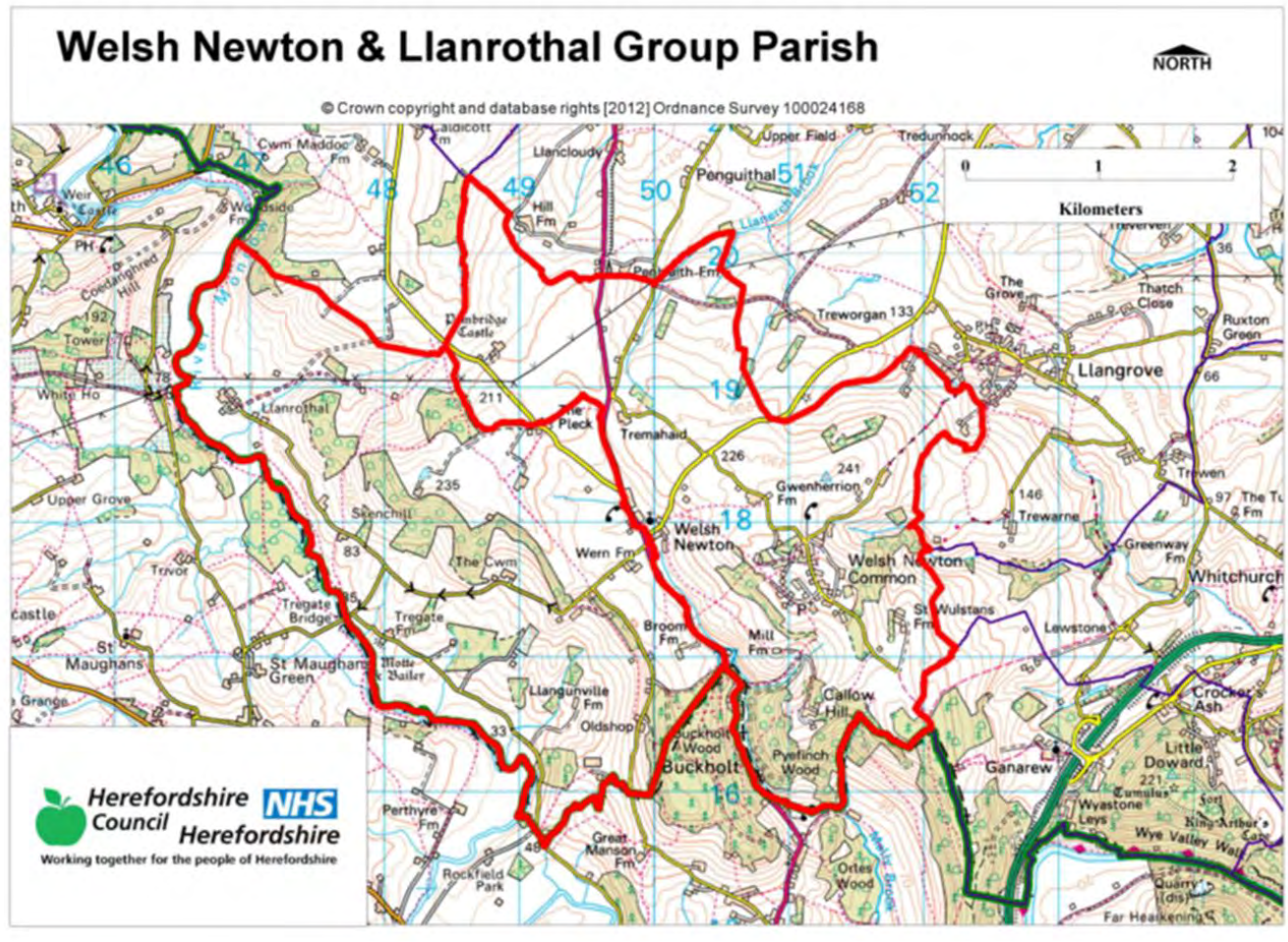


Welsh Newton and Llanrothal Submission Neighbourhood Development Plan

Consultation Statement Summer 2016



Map 1 Welsh Newton and Llanrothal Designated Neighbourhood Plan Area
@Crown copyright and database rights [2015] Ordnance Survey 100055940
Welsh Newton and Llanrothal Group Parish Council (Licensee) License number 0100056031



1.0 Introduction and Background

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

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

(b) explains how they were consulted;

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

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

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

1.3 Welsh Newton and Llanrothal Group Parish Council made the decision in 2011 to prepare a Neighbourhood Development Plan to help determine planning applications in the Parish up to 2031. The Group Parish applied to Herefordshire Council for Designation as a Neighbourhood Area on 13 Dec 2012 and the Area was designated on 29 January 2013. The Designated Neighbourhood Plan Area has the same boundary as the Group Parish and is shown on Map 1 above.

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

1.4 A Steering Group of Parish Councillors and interested local residents was established in November 2011 to progress work on the Draft Plan and to oversee community engagement and public consultation. A first draft, discussion document was prepared in early 2012 for internal discussion with the Steering Group.

1.5 The Draft Neighbourhood Plan builds on key environmental issues, concerns and proposed actions set out in the published Community Led Plan (CLP)² published in 2011. In summary this included the following themes of relevance to the Draft Neighbourhood Plan:

Theme 1: The Environment

- An overwhelming majority of respondents to the questionnaire highly valued the local environment – its peace, beauty and unspoiled nature. Most people appreciated life in a small rural community, and wanted its rural nature to be protected and enhanced.
- Flooding is a problem for a minority of people, but this a high priority as it causes distress and is a threat to well- being and property.

Theme 2: Housing

- The idea of further development in the Parish split opinion. There was strong support (if new housing is to be built locally or redundant buildings converted) for it to meet local needs and to be affordable, to be environmentally friendly, and for the materials to be sympathetic to the local area. Most people did not want to see executive homes built in the Parish. Whilst the area that most people thought appropriate for any new housing was in Welsh Newton, where road access and access to services is better than elsewhere, it should be noted that the majority of that view live on Welsh Newton Common.

² http://communities.herefordshire.gov.uk/gf2.ti/f/18562/221157/pdf/-/Welsh_Newton_and_Llanrothal_Community_Led_Plan_FINAL_Aug_2011.pdf

Theme 3: Roads, Road Safety and Public Transport

- People were generally not satisfied with the maintenance of minor roads, ditches and drains on minor roads. Poor visibility was raised as an issue at the Welsh Newton Common junction (Gwenherrion Cross), particularly combined with speeding traffic approaching from Llangrove and Welsh Newton. A relatively high number of people were concerned about traffic speed.
- 65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.
- Public footpaths and bridleways were used regularly by nearly half of our community, emphasising the importance of keeping them maintained.

Theme 5: Children and Young People

- For most children, their favourite leisure activity was hanging out with friends. A list of possible facilities that might be provided for their use was suggested, and the most popular, with use regularly or occasionally were a football pitch, skateboard park and woodland crafts/activities. Additional comments showed that local children appreciate the rural area in which we live, with plenty to do out of doors. Traffic was raised as a danger. Adults were also asked their opinion on which facilities should be provided for children and young people, and most popular among grown ups was a youth club, with good support also for a football pitch.
- A skateboard park was not well supported by adults.

Theme 6: Community Assets, Local Resources and Energy

- A significant number of people were concerned about use of the village hall and community support for it. The CLP included an Action regarding all community assets, including churches and the village hall to take account of the strength of views on this issue.
- There was support for suggestions to investigate the use of local resources for generating electricity for the community. There was most support for investigating hydro power (74%), and just over half supported looking into wind turbines, although a significant number did not support this suggestion. Just over half of respondents supported drawing up a community plan to reduce the carbon footprint of the Parish.
- Comments were also received about the slow speed of broadband in the Parish.

It has proved difficult to recruit volunteers to lead on several aspects of the plan although the Parish Council has been active in pursuing improvements to local roads and in monitoring road speeds on the A466. Some research was undertaken separately on the potential for renewable energy generation in the Parish – in particular on hydro power and wind power generation. However no related projects have come to fruition.

2.0 Draft Neighbourhood Plan Development Informal Consultation on Emerging Plan, 2014 - 2015

2.1 Following an initial period of informal consultation on the emerging Draft Plan with local residents and businesses in November to December 2014, the Draft Plan was revised to take into account the comments received. A public drop in event was held on Saturday 29 November 1.00-3.00pm at the village hall which was attended by around 35 people and the emerging plan was placed on the Parish Council's website. A number of constructive comments were received including general support for the plan and concerns about impacts on the local environment from new development. The event was publicised by email and posters / flyers delivered around the Parish and displayed on notice boards.

Welsh Newton Common Settlement Boundary

2.2 The settlement boundary was drawn up following a drop in consultation meeting for the local community on Saturday 13th June 2015. The settlement boundary has attempted to accommodate the views and opinions expressed by those who attended, the majority of whom were not in favour of any large scale development in the community. Many expressed the view that further development risks eroding the particular character of the settlement and its broader setting as a scatter of housing that has grown up around the area of common land and the small fields that are an important landscape feature and a valuable wildlife resource as they are not intensively managed.

3.0 Formal Consultation on the Welsh Newton and Llanrothal Draft Neighbourhood Development Plan Monday 26th October to 5pm Monday 14th December 2015

3.1 The public consultation on the Welsh Newton 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 Welsh Newton and Llanrothal Draft Neighbourhood Plan was published for formal consultation for 6 weeks from Monday 26th October to 5pm Monday 14th December 2015. The Environmental Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with Historic England, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan website <https://wnandlgpc.wordpress.com/neighbourhood-plan/> with a link from Herefordshire Council's website

<https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans> . Screenshots of these web pages are provided in Appendix II. Consultation responses were invited using the accompanying Response Form (provided in Appendix II) to the Parish Clerk via an email to wnlgpc@btinternet.com or by post to the Parish Council Clerk “TRYONOR” 42 Green Lane Kingstone Hereford HR29EX no later than 5pm 14th December 2015.

- 3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded or contact details of parish Councillors / members of the steering group who could provide hard copies on request. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix II. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 3.5 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Welsh Newton and Llanrothal as an event had already been organised fairly recently at the informal consultation stage, providing an opportunity to comment on and discuss the content of the emerging Plan with Steering Group members. Instead other methods of raising awareness and encouraging engagement were used including the following:
- Display of the flyer on Parish Council notice boards
 - Welsh Newton and Llanrothal Parish Magazine – January 2016
 - Delivery of representation forms to local households.
- 3.6 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Representations were received from several consultation bodies including South Worcestershire Development Plan, Severn Trent, Welsh Water and Ty Carreg. Most had no comments. Historic England were supportive of the Plan and advised that “overall the Plan reads as well considered, concise and fit for purpose”. There were some detailed suggestions for amendments to some policies from Natural England and these have largely been taken on board in the amendments to the Plan. Herefordshire Council also provided some detailed comments from different teams within the Council; in addition to various proposed amendments to some policies, there were some concerns about the extensive nature of the settlement boundary and suggestions for a better map illustrating the proposed protected views. Where possible many of the comments have been taken on board in the revised submission plan. The settlement boundary is retained as this reflects the low density nature of Welsh Newton and includes areas identified for protection as local green space and an accompanying criteria based policy.
- 4.4 Tables 1A and 1B below set out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 sets out responses from the Consultation Bodies to the SEA Screening Report.

Table 1A – General Consultation Responses and Consideration of Responses, Welsh Newton and Llanrothal Draft Neighbourhood Development Plan.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NDP
(1) South Worcestershire Development Plan			All	Comment	Thank you for engaging with the south Worcestershire Councils. Since the area in question is not adjacent to any of the south Worcestershire Councils we will not wish to make any comments on this plan. Will you please remove our details from the consultation list.	Noted.	No change.
(2) Hereford and Worcester Fire and Rescue Service			All	Comment	Thank you for a copy of the Welsh Newton and Llanrothal Neighbourhood Development Plan and the opportunity to respond to your consultation. By law neighbourhood plans must conform to the local planning authorities own plan and therefore our interests are covered automatically under neighbourhood plans. Hereford and Worcester Fire and Rescue Service therefore have no further comments with regards to your current consultation.	Noted.	No change.

(3) Severn Trent			All	Comment	<p>Position Statement</p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p>	<p>Noted.</p> <p>These are detailed matters and will be addressed through the development management process as and when planning applications are submitted.</p>	No change.
------------------	--	--	-----	---------	--	---	------------

					<p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system</p>		
--	--	--	--	--	--	--	--

				<p>and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan</p>		
--	--	--	--	---	--	--

					<p>for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p> <p>When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands. Once detailed plans are available we can provide further comments on water supplies in specific areas.</p>		
--	--	--	--	--	--	--	--

					<p>Water Efficiency Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. 		
--	--	--	--	--	--	--	--

					We hope this provides you with useful information. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.		
(4) Herefordshire Civic Society			All	Comment	Thank you Malcolm for including us in the distribution of your Neighbourhood Plan. At the Hereford Civic Society we are intending publishing another report on the current state of play on NPs in our winter edition of Place, our quarterly magazine. Might we have a short chat on the phone to discuss how you managed the process? I'd be please to call you at any time convenient or could visit as I live on St. Weonards, I hope to hear soon	Noted.	No change.
(5) Herefordshire Council						See separate Table 1B for detail.	
(6) The Coal Authority			All	Comment	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;	Noted.	No change.

					<p>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.</p> <p>Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.</p> <p>Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).</p>		
(7) Welsh Water			All	Comment	<p>I refer to your email dated the 2nd November 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation: Given that the Welsh Newton and Llanrothal Group Parish</p>	Noted.	No change.

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

					Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.		
(8) Historic England			WNL1, WNL4, WNL5, All	Support	<p>Thank you for the invitation to comment on the draft Neighbourhood Plan. Historic England are supportive of both the Vision set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness and the maintenance of rural character.</p> <p>We particularly commend the thorough approach taken to, inter alia, protecting and enhancing landscape character (Policy WNL1) and the retention of locally important buildings and orchards and the protection of archaeological remains.</p> <p>Equally commendable is the approach taken to Building Design (Policy WNL4) including in relation to historic farmsteads.</p> <p>Historic England considers that the identification of Welsh Newton Common as an area of quite distinct character, the definition of a</p>	Noted.	No change.

					<p>settlement boundary here and the crafting of a bespoke Policy (WNL5) for the areas protection and future management constitutes a quite exemplary approach.</p> <p>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.</p> <p>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.</p>		
(9) Ty Carreg	65		Small scale wind turbines WNL12 5	Object		Not accepted. See (10) below.	No change.
(10) Ty Carreg	65		WNL13 Renewable Energy Schemes 1-7	Object	I am very strongly opposed to the erection of a wind turbine at Welsh Newton, or the surrounding area. As the steering group for the Neighbourhood Plan know, an application for a wind turbine	Partially accepted. Development Plans including Neighbourhood Development Plans have to be positively prepared. They cannot include policies which	Amend Plan. Amend Policy WNL13. Insert additional text to end of Policy:

					<p>has already been made at Gwenherrion which received a great deal of local opposition despite a promise of community benefit.</p> <p>It therefore comes as a great surprise and disappointment to see that the majority local view has been ignored by the steering group and the wind turbine issue has been forced upon us as yet again in the Neighbourhood Plan. If the Neighbourhood Plan is supposed to represent what is best for the community then Draft Policy WNL13, in my opinion, should be completely deleted. If it is not removed, then the Neighbourhood Plan has been drafted to cater for a small minority of local people who wish to benefit from a “community” wind turbine rather than the community as a whole.</p>	<p>expressly forbid developments, but may contain criteria based policies to guide new development and set out the conditions whereby development may be acceptable.</p> <p>This Policy does not propose a new wind turbine in the area. However, it is a criteria based policy which aims to ensure that adverse impacts on landscape and wildlife are minimised, should a proposal come forward.</p> <p>Herefordshire Council have supported both policies WNL12 and WNL13 and consider they are in conformity with local strategic planning policy.</p> <p>Amend the Policy to include a criteria requiring that any proposals will have to be supported by a “Yes” vote in a local Referendum.</p>	<p>“Any schemes will have to be supported by a “Yes” vote in a local Referendum. The Referendum will be paid for by the applicant and administered by the Parish Council”.</p>
(11) Natural England Ref 11.1			All	Comment	Thank you for your consultation on the above dated and received by Natural England on 26 October 2015.	Noted.	No change.

					<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Welsh Newton and Llanrothal Neighbourhood Plan</p>		
Ref 11.2			WNL1 / WNL2	Support / comment	<p>Draft Policy WNL1 Protecting and Enhancing Local Landscape Character</p> <p>We are supportive of this policy but would advise that some parts would be better placed in draft policy WNL2 Protecting and Enhancing Local Wildlife and Habitats.</p> <p>For example under point 5 (p34): “Alternative nesting and roosting sites should be provided as part of any redevelopment for swallows, swifts, house martins, bats, owls and other species which may be displaced during and following construction / conversion.”</p>	<p>Accepted.</p> <p>Amend Plan as advised.</p>	<p>Amend Policies WNL1 and WNL2.</p> <p>WNL1 – Delete wording under point 5: “Alternative nesting and roosting sites should be provided as part of any redevelopment for swallows, swifts, house martins, bats, owls and other species which may be displaced during and following construction / conversion”.</p> <p>Amend to: “Where impacts have been identified within development management, alternative nesting and roosting sites should be provided as part of any redevelopment for species such as swallows, swifts, house martins, bats and owls which may be displaced during and following construction / conversion” and add to WNL2 after paragraph 2.</p>

					<p>We would also advise rewording this to:</p> <p><i>“Where impacts have been identified within development management, alternative nesting and roosting sites should be provided as part of any redevelopment for species such as swallows, swifts, house martins, bats and owls which may be displaced during and following construction/conversion.”</i></p>		
Ref 11.3			WNL1	Comment	<p>We note that paragraphs 9, 10, 11 refer to protecting local habitats and advise that you may make to identify key sites which you want to protect and specifically state in the policy that development will not be permitted on these sites.</p>	<p>Accepted.</p> <p>Insert new map identifying these sites.</p>	<p>Amend Plan.</p> <p>Insert new map identifying these sites.</p> <p>Amend Policy WNL1 to refer to these sites and include wording “Significant wildlife sites are identified on Map 4. These wildlife sites are protected for their local, regional and national importance and development which will have an unacceptable impact on these areas will not be permitted”.</p>
Ref 11.4			WNL1	Comment	<p>We welcome paragraph 13 and advise making it a separate policy specifically on green infrastructure and expanding it to include more about green infrastructure, to protect existing green infrastructure within the boundary of the plan area and to promote</p>	<p>Accepted.</p> <p>Amend WNL1 as suggested and provide new policy specifically referring to Green Infrastructure (GI).</p>	<p>Amend Plan.</p> <p>WNL1 – delete paragraph 13.</p> <p>Insert new policy WNL2 Green infrastructure and re-number other policies:</p> <p>“Policy WNL2 Green Infrastructure</p>

				<p>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). 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</p>	<p>Existing green infrastructure (GI) within the neighbourhood area is protected and the creation of new green infrastructure is encouraged as part of development proposals.</p> <p>Such green infrastructure could include for instance protection and creation of priority habitats such as 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 (as set out in the Herefordshire Green Infrastructure Study (2010)).</p> <p>Ecological enhancements should include such actions as re-naturalising watercourses, woodland planting, provision of green roofs, and incorporation of features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.”</p> <p>Insert additional supporting text – new paragraph 5.1.5 and renumber other paragraphs:</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 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</p>
--	--	--	--	--	--

				<p>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. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. Further information can be found here: http://livingroofs.org/. 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>We advise including policy to protect specifically priority</p>		<p>attenuation. Woodland planting can also help mitigate flooding, see Woodland for Water: Woodland measures for meeting Water Framework Directive objectives for further information. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reduce the requirement for heating and air-conditioning; and provide 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.</p>
--	--	--	--	---	--	--

					habitat (for example the lowland dry acid grassland, traditional orchards and deciduous woodland) and other environmental assets in the area to preserve the existing eco-system network.		
Ref 11.5			WNL2	Comment / Support	<p>Draft Policy WNL2 Protecting and Enhancing Local Wildlife and Habitats</p> <p>We welcome this policy but advise changing the wording and layout to make the policies clearer, for example: <i>The land in the Parish supports a range of protected and vulnerable species because of its undeveloped nature and the non-intensive agricultural methods practised here. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on local wildlife and habitats. Proposals for new development will be required to:</i></p> <p>☐ <i>Demonstrate how the design has taken into account</i></p>	<p>Accepted.</p> <p>Amend Plan using wording as suggested.</p>	<p>Amend Plan.</p> <p>Amend WNL2 to wording as suggested:</p> <p>Policy WNL2 Protecting and Enhancing Local Wildlife and Habitats.</p> <p>The land in the Parish supports a range of protected and vulnerable species because of its undeveloped nature and the non-intensive agricultural methods practised here. The Neighbourhood Development Plan is recognised as an important local tool in ensuring that new development has a positive impact on local wildlife and habitats.</p> <p>Proposals for new development will be required to:</p> <ul style="list-style-type: none"> • Demonstrate how the design has taken into account its potential impact on local habitats and species. • Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. <p>A mixture of native species typical of this locality should be incorporated in landscaping schemes including beech, oak, ash, hawthorn, wild cherry,</p>

					<p><i>its potential impact on local habitats and species.</i></p> <p><i>☐ Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes including beech, oak, ash, hawthorn, wild cherry, hazel, sweet chestnut, bullace, blackthorn, dog rose, honeysuckle etc.</i></p>		<p>hazel, sweet chestnut, bullace, blackthorn, dog rose, honeysuckle etc.</p>
Re 11.6			WNL3	Support	<p>Draft Policy WNL3 Local Greenspace Protection</p> <p>We welcome this policy.</p>	Noted.	No change.
Ref 11.7			WNL5	Comment	<p>Draft Policy WNL5 Welsh Newton Common Settlement Boundary and New Housing Under Protection of the Natural Environment, we would advise rewording “creating space” for points 3. and 4. What exactly do you mean by this?</p>	<p>Noted and accepted.</p> <p>The points</p> <p>“3.Creating space for bats and</p> <p>4.Creating space for swifts, swallows and house martins”</p>	<p>Amend Plan.</p> <p>WNL5:</p> <p>Delete points 3 and 4.</p>

						are now covered in the 2 policies above – see amended wording, with specific reference to bat and owl boxes and swift bricks. Repeating this would lead to duplication so points 3 and 4 should be deleted from this policy.	
Ref 11.8			WNL13	Comment	Draft Policy WNL13 – Renewable Energy Schemes We would advise that rather than stating in paragraph 2, that an ecology study should be based on observation and not computer modelling, that survey work should be carried out in line with Natural England's Standing Advice for protected species, ancient woodland and veteran trees.	Accepted.	Amend Plan. Policy WNL13 Amend paragraph 2 to: “2. Ecological survey work is required to be carried out in line with Natural England’s Standing Advice for protected species, ancient woodland and veteran trees to demonstrate that the development will not harm species on, using or passing over the site, especially bats.”
Ref 11.9			All	Comment	General There is a lot of overlap and repetition between draft policies with regard to landscape and the natural environment and we would advise changing these policies to reduce/limit this.	Noted. There are a number of detailed and extensive Policies in the Plan relating to the protection of the natural environment but this is a key area of concern to the Parish Council and steering group. The Policies have been revised following	No further change.

						consideration of the comments submitted by Natural England, Herefordshire Council and other bodies / individuals and further revision may dilute the strong environmental emphasis if the Plan.	

Table 1B – Herefordshire Council Consultation Responses and Consideration of Responses, Welsh Newton and Llanrothal Draft Neighbourhood Development Plan.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision / Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NDP
(5) Herefordshire Council Ref 5.1			WNL5	Comment	General Comments: Settlement Boundary quite vast, the large gaps in between could read as areas for future development.	Partially accepted. The Settlement Boundary has been identified following close liaison with officers from Herefordshire Council and consultation and engagement with local residents at Welsh Newton Common. The settlement does not have a clustered or nucleated form; it is characterised by a scattered group of cottages, houses and farmsteads set within extensive plots of land across the area of the Common. Welsh Newton Common, unlike many villages and settlements in other areas preparing NDPs, does not lend itself well to a settlement boundary. However, one has been identified following the advice of Herefordshire Council.	Amend Plan. Insert additional wording into Policy WNL5 between the first and the second paragraphs: “Proposals within the Settlement Boundary will be supported subject to other Policies and criteria set out in the Neighbourhood Development Plan.”

						<p>The Settlement Boundary is extensive, but this reflects the low density character of the settlement.</p> <p>Much of the area is identified as local green space – see Policy WNL3 - and is also protected from development as Common Land. The Policy also provides detailed criteria to guide new development in this very sensitive location. In practice therefore opportunities for new development within the area are very limited.</p> <p>However, some additional wording cross referencing of the identified settlement boundary to other policies in the Plan may be helpful.</p>	
Ref 5.2			WNL1	Comment	WNL1-Views policy- A large scale map needs to demonstrate the views as this does not clearly demonstrate where / what direction views are coming from and how much of the area is covered by the view policy.	<p>Noted.</p> <p>The Map should be amended following more detailed advice from Herefordshire Council.</p> <p>The Views are described in the supporting text and extend to significant areas beyond the boundary of the Neighbourhood Area.</p>	Amend Map.
Ref 5.3			WNC6	Comment	Policy WNL6 - log cabin style' too prescriptive and should be removed	Accepted.	<p>Amend Plan.</p> <p>Amend second to final sentence to:</p>

						Delete reference to log style cabins.	"The housing should use natural materials in order to blend into the surrounding rural environment."
Ref 5.4			WNL6	Comment	Policy WNL6 -Rural exception housing policy the provision of 5 dwellings including 1 affordable unit could amount to 1000m2 gross floor space this would enable larger style dwellings which would not really conform with criterion 6 of the policy.	<p>Not accepted.</p> <p>This refers to the site allocation WNL8 Site Allocation – Former Garage Site, Welsh Newton where "a maximum of 5 houses should be provided with at least 1 affordable housing unit for local people."</p> <p>This is a different matter; the site is not being treated as an exception site in the countryside by Herefordshire Council and the Parish Council do not support larger, executive homes on the site.</p>	No change.
Ref 5.5			WNL7	Comment	Policy WNL7- Conformity issue person converting must be local.	<p>Accepted.</p> <p>Delete reference to local person.</p>	<p>Amend Plan.</p> <p>Amend first sentence to: "Conversions of rural outbuildings to meet identified local housing needs will be supported in preference to new build."</p>
Ref 5.6			WNL8	Comment	WNL8- Site allocation. This is not achievable under changes to affordable housing national policy. Only residential schemes of more than 10 units having a maximum combined gross floor space of more than 1000m2 will be required to contribute to affordable housing. This reflects change in national policy.	<p>Noted.</p> <p>The ministerial statement setting out the minimum threshold of 10 units was quashed in the High Court following a legal challenge.</p>	<p>Amend Plan</p> <p>Amend paragraphs 4 and 5 to: "Some market housing may be permitted as part of the development in order to subsidise affordable</p>

						<p>However, DCLG have been given permission to appeal this decision (as at Sept 2015). In the meantime, the Herefordshire Council has adopted the minimum threshold of 10 units in the Local Plan Core Strategy (Policy H1).</p> <p>The site falls within the open countryside and therefore new housing is required to meet the criteria of the now adopted Local Plan Core Strategy Policies RA3 and H2.</p> <p>Therefore in order to demonstrate conformity with HC strategic policies the policy should be amended.</p>	<p>housing provision. The affordable housing element should be offered at a market rent until such time as a local person needs it. The houses in the affordable part of the scheme should not exceed 3 bedrooms. A self build scheme would be supported for the affordable housing part of a development.”</p>
Development Management					None received	Noted.	No change.
Ref 5.7							
Planning Policy			WNL1 Protecting and Enhancing Local Landscape Character	Comment	<p>SS1, SS6, SD1, MT1, RA2, RA5, LD1,LD2,LD3, LD4, SD4</p> <p>In general conformity - Y</p> <p>Criterion 4. Suggest add ‘well designed’ to start of last sentence to add strength to the policy.</p>	<p>Accepted.</p> <p>Amend criterion 4 as suggested.</p>	<p>Amend Plan.</p> <p>Amend criterion 4 last sentence to: “Well designed sustainable construction and low carbon technologies will be supported.”</p>
Ref 5.8							
Ref 5.9			WNL2 Protecting and	Comment	<p>SS6, LD2</p> <p>In general conformity – Y</p>	Noted.	No change.

			Enhancing Local Wildlife and Habitats		There are significant environmental designations in the area, are the suggested mitigation measures adequate? – ecology comment?	No further comments received from Ecology (presume this is in Landscape / Archaeology / Conservation).	
Ref 5.10			WNL3 Local Greenspace Protection	Support	SS6, LD3 In general conformity – Y	Noted.	No change.
Ref 5.11			WNL4 – Building Design Principles	Comment	SS6, LD1, LD4 In general conformity – Y Code for Sustainable Homes has been withdrawn by the Government. See Appendix 7 for further details https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes Perhaps a similar caveat is needed in WNL4 as that in the list of legacy cases.	Accepted. Delete reference to Code for Sustainable Homes.	Amend Plan. Delete sentence in criterion 6: “It is highly recommended that new building or conversion in carried out to the standard of the Code for Sustainable Homes ³ unless there are good reasons for not doing so.” Insert new sentence: “The Code for Sustainable Homes (insert ref https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes)

³ <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>

							<p>) should be used in Legacy cases. That is:</p> <ul style="list-style-type: none"> • those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the National Affordable Housing Programme 2015 to 2018, or earlier programme); or where • Planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition nor seeking to have it removed or varied”
Ref 5.12			<p>WNL5 Welsh Newton Common Settlement Boundary and New Housing</p>	<p>Support</p>	<p>RA2, RA3, RA4, H2, LD4, In general conformity – Y</p> <p>Observations –</p> <ul style="list-style-type: none"> - Ridge heights should not exceed 6m. - Wildlife surveys should be undertaken prior to any development. - Proposals for extensions to increase the size and volume of smaller (ie 1-3 bedroom) housing units beyond permitted development rights will only be considered acceptable in exceptional circumstances. - Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more 	<p>Noted.</p> <p>Refer to Ref 5.4 above.</p> <p>The following “observations” are all set out in the policy (WNL5):</p> <p>Ridge heights should not exceed 6m.</p> <p>Wildlife surveys should be undertaken prior to any development.</p> <p>Policy WNL6 includes in criterion 5:</p>	<p>No change.</p>

					<p>than two thirds, or exceed an increase in gross volume by more than 50%.</p>	<p>Proposals for extensions to increase the size and volume of smaller (ie 1-3 bedroom) housing units beyond permitted development rights will only be considered acceptable in exceptional circumstances.</p> <p>Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more than two thirds, or exceed an increase in gross volume by more than 50%.</p> <p>Therefore these “observations” merely repeat existing policy wording.</p>	
Ref 5.13			WNL6 Rural Exception Housing	Comment	<p>H2, RA3, RA4 In general conformity – N</p> <p>‘Agricultural dwellings should be log cabin style’ Developers/self builders should be allowed more choice in the design of Agri/rural dwellings.</p>	<p>Accepted.</p> <p>Amend – see Ref 5.3 above.</p>	No further change.
Ref 5.14			WNL7 Extensions to Houses and Residential Conversion	Comment	<p>RA5, SD1, In general conformity - N</p> <p>Observations: Person converting must be local</p>	<p>Accepted.</p> <p>Amend – see Ref 5.5 above.</p>	No further change.

			s of Former Agricultural Buildings				
Ref 5.15		Para 5.2.25		Comment	Please abbreviate the term 'SID'	Accepted. Insert "Speed Indicator Devices" before the first SID in 5.2.25.	Amend Plan. Insert "Speed Indicator Devices" before the first SID in 5.2.25 and put SID in brackets.
Ref 5.16			WNL8 Site Allocation – Former Garage Site, Welsh Newton	Comment	H1, H3, RA2, In general conformity - N Policy H1 sets a target of either 10 dwellings or 1000m2 gross. Although the provision of 5 dwellings including 1 affordable unit could amount to 1000m2 gross floorspace this would enable larger style dwellings which would not be in the spirit of the preamble text or criterion 6 of the policy.	Accepted. See Ref 5.6 above.	No further change.
Ref 5.17			WNL9 – New business development in former agricultural buildings	Support	RA3, SD3, SD4, E1, In general conformity - Y	Noted.	No change.
Ref 5.18			WNL10 – Polytunnels	Comment	RA6 In general conformity – Y Observations Polytunnels or associated developments (works, storage, servicing, accesses, toilets etc) should be sited outside a minimum distance of 30m of the boundary of any residential curtilage and 50m of any dwelling,	Noted. These "observations" are all included in the Policy.	No change.

					Polytunnels will not be permitted on sites within 2 metres of the centre line of a public right of way and no polytunnels will be permitted on sites within 3 metres of the centre line of a bridleway.		
Ref 5.19			WNL11 – Supporting New Communications Technologies and Broadband	Comment	<p>RA6</p> <p>In general conformity –</p> <p>Observations and questionable whether this is enforceable.</p> <p>Road reinstatement works following works by utility companies will be required to be guaranteed to last for 10 years and faults due to poor work and or materials will be required to be made good at the contractors’ expense.</p>	Noted. Enforcement is a matter for Herefordshire Council.	No change.
Ref 5.20			WNL12 – Supporting Community -Led Low Carbon Energy Schemes	Comment	<p>RA6, SD2, LD1, LD2</p> <p>In general conformity – Y</p> <p>Code for Sustainable Home Standard – see above</p>	Noted. Amend Plan – see ref 5.11 above.	No further change.
Ref 5.21			WNL13 – Renewable Energy Schemes	Comment	<p>SS1, SS6, SS7, RA6, SD2, MT1, LD1, LD2,</p> <p>In general conformity – Y</p> <p>Observation</p> <p>A transport study must be made as part of the application process for any wind turbine of 50KW</p> <p>For wind turbines in excess of 15m to blade tip a residential minimum distance of 400m will be required.</p>	Observations are included in the Policy.	No change.

					A recommended distance of 200m from the scheme to any bridleway or route habitually used by horse riders will be required.		
Ref 5.22			WNL14 – Improving Local Footpaths, Bridleways, Cycleways and other Public Rights of Way	Support	MT1 In general conformity – Y	Noted.	No change.
Ref 5.23			WNL15 - Provision And Protection Of Local Community Facilities	Support	SC1 In general conformity – Y	Noted.	No change.
Ref 5.24			All	Comment	Other comments/conformity issues: <ul style="list-style-type: none"> • Have Landscape Officers been consulted ? There are many views which the Plan lists that should be protected for example Policy WNL1. • Fracking - Welsh Newton is identified as Block 51 whereby a Habitats Regulation Assessment of the sites that are being considered for the next batch of fracking licences. The landscape is divided into 10k by 10k squares. However, based on the environmental sensitivity of Welsh Newton, there are limitations on the scope for 	Noted. No response from landscape officers – see below. Fracking is a county matter (ie minerals and waste) and not something a NDP can address.	No change.

					<p>future exploration. The current Unitary Development Plan policies are in use to determine planning applications of this nature. However, once new evidence on minerals and waste has been gathered this will be used to draft a revised Minerals and Waste Plan. See Herefordshire Council's most recent update on this:</p> <p>https://www.herefordshire.gov.uk/planning-and-building-control/development-control/fracking</p>		
Landscape / Archaeology / Conservation					None received	Noted.	No change.
Ref 5.25							
Strategic Housing					None received	Noted.	No change.
Ref 5.26							
Economic Development			WNL9	Comment	<p>ECONOMIC DEVELOPMENT RESPONSE TO WELSH NEWTON PARISH PLAN</p> <p>General comments:</p> <p>It is evident that the Welsh Newton and Llanrothal Parish Plan focusses heavily on the desire to protect the natural and built environment, including the preservation of its heritage assets. From an economic development perspective it is encouraging to note that the Parish Plan generally supports the appropriate conversion of former agricultural buildings to offices, workshops and other business uses as part of the farm diversification and economic growth in the rural area (WNL9).</p> <p>Whilst it is acknowledged that the Parish Plan aims to retain the distinctive rural character of the area it is</p>	<p>Not accepted.</p> <p>Policy WNL9 does not set out that conversion of "modern" farm buildings will not be supported.</p> <p>Instead the Policy advises that "Small scale and appropriate conversion of <u>former agricultural buildings</u> to offices, workshops and other business type uses are supported in principle as part of farm diversification and economic growth in the rural area."</p>	No change.

				<p>unclear why the conversion of modern farm buildings will not be supported?</p> <p>It is also unclear that given the proximity to the motorway and what appears to be relative ease of access to centres such as Newport, why the Parish Plan limits the conversion of agricultural buildings into larger homes; especially as it has made provision for affordable housing in smaller scale developments elsewhere in the parish?</p> <p>The employment profile of the parish, as referred to in (5.3.2), suggests there are many self-employed people in the Group Parish including builders, joiners, electricians, gardeners, craftsmen, writers etc and that there are very few opportunities for employment. It further mentions that virtually all employed people have to travel to work and there are a number of professionals who work from home.</p> <p>Under 5.3.3 The Plan acknowledges there is a need for employment in the Group Parish to help secure the future of the community and to encourage children of the Parish not to move away.</p> <p>With this in mind, and the fact that increasing numbers of people are choosing to work from home, we would suggest that the Planning Group is not too restrictive with planning constraints concerning the conversion of existing buildings that have the potential to be brought back into economic use and/or redeveloped into larger homes; to allow both new and existing residents to live and work in the parish and further support the local economy.</p>	<p>The criteria aim to ensure that conversions are designed and sited to ensure new development is appropriate to this sensitive rural area.</p> <p>Policy WNL7 sets out criteria for the conversion of former agricultural buildings into homes. Smaller homes in the open countryside are encouraged in order to address the predominance of so many larger homes and a shortage of smaller properties in the area. This is not only a matter for “affordable housing” as there is a need for the Plan to support the provision of more small properties within open market housing.</p> <p>The Plan is not considered to be too restrictive; it supports appropriate economic development and diversification and recognises that there are many residents who are self-employed and / or work from home. Policy WNL9 includes criteria to control inappropriate, industrialisation of the rural landscape which would have an adverse impact</p>	
--	--	--	--	--	--	--

						on the wildlife and landscape of this beautiful rural area.	
Ref 5.27			WNL11	Comment	Regarding the requirement for improved communications and the need for improved broadband services we suggest you contact the Fastershire Team within Herefordshire Council who may be able to help with a community solution to broadband services, if a demonstrable economic -need is clearly identified.	Noted. Refer comment to Parish Council for further action.	No change.
Ref 5.28			WNL8	Support	We are supportive of the proposal to redevelop the former garage into an employment related use such as a farm shop/antique shop/tea shop/holiday let as per (5.2.22) etc. There have been grants available to help with projects of this kind and there may be another round of funding available in 2016. Economic Development November 2015	Noted. Refer comment to Parish Council for information.	No change.
Environmental Health			All		None received	Noted.	No change.
Ref 5.29							
Parks and Countryside			All		None received	Noted.	No change.
Education					None received	Noted.	No change.
Ref 5.30							
Transport and Highways			All	Comment	Dear Neighbourhood Planning Team <u>RE: Welsh Newton and Llanrothal NDP</u>	Noted.	No change.
Ref 5.31					The NDP submitted by Welsh Newton and Llanrothal NDP has no major conflicts with the transportation section. We would broadly support the improvement of PROWs to support accessibility of sustainable transport routes within the parish.		

					I would however, like to highlight some areas that would require some further consultation with others to establish their viability:		
Ref.5.32		1.4	Theme 3		<p>Theme 3: Roads, Road Safety and Public Transport</p> <p>People were generally not satisfied with the maintenance of minor roads, ditches and drains on minor roads. Poor visibility was raised as an issue at the Welsh Newton Common junction (Gwenherrion Cross), particularly combined with speeding traffic approaching from Llangrove and Welsh Newton. A relatively high number of people were concerned about traffic speed.</p> <ul style="list-style-type: none"> - For issues relating to maintenance of the highway, please forward all concerns to BBLP. - For issues surrounding speed and highway safety concerns, please forward to Simon Hobbs (Senior Accident Investigation Engineer) to discuss. <p>65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.</p> <ul style="list-style-type: none"> - Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The 	<p>Noted.</p> <p>The identified themes are from the Community Led Plan (CLP).</p> <p>However it may be appropriate to add the additional information provided on bus services as an update.</p> <p>Refer other information to the Parish Council.</p>	<p>Amend Plan.</p> <p>Add additional text in brackets to end of Theme 3 bullet point 2.</p> <p>“(Update February 2016: Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a Community Transport scheme.”)</p>

					<p>Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a CT scheme.</p> <p>Public footpaths and bridleways were used regularly by nearly half of our community, emphasising the importance of keeping them maintained.</p> <ul style="list-style-type: none"> - For issues relating to Public Rights of way, please contact the rights of way section. 		
Ref 5.33		4.2	Obj GO2	Comment	<p>4.2 Objectives for the Welsh Newton and Llanrothal Neighbourhood Plan</p> <p>GO2. To Promote Access to the Open Countryside Footpaths are an essential part of the quiet enjoyment of the countryside, they are also still used as a way of connecting communities. We would like to improve access to the existing paths so that all members of the community have the opportunity to use them. We will apply to reinstate footpaths that have been lost from the definitive map where there is a reasonable level of evidence to support the application.</p> <ul style="list-style-type: none"> - Please contact the Public Rights of Way section for information on re-instatement of new rights of ways. 	Noted. Refer information to the Parish Council.	No change.
Ref. 5.34		4.4		Comment	<p>4.4 Welsh Newton Objectives</p> <p>4.4.1 Welsh Newton comprises a few scattered houses along the A466. In the past there might have been a more thriving village here but as the road has become busier so the village has lost cohesion. It has no centre, no shop and it is not possible to walk from one end to the other without being in danger of getting run over.</p> <ul style="list-style-type: none"> - For issues relating to Road safety please contact Simon Hobbs. 	Noted. Refer information to the Parish Council.	No change.

Ref 5.35			Obj L4	Comment	<p>Objective L4: To Improve Traffic Management on Local Roads</p> <p>There is a single track road into Llanrothal which is narrow with not many passing places. The use of the small lane by large farm vehicles has led to damaged verges and ditches along its length. During the application process for the Llanrothal Barns development there was a commitment to reduce the farm traffic using the roads in order to take into account the increase of traffic as a result of the development.</p> <p>The historic and important bridge over the Monnow at Tregate has been damaged innumerable times by heavy vehicles and has had to be repaired. The loss of or serious damage to the bridge would result in much lengthier journeys for local people and service providers.</p> <p>The limitations of access mean that Llanrothal cannot be considered a sustainable location. In addition there are no services of any description other than a redundant church.</p> <ul style="list-style-type: none"> - Discuss with Simon Hobbs 	<p>Noted.</p> <p>Refer information to the Parish Council.</p>	No change.
Ref 5.36			WNL7	Comment	<p>Draft Policy WNL7 Extensions to Houses and Residential Conversions of Former Agricultural Buildings</p> <p>5.2.25 New development should demonstrate consideration of access onto the A-road as traffic travels very quickly through this section. A recent survey revealed cars travelling in excess of 80MPH through the village, despite a 40MPH limit. Requests from the Parish Council for a SID have been delayed and ignored. As a form of developer contributions, the developer will be required to sponsor a SID installation to reduce the danger of collision at the point where traffic will be exiting from the site.</p> <ul style="list-style-type: none"> - This is a matter to be discussed with Simon Hobbs and the police 	<p>Noted.</p> <p>Refer information to the Parish Council.</p>	No change.

					<p>- Please contact Bruce Evans for matters regarding develop contributions for highway works. For all matters relating to the condition of, or re-instatement of footpaths, byways, bridleways and BOATs please contact the rights of way section. In response to the disappointing comments below from the plan Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a CT scheme. <i>65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.</i></p> <p>Passenger Transport Manager</p>		
Waste Ref 5.37			WNL8	Comment	<p>Dear Neighbourhood Planning Team, I refer to the above and would make the following comments with regard to the proposed development area identified in the “Welsh Newton & Llanrothal Group draft Neighbourhood Development Plan-2011-2031 Consultation Draft”:</p> <ol style="list-style-type: none"> 1. Having reviewed Ordnance survey historical plans, I would advise regarding draft policy 	<p>Noted. These are detailed matters for development management and should be addressed through the development management process as and when a planning application is submitted.</p>	No change.

				<p>“WNL8; site allocation of the former garage site, Welsh Newton for housing, commercial and tourist use” outlined in red on map 8 the “Former garage site, welsh Newton ” –</p> <ul style="list-style-type: none"> Records indicate the proposed site encroaches onto an area historically used in association with petrol tanks. <p>The petrol tanks are a potentially contaminative use and will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a ‘desk top study’ considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p> <ol style="list-style-type: none"> <i>No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</i> <ol style="list-style-type: none"> <i>a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</i> <i>if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</i> <i>if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to</i> 	<p>The wording is too detailed and prescriptive for a planning policy.</p>	
--	--	--	--	---	--	--

				<p><i>deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>Technical notes about the condition</i></p> <p><i>1. I would also mention that the assessment is required to be undertaken in accordance with good</i></p>		
--	--	--	--	--	--	--

					<p><i>practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</i></p> <p><i>2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.</i></p> <p>2. The following draft polices, have not identified specific sites in the NDP but refer to the conversion or redevelopment of agricultural buildings:</p> <ul style="list-style-type: none"> • <i>“WNC5: To support sensitive Conversions of existing rural buildings”</i> • <i>“WNL7: Extensions to houses and residential conversions of former agricultural buildings”</i> • <i>“WNL9: New business development in former agricultural buildings”</i> 		
Ref 5.38			WNL9	Comment	<p>Regarding former agricultural building conversions I would add the following;</p> <p>Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.</p>	<p>Accepted.</p> <p>Insert additional wording as proposed at the end of the Policy.</p>	<p>Amend Plan.</p> <p>Insert additional wording to the end of the policy:</p> <p>“Where farm buildings have been used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery, consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice sought should any be encountered during the development.”</p>

Ref 5.39			All	Comment	<p><u>General comments:</u> Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p>	<p>Noted. This is a development management issue and should be addressed as when planning applications come forward.</p>	No change.
Ref 5.40			All	Comment	<p>Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	<p>Noted. This is a development management issue and should be addressed as when planning applications come forward.</p>	No change.

Table 2 Responses from the Consultation Bodies to the SEA and HRA.

Consultation Body	Response
<p>Natural England</p>	<p>Re: Welsh Newton & Llanrothal Group Neighbourhood Development Plan SEA and HRA</p> <p>Thank you for your consultation on the above dated and received by Natural England on 03 November 2015. 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. THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED) (HABITATS REGULATIONS) Habitats Regulations Assessment (HRA) Report The HRA Initial screening report identified two Special Area of Conservation (SAC), the River Wye and Wye Valley Woodlands SAC, which needed to be included in the HRA. The assessment of impacts on the River Wye SAC is out of date as the Herefordshire Core Strategy has now been adopted and the HRA should be amended to reflect this change. We note that only The River Wye SAC has been considered. The HRA will need to be changed to include an assessment of the impacts on the Wye Valley Woodlands SAC. Please updated the HRA before re-consulting us.</p> <p>Draft 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. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact Gillian Driver on 0300 060 4335. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>
<p>Historic England</p>	<p>No further comments submitted in addition to those in relation to the Draft Neighbourhood Development Plan.</p>
<p>Environment Agency</p>	<p>No comments submitted.</p>

Appendix I

Leaflet / Flyer informal consultation on emerging plan 2015

WELSH NEWTON AND
LLANROTHAL
NEIGHBOURHOOD PLAN
HAVE YOUR SAY

You are invited to a public meeting on the
29th November 1-3pm in the Village Hall

This will be an opportunity to find out about the progress of the
Neighbourhood Plan and discuss any ideas or concerns you may have.

The first draft of the plan will be available on the parish council website
www.wnandl.org.uk

WELSH NEWTON AND
LLANROTHAL
NEIGHBOURHOOD PLAN
HAVE YOUR SAY

29TH NOVEMBER
1-3PM IN THE VILLAGE HALL

Appendix II Regulation 14 Public Consultation

Screenshots

The screenshot shows a web browser window displaying the website for the Welsh Newton & Llanrothal Group Parish Council. The browser's address bar shows the URL: <https://wnandlgpc.wordpress.com/neighbourhood-plan/>. The website header features the council's name, "Welsh Newton & Llanrothal Group Parish Council", and the tagline "A Quality Parish Council serving the Local Community". A navigation menu includes links for HOME, AGENDA, CODE, DRAFT MINUTES, LENGTHSMAN REPORTS, MEETING DATES 2016, NEIGHBOURHOOD PLAN (highlighted), NEWS LETTER, COUNCILLORS, MINUTES, POLICE REPORTS, and CLERK. Below the navigation is a large image of a cave interior. The main content area is titled "Neighbourhood Plan" and contains the text: "Click on the Links Below for the Neighbourhood Plan and the Various Reports & appendices". A blue hyperlink is provided: [Final Welsh Newton and Llanrothal NDP 121015](#). Below this link, it states: "These are large documents and may take a little while to download". To the right of the main content is a search bar and a "CATEGORIES" section with a list of links: Code, Gallery, Meeting Dates, Minutes, and News Letter. Below the categories is a "USEFUL LINKS" section with a link for "Councillors Disclosable Pecuniary". The Windows taskbar at the bottom shows the system tray with the date 29/02/2016 and time 12:46.

These are large documents and may take a little while to download

[Welsh Newton Llanrothal Env Report](#)

[Welsh Newton Llanrothal HRA Report](#)

[Appendix 3 – waste water treatment environmental capacity table](#)

[Appendix 4 – Welsh Water consultation proforma](#)

[Appendix 5 – Waste Water Treatment Works capacity table](#)

You can fill in a Consultation form by down-loading and completing the link below then emailing it to the Parish Clerk wnlgpc@btinternet.com

[Representation form PDF iPDF ii](#)

SHARE THIS:



Be the first to like this.

LEAVE A REPLY

USEFUL LINKS

- [Councillors Disclosable Pecuniary Interests](#)
- [Hereford Association of Local Councils \(HALC\)](#)
- [Herefordshire Council](#)
- [Report a Pot Hole to Herefordshire Council](#)

RECENT POSTS

- [Minutes of Meeting WNL/MW/097](#)
- [Minutes of WNL/MW/096 July 2015](#)
- [Minutes of Meeting No WNL/MW/095 June 2015](#)
- [Minutes of The May 2015 Annual Meeting of the Parish Council](#)
- [Minutes WNL/MW093 April 9th 2015](#)

META

- [Register](#)
- [Log in](#)
- [Entries RSS](#)
- [Comments RSS](#)
- [WordPress.com](#)

Screenshot Added
A screenshot was added to your Dropbox.

Copy of Letter / Email

Welsh Newton and Llanrothal Neighbourhood Development Plan (NDP)

Building on the work done on the Parish Plan (Community Led Plan) the Welsh Newton and Llanrothal Parish Council have been developing a Neighbourhood Plan to feed into the policies that determine planning decisions for the local area. This is an important document as, unlike the Community Led Plan, the Neighbourhood Plan carries statutory weight and must be consulted and considered as part of any planning application.

The Neighbourhood Development Plan must be in general conformity with existing planning policies at a national and local level; it must therefore reflect the policies contained within the National Planning Policy Framework, the Unitary Development Plan and the emerging Core Strategy as well as European Directives. The objectives and policies of the Neighbourhood Development Plan have been written with this in mind as well as reflecting the spatial element of the Community Led Plan.

The community consultation that formed the basis of the Community Led Plan has been carried forward and forms the basis of the Neighbourhood Development Plan. There have been additional public meetings and the plan has been available in its various draft forms for several months via the Parish Council Website.

Having been revised and refined the plan is now ready to be published in a consultation draft form. It will be available for 6 weeks and can be viewed on the Parish Council website

www.wnandlgpc.wordpress.com

If for any reason you are unable to access the website but wish to read the plan please contact a Parish Councillor to obtain a printed copy.

Please take this opportunity to read and respond to the plan. After this 6 week consultation period the plan will be revised and will go forward to the next stage. This is the last time the community will be able to make comments on the plan before it returns for a referendum and, hopefully, adoption.

List of Consultation Bodies and Other Consultees

Relevant key stakeholders that may need to be consulted include:

The Coal Authority: Should be consulted to make sure any plans you have would not effect or be effected by existing or previous coal mining activity in Herefordshire. **Contact details:** planningconsultation@coal.gov.uk

Homes and Communities Agency: The Government's housing, land and regeneration agency and regulator of social housing providers in England. They are interested in increasing the numbers of new and affordable homes being built and or made available, and the amount of land being made available for development. **Contact details:** mail@homesandcommunities.co.uk

Natural England: The Government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. They will have a view on all Neighbourhood Development Plans. **Contact details:** consultations@naturalengland.org.uk

The Environment Agency: Established to protect and improve the environment and have a statutory duty to support sustainable development. They are responsible for regulating industry and waste, treating contaminated land, water quality and resources, fisheries, inland river navigation and conservation and ecology. Consequently they will have a view on all Neighbourhood Development Plans. **Contact details:** graeme.irwin@environment-agency.gov.uk

Natural Resources Wales: Performing a similar role in Wales that Natural England does over the border. Will need to be consulted if your Neighbourhood Area adjoins the Welsh border. **Contact details:** enquiries@naturalresourceswales.gov.uk

Historic England: The public body that looks after England's historic environment. They are responsible for listing buildings and monuments and provide advice to Government and Local Authorities. They will have a view on all Neighbourhood Development Plans that contain listed buildings or Scheduled Ancient Monuments. **Contact details:** west.midlands@HistoricEngland.org.uk

English Heritage: A charity that is responsible for looking after over 400 historic buildings, monuments and sites. They should be consulted if your Neighbourhood Area has one of their properties within it. **Contact Details:** customers@english-heritage.org.uk

National Trust: A charity that preserves and protects historic places and spaces across the UK. These include archaeological remains, buildings, gardens, and natural habitats such as woodlands and meadows. **Contact details:** mi.customerenquiries@nationaltrust.org.uk

Arriva Trains Wales: Responsible for running trains through the county on the line between Ludlow and Abergavenny. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** michael.vaughan@arrivatw.co.uk

Great Western Trains Co. Limited: Responsible for running trains through the County on the line between Worcester and Hereford. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** <https://www.firstgreatwestern.co.uk/About-Us/Customer-services/Contact-us>

Network Rail (West): The company that owns and manages the rail infrastructure throughout the County that the two train operators run their trains on. Their interests include the railway itself and the land on which it is built, the stations and network buildings and structures (signal boxes, foot-bridges etc), and include bridges, level crossings, and current redundant lines or railway land. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** barbara.morgan@networkrail.co.uk

Highways England: They operate, maintain and improve the strategic road network in England. They are an executive agency funded by the Department for Transport. In Herefordshire their responsibility therefore applies to the A49, A40 and the M50. However they will have a view on all Neighbourhood Development Plans irrespective of whether your area includes these major roads. **Contact details:** info@highwaysengland.co.uk

Wye Valley NHS Trust: A provider of health services in Herefordshire. They provide community services and hospital care (acute and community) across the County as well as urgent and elective care to more than 40,000 people in mid-Powys. **Contact details:** john.burnett@wvt.nhs.uk

AMEC Environment and Infrastructure UK Ltd: Private company providing environmental, engineering and related consultancy services to the public sector, including in Herefordshire. **Contact details:** <http://www.amec-ukenvironment.com/index.html>

RWE Npower Renewables Limited: A private company dealing with the generation, supply and distribution of electricity and gas to the Herefordshire population. **Contact details:** jeremy.smith@rwe.com

Dwr Cymru Welsh Water: Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Dwr Cymru Welsh Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** forward.plans@dwrcymru.com

Severn Trent Water: Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Severn Trent Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** dawn.williams@servertrent.co.uk

Campaign to Protect Rural England: Campaign organisation lobbying on behalf of "a beautiful and living countryside". Would be interested to be consulted on your Neighbourhood Development Plan. **Contact details:** <http://www.cpreherefordshire.org.uk/contact-us.aspx>

Hereford and Worcester Chamber of Commerce: A not for profit organisation that supports the local business community and has a network of 1400 member businesses. They lobby to make sure the interests of local businesses are heard. **Contact details:** goodbusiness@hwchamber.co.uk

Woodland Trust: A national charity that works to influence others who are in a position to improve the future of native woodlands. They own over 1000 woods across the UK. Would be particularly interested to be consulted on any matters related to these sites or woodlands as a whole within your Neighbourhood Development Plan. **Contact details:** england@woodlandtrust.org.uk

Hereford Civic Society: Is an independent charity that promotes high standards of architecture and town planning in the city; stimulates public interest and debate in the subject; and encourages the preservation and improvement of features that are of public amenity or historic interest. Would only be interested in being a consultee if your Neighbourhood Area is within Hereford City or the surrounding area. **Contact details:** herefordcivicsociety@hotmail.co.uk

Herefordshire Nature Trust: The largest membership-based wildlife organisation in the County. It is dedicated to inspiring people about wildlife, being a champion on its behalf and creating or protecting wildlife havens. **Contact details:** enquiries:herefordshirewt.co.uk

Ledbury and District Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ledbury or the surrounding area. **Contact details:** chairman@ledburycivicsociety.org

Ross-on-Wye and District Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ross-on-Wye or the surrounding area. **Contact details:** secretary@rosscivic.org.uk

Leominster Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Leominster or the surrounding area. **Contact details:** c/o Leominster Community Centre, Leominster, HR6 9HA

Madley Communications Centre: A British Telecom Earth satellite tracking station which is used for international telephone, fax and television transmission and reception. **Contact details:** Madley Earth Satellite Station, Madley, Herefordshire, HR2 9NH

Groups	Contact Name	Organisation
TS	Mrs M Lindsley	The Coal Authority
TS		The Gypsy Council
TS	Lucy Blasdale	Homes and Communities Agency
TS	Peter Baines	Travellers Support Group
TS	Mr Charles Naylor	West Mercia Constabulary
TS	Les Vaughan	Central Networks (e-on)
TS	Dawn Williams	Severn Trent Water
TS	Alison Brown	Natural Resources Wales
TS	Mr A Morgan	West Mercia Police
TS		Midlands Architecture and Designed Environment
TS	SC George Marshall	Community Risk Manager - West District
TS	Michael Vaughan	Arriva Trains Wales
TS	Mr P Huxtable	British Aggregates Association
TS	Damien Holdstock/Robert Deanwood	AMEC Environment & Infrastructure UK Ltd
TS	Ms J Greening	Department for Transport
TS	Executive Coordinating Officer	The Marches LEP
TS		Office of Rail Regulation
TS		Police and Crime Commissioner
TS	Mr P Bayliss	South Worcestershire Development Plan
TS	Mr M Chu	London Midland
TS	Adam Harrison	CENTRO
TS	Mr K Riensema	Civil Aviation Authority (only send if related to a property)
TS	Mark Jones	NHS Property Services
TS	David Rosling	NHS England
TS	Catherine Ashford	Welsh Government

Address1	Address2	Address3	Address4	Post Code
200 Lichfield Lane	Berry Hill	Mansfield	Nottingham	NG18 4RG
Springs Lane Caravan Park	Bickerton	Wetherby	North Yorkshire	LS22 5ND
5 St Phillips Place	Colmore Row	Birmingham		B3 2PW
c/o Trefoil	Brinsop Common	Hereford		HR4 7AS
Police Station	Bath Street	Hereford		HR1 2HT
Pegasus Business Park	Castle Donnington	Derbyshire		DE74 2TU
Park Lane	Minworth	Birmingham		B76 9BL
Ty Cambria	29 Newport Road	Cardiff		CF24 0TP
Hereford and Worc Fire and Rescue Service	Estate Services HQ	Hindlip Hall, PO Box 55	Worcester	WR3 8SP
6 - 7 Newhall Square	Birmingham			B3 1RY
Hereford Fire Station	St. Owen Street	Hereford		HR1 2JW
St Marys House	47 Penarth Road	Cardiff		CF10 5DJ
10 Brookfields	Calver	Hope Valley	Derbyshire	S32 3XB
Gables House	Kenilworth Road	Leamington Spa	Warwickshire	CV32 6JX
Secretary of State	Great Minster House	33 Horseferry Road	London	SW1P 4DR
Shirehall	Abbey Foregate	Shrewsbury		SY2 6ND
1 Kemble Street	City of London	City of Westminster		WC2B 4AN
Home Office	2 Marsham Street	London		SW1P 4DF
Wychavon District Council	The Civic Centre	Queen Elizabeth Drive	Pershore	WR10 1PT
103 New Street	Birmingham			B2 4HQ
16 Summer Lane	Birmingham			B19 1SD
Aerodrome Standards Dept	2W Aviation House	Gatwick Airport South	West Sussex	RH6 0YR
Parkside House	Quinton Road	Coventry		CV1 2NJU
Wildwood	Wildwood Drive	Worcester		WR5 2LG
Cathays Park	Cardiff			CF10 3NQ





Telephone No	E-Mail
01623 637119	planningconsultation@coal.gov.uk
0121 2349931	lucy.blasdale@hca.gsi.gov.uk
01432 760350	
01332 625001	customerworks@central-networks.co.uk
07554 114125	dawn.williams@severntrent.co.uk
01248 387276	alison.brown@naturalresourceswales.gov.uk
01905 331443	andrew.morgan.60139@westmercia.pnn.police.uk
01432 347044 or 07785 451796	gmarshall@hwfire.org.uk
02920 720560	michael.vaughan@arrivatw.co.uk
01926 439127	damien.holdstock@entecuk.co.uk/Robert.Deanwood@amec.com
01743 252 525	enquiries@marcheslep.org.uk
0207 2822000	
07896 472344	paul.bayliss@wychavon.gov.uk
07500 066773	TownPlanning@centro.org.uk
07500 572861	mark.jones@property.nhs.uk
07920 251816	d.rosling@nhs.net

TS	Mr A Lee	2gether NHS Foundation Trust Headquarters
TS	Matthew Todd-Jones/Ryan Norman	Dwr Cymru Welsh Water
TS	Kezia Taylerson	English Heritage
TS	Mr Mark Davies/Mr G Irwin	Environment Agency
TS	Mr S Quartermain	Department for Communities and Local Government
TS	Malcolm Price	West Midlands Ambulance Service
TS	Mr R Jordan/Mr S Bailey	Hereford & Worcester Fire Brigade
TS	Neil Doverty	Wye Valley NHS Trust
TS	Stephen Williams	Highways Agency
TS	Mr M Abdullah	National Grid (Transco) replaced now by AMEC (LDF 315)
TS	Mr J Smith	RWE Npower Renewables Limited
TS	Mrs H Fleming	Natural England
TS	Mr S Austin	Town Planning
TS	Barbara Morgan	Network Rail (West)
TS	Mr C Field	Network Rail
TS	Mr I Randle	Severn Trent Water Ltd
TS	John Berry	Sport England
TS	Rachel Dixon	Balfour Beatty Drainage




Rikeneil	Montpellier	Gloucester		
Linea	Cardiff			CF3 0LT
The Axis	10 Holiday Street	Birmingham		B1 1TG
Planning Liaison	Hafren House	Welshpool Road	Shelton, Shrewsbury	SY3 8BB
Zone 1/J2 Eland House	Bressenden Place	London		SW1E 5DU
Hereford Ambulance Station	Ross Road	Hereford		HR2 8BH
St Owen Street	Hereford			HR1 2JW
County Hospital	Hereford			HR7 2ER
The Cube	199 Wharfside Street	Birmingham		B1 1RN
Network Strategy	Brick Kiln Street	Hinkley	Leicestershire	LE10 0NA
Auckland House	Lydiard Fields	Great Western Way	Swindon	SN5 8ZT
Consultation Service	Way	Crewe Business Park	Crewe, Cheshire	CW1 6GJ
1 Eversholt Street	London			NW1 2DN
3rd Floor, Temple Point	Redcliffe Way	Bristol		BS1 6NL
3rd Floor	Bristol Temple Point	Redcliffe Way	Bristol	BS1 6NL
Job Control Manager	Sherbourne House	St Martin Road	Finham, Coventry	CV3 6PR
Sport Park	3 Oakwood Drive	Loughborough		LE11 3QF

	andrew.lee@glos.nhs.uk
0800 9172652	forward.planning@dwrcymru.com
	kezia.taylorson@english-heritage.org.uk
01743 283405	mark.t.davies@environment-agency.gov.uk
0303 444 000	Steve.quartermain@communities.gsi.gov.uk
	stephen.williams@highways.gsi.gov.uk
01455 251111	mohammed.abdullah@uk.ngrid.com
	jeremy.smith@rwe.com
0300 0603900	consultations@naturalengland.org.uk
0117 3721120	Jeremy.Eaton@networkrail.co.uk
	Rachel.Dixon@bblivingplaces.com

Distributor Network Operator Contact Details


Company	Address	Contact details	Area served
 WESTERN POWER DISTRIBUTION <small>Energy for Everyone. Smart for the Future.</small>	Western Power Distribution	Dave Harrison Tel: 08457 353637 ext: 05/2477 Direct: 0121 522 5018 or Wayne Oxborough Tel: 08457 353637 ext 05/2703	West Midlands
	Network Connections Section Western Power Distribution Toll End Road Tipton West Midlands DY4 0HH	http://www.central-networks.co.uk Long-Term Development Statements (LTDS): http://www.eon-uk.com/distribution/lds.aspx	
 CE Electric UK	CE Electric UK (NEDL and YEDL)	Connections Centre Tel: 08450 702 703	North East and Yorkshire
	Connections Commercial Manager Manor House Station Road New Penshaw Houghton Le Spring DH4 7LAE	Email by web form at http://www.ce-electricuk.com/page/services/newconnections/networkconnections.cfm http://www.ce-electricuk.com	
 UK Power Networks	UK Power Networks	http://www.ukpowernetworks.co.uk	Eastern, London and South-East
	Projects Gateway UK Power Networks (Operations) Ltd Metropolitan House Darkes Lane POTTERS BAR Hertfordshire EN6 1AG	Long-Term Development Statements (LTDS): http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/long-term-development-statement.shtml Information for Installers of Small Scale Embedded Generation see: http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/public-information.shtml	
 WESTERN POWER DISTRIBUTION <small>Energy for Everyone. Smart for the Future.</small>	Western Power Distribution	Kevin Sankar Tel: 01332 393 452	East Midlands
	Domestic Utility Connections Mgr New Business Western Power Distribution Herald Way Pegasus Business Park East Midlands Airport Castle Donnington DE74 2TU	http://www.central-networks.co.uk Long-Term Development Statements (LTDS): http://www.central-networks.co.uk/Content/Service/serv_longterm.aspx	

Distributor Network Operator Contact Details

Company	Address	Contact details	Area served
 Northern Ireland Electricity	Northern Ireland Electricity Power Networks Fortwilliam House Edgewater Office Park Edgewater Road Belfast BT3 9JQ	evcharging@nie.co.uk http://www.nie.co.uk	Northern Ireland
	Scottish Power (Central and Southern Scotland) (Manweb)	Paul McGimpsey Tel: 01698 413000 Fax: 01698 413321 http://www.scottishpower.com	South of Scotland
 SSE	Scottish Power Energy Networks New Alderston House Dove Wynd Strathclyde Business Park Bellshill ML4 3FF	connections.engineering@sse.com http://www.SSE.com	North Scotland and Central Southern England
	Electricity Connections Electricity North West Frederick Road Salford M6 6QH	Tel: 0800 048 1820 then choose option 2 E: connections.enquiries@enwl.co.uk http://www.enwl.co.uk/	North West England
 WESTERN POWER DISTRIBUTION <small>Energy for Everyone. Smart for the Future.</small>	Western Power Distribution	Tel: 0845 601 3341 Fax: 01792 784 510	South Wales
	Business Support Western Power Distribution Phoenix Way Llansamlet Swansea SA7 9HW	wpdnewsupplieswales@westernpower.co.uk http://www.westernpower.co.uk Long-Term Development Statements (LTDS): http://www.westernpower.co.uk/default.asp?PageID=38	
 WESTERN POWER DISTRIBUTION <small>Energy for Everyone. Smart for the Future.</small>	Western Power Distribution	Tel: 0845 601 2989 Fax: 01209 616 892	South West
	Western Power Distribution	wpdnewsupplies@westernpower.co.uk	

**WELSH NEWTON & LLANROTHAL
GROUP PARISH COUNCIL GAZETTE**

January 2016



A NEW PARISH COUNCILLOR

The vacancy on Welsh Newton & Llanrothal Group Parish Council due to the resignation of Mr. Trevor White-Miller for the Llanrothal element has been filled and Parish Councillor Mr. Martin Barter was co-opted at the December 2015 meeting onto the Parish Council.

Welsh Newton is a small village and parish in the County of Herefordshire.

It is located close to the border with Wales to which the parish extends towards Monmouthshire.

The parish of Welsh Newton, which is grouped with the parish of Llanrothal to form Welsh Newton and Llanrothal Group Parish Council, contains three Churches:


- A derelict Methodist Chapel
- A very small Anglican Church called St Faith's at the top of Welsh Newton Common and
- The Church of St Mary the Virgin which is Church of England and of Norman architecture at Welsh Newton, containing an original rood screen.

Catholic Martyr St John Kemble, executed in 1679, is buried in St Mary's churchyard.

There is another Anglican Church at Llanrothal.

The area contains a great deal of history, including Pembridge Castle and at least thirty one other archaeological sites in Welsh Newton parish alone.

The parish also contains a piece of common land, currently registered as "un-owned" under the Commons Act 2006, at Welsh Newton Common, a hill and hamlet overlooking the Wye Valley.



**Welsh Newton and Llanrothal
Draft Neighbourhood Development Plan 2011 - 2031
Executive Summary**

The Draft Neighbourhood Development Plan for Welsh Newton and Llanrothal Group Parish has been prepared by a Steering Group of local residents and Parish Councillors on behalf of the Group Parish Council.

The Plan builds on the proposals included in the Community led Plan (CLP) which was prepared in 2011 and informal public consultation undertaken in November / December 2014.

Once Made by Herefordshire Council, the Neighbourhood Development Plan will provide Local Planning Policies which will be used to help determine planning applications in the Group Parish up to 2031, alongside the National Planning Policy Framework (NPPF) and Strategic Local Planning Policies in the Herefordshire Local Plan Core Strategy adopted 16th October 2015.

The Draft Plan includes a Vision and Objectives and Planning Policies on the following themes:-

- Protection of the Natural Environment and Built Heritage Assets
- Housing
- Business and Rural Economic Development and Local Energy Schemes
- Improving Accessibility and Local Facilities

Following consideration of representations made during this public consultation the Plan will be amended and submitted to Herefordshire Council who will undertake a further 6 weeks consultation.

The Plan will then be examined and subjected to a Local Referendum. A "Yes" vote from local residents will result in the Plan being Made and used to help determine planning applications alongside the Adopted Local Plan Core Strategy.

Plan and associated documents are on the Parish Council's website or hard copies are available to view from any of your Parish Councillors or public places in the parish wbandlpc.wordpress.com

The consultation period has now closed and responses will be evaluated and the Neighbourhood Development Plan amended as required.

The next stage is:-

- Notice of Publicity (Regulation 16) Consultation

The final version of the Neighbourhood Development Plan prepared on behalf of the Parish Council by Steering Group members will be submitted to Herefordshire Council and will be the subject of Notification of Publicity (Regulation 16) Consultation.

Letters will be issued to all those consulted in the previous stages of the process.

