the B4348 road along the beautiful Golden Valley between Peterchurch and Dorstone as a race track by motor cyclists. Mainly at weekends, sometimes singly, often convoys, they can be heard over great distances accelerating and speeding at full throttle as they pass the Nags Head heading west. From here at 'Theldore' I hear them approaching through Peterchurch and ever louder all the way to Dorstone. In view of the greatly increased and fast traffic flow generally we think the 30mph limit should be extended westward beyond 'Highways' and 'Theldore' properties with their accesses directly onto the dangerous blind	Not matters for the neighbourhood plan.	No change to plan. Parish Council to consider if it can encourage others to take action.

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					bend along that stretch of the road. The police can evidently do nothing to support such a recommendation unless there is a fatality!! Small comfort!!		
(15) Temple Bar				Support		Support noted.	No change.
(16) Savage					I am entirely agreement with the draft neighbourhood development plan, and in particular support Objectives 1, 2 & 5. The level of housing growth must be proportionate to the size of the village and we should not be expected to go beyond a 12% increase. The infrastructure will not support a huge development and some housing must be for local needs. It is equally important to have a sustainable development by protecting key environmental assets.	Support noted.	No change.
(17) Natural England					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. Peterchurch Neighbourhood Plan Policy P1 – New housing development in Peterchurch village Policy P7 – Promoting local employment and tourism With reference to criteria a.) Brownfield land can have a high ecological value. Consideration should be given to adding in additional wording to the policy for example:	Comment on value of brownfield land accepted. Comment on National Character Areas (NCAs) accepted. Comment on promotion of new green infrastructure	Amend policies B1 and B7 along following lines “re-uses of existing brownfield sites where possible provided the site does not have a high environmental value.”

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					<p><i>a. re-uses of existing brownfield sites where possible provided the site does not have a high environmental value.</i></p> <p>Further guidance on the ecological value of brownfield land is listed below: UK Biodiversity Action Plan- Priority Habitat Descriptions and Mosaic Approach - Brownfield or Open Mosaic Habitat On Previously Developed Land. Policy P9- Landscape</p> <p>We advise that landscape policies should be informed by National Character Areas (NCAs). NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. These should be supplemented by a more detailed Landscape Character Assessment (LCA) of the plan area. Such assessments can assist in the selection of locations for development which involve the least harm to landscape character and guide policies on the design of development.</p> <p>You may wish to consider whether some parts of the policy for example criteria e. wildlife sites and h. would be better places in Policy P9- Green Spaces and Infrastructure.</p> <p>Policy P9- Green Spaces and Infrastructure We welcome this policy and advise expanding it to include more about green infrastructure, to not only protect existing green infrastructure within the</p>	<p>accepted. Comment on Dark Skies policy noted.</p>	<p>Policy P9 add in reference to NCAs in Background/ Justification. Local Landscape Character Assessment to be referenced.</p> <p>Amend Policy P10 to promote new green infrastructure.</p> <p>Amend Background/J justification section of Policy P12 to take account of NE's comments.</p>

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					<p>boundary of the plan area but to also promote creation of new green infrastructure if new development proposals come forward. Such green infrastructure could include protection and creation of lowland dry acid grassland, traditional orchards, woodland and wildlife corridors and other environmental assets in the area to preserve and expand 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> <p>Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-</p>		

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					<p>conditioning; and providing habitat for wildlife. Further information can be found here: http://livingroofs.org/. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting and we advise including within a green infrastructure policy the requirement for ecological enhancements.</p> <p>Policy P12 – Dark skies</p> <p>We note the inclusion of a policy on dark skies. Reducing light pollution will not only improve views of the night sky but also reduce the impacts on species, like bats (which are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) (Habitats Regulations)) which can be adversely affected by inappropriate lighting. The Bat Conservation Trust has produced Interim Guidance: Artificial lighting and wildlife - Recommendations to help minimise the impact of artificial lighting and Bats and Lighting in the UK which you may wish to refer to. Further guidance You may find the following guidance useful:</p> <p>Deconstructed planning policies- putting the pieces together Planning for the environment at the neighbourhood level</p> <p>A guide to writing planning policies which address the issues that matter to your neighbourhood plan.</p>		
(18) Natural England					Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural	Comment noted	This information will be recorded

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					<p>environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED) (HABITATS REGULATIONS)</p> <p>Habitats Regulations Assessment (HRA) Report</p> <p>Having reviewed the Habitats Regulations Assessment (HRA) Report we agree with the conclusion that the Peterchurch Neighbourhood Plan will not have a likely significant effect on the River Wye SAC. As long as the Neighbourhood Development Plan (NDP) is in line with the Herefordshire Core Strategy the NDP can rely on the policies within the core strategy to ensure no likely significant effects. We note that the HRA was written prior to the Herefordshire Local Plan (Core Strategy) being adopted and advise that it is revised to reflect its adoption.</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>		in the Basic Conditions Statement and final Environmental Report.
(19) Snodhill			587	Support	I support the plan on the basis that it recognises the	Support noted.	No change.

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Hall					diverse needs of the communities in the parish and recognises the landscape and be of value in some in way in planning matters.		
(20) Fairfield School					<p>Fairfield High School would like to congratulate the Parish Council on producing the Draft Neighbourhood Plan, out for consultation, recognising that it is only Quality Parish Councils that can develop such Plans, making a genuinely local contribution to broader strategic and planning policies.</p> <p>We were also pleased to be involved in helping to develop the Draft—holding meetings with representatives of the Neighbourhood Plan Steering Group. The Draft Plan has been discussed at the School, at committee level and at the full Governing Board.</p> <p>We note that under 4.25 Locally identified issues, the Draft Plan says: “Discussions with the Fairfield High School have also identified the need to support the development of this important community asset and major employer”.</p> <p>The School is grateful for the “need to support” intention expressed here. The Fairfield Academy currently employs some 64 staff, educating approaching 480 students—as such it is probably the largest employer in the parish.</p> <p>4.25 continues: “The school works from a restricted site and roll numbers are increasing. There are particular access and traffic issues—a footpath from Crossways to the school is needed”.</p>		

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					<p>The need for this Crossways to Fairfield footpath is urgent. The Governors and staff have long believed that we have been on borrowed time as far as the safety of students is concerned, walking on dark mornings and dark evenings along a narrow lane, subject to a 60mph speed limit, on a road frequently used by vehicles as wide as the lane itself.</p> <p>We were consequently pleased to see that point d. in Policy P6 is: “a new footpath from Crossways to Fairfield School”. The provision of such a footpath is a priority for the School—we would locate it as point a.</p> <p>4.25 continues: “There is also a lack of provision of sports pitches. The Parish Council supports the development of the school and closer links with the local community”.</p> <p>We note that Policy 10, referring to site P10/1, says that land off Bazley Lane (adjacent to the primary school) “will be developed for full size sports and recreational facilities for use by local clubs and Fairfield School.”</p> <p>Such facilities would, of course, be very welcome. The P10/1 site might be too far from the School to be practical for lesson use, but would certainly be used out of school hours and would certainly be very useful for inter-school fixtures. Changing room facilities would be necessary. Fairfield School has a dynamic and experienced Sports Department led by Owen Lloyd. We would urge the Parish Council to consult the School at an early stage in planning for suitable facilities at P10/1. Is this provision under Policy 10 the same as point c.</p>		

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					<p>under Policy 6, which seeks to encourage: “Proposals for full size playing pitches in close proximity to the Fairfield School site”? If so, the School is concerned that the P10/1 site is not in close enough proximity for daily use.</p> <p>Under Policy P6, we note that a site, P6/1, has been identified: “to provide improved car parking for the schools”.</p> <p>This site, if it ever went ahead, might remove some parent cars from waiting on the main B4348 road by providing an off-road site—but does not address the traffic problem Fairfield is facing.</p> <p>Nowhere in the Draft Plan is the major transport issue addressed. This is the parking of school buses in the road outside Fairfield in the morning and particularly in the afternoon and the resulting congestion caused. Fairfield needs an off-road bus drop-off and pick-up parking space immediately adjacent to the School. Fairfield would urge that identifying such a site and developing realistic plans to bring it into being in the near future should form a part of the Neighbourhood Plan. We note that P13 is still in development and would ask that the working party look closely at this proposal. The School would be happy to help in any way it can.</p> <p>We note that outline planning permission has been granted for 89 dwellings on a site substantially larger than that designated as P1/1, at Hawthorn Rise. This despite the fact that 80 dwellings could be</p>		

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					<p>accommodated on the P1/1 site at a density of 30 dwellings per hectare. The desirability of providing a suitable mixture of dwellings is obvious; many ex-students who wish to continue to live the parish of their birth (or adoption) and education need affordable, low-cost starter homes.</p> <p>The provision of 89 or 80 dwellings at a Hawthorn Rise extension substantially exceeds the indicative growth target for Peterchurch of 54 new dwellings. If the village grows by 26% or 29% this will, in the future, put further pressure on the increasing roll at Fairfield—especially as we try to respond positively to parental first-choices in secondary schooling provision, on a site already straining against its physical restrictions.</p> <p>Any monies generated by “section 106” planning gain and designated for educational purposes should be spent directly on Peterchurch education provision and the School would expect to be closely involved in deciding where such monies would best be spent to gain the maximum possible educational value.</p> <p>The School would echo the Draft Plan’s desire to encourage closer links between the School and the local community—both through collaborating with the Parish Council in delivering a final Neighbourhood Development Plan and more generally.</p>		
(21) Historic England					Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England are supportive of both the Vision	Comments noted.	No change.

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					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 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. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.		
(23) The Coal Authority					Having reviewed your document, I confirm that we have no specific comments to make on it at this stage. We look forward to continuing to receive your emerging planning policy related documents; preferably in electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk , on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.	Comments noted.	No change.
(24) Eacock					I read with great interest the draft NDP and must say that the work undertaken to date is commendable. As you are probably aware, I am a Town Planner and Chartered Member of the Royal Town Planning Institute	Title to Figure 5 includes words "proposals map". Figure number is	Add key to Figure 5.

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					<p>(RTPI) with over 25 year experience in Development Control. I also specialise in sustainable development at the strategic policy level (town/city planning). In my view, the strategies and objectives set out within the draft NDP are sound with the only exception being Allocation P6/1 – I provide detailed commentary on this under ‘Policy 6’ on the accompanying pages.</p> <p>I have also reviewed the policy hierarchy and specifically, the wording of the policies wearing my ‘Planning Officer’ hat and have suggested ways in which the effectiveness/robustness of the policies could be improved.</p> <p>I also propose an addition ‘catch all’ policy which all development proposals should take into consideration and comply with in order to be considered acceptable. I make these comments and suggestions in good faith and not in any circumstance as criticism of the good work which has been undertaken. I am aware that the intricacies of ‘planning’ can be somewhat overwhelming, especially at the ‘policy formulation level’ such as this. Also, the need to ensure the best strategies and future outcomes are achieved in the NDP is critical for the future. I am more than happy to meet with the NDP Working Party or Parish Council to explain my views if you feel</p>	<p>needed to distinguish from other plans. The “proposals map” is an integral part of the document and should not be relegated to an Appendix. Add in key</p> <p>Use bullet points rather than letters for criteria.</p> <p>Consider use of an over-arching policy. Comments on Policy P2 noted, but these are not in conformity with the adopted Core Strategy.</p> <p>Comments on P3 noted.</p> <p>Questions logic of parking area</p>	<p>Standard practice is to use letters or numbers – no change.</p> <p>The Core Strategy includes such policies – no change. Policy P2 – no change.</p> <p>No change.</p> <p>Proposal P6/1 to be retained.</p>

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					<p>such a meeting would be beneficial. In addition, I am more than happy to provide the benefit of my knowledge and experience if you and other members of the Parish Council consider this to be beneficial in any way.</p> <p>Proposals Map The Proposals Map should form an appendix to the document. Also, it should be titled as 'Proposals Map' as opposed to referring to it as 'Figure 5'.</p> <p>With respect to the Proposals Map itself, a Key should be included which correlates to the various allocations and annotations on the plan. General comments on policy wording and formation The use of letters and/or numbers to identify specific policy criteria has the potential to be miss interpreted or miss-represented in that it could be argued that a development only has to meet one of the given criteria in order to comply with that policy's requirements. It is therefore better practice to use bullet points.</p> <p>In my view, there is a need for an overarching policy which sets out a requirement for all</p>	<p>allocated under P6/1</p> <p>Comments on P7 noted.</p> <p>Replace B1, B2 and B8 with "appropriate uses". Further comment on proposals map and reference to deleting last sentence of policy that allocates the Old Forge Industrial Estate.</p>	<p>No change – suggested change would remove clarity given by specifying specific use classes.</p> <p>No change to proposals map (see above). Retain last sentence as it allocates site P8/1.</p> <p>No change. New policy suggestion</p>

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					<p>development to be sustainable – in this respect, reference to the definition of sustainability as set out in the National Planning Policy Framework would be useful. In addition, this overarching policy could also form the basis of a ‘Development Requirements’ policy which brings together all relevant matters/criteria contained within the current proposed policies. For example:</p> <p>NEW POLICY – Development Requirements All development will be required to contribute to the achievement of sustainable development (as defined within the National Planning Policy Framework) by:</p> <ul style="list-style-type: none"> • locating new development on brownfield land in preference to greenfield land • adopting sustainable construction techniques and materials which minimises the use of fossil fuels, water and other natural resources • providing a suitable mix and tenure of housing in accordance with Policy P4 • ensuring a high standard of design and layout which respects the locality, landscape, ecology/biodiversity and character of the area • making a positive contribution towards the protection and enhancement of the natural, built and historic environment in accordance with Policy P9 • safeguarding existing Community Facilities, valued amenity land and/or Green Space • not leading to the loss of local employment 		<p>covered by Core Strategy, neighbourhood plan seeks to add local detail to these strategic policies.</p>

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					<p>sites/opportunities promoting tourism and other appropriate rural based enterprises</p> <ul style="list-style-type: none"> • avoiding areas at risk of flooding and not increasing the risk of flooding elsewhere <p>If such a policy were to be included, all other policies within the Plan could be simplified to read as follows:</p> <p>Policy P1 – New housing development within the Settlement Boundary</p> <p>Within the defined settlement boundary, new housing development will be permitted where:</p> <ul style="list-style-type: none"> • on sites of less than 3 dwellings – it provides a financial contribution towards the provision of off-site affordable housing • on sites of 3 or more dwellings: <ul style="list-style-type: none"> – by providing an appropriate mix of on-site affordable housing • The requirements of ‘NEW POLICY’ have been met <p>Policy P2 – New housing on land outside the Settlement Boundary</p> <p>New housing development on land outside the Settlement Boundary will only be permitted where:</p> <ul style="list-style-type: none"> • On sites which directly adjoin the Settlement Boundary: <ul style="list-style-type: none"> – there are no allocated or brownfield sites available, or likely to become available, within the Settlement Boundary – development would not lead to disproportionate growth of the village beyond the 		

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					<p>indicative 12% growth target for the Golden Valley Housing Market Area</p> <ul style="list-style-type: none"> • On sites not adjoining the Settlement Boundary and within the open countryside: <ul style="list-style-type: none"> – it is clearly essential for the rural worker to live on-site to ensure the efficient functioning of an agricultural, forestry or other rural enterprise – it accompanies and is necessary for the establishment or growth of a rural enterprise (and meets the requirement of Core Strategy RA4) – it replaces an existing dwelling and the new dwelling is not significantly larger than the dwelling to be replaced – it re-uses an existing redundant building (and meets the criteria of Core Strategy Policy RA5) – it is of exceptional quality and innovative design (and meets the requirements of Core Strategy Policy RA2) <p>Policy P3 – Rural exception housing</p> <p>Proposals for small scale affordable housing (social rented, affordable rented and intermediate low cost or rented homes) may be permitted on land not normally considered appropriate for new housing where:</p> <ul style="list-style-type: none"> • the proposal meets a proven affordable housing need and is supported and evidenced with reference to an up-to-date local housing needs survey of the area • is located close to existing services and facilities and 		

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					<p>would not lead to sporadic development in the open countryside</p> <ul style="list-style-type: none"> • is retained in perpetuity for local people in need of affordable housing <p>Policy P4 – Ensuring an appropriate range of tenure, type and size of housing</p> <p>The role of Peterchurch as a Local Centre will be enhanced by protecting valuable services and facilities. When considering development proposals the following criteria will be applied:</p> <ul style="list-style-type: none"> • Development proposals which would lead to the loss of existing Community Facilities (Shop, Public House, Post Office or other Community Facility) will not be supported unless equivalent or better provision of the facility to be lost has already been made available elsewhere within the Settlement Boundary • Development proposals for new, expanded or enhanced retail, commercial or other Community Facilities will be permitted where: <ul style="list-style-type: none"> – They do not have an adverse impact on residential amenity or the character and appearance of the locality – They do not lead to traffic management problems • Proposals to develop a ‘hub’ building, housing a range of services and facilities (i.e. Doctors, Health Centre, Police Station, Community Centre, Young Peoples’ activities etc.) will be particularly encouraged and supported 		

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					<p>Policy P6 – Peterchurch Schools</p> <p>No comment on the wording of the Policy. However, I question the logic of providing a parking facility (P6/1) in the suggested location. In my view, this would cause serious traffic conflict between parents trying to enter and leave the parking area fighting against the melee of cars, buses, pupils and general road users all vying for space on this narrow stretch of road, it would be a disaster waiting to happen.</p> <p>We are already aware that the junction onto the B4348 has extremely substandard visibility in an easterly direction, so anything that can be done to minimise the use of this junction during busy periods must be seen as beneficial. Also, there is a significant flooding issue in this part of the village. If a parking area were to be provided it would be useless during a flooding event and result in a constant need for maintenance following such an event (removal of silt build up, replacement of surface etc.)</p> <p>With the above in mind, (in my view) it would be a better strategy to improve/develop the parking facilities at the core of the village (playground area opposite the Church) or even investigate acquiring the old Station to provide an additional parking area – this would also have the added benefit of improving parking facilities within the core of the village thereby reducing on-road parking during weddings, funerals and functions at both the Church and Village Centre – it would provide a ‘multi-purpose’ facility to the benefit of the village as a</p>	Comments noted	No change.

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP	
					<p>whole.</p> <p>A pedestrian link/footpath to Fairfield could be provided along the former railway line with a new footpath running across the field (approx. 100m) coming out directly opposite the western gate of Fairfield. This would reduce the amount of time students are on the road, reduce potential conflict and result in greater road safety (see Proposals Map attached). Furthermore, having regard to Allocation P10/1, the suggested route would provide a much safer and more direct route to the playing fields.</p> <p>Arguably, there would be additional congestion at the junction of Church Road and the B4348 if additional parking were to be provided on the Station. However, the general layout of the road at this point (with the narrowing of the road at The Boughton Arms) acts as a natural traffic calming measure so traffic speeds are generally slower in this location.</p> <p>Given the central location, it is also likely that parents/students would use the Post Office/Shop so there may also be additional economic benefits which would improve the viability of this key community facility thereby safeguarding its future.</p> <p>Policy P7 – Promoting local employment and tourism Proposals for new, expanded or improved employment and tourism facilities will be supported where they comply with the other policies of this Plan. (see ‘NEW POLICY’ above)</p> <p>Note: the last section of Policy P7 (shared footpath etc.)</p>			<p>New policy not to be included.</p> <p>No change.</p>

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>should, in my view, comprise both an 'Objective' and an 'allocation' on the Proposals Map which would include the new footpath from the railway line to Fairfield as detailed within the comments relating to Policy P6.</p> <p>Policy P8 – Old Forge Industrial Area Stating specific Use Classes (B1, B2 and B8 etc.) provides a very wide 'scope' of uses. It may be worth considering a revision to wording. Perhaps 'B1, B2 and B8' could be replaced with 'appropriate uses which do not.....adversely affect other occupiers etc.'</p> <p>The second paragraph of the policy could be simplified by referring to the site shown on the Proposals Map as opposed to Figure 5 – i.e. 'Allocation P8/1 as shown on the Proposals Map has been identified for expansion etc.'</p> <p>Also, the last paragraph is not required.</p> <p>Policy P9 – Landscape It might be worth considering inclusion of all of the criteria of this policy within the new policy I have suggested – after all, all development has an impact upon the 'landscape'.</p> <p>Policy P10 – Green spaces and infrastructure No problem with the policy but the wording of criteria d could be improved. Again, use of 'bullet points' as opposed to letters for the criteria would be better practice.</p> <p>Policy P11 – Non-designated heritage assets Development proposals <i>which would affect the</i></p>	<p>See above.</p> <p>New policy not to be included.</p> <p>P10 – improve wording of criterion (d).</p>	<p>No change.</p> <p>No change</p> <p>Amend (d) to “By creating links and connections to the existing green</p>

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p><i>character, appearance and wider setting of nondesignated.....</i></p> <p>Policy P12 – Dark Skies General Comment</p> <p>In respect to the reference to ‘significant openings’, generally speaking, to achieve more sustainable residential design, as much glazing as possible should be located on the southern elevation of the building to harness passive solar gain.</p> <p>By potentially restricting such design practices, the achievement of more sustainable house design may be hampered. That said, I appreciate the conflict between the two policy objectives/initiatives.</p> <p>Policy P13 – Traffic and transport This appears to be a sound policy and interestingly, includes reference to improved parking facilities at St Peters Church – see comments in respect to Policy P6 above.</p>	<p>P11 comment noted.</p> <p>P12 comment noted.</p> <p>P13 comment noted.</p>	<p>infrastructure network and, where opportunities arise, by creating new green infrastructure.”</p> <p>No change to P11.</p> <p>No change to P12.</p> <p>No change to P13.</p>
(25) Hawthorn Rise					<p>I support the Plan including in particular items 12&3 I have lived in Peterchurch all my life & want it kept an active, busy parish.</p> <p>I hope that the increased number of houses will bring support for the shops & businesses in the village.</p> <p>I am trusting that the parish council will give more thought to the reserved matters planning than was given to some recent applications.</p>	Support noted.	No change.
(26) Severn Trent					Thank you for contacting us regarding your Neighbourhood Development plan. Severn Trent Water	Comment noted.	No change.

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					do not provide water or waste water services to the Peterchurch area and therefore we have not comments in relation to this consultation.		
(27) Woodland Trust					<p>The Woodland Trust is very supportive of the concept of neighbourhood planning as an important mechanism for embedding trees into local communities, as such we are very supportive of the policies set out in your plan. I would however like to add a number of points which we believe could further enhance your plan. Its great that you recognise the presence of ancient woodland in your parish but it would benefit from strengthened protection building on the NPPF. We would recommend something along these lines: <i>'Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional'</i>.</p> <p>There is also scope to give Policy P10 a bit more strength by being more specific in your aspirations and taking the opportunity to really push developers. For example you could ask that each new house requires a new street tree, likewise car parks must have trees within them. Our new document on residential developments may be useful in giving you some ideas. Particularly with regard to things like public access, though Peterchurch is in a rural area is there enough accessible space? There are natural England and forestry commission standards which you can use to push developers on this http://www.woodlandtrust.org.uk/mediafile/10063114</p>	Amend P10 to take on board comments on ancient woodland and trees in residential development.	<p>P10 to be amended as follows:</p> <p>Extend criterion (a) as follows: "Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional"</p> <p>Amend (c) as follows: "providing on site green infrastructure, including trees in garden, landscape, car parking and other communal areas."</p>

Respondent Ref. No.	Page No.	Para No.	Vision, Objective, Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
					<p>0/pg-wt-300615-residential-developments.pdf?cb=b2ac4e516bc6464f96cc1acd33d5c268</p> <p>We would like to take this opportunity to draw your attention to the Woodland Trust’s neighbourhood planning microsite: https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/ which may give you further ideas. You may also be interested in our free community tree packs: http://www.woodlandtrust.org.uk/plant-trees/in-your-community/</p> <p>If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you.</p> <p>Best wishes and good luck with your plan</p>		

Table 2 Peterchurch Draft Neighbourhood Development Plan – Consultation Responses from Herefordshire Council

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP						
(22) Herefordshire Council	<ul style="list-style-type: none"> • Planning Services <p>Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.</p> <p>1) Neighbourhood Planning</p> <p>The structure of the draft plan is very clear and logical. It also covers a comprehensive range of issues. The policy section could benefit from some ‘reasoned justification or explanation or background details’ for the policies which will aid the community, statutory consultees and ultimately the examiner to fully comprehend your intentions.</p> <table border="1" data-bbox="360 930 1570 1391"> <tr> <td data-bbox="360 930 524 1051">Para 1.5</td> <td data-bbox="524 930 1570 1051">Needs updating – rural service centres are no longer referred to within the Core Strategy</td> </tr> <tr> <td data-bbox="360 1051 524 1334"> Para 4.2 Para 4.4 Para 4.5 Inset map 34 </td> <td data-bbox="524 1051 1570 1334"> Para is out of date and no longer relevant. Needs to be updated to reflect the current adopted Core Strategy position. The neighbourhood plan will be examined against this not the UDP. Old UDP inset map needs deletion. </td> </tr> <tr> <td data-bbox="360 1334 524 1391">Para 4.27</td> <td data-bbox="524 1334 1570 1391">‘this area has been given...’ should be amended to ‘The River Wye has</td> </tr> </table>	Para 1.5	Needs updating – rural service centres are no longer referred to within the Core Strategy	Para 4.2 Para 4.4 Para 4.5 Inset map 34	Para is out of date and no longer relevant. Needs to be updated to reflect the current adopted Core Strategy position. The neighbourhood plan will be examined against this not the UDP. Old UDP inset map needs deletion.	Para 4.27	‘this area has been given...’ should be amended to ‘The River Wye has	<p>Para. 1.5 delete reference to rural service centres.</p> <p>Agree</p>	<p>Para. 1.5 delete reference to rural service centres.</p> <p>Remove all references to UDP.</p>
Para 1.5	Needs updating – rural service centres are no longer referred to within the Core Strategy								
Para 4.2 Para 4.4 Para 4.5 Inset map 34	Para is out of date and no longer relevant. Needs to be updated to reflect the current adopted Core Strategy position. The neighbourhood plan will be examined against this not the UDP. Old UDP inset map needs deletion.								
Para 4.27	‘this area has been given...’ should be amended to ‘The River Wye has								

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP
	been...’ in order to add clarity that it is not the whole of the hydrological catchment.	Agee	Amend para. 4.27
	Policy P1 Policy P1 will only allow for development within a settlement on brownfield land. Any proposals on an undeveloped site but within the settlement boundary would be contrary to this policy. Is that what you are intending? Has an assessment of the capacity of brownfield land been undertaken? Any landowner of undeveloped land within the boundary may question this reasoning? Does this policy link with the protection of green space P10, it maybe worth considering the allocation of green spaces within the settlement boundary if these are important to the village?	Policy seeks use of previously developed land “where possible”. Land not previously developed could, therefore, be used. No assessment of previously developed land has been undertaken. The policy does link with P10.	No change to wording on previously developed/brownfield land. Local green spaces to be identified in the plan.
	Policy P1 criteria e This element of the policy is not in conformity with Policy H2 of the Core Strategy	Bring in to line with Core Strategy.	Amend to bring in to line with Core Strategy.
	Policy P5 Have any consideration of possible sites for the ‘hub’ been considered? Have discussions taken place with the mentioned service providers to ascertain interest? Has consideration been given to the potential funding and operation of such as ‘hub’?		Parish Council have had very early

Consultee Name Address Ref. No.	Comments received		Parish Council Comments	Amendments to NP
	Policy P6	Some assessment maybe required regarding the potential flooding impact of a surfaced carpark within the flood plain.	Issue not raised by Environment Agency. Such a use low risk.	discussions about the hub.
	Policy P6 criteria c	Is this in addition to the proposal in P10/1 or should there be a cross reference?	This is in addition.	No change to P6. No change to P10.
	Policy P7	Again any development is limited to brownfield only, is there sufficient brownfield to enable this policy to be fulfilled?	Policy seeks use of previously developed land "where possible". Land not previously developed could, therefore, be used.	No change to wording on previously developed/brownfield land.
	Policy P8	Consultation with the EA is strongly recommended. A sequential and exception test will need to be demonstrated if needed to allocate within the flood plain.	Issue not raised by EA.	No change.
	Policy P9 criteria b	This is not a planning policy	Agree	Delete criterion 9b

Consultee Name Address Ref. No.		Comments received	Parish Council Comments		Amendments to NP
	Policy P10	As highlighted above consideration should be given to the allocation of green spaces if the policy regarding brownfield only is to remain or there are particular important areas for safeguarding.	Agree		Local green spaces to be identified in the plan.
	Policy P10 criteria b	Consideration of clarification of the wording to ensure that this refers to non-vehicular access			
2) Planning Policy					
	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	
	P1- New Housing Development in Peterchurch Village	SS1, SS2, RA1, RA2, H1	N	Bullet point "E": The policy is no longer consistent with national policy in terms of affordable housing thresholds. The new thresholds require affordable	
				Bring in to line with Core Strategy.	Amend to bring in to line with Core Strategy.

Consultee Name Address Ref. No.	Comments received			Parish Council Comments	Amendments to NP	
				<p>housing provision with open market proposals of 10 dwellings or more, or with a maximum combined floor space of more than 1000sqm. This will require updating to reflect this.</p> <p>Bullet point "H": This would appear to hint at capping or setting a maximum number for development.</p> <p>The indicative growth target should be seen as a minimum target rather than a limit. To</p>		

Consultee Name Address Ref. No.	Comments received			Parish Council Comments	Amendments to NP
				<p>be too prescriptive with the figures could prejudice against certain schemes from coming forward to help deliver the growth targets.</p> <p>P1/1: This proposal is now the subject of a granted planning permission for 89 dwellings.</p>	
	<p>P2- New Housing Development in the Countryside</p>	<p>RA3, RA4, RA5</p>	<p>Y</p>	<p>Point "C": "...no larger than the dwelling to be replaced." This may prove too specific to enforce in practice, the policy</p>	<p>Bring in to line with Core Strategy.</p> <p>Amend to bring in to line with Core Strategy.</p>

Consultee Name Address Ref. No.	Comments received				Parish Council Comments	Amendments to NP
				should offer the flexibility of being comparable in size with the dwelling to be replaced, as Policy RA3 of the Core Strategy does. See also "Other comments/conformity issues"	Bring in to line with Core Strategy.	Amend to bring in to line with Core Strategy.
P3- Rural Exception Housing	H2	Y	See "Other comments/conformity issues"			
P4- Ensuring an Appropriate Range of Tenures, Types and Sizes of Houses	H3	Y				
P5- Peterchurch Village Centre	SC1	Y				

Consultee Name Address Ref. No.	Comments received			Parish Council Comments	Amendments to NP	
	P6- Peterchurch Schools	SC1, OS1, OS2	Y	The policy conforms with the Core Strategy, subject to the following: The proposal for providing improved car parking falls within Flood Zone 3, meaning that the necessary testing must be applied in accordance with paragraphs 100-104 of the NPPF and their associated guidance.	Issue not raised by Environment Agency. Such a use low risk.	Amend P6 to add in need for a sequential test before site is developed.
	P7- Promoting Local Employment and Tourism	RA6, E4	Y			
	P8- Old Forge Industrial	E1, E2	Y	The policy conforms	Issue not raised by	Amend P8 to

Consultee Name Address Ref. No.	Comments received			Parish Council Comments	Amendments to NP	
	Area			with the Core Strategy, subject to the following: The proposal for the extension of the industrial estate falls within Flood Zones 2 and 3, meaning that the necessary testing must be applied in accordance with paragraphs 100-104 of the NPPF and their associated guidance.	Environment Agency. Such a use low risk.	add in need for a sequential test before site is developed.
	P9- Landscape	LD1, LD2, LD4	Y			
	P10- Green Spaces and Infrastructure	OS1, OS2, LD3	Y			

Consultee Name Address Ref. No.		Comments received			Parish Council Comments	Amendments to NP
	P11- Non-designated Heritage Assets	LD4	Y	There may be an opportunity here to identify any particular non-designated assets that are valued within the Parish.	Agree	Identify non-designated heritage assets.
	P12- Dark Skies	SD1	Y			
	P13- Traffic and Transport	MT1	Y			
	<p>Other comments/conformity issues: The plan conforms well and makes good reference to the newly adopted Herefordshire Local Plan Core Strategy. However, the Neighbourhood Planning process affords Parishes the opportunity to give planning policies a local flavour, reflecting the unique needs and aspirations of the Parish. There are a few cases (P2, P3 and P11 in particular) where potentially this opportunity may have been missed, and the issue may have been more comprehensively addressed by the equivalent overarching Core Strategy policy, making the NDP policy appear superfluous.</p> <p>3) Development Management Comments from development management refer to the practicality of implementing the draft policies in practice.</p>					
Policy P1 b	Could be rewording to better align with HLP and NPPF i.e. local distinctiveness, makes use of opportunities etc.			Agree	Re-word Policy P1b to take account	

Consultee Name Address Ref. No.	Comments received		Parish Council Comments	Amendments to NP
	Policy P1 c	Does this need to be caveated that loss of commercial facilities will not be permitted unless circumstances laid out in HLP Policy SC1 are demonstrated. i.e. not viable	Agree	of distinctiveness. Add in reference to SC1.
	Policy 1e	Not in conformity with Core Strategy requirements HLP Policy H1.	See comment above.	Bring in to line with Core Strategy.
	Policy P1	If there's a settlement boundary it has to include sufficient room for number of houses. No need for secondary proposals adjacent to the boundary. In my view policy could say "development within or immediately adjacent to the settlement boundary will be permitted where " or simply "development within the settlement boundary will be permitted where ... ". I don't see how we can introduce a hierarchical approach with one set of criteria for development within the boundary and	Agree, policy to be amended.	Policy amended to take account of this comment

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP
	another set for development without the boundary unless it is an exception policy.		
	Policy P3 Need a locational element i.e. within reasonable access of, or adjacent to	Agree	Add a locational element to the policy.
	Policy P4 Needs to better direct with analyse from the HMA and reference it to make developers aware of what house types and sizes are required locally.	Noted	Policy allows developers flexibility to meet needs as and when identified – no change.
	Policy P5 a Is too restrictive. Needs to allow for when a facility is no longer required or the business is no longer viable.	Agree	Amend to allow for flexibility if a site no longer needed or viable

Consultee Name Address Ref. No.	Comments received		Parish Council Comments	Amendments to NP
	Policy P5c	Is there a site earmarked for this development? If not, is it not just covered by P5.b?	No.	No change.
	Policy P7	No locational requirement. Essentially, developing any site for tourism developments. Needs rethinking entirely. Can an enhancement of the Herefordshire Trail and local character be a prerequisite of development?	Agree	Add in locational element where possible.
	Policy P9	The policy doesn't identify key characteristics of the local landscape, should refer to the Landscape Character Assessment. Too prescriptive to require traditional farming methods.	Agree	Refer to LCA and delete reference to traditional farming methods.
	Policy P10	Needs an introduction stating that buildings need to be assessed for their local importance	Agree	Non-designated heritage assets to be identified

Consultee Name Address Ref. No.		Comments received	Parish Council Comments	Amendments to NP
	Policy P10 c	Needs to be more prescriptive. How recorded? Where recorded?	Agree	Make more prescriptive
	<ul style="list-style-type: none"> Transportation and Highways <p>Herefordshire Council's Transportation Section is in broad agreement with the policies and objectives you have set out in neighbourhood plan. However, we do have some slight amendments and comments which, we would like to see included. I have set these out below:</p>			
	POLICY P5 – PETERCHURCH VILLAGE CENTRE	lii. They do not lead to traffic management problems and encourage active travel.	Agree	Amend as suggested.
	POLICY P6 – PETERCHURCH SCHOOLS	d. A new <i>shared use path</i> from Crossways to Fairfield School.	Agree	Amend as suggested.
	Background and justification	<p><i>Taking advantage of new developments to help provide active travel measures could reduce the need for so much land to be given over to car parking, encourage active travel (Health and well-being & P13), improve traffic management (P5) as well as contribute to promoting tourism (P7).</i></p> <p><i>The SEA analysis particularly identified the need for any new development proposed through the NDP should seek to reduce</i></p>		

Consultee Name Address Ref. No.	Comments received		Parish Council Comments	Amendments to NP
		<i>the environmental impacts of transport, and Promotion of the use of rural areas and open space by all, encourage easy non-car based access.</i>		
	POLICY P8 – OLD FORGE INDUSTRIAL AREA	<i>c. They do not lead to road traffic problems and encourage active travel.</i>	Agree	Amend as suggested.
	P10/1 – LAND OFF BAZELEY LANE	<i>Access to and from the site by active travel modes to be a feature of the development.</i>	Agree	Amend as suggested.
	Background – green infrastructure	<i>Providing active travel measures would encourage active travel (Health and well-being & P13), improve traffic management (P5) as well as contribute to promoting tourism (P7). The SEA analysis particularly identified the need for any new development proposed through the NDP should seek to reduce the environmental impacts of transport, and Promotion of the use of rural areas and open space by all, encourage easy non-car based access.</i>	Agree	Amend as suggested.
	POLICY P13 – TRAFFIC AND TRANSPORT	<i>Consideration needs to be given to the parking strategy in particular policy LTP PS2 (link below) <u>Herefordshire Parking Strategy</u></i>		

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP
	<p>c. Improved bus and community transport services</p> <p>- For further information on this please contact the Passenger Transport Team</p>	Agree	Amend as suggested.
	<p>Policy P13 -</p> <p><i>Policy P13 is generic enough to provide a good overarching policy for all modes of transport.</i></p>	Comment noted	
	<ul style="list-style-type: none"> Environmental Health (Environmental Protection – noise/air) <p>Our department has no objections in principle to the proposed areas identified for development within the plan except with regard to the proposed development around the fire station. The rear of the fire station contains a smoke stack which to our knowledge generates smoke several times a week as these premises constitute a regional training centre for the fire brigade and our department has received complaints regarding smoke nuisance from neighbouring premises. In our view therefore it would not be appropriate nor suitable to extend the area immediately behind the smoke stack and fire station for development for residential or business purposes. In addition, due to the above we also have reservations about the appropriateness of building residential premises on land identified as valley view immediately across the road and to the east of the fire station and smoke stack.</p> <ul style="list-style-type: none"> Environmental Health (Environmental Protection – contaminated land) <p>I would make the following comments with regard to the proposed housing development area identified in the “Peterchurch Draft Neighbourhood Development Plan’: Please note; The site identified on the proposals map (Figure 5) for housing, “Proposal P1/1; Land adjoining Hawthorn Rise” referred to throughout the plan is “currently the subject of a planning</p>	<p>Comment noted</p> <p>Comment noted</p>	<p>No change</p> <p>Planning</p>

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP		
	<p>application". Therefore on the basis that this statement is correct, I have not commented on the "New housing Development site" on the understanding this sites has been subjected to comments during the planning process.</p> <p>General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided. Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p> <ul style="list-style-type: none"> • Strategic Housing <p>None received</p> <ul style="list-style-type: none"> • Landscape/Conservation/Archaeology <p>Thank you for consulting me about this plan. I have the following comments to make:</p> <table border="1" data-bbox="450 1153 1570 1385"> <tr> <td data-bbox="450 1153 640 1385"> Policy P1/1 Land adj. Hawthorn Rise. </td> <td data-bbox="640 1153 1570 1385"> This extensive site, being the subject of a recent planning application, already has detailed archaeological information available, and some known issues. In short there are buried archaeological features of interest within the site. These features appear to be limited in extent and not of a nature or significance that would require preservation in situ. It has been recommended however that they should be the subject </td> </tr> </table>	Policy P1/1 Land adj. Hawthorn Rise.	This extensive site, being the subject of a recent planning application, already has detailed archaeological information available, and some known issues. In short there are buried archaeological features of interest within the site. These features appear to be limited in extent and not of a nature or significance that would require preservation in situ. It has been recommended however that they should be the subject	<p style="text-align: center;">Agree</p> <p style="text-align: center;">Agree</p>	<p style="text-align: center;">approval granted</p> <p style="text-align: center;">Planning approval granted</p>
Policy P1/1 Land adj. Hawthorn Rise.	This extensive site, being the subject of a recent planning application, already has detailed archaeological information available, and some known issues. In short there are buried archaeological features of interest within the site. These features appear to be limited in extent and not of a nature or significance that would require preservation in situ. It has been recommended however that they should be the subject				

Consultee Name Address Ref. No.	Comments received		Parish Council Comments	Amendments to NP
Economic Development General comments: The Neighbourhood Development Plan for Peterchurch focusses predominantly on the challenge of meeting the increased dwelling requirement as laid out in the Core Strategy. The Policy RA1 has identified Peterchurch village as one of the settlements that will be the main focal point for “proportionate” housing development. The Neighbourhood Planning Group/Parish Council is receptive to these proposals and is looking at suitable sites within the village and surrounding rural areas to meet the housing growth target (12%). There are a number of economic benefits to increased housing including developer contributions towards transport, transport routes/schools and local community facilities. New housing will also bring new skills into the area which will have a positive impact on the local economy. The village has a primary school, pre-school, St. Peters Church and Centre, GP surgery, Post Office and stores, pubs, Bistro, Hair Dressers, Police Station, Fire Station, Peterchurch Village Centre and The Old Forge Industrial Estate. Growth within the village will help to support and enhance these existing businesses and services. This is particularly important to Peterchurch, whom, along with other rural areas is finding it increasingly difficult to retain existing facilities (4.16).		of archaeological recording as mitigation were a planning application here to be approved.	Comment noted	Identify non-designated heritage assets Add in reference to LD4 No change
	Policy P11 Non designated heritage assets	The inclusion of this policy is to be applauded. However it appears that there is no explicit policy provision, either here or elsewhere in the plan, for heritage assets that are actually designated. This may be a simple oversight, or relate to how the plan is structured, but in any event it is a potentially serious omission		
		In the same vein, Core Strategy Policy LD4 is absent and needs to be clearly referenced, possibly in an expanded and amended Para 4.22 [of the plan].		

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP
	<p>As well as helping to determine the type, size and location of any new developments it is important that the group considers the changing nature in which people are working and take account of increasing numbers of people working from home. The need for an adequate broadband service should be encouraged within any new development.</p> <p>We note that the group is agreeable to the re-use of redundant or disused buildings for additional housing as stated under Policy P2. It would be worth the group considering a set of criteria to consider potential applications around the change of use of redundant farm buildings or disused rural buildings to a commercial end use. These too can support additional employment provision and safeguard jobs through farm diversification.</p> <p>Peterchurch Neighbourhood Planning Group has taken account of Policy E1 which seeks to direct larger employment proposals to rural industrial estates; there is no reference to any large employment proposals elsewhere in the village. Policy E2 also seeks to safeguard “good” employment sites such as Old Forge Industrial Estate from redevelopment for non-employment uses.</p> <p>It is encouraging to note that the Group is proposing to protect local services by applying a set of criteria to planning applications and ensuring any change requests are not detrimental to the economy, for example, when considering proposals, the following criteria will be applied: ‘ The change of use of shop, pub, Post Office or other community facilities to residential uses will not be supported unless equivalent or better provision for the facility to be lost is made elsewhere within the settlement boundary’</p> <p>In addition, the Group is supportive of proposals to develop a “hub” building accommodating a range of services e.g. doctor, health centre, police station, community centre, young peoples’ activities which will provide further employment opportunities, safeguard jobs and provide necessary services in a convenient location to people in rural areas.</p> <p>The Peterchurch Neighbourhood Plan will support proposals for new local employment and tourism when they meet the criteria in Policy P7. In particular, the Parish Council will work with Herefordshire Council and others to support cross boundary tourism initiatives such as creating a new recreation route along the former railway line.</p>		

Consultee Name Address Ref. No.	Comments received	Parish Council Comments	Amendments to NP
	<p>Peterchurch Neighbourhood Planning Group acknowledges the requirement within the Core Strategy (Policy E2) to safeguard “good” employment sites such as The Old Forge Industrial Estate from redevelopment for non-employment uses.</p> <p>As well as protecting this important local source of employment, the group has identified the need to set out the types of development that will be permitted at the site to enable its future growth and development. (This is set out in Policy P8). As well as supporting further business development (primarily B1, B2 & B8 uses) at the site, an area for expansion has been identified, Proposal P8/1. This area may be subject to flooding and before any development takes place, suitable mitigation measures should be in place before development is permitted. Any displacement of flooding must also be considered.</p> <ul style="list-style-type: none"> • Education None received • Property Service None received • Parks and Countryside None received • Waste None received 		

5.0 Strategic Environmental Assessment/Habitat Regulations Assessment

- 5.1 Neighbourhood Plans are covered by the Strategic Environmental Assessment Regulations and the Habitat Regulations Assessment process.
- 5.2 Herefordshire Council have put in place an iterative procedure for undertaking these assessments (see [Herefordshire Submitted Neighbourhood Areas](#)).
- 5.3 An initial scoping was undertaken by Herefordshire in October 2014. This concluded the plan would require further environmental assessment for Strategic Environmental Assessment and Habitat Regulations Assessment. The three statutory bodies English Heritage (now Historic England), Environment Agency and Natural England were consulted on this report. Detailed information from the screening was fed in to the drafting of the Regulation 14 NDP.
- 5.4 A further Environmental (SEA) report was prepared in September 2015 ahead of the Regulation 14 consultation. In addition, a Habitat Regulations Assessment was also undertaken.
- 5.5 The conclusion of the Environment Report was that:

“On the whole, it is considered that the Peterchurch NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which reflects a current planning application for housing development and would potentially exceed the proportionate growth that prescribed by strategic policies. There are some revised wording changes suggested to strengthen or clarify some policies areas as a result of the SEA. There are two policies within the draft plan which it is suggested are reviewed as a result of the SEA, these are policy P6 and P8/1.”

The SEA was used to refine the Regulation 14 NDP.

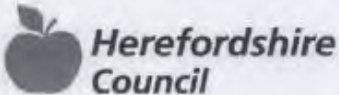
- 5.6 The Habitat Regulations Assessment concluded that:

“9.1 None of the Peterchurch Neighbourhood Plan policies (September 2015 version) were concluded to be likely to have a significant likely effect on the River Wye SAC. This is primarily because much of the parish/ neighbourhood area lies outside of the hydrological catchment of the River Wye SAC. Some suggestions have been made to strengthen the policy wording but this is in connection with the effects of flooding on the River Dore which is not part of the hydrological catchment of the River Wye. Based on assumptions and information contained within the Peterchurch Neighbourhood Plan, Herefordshire Core Strategy and the Pre-submission version /Proposed Modifications Addendum of the HRA for the Core Strategy, all of the NDP policies were found to be unlikely to result in a significant likely effect on the River Wye SAC.

- 9.2 Dwr Cymru Welsh Water (DCWW) has stated for the Core Strategy that there is currently no existing capacity with regards to permitted headroom in the Sewerage Treatment works serving the Peterchurch area to continue to treat the water from the amount of housing provided for in the Core Strategy policies. Continuing work is required with DCWW to ensure that sufficient headroom can be provided through improvements and a potential feasibility study may be required to assess any further upgrade requirements. In addition, the preparation of the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 9.3 It is unlikely that the Peterchurch Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parishes.
- 9.4 It is therefore concluded that the **Peterchurch Neighbourhood Plan will not have a likely significant effect on the River Wye SAC.**
- 9.5 Any further amendments to the policies (post September 2015 version) will be rescreened if required and an addendum to this report will need to be produced to accompany the submission plan. “
- 5.7 The amendments made after Regulation 14 consultation are not considered to require re-screening.
- 5.8 Both the revised environmental report, in accordance with the Neighbourhood Planning Regulations, is submitted alongside this Consultation Statement.

Appendix 1 – Peterchurch Neighbourhood Area Application

Neighbourhood Area application forms (NP1)

 Herefordshire Council

County of Herefordshire District Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

10 OCT 2012

Application to designate a Neighbourhood Area Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

Publication of applications on the Herefordshire Council website
Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact the planning department.

Please complete using block capitals and black ink

1. Parish Clerk details	2. Additional contact details (if different from parish clerk)
Title: <input type="text" value="MR"/> First Name: <input type="text" value="MALCOLM"/>	Title: <input type="text"/> First Name: <input type="text"/>
Last Name: <input type="text" value="WALKER"/>	Last Name: <input type="text"/>
Unit: <input type="text"/> House Number: <input type="text"/> House Suffix: <input type="text"/>	Unit: <input type="text"/> House Number: <input type="text"/> House Suffix: <input type="text"/>
House Name: <input type="text" value="TRYONOR"/>	House Name: <input type="text"/>
Address 1: <input type="text" value="42"/>	Address 1: <input type="text"/>
Address 2: <input type="text" value="GREEN LANE"/>	Address 2: <input type="text"/>
Address 3: <input type="text" value="KINGSTONE"/>	Address 3: <input type="text"/>
Town: <input type="text" value="HEREFORD"/>	Town: <input type="text"/>
County: <input type="text"/>	County: <input type="text"/>
Postcode: <input type="text" value="HR2 9EX"/>	Postcode: <input type="text"/>
email: <input type="text" value="PARISHCLERK@WALKERINTERNET.COM"/>	email: <input type="text"/>

3. Relevant body:
Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations

Yes: No:

Name of Parish Council:

4. Name of Neighbourhood Area:

Please give a name which your neighbourhood area will be formally known.

PETERCHURCH NEIGHBOURHOOD PLAN

5. Extent of the area:

Please indicate below and attach an OS plan showing the intended extent of the area.

Whole parish boundary area:



Part of the parish:



Joint with neighbouring parish:



(Please complete details in section 7 below if applying as joint parishes)

Please describe below why you considered the extent of the neighbourhood area is appropriate.

THE AREA COMES UNDER THE JURISDICTION OF THE PARISH COUNCIL

6. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area.

Neighbourhood Development Plan:



Neighbourhood Development Order:



Community Right to Build Order:



7. Additional joint parish details:

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.

8. Declaration:

I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

In the case of joint parish applications, names from each parish would be required.

Names(s) M. WANKER (PARISH COUNCIL CLERK)

Date (dd/mm/yy)

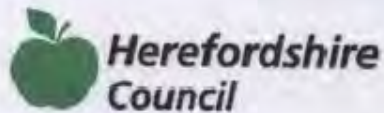
08/10/2012

Names(s)

Date (dd/mm/yy)

Appendix 2 – Peterchurch Neighbourhood Area Application

Neighbourhood Area Decision Document



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Peterchurch
Parish Council	Peterchurch
Consultation period	15 th October – 26 th November 2012

Map of proposed neighbourhood area



Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? Section 61G (4)	Yes	
Does the area overlap another designated area? Section 61G (7)		No
For joint area application, are all relevant bodies included? Section 61G (2)	N/A	
Were any comments received during the consultation period?		No
Summary of comments received	None received	
Ward member comments	None	
Are any modifications required to this or any adjoining neighbourhood area? Section 61G (6)		No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012.

The application for the designation of Peterchurch Neighbourhood area is

Approved



Andrew Ashcroft

Assistant Director of Economy, Environment and Cultural Services

Date: 28th November 2012

Appendix 3 – First Neighbourhood Plan Steering Group Minutes



Neighbourhood Plan
Golden Valley Community Centre
18th March 2013 - 7.15pm
Minutes
1st Steering Group Meeting

Present

Anna Coda
Brendan Treanor (Parish Council Chairman)
Dave Williams (Lengthsman)
Ian McCulloch (Parish Councillor)
Ivor Sedgley (Parish Councillor)
Malcolm Walker (Parish Council Clerk)
Paul Clarke (Parish Councillor)
Sam Banks (Neighbourhood Planning Team Leader Herefordshire Council)
Sheila Walker

Those signed up but not present

Anna Powell
Helen Buttery
Juliette Smith
Maurice Church (Parish Council Vice-Chairman)
Michael Hewitt
Pam Prosser (Parish Councillor) {Links to Peterchurch Primary School}
Richard Gaze (Parish Councillor)
Stephen Hancock {Links to Fairfield School}

Sam Banks (Planning Officer Herefordshire Council) gave a very informative interesting talk with regards to Neighbourhood Planning

Q Where does the money come from?

A Initial grant from Central Government as part of a vanguard

Consultation period 15th October 2012 – 26th November 2012 for Neighbourhood Planning (General) Regulations 2012 for Neighbourhood Area Decision Document

Service Level Agreement signed by Brendan Treanor, Chairman on behalf of Peterchurch Parish Council and Mr. Mike Willmont Herefordshire Council dated 17th January 2013

Handouts given to all present

Neighbourhood Development Plan Process Flowchart

Guidance Note 1 Guidance Note 2

Guidance Note 3 Guidance Note 6

Guidance Note 7 Guidance Note 18

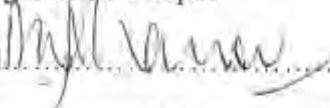
500 dwellings in Peterchurch
12% = 60 houses
£2,000.00 grant available from Herefordshire Council to progress the plan
Planning Department of Herefordshire Council have No Objections to running
the Parish / Community Plan and the Neighbourhood Plan together using the same
Steering Group members and meetings at the beginning then branching into separate
themes, topics and projects
One Consultation Questionnaire all topics and planning
Look at the different aspects of engaging all walks of life young persons and
mature people within the Peterchurch area
Item for the Peterchurch "Newsletter" - Plans Update
Next meeting 8th April 2013 at 7.15pm in The Golden Valley Community
Centre

Agenda Items for next meeting

Agree Budget
Plan Timetable and Schedule
Large Maps

Meeting Closed 9.00pm

Signed



SGC Mr. Brendan C. Treanor

Date 8th April 2013

Appendix 4 – Planning for Real responses

Flags in placed in maps

PETERCHURCH PLAN (Parish & Neighbourhood)	
TRAFFIC TRANSPORT & ACCESS 175	
40mph from Poston caravan park-30mph sign at Crossways then 40mph from Wilmaston-30mph at the Nags Head	2
40mph limit from Vowchurch-Peterchurch	1
Accident black spot Hinton-Dorstone, Crossways Junction, B4348 The Princess Noor	4
Better main road for valley B4348	1
Blind spot Fairfield crossroads, junction Urishay Castle	3
Blocked bridleway to Poston Mill	2
Bridle path blocked to Poston Mill	1
Bridle paths wanted Village	1
Bus route needed Hereford 10pm Peterchurch, 7.30am Hereford & evening, More reliable Hay-Hereford Village, Affordable	13
Bus route needed Peterchurch-Hereford "We need better, more regular for people who wait in town/more affordable" Village	4
Bus shelter to be provided, Bus stop opposite Police Station	1
Car sharing scheme to be set up Village	1
Chicane both ends of village B4348 Boughton & Nag/to adhere to yellow lines opposite Bazley Lane often blocked to residents	5
Church parking not here Closure Place	2
Closed to coaches & enforce as one way Fairfield School	1
Community bus wanted, more at weekends Village & Fairfield	6
Crossing at Lewis Way	1
Cycle path footpath Poston Mill-Dorstone, Poston-Peterchurch, old railway line,	5
Fairfield roads dangerous for children time compulsory purchase footpath land	1
Footpath dangerous to pedestrians B4348 through village	4
Footpath for school children village	1
Footpath Poston Mill/Vowchurch & School	2
Footpath to Fairfield + street light to Fairfield	2
Less street lights in places where they are not necessary Crossways	1
Light controlled crossing Primary School	1
Lighting to be provided B4348	1
Lower speed limit (20) outside of Primary school B4348	4
Mud on road Vowchurch Road	1
No entry here Hinton-Fairfield Road	1

PETERCHURCH PLAN (Parish & Neighbourhood)	
TRAFFIC TRANSPORT & ACCESS 175	
No street lights no light pollution	1
Not enough buses Bus pass for 6th form pupil per term £230 excess	1
Parking at Crossways Fairfield parking required	1
Parking for the disabled in Primary School & at the Church	2
Parking not here outside shops	2
Path suitable for disabled B4348 towards Fairfield & Primary School	4
Pavement required outside Princess House, Opposite Orchard Place, School to Hawthorn Rise Boughton	4
Pavement to Fairfield needed	15
Pavement widened at shop & Boughton, Lewis Way	2
Public transport lack of causes problems Village (no coaches to Fairfield)	4
Reduce road at Boughton Arms	1
Reduce speed of school run traffic around Fairfield circuit especially mums!	1
Reduce speed wider pavements at both ends of village B4348 Jubilee Place	1
Reduce speed, speed limit to be lowered B4348 outside shop	3
Repair pot holes cycling hazard & Speed up filling in B4348	2
Resurface water damaged road bottom Stockley Hill	1
Road narrows to reduce speed not humps B4348	1
Road surface to be improved B4348, 2nd entrance Crossways, Bazley Lane, more grit bins	10
Road used as a rat run speeding both ends bumps or reduction B4348	1
School congestion big problem Village	1
School patrol needed B4348/Crossways junction	2
School transport free for all children Village & required St Kilda Hinton	6
Single road with speed bumps & pavement from Boughton-Crossways, 20mph down Church Road, B4348-Nags Head	5
Slow cars down back road Hinton-Dorstone	1
Speed barriers needed at entrance to village Peterchurch-Vowchurch horse area	1
Speed cameras Mobile speed cameras Signs Sleeping policeman	2
Speed limit to be lowered Road to Fairfield	1
Speeding B4346 Chapel Lane	1
Street lights not wanted B4348 Nags Head-village, north end	3
Street lights to be improved from shop to Lewis Way, Entrance to Hawthorn Rise, Nags Head, B4348	5
Supplement to standard bus service 8.00, midday, 4.40, 6.00, 9.00	1
Traffic lights needed Nags Head	3

PETERCHURCH PLAN (Parish & Neighbourhood)	
TRAFFIC TRANSPORT & ACCESS 175	
Traffic safety rails needed bottom Stockley Hill	2
Traffic to be slowed down Primary School, Fairfield, Crossways junction, Lewis Way	8
Traffic too much here traffic slowing/calming needed sleeping policemen, Speed bumps & speed cameras B4348	2
Zebra crossing B4348 near Crossways junction	1

ENVIRONMENT & SUSTAINABILITY 72	
Allotments field opposite Nags Head	1
Clean up here Recreation field	1
Community composting scheme Old Forge industrial estate, recreation field, village car park, sewage works	7
Community garden recreation field	1
Derelict land problem old station yard	2
Dog mess problem Churchyard, "Along Bazley Lane", Lewis Way, recreation field	5
Dog poop scoop bins to be provided B4348/Hawthorn Rise	1
Environmental activities woodland crafts hedge laying etc Church, Fairfield School, Fire Station	4
Garden centre behind Primary School	1
Grass garden waste Nags Head	1
Hands off protect farmland/hedgerows we need them for food/insects/animal life essential to nature field behind Junior School	1
Illegal dumping problem River behind Crossways	2
Keep Peterchurch dark no lights on road to Nag	1
Litter bins needed Road to Fairfield School	4
More sorbus & other wildlife friendly trees along the roadside	1
Nature area to be created behind Fairfield School, field off Bazley Lane	3
Orchard to be created Church Road, field opposite Nags Head, recreation field	3
Paint ball Fairfield School	1
Pest control what? River Dore behind Closure Place	1
Planting to encourage wildlife land between Hawthorn Rise/Primary School/Recreation field/Nags-Fire Station, behind Buckrook Cottage	5
Pressure to develop old garage on corner Princes Orchard Unsightly & spoils village	1
Protect large trees & forests	1
Seating to be provided	1
Small pond to be created recreation field	1
Small surgery Crossways	1
Solar panel energy site behind Lewis Way Fairfield School	2
Swimming area Recreation field	1
Trees to be planted Fine Street, opposite Hawthorn Rise, recreation field	10
Unsafe building where? Old petrol station, The Haunted House	2
What's happening about the disused garage When is he going to build houses Its turning into an eye sore again	1
Wind energy site Blakemere Hill Wood, Middle Wood, Windy Ridge, Wilmaston	5

FACILITIES & SERVICES 93	
Advice & information shop Village	2
Blood donor service mobile Day Care Centre, Fire Station	2
CAB Day Care Centre	1
Childcare facility Junior School/GVCC	1
Chiropodist mobile Village	1
Combined Fire/Police/Doctors surgery Fire Station	1
Community café Closure Place, Village	2
Community centre Young people computer access + tea & cake Primary School	1
Community laundry Day Care Centre	1
Community notice board 2nd entrance Crossways, Lewis Way junction	2
Community sports field/club house field off Bazley Lane	2
Condemn GVCC unfit for purpose use day care centre instead	1
Darts & pool place instead of pub	1
Day care for elderly people Day Care Centre Village	16
Doctors to be on standby in local community Village	1
Drop-in centre Day Care Centre	2
Farmers market land between Hawthorn Rise/school, Village, GVCC	3
Full medical centre Day Care Centre	1
GP surgery Improved surgery hours open all hours	4
Hospital car service Doctors Surgery	3
Improve ambulance response position GV ambulance at Fire Station	1
IT access Church	1
Keep this school Fairfield & Primary	5
Meals on wheels Day Care Centre	3
Medical centre Doctors	1
Minor accident clinic Doctors Surgery, Crossways	2
NHS dentist Day Care Centre, St Peters Church	2
No parking on the entrance, grass, pavement at Closure Place	3
Pensioners club Day Care Centre, Village	3
Prescription collection & delivery Doctors	2
Respite care facilities Day Care Centre	2
Retain day care centre for community use	2
Revamp GVCC or new hall elsewhere (magistrates court)	2
Signpost existing facilities in St Peters Centre, Community Notice Board, support counselling mind, money advice, credit union & leisure Facilities	1
Supermarket wanted Tesco garage field other side of B4348 Hawthorn Rise	1
Support & counselling for families + mental health	2
Toilets with disabled facilities recreation field, in car park	7
Youth Club Church, Day Care Centre, GVCC, Village	5

HOUSING 98	
1/2/3 bed affordable houses to encourage young families to keep village alive Field/Fire Station/Nags Head/next to Cheshire Turn/opposite Hinton Hall	4
All drains need looking at & cleaned out	1
Association for the elderly	1
Build the 70 required houses here land between Hawthorn Rise & school	3
Bungalow for older people Crossways	2
Collection of large items to be improved recreation field/Car park/GVCC	4
Disused garage to be demolished	15
Family houses needed land between Hawthorn Rise/school, Village	3
Flats for elderly people bungalows to be kept by Housing Day Care Centre, Closure Place, field behind Junior School	4
Flats for younger people Crossways, field between Nags Head/Fire Station, Old Forge Industrial Estate	5
Gardens help needed Closure Place	1
Housing lack of affordable properties Village, Lewis Way More for single/young families, Field Fairfield/Dore/Field Hawthorn/Rise School, Chapel Lane	11
Housing not to intrude too much into countryside	1
Housing priority given to local people land between Hawthorn Rise/School, Hinton, behind Old Petrol Station	5
Housing services survey Crossways	1
Housing suitable for disabled	1
Housing/Planning for locals field south of Fairfield	3
No houses here behind Lewis Way, Hinton, On flood plain	7
Noisy neighbours problem Closure Place, Fire Station, Lewis Way	4
Off-street parking to be created, parking for car collection at school, land between Hawthorn Rise/School	4
Planning permission for housing for local people to live & work south of Fairfield	2
Possible house field behind Pear Tree Cottage	1
Potential housing sites for houses Hawthorn Rise, Chapel Lane, Long Lane	1
Proactive planning for improvement to existing dwellings	1
Repairs to outside needed Almshouses	1
Sheltered housing needed field behind Junior School, Lower Bazley	2
Skate park & swimming pool for elderly people Crossways	1
Social affordable housing field opposite sewage works	1
Starter homes needed land between Hawthorn Rise/Primary School, end Lewis Way	6
Stockley Hill flooding needs to be sorted	1
Sustainable ecological economical housing field opposite Old forge Industrial Estate	1

LEISURE & TOURISM 102	
6-12 adventure playground old station yard	1
A place where you can play PS3 + Xbox with other people recreation field	1
Arts & crafts club Junior School/GVCC	1
Astro turf football pitch all weather usable at night Fairfield School	1
Basketball hoop/pitch Fairfield School	5
Bowls green outdoors Village	1
Bowls short mat indoors Fairfield School, Village	4
Camp site behind Fairfield School, field off Bazley Lane	3
Coach stop facilities plus shelter Crossways	2
Cricket Fairfield School, Recreation field	4
Dam Dore create lake recreation area	1
Day trips to be organised GVCC, Village	2
Fishing Fairfield School	1
Football team local for juniors Recreation field, Fairfield School field + full size goals	7
Homework club after school Fairfield School	2
Internet cyber café Village	6
It would be great if the unofficial footpath south of the river (old railway line) would be recognised as a permissive footpath	1
Keep fit classes Fairfield School	1
Line dancing Village	1
Martial arts Fairfield School, Village	4
More activities for toddlers recreation field	1
More bingo Day Care Centre	1
More car parking for Church only Church	1
Mountain bike trail recreation field old railway track, Old Station yard, Fairfield School	5
Multi-gym Fairfield School, Day Care Centre	3
No bus parking industrial Nags Head	1
No polytunnels in the parish of any size Bank House	1
No wind farms Hinton	1
Out door gym for all ages recreation field	1
Recording studio rehearsal room Old forge industrial estate, Village	2
Riverside paths opened through village	1
School club (after hours) Primary & Fairfield	8
Skateboard rollerblade park in the field south of Fairfield, Recreation field, Fairfield School, Village	7

Step/aerobics class Village	2
Summer club Fairfield School, Day Care Centre, Village	3
Swimming pool Village, Junior School/GVCC	2
Tennis court or badminton court Fairfield School, Village	4
The land by the river to be cut out as a walkway with seats behind Closure Place	1
Town/village map Police Station, Car Park	2
We need cycle paths for all to enjoy Village	1
We need somewhere for the lost teenagers to hang out without being a problem to other residents recreation field	1
Weights room + fitness please weight-training for public use Fairfield School	1
Why haven't we got our new hall Its been about 12 years Everyone seems to be prevaricating Recreation Field	1
Youth hostel accommodation Fairfield School/Old Station yard	2

EDUCATION 46	
13-16 year olds more vocational training Fairfield School, Fire Station	4
Activity clubs needed here Junior School/GVCC/Fairfield	4
Breakfast club wanted Junior School/GVCC	3
Bullying problem here Crossways, Recreation ground	3
Central learning centre Local history Primary School, Church	2
Compulsory 20mph 8.30-9.00, 3.15-3.45 & compulsory one way system B4348	1
Enforced 20mph 8.30-9.30, 2.30-4.00 from Fairfield through Long Lane down to Primary school	1
Evening classes Fairfield School or Junior School In the High School or Primary School	2
Extra Primary School building community centre to be used by School	1
Footpath needed to Fairfield School	2
Homework club needed Day Care Centre Junior School/GVCC Fairfield	2
Internet café is needed Day Care Centre	1
Keep the number of high school students low Fairfield	1
More emotional support for vulnerable students Bullying Fairfield	1
More support for disabled families at School Village	1
More technical schools Village	1
One way system (traffic) Fairfield	1
Pupil attainment good here Primary School	1
School & community better links needed Primary School	2
School sports facilities	3
Somewhere for teens to chill every night to keep them off the streets beside the water	1
Support for parents to help with homework Junior School/GVCC/Village	2
Youth provision needed Fire Station, Old Forge Industrial Estate, Closure Place, Open Spaces	6

CRIME & SAFETY 48	
<i>A speed restriction that actually works SIDs do nothing B4348</i>	1
Alleyways to be closed off Closure Place	1
Burglary problem Chapel Lane, Village	3
Drug dealing Closure Place, Recreation field	4
Drug taking Old Forge Industrial estate, Recreation Field, Closure Place	5
Graffiti problem recreation ground	1
Keep the Police Station	3
Lighting to be improved	1
Neighbourhood Watch Scheme Village, Hinton, Lewis Way	3
Police more foot patrols needed Crossways, Village	6
Property marking scheme Crossways, Village	2
Put the Police in the Fire Station	1
Salt/grit for Winter Palace Orchard	1
Security cameras to watch the garages Closure Place, Field behind Junior School	3
Security lights Church, Junior School	2
Social services to check up on 22 & 23 Closure Place	1
Speeding dangerous driving B4348 village entrance	4
Theft from cars problem village car park	1
Thefts from this area & domestic premises Wern Hill Farm, Hinton	3
Vandalism problem Closure Place	1
We need our Police Station manned full time to prevent crime & local officers too who know the area	1

WORK, TRAINING & LOCAL ECONOMY 20	
Community café open more days Village	1
Community transport locally run Village	1
Electronic village hall Day Care Centre, Junior School, GVCC, Church	7
Footpath to school Fairfield	3
Incentives for new businesses rate free 5 years Old Forge	1
Industrial buildings to be banned Old Forge industrial estate, Fire Station	3
Industrial buildings to be built	1
Local job information Village	2
Training facilities within the village Field between Hawthorn Rise & School	1
Total	654

Appendix 5 – Keeping People Informed – Parish Council Chairman’s Annual Report

CHAIRMAN’S ANNUAL REPORT 31/05/16 continued

The application for 89 houses went to committee in December 2015 and was granted outline planning permission subject to the completion of a 106 agreement, which to date has not yet happened. Councillor Philip Price ensured that 13 of our 14 conditions were kept for future consultation.

At the request of the developers agent a group of councillors and our clerk arranged a meeting earlier this year which included Councillor Price and a planning officer, the subject was how we wanted the land allocated to recreational use shaped, we concluded that a full size football pitch next to Bazely lane was our requirement. We were informed that Western Power had requested access next to the Primary school to the substation, it was clear that at this time no planning officer was allocated to this project and that we could not be told who would develop the project.

The Neighbourhood Plan has passed through regulation 14 and is now moving to regulation 16 which if all progresses as expected should see us at a referendum stage mid 2016 and a Final Plan by the end of 2016

Following considerable pressure over a long period we finally had the main part of the **road resurfaced** in the village carried out with minimal disruption but we are still pursuing road safety issues with little success not helped by a safer roads survey which was less than representative this year.

The summer period required a lot of work to support the Hereford festival of sport Hitter Professional **Cycling race** to the extent that we needed to hold an extraordinary meeting in August but with a considerable effort by council and all the local support groups and individuals we had bunting, flags, music, food and entertainment for the kids. Thank you to everyone for turning out and making it a great day.

The council following due consideration resolved to re-accredit Peterchurch Parish Council with the '**General Power of Competence**' and to maintain our **Quality Parish status**.

Kirkwells

The Planning People

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