

2016

# Wyeside NDP 2011 – 2031: Consultation Statement



Wyeside Steering  
Group  
September 2016

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**Wyese Neighbourhood Development Plan 2011-2031** – provided under separate cover.

**Wyese NDP 2011-2031: Basic Condition Statement** – provided under separate cover.

**Wyese NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses** – provided under separate cover.

**Wyese NDP 2011-2031: Strategic Environment Assessment (SEA) Report** – provided under separate cover.

**Wyese NDP 2011-2031: Habitat Regulation Assessment (HRA) Report** – provided under separate cover.

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## 1 Introduction

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

- Contains details of the persons and organisations that were consulted about the proposed neighbourhood development plan;
- Explains how they have been consulted;
- Summarises the main issues and concerns raised by the persons and organisations consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan (NDP).

The consultation process has included public meetings, Open Days at local events such as fetes with the opportunity to submit comments, and an extensive questionnaire, which was delivered to every household. Fliers were distributed to every household in the parish on two occasions and regular use was made of the parish magazines, which are also delivered to every household, for frequent updates. Regular use was also made of the Bredwardine and Brobury community website for these updates, as well as providing feedback to residents from the consultation process.

The remainder of this Consultation Statement is structured as follows:

**Section 2 – Chronology** – The various stages in the consultation process, public meetings, open days, design of the questionnaire and development of the NDP with references to all the events and information that it comprised in chronological order.

**Section 3 – Public Meetings/Open Days - Summary of Comments** – A summary of comments and issues raised in public meetings and open days. Comment by comment NDP responses and actions are set out on page 23, Appendix 1: Open Days – Public Comments and NDP Responses/Actions below. Unfortunately, the scope of the NDP, which is about land use, does not enable transport, a number of facilities and services concerns and issues to be addressed. However, they have been recorded in the comments register and raised with the Wyeside Group of parishes.

**Section 4 – A Summary of Issues Arising from the Questionnaire** – This summarises the main points and issues arising from the responses to the questionnaire. The draft NDP published on 16 May 2016 for Regulation 14 represents the Steering Committee’s response and actions with regard to these concerns/issues, insofar as the scope of the NDP allows. A comprehensive analysis of the questionnaire responses is set out in NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses – provided under separate cover.

**Section 5 – A Summary of Comments from Regulation 14 Stakeholders** – This summarises the main points arising from stakeholders during the Regulation 14 Consultation process that commenced 16 May 2016 and completed 6 weeks later on 24 June 2016. The NDP Steering Committee detailed responses, actions and changes to the draft NDP, as a consequence of these comments are set out on page 66, Appendix 2: Stakeholder Comments from Regulation 14 Consultation Process and NDP Responses/Actions.

**Appendix 1: Open Days – Public Comments and NDP Responses/Actions** – This section starting on page 23, sets out in tabular format all of the comments received from the public meetings and Open Days, and the Steering Committee responses and actions leading up to development of the draft NDP.

**Appendix 2: Stakeholder Comments from Regulation 14 Consultation Process and NDP Responses/Actions** – This section starting on page 66, sets out chronologically, the comments from stakeholders, and the Steering Committee responses and actions preparatory to submitting the draft NDP for independent examination. The September 2016 draft NDP complies with the Steering Committee responses and actions in this section.

**The September draft Wyeside NDP 2011-2031 and the NDP 2011-2031: Basic Condition Statement** submitted for independent examination are provided under separate covers.

**NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses** – This section sets out the questionnaire analysis and conclusions, as a basis for formulating and developing the draft NDP for review by the community and for consultation with various stakeholders in compliance with Regulation 14. Addendum 1 is provided under separate cover.

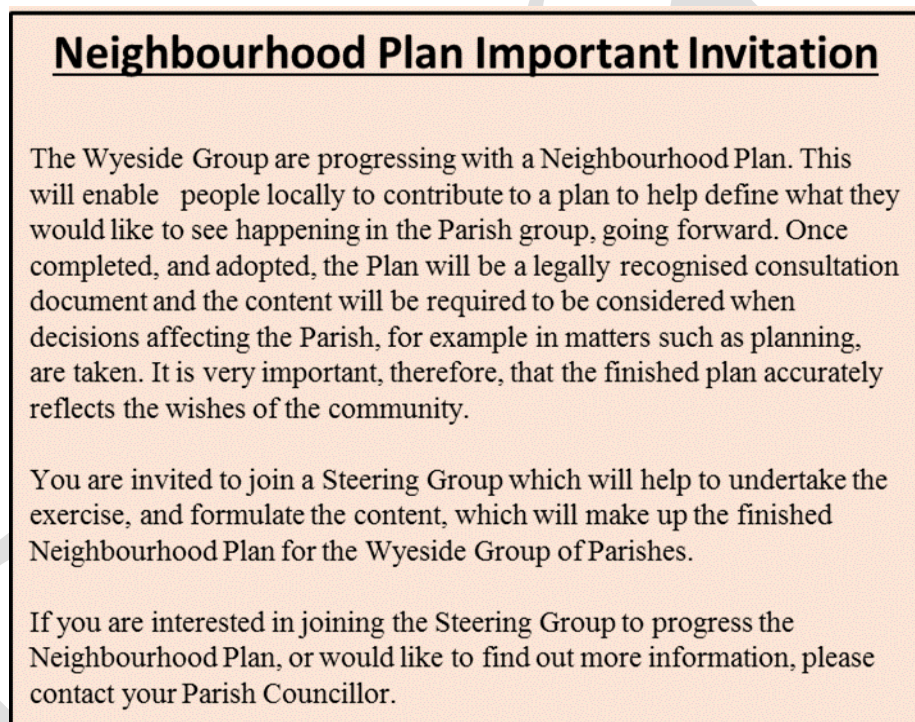
Following successful completion of the independent examination these documents will be published and circulated within the Wyeside community, preparatory to the referendum.

## 2 Chronology

The Wyeside Group of Parishes of Blakemere, Bredwardine, Moccas, Preston-on-Wye and Tyberton had for some time been aware of the Localism Act of 2011 and the option of preparing and consulting upon a Neighbourhood Development Plan (NDP). In early 2013 a presentation had been given by the Herefordshire Council (HC) explaining the available options for the development of a NDP.

### 2.1 Initial Invitation to the Wyeside Group Community

In February 2013 the Wyeside Group of parishes decided to form a steering group, made up of both parish council members and other interested parishioners, to commence the preparation of a NDP, and applied to Herefordshire Council for designation as a neighbourhood area. A notice to this effect, set out in Figure 1 below, was published in church magazines and on public notice boards:

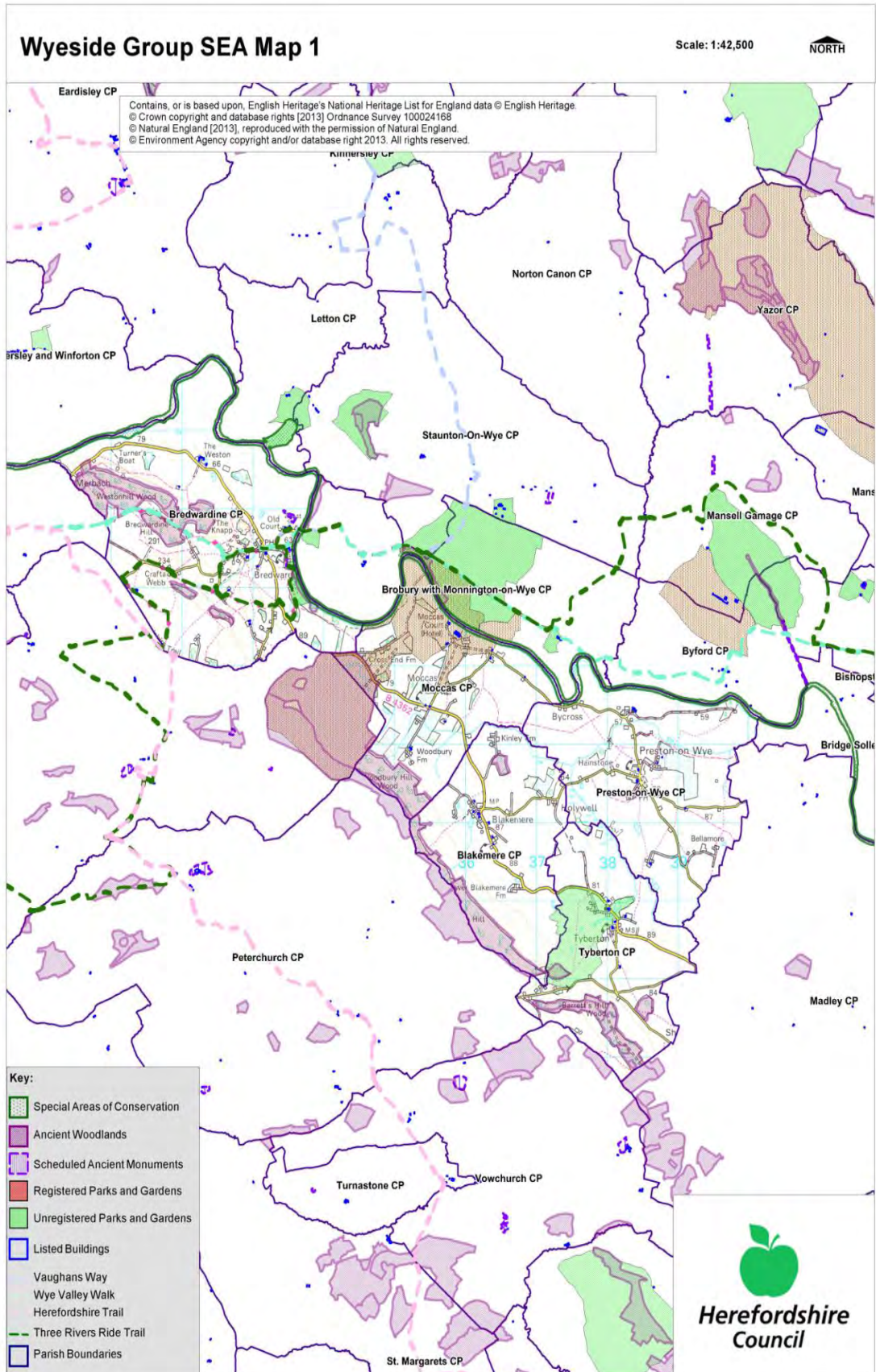


**Figure 1 – Initial Invitation to the Wyeside Group Community**

This initial meeting was designed to foster interest in the Plan, identify those that would be prepared to assist in development of the NDP and note any initial concerns/comments. Concerns/comments arising were included in the public events “Open Days” register of comments generated from the “Planning for Real” activities that took place during the summer of 2014 in each of the five parishes. The full set of comments received from all of the public events and meetings and responses/actions are set out in Appendix 1: Open Days – Public Comments and NDP Responses/Actions.

### 2.2 Formal Designation of the Wyeside Group

The Wyeside Group area was formally designated by Herefordshire Council in April 2013 and is set out in Figure 2 – The Five Parishes within “Wyeside” showing the parish boundaries, overleaf.



**Figure 2 – The Five Parishes within “Wyeside”**

## 2.3 Public Involvement

In July 2013 an invitation to attend a public meeting set out in Figure 3 below, was published in church magazines and on public notice boards in the five parishes:

**Neighbourhood Plan Meeting 25<sup>th</sup> September 2013 at  
Moccas Village Hall 7.00pm**

**A date for your diaries, all are welcome.** The Wyese Group are progressing with a Neighbourhood Plan. This will enable people to contribute to a plan to help define what they would like to see happening in the Group of Parishes. Once completed, and adopted, the Plan will be a legally recognised consultation document and the content will be required to be considered when decisions affecting the Parishes, for example in matters such as planning, are taken.

It is very important, therefore, that the finished plan accurately reflects the wishes of the community. There will be a meeting on 25<sup>th</sup> September at 7.00pm in the Moccas Village Hall where refreshments will be served and there will be an opportunity for all to discuss the plan and share ideas.

Figure 3 – Initial Public Meeting

## 2.4 Request for Wyese Community Members to Join the Steering Committee

In December 2013 a further invitation, set out in Figure 4 below, was published inviting members of the public to become involved in setting up a steering committee:

**Neighbourhood Plan Meeting 29th January 2014**

A date for your diaries, all are welcome. The Wyese Group Parish Council is progressing with a Neighbourhood Plan. This will enable people to contribute to a plan to help define what they would like to see happening in the Group of Parishes. Once completed, and adopted, the Plan will be a legally recognised consultation document and the content will be required to be considered when decisions affecting the Parishes, for example in matters such as planning, are taken. It is very important, therefore, that the finished plan accurately reflects the wishes of the community. There will be a meeting on 29th January 2014, with time and venue to be confirmed, where there will be an opportunity for all to discuss the plan and share ideas and set up a Steering Group to progress it.

**Please contact the Parish Council Chair, Mrs Julie Williams, on  
01981 500639 for more details or to register your interest.**

Figure 4 – Invitation to get involved in the Steering Committee

This was followed by a further notice set out in Figure 5 overleaf, with venue and time details below:



**YOUR VILLAGE NEEDS YOU!**

**NEIGHBOURHOOD PLAN**

**Wyeseide Parish Council is starting the process of creating a Neighbourhood Plan which will shape the future of our community for the next 20 years.**

**A Neighbourhood Plan gives the local community influence in the planning process putting our views on a par with the local authority in planning land development, new housing and related issues such as rural employment and renewable energy schemes.**

**We need volunteers from the village to get involved by joining the steering committee that will look for the final plan to fairly reflect the views of the community.**

**An initial meeting is being held on Wednesday 29th January in Moccas Village hall at 7.30pm**

**If you are interested in getting involved in this important project please come along.**

**If you would like further information please speak to councillors**

**Owen Whittall 500250 or Annie Clipson 500634**

**Figure 5 – Venue and time of meeting for volunteers to join the Steering Committee**

A primary concern was that the Steering Committee should be representative of all areas within the five parishes. At the two initial meetings with the general public there was an open invitation for anyone who was interested to get involved, and representation was actively encouraged. This was followed by further invitations at Open Days for any interested persons to get involved.

## **2.5 “Planning for Real” and the Core Infrastructure Levy (CIL)**

At the NDP Steering Committee meeting on 9 April 2014 a draft “Planning for Real” information sheet (flyer) was tabled and evaluated. It was decided to add more detail with contact names and details for each parish, and remove any reference to the Core Infrastructure Levy (CIL) payments. It was considered that the target of c. 39 houses for all five parishes over 20 years, was unlikely to be enough to enable Wyeseide to meet the minimum requirements of 10 houses per development site for award of a CIL payment.

This anticipated small size of development sites in Wyeseide, typical within rural communities, and the consequential inability to attract CIL funding, to address the lack of facilities across the five parishes, was considered to be a primary concern. Provision of reasonable leisure facilities was also considered to be a necessary prerequisite for

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attracting young families into the area to address the age imbalance towards older age groups, and achieve a sustainable rural way of life.

It was also agreed at this meeting to pilot the “Planning for Real” methodology, and on 8 June 2014 The “Planning for Real” methodology using maps, flags and comment sheets was piloted at the Blakemere Fete. The lessons learned, were signed-off in NDP Steering Committee Meeting 11 June 2014. The flyer used for subsequent public events is set out in Figure 6 below.

**Information for You – Wyeside Neighbourhood Plan**

Since April 2012, local communities have been able to produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of their neighbourhood. A neighbourhood plan is a chance to say how the future development in terms of housing, transport, facilities and services, leisure and tourism, work and education and the environment should proceed in your neighbourhood, until 2031.

The Wyeside Neighbourhood Plan for Blakemere, Bredwardine, Moccas, Preston-on-Wye and Tyberton is to be produced in consultation with the residents of these areas. A Steering Group has been set up with local volunteers to facilitate and produce the Wyeside Parishes Neighbourhood Development Plan based on your input. A programme for a series of meetings, consultations and drop-in “Planning for Real” workshops is set out overleaf where you can raise points of interest. These will be included in a questionnaire for issue to each resident over 12 years of age. Questionnaire responses will be collated in a draft plan and independently reviewed for completeness. Subsequently, a referendum will be undertaken of the plan in the five communities.

A “yes” vote in support of the plan from in excess of 50% of people that vote will be required for the plan to be accepted.

Neighbourhood Development Plans can contain a variety of issues and policies which are most relevant to your parish. Your plan should be responsive to the needs and aspirations of your community, and are not required to be budgeted for the plan to be approved. They can include:

- Identification of sites for housing, including affordable housing;
- Provision of a settlement boundary;
- Provision for businesses to set up or expand in the parish;
- Provision of cycle ways and footpaths;
- Identification of sites for community use, e.g. schools, village halls, health centre, leisure facilities;
- Protection and creation of open space, green amenity areas, nature reserves, play areas;
- Protection of important local buildings and other historical assets;
- Promotion of renewable energy schemes and projects;
- Restrictions on the types of development or change of use;

Q: Why should I participate?

A: A neighbourhood plan is an opportunity to have a say in the future of where you live and work. Once approved it will become a statutory plan carrying equal weight to the Herefordshire Local Plan - Core Strategy and will be used in making decisions on planning applications in your area.

Q: Does this mean that a developer can build in the Wyeside parishes without recourse to the needs and aspirations of the community?

A: No. The Neighbourhood Plan is there to ensure that any developments support the sustainability of rural communities, their needs and aspirations and are consistent with maintaining the natural beauty of the countryside.

Note: The level of housing development is anticipated to be 12% of current stock over the period 2016-2031, which is roughly in line with historical growth rates. This amounts to around 35-40 new properties across the five Wyeside parishes.

**Current Schedule Milestones**

Drop in workshops:		
Moccas Fete	-	28 June 2014
Preston-on-Wye Fete	-	5 July 2014
Tyberton Barbecue	-	18 July 2014
Bredwardine Fete	-	2 August 2014
Issue Questionnaire	-	September/October 2014
Contact details for further information are:		
Blakemere	-	Ray Dudman 01981 500413
Brewardine	-	Andrew Head 01981 501024 ahlongroad@gmail.com
Moccas	-	Martin Winrow 01981 501113 mwgmh@waitrose.com
Preston-on-Wye	-	John Dale 07773 010872 dockerdale@googlemail.com
Tyberton	-	Julie Williams 01981 500639 tyberton.court@virgin.net

**Figure 6 – “Planning for Real” Flyer and Programme of Open Days**

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The “Planning for Real” flyer notice set out in Figure 6 above was published in the church magazines and on public notice boards.

## 2.6 The Younger Generation

At the NDP Steering Committee meeting held on 6 August 2014 concerns were raised regarding the lack of comments from the younger generation and the importance of having a representative age spread for the comments data.

Whilst it was recognised that this probably reflected the preponderance of older people within Wyeside, it was agreed that a “Planning for Real” team would attend the Young Farmers Club (YFC) barbecue event at Moccas on 26 August, to get a better understanding of the younger generation’s views. Their comments were included in the register of comments, and are set out in Appendix 1: Open Days – Public Comments and NDP Responses/Actions.

## 2.7 Wyeside Group of Parish Councils’ Role

A number of Steering Committee members were also parish councillors and progress reports were presented at every Wyeside Group parish councils’ meeting from commencement of the NDP process.

All of these parish meetings were, and are, open to the public. In addition, at each meeting there is a 10-minute session for members of the public to present a matter of their choice to the parish councils for discussion.

## 2.8 Prioritisation of Comments Received from Public Events

Following on from the Open Days two public meetings were held to discuss prioritisation of the comments. The first in the Red Lion Hotel, held on the 12 August 2014, is set out in Figure 7, below.

**Wyeside Neighbourhood Plan**

How should your Village Develop up to 2031?

**Meeting on Tue 12th Aug 1830-2000**

**At the Red Lion Hotel - Back Room**

We want to hear YOUR views, ideas and concerns for inclusion in the Wyeside Neighbourhood Plan.

They will form part of a questionnaire for the Wyeside Parish (Bredwardine, Moccas, Blakemere, Preston-on-Wye and Tyberton).

The results from the questionnaire will be incorporated into a draft Neighbourhood Plan that will be subject to a referendum in which you can all vote.

**So have your say now!**

**Figure 7 – Notice Board - Prioritisation Meeting at the Red Lion Hotel**

The second meeting was held in Moccas Village Hall on 10 September, and is set out in figures 8 and 9, overleaf.

**Wyese Neighbourhood Plan**

Points of Interest (Issues) Prioritisation

A public meeting is to be held in Moccas Village Hall on

**Wednesday 10th September at 7.00pm**

to prioritise issues raised by you in the June – August Fetes for inclusion in the  
Neighbourhood Plan Questionnaire

All are welcome to come along and participate, looking forward  
to seeing you there!

Refreshments and cakes will be served.

**Figure 8 – Notice Board - Points of Interest Prioritisation, Moccas Village Hall**

**A Neighbourhood Plan for Wyese Group Parishes**  
Blakemere, Bredwardine, Moccas, Preston-on-Wye and Tyberton

Most people regard our five parishes along the Wye Valley as rural communities in beautiful countryside where time seems to stand still, far away from the congestion and pace of modern living. However local services and facilities that were once taken for granted such as public transport, development of facilities for the elderly and maintenance of council property including playing fields and play areas are now under threat, due to rigorous scrutiny by local authorities. Nothing will escape the eyes of those seeking to balance the budget.

New national planning policies give property developers the upper hand in selection of sites for new housing that maximise their profit with little or no regard for the impact on a local community. Consequently, opportunities for development of affordable eco housing and downsized retirement properties, as part of a balanced approach to development, focused on maintaining a community's values and cohesion are now under threat. These have been identified as important issues during the on going consultation phase for the Wyese Neighbourhood Plan development.

This consultation phase has also illustrated the importance Wyese places on environmental initiatives such as wind turbines, protection of nature sites, flood protection, improved availability of footpaths, picnic sites and play areas etc. which if they are to be successfully developed should be addressed within a framework that is acceptable to the community as a whole.

In addition, Herefordshire County Council's plan for creation of a university to offer greater education opportunities and as hub for innovation and new employment, whilst welcome, is likely to have a significant impact on housing and facilities both in Hereford and the surrounding villages. It is anticipated that a significant number of the university professors, lecturers and research personnel will have a preference for living in rural communities such as Wyese. Children leaving school will be able to consider a lower cost local university education by continuing to live at home. More frequent and regular bus services will be required. Employment for young people will also be more varied and financially lucrative with opportunities for work based vocational training and improved recreational facilities.

The Wyese Group therefore needs to prioritise issues raised by you for inclusion in a questionnaire for the Neighbourhood Plan to 2031. In addition we need to produce a plan of action to address these opportunities and threats to ensure the values and cohesion within our communities are not lost.

**A public meeting is to be held in Moccas Village Hall on Wednesday 10<sup>th</sup> September at 7.00pm to prioritise issues raised by you in the June – August consultation period, for inclusion in the questionnaire and to agree a community plan of action.**

**The bar will be open with an initial drink, refreshments and cakes provided free.**

**Figure 9 – Church Magazines - Points of Interest Prioritisation, Moccas Village Hall**

## 2.9 Design of the Questionnaire

In the 27 August NDP Steering Committee meeting it was agreed that the questionnaire would be designed in-house without recourse to external consultants. The comments arising from the Open Days and prioritised in the meetings of 12 August and 10 September 2014, preparatory to design of the questionnaire, are set out in Appendix 1: Open Days – Public Comments and NDP Responses/Actions, and summarised in Section 3 – Open Days - Public Comments, below.

## 2.10 NDP Vision Statement

The draft vision statement tabled in the NDP Steering Committee Meeting held on 30 September 2014 was adopted for inclusion in the plan.

## 2.11 Questionnaire Sign-off, Circulation and Analysis

The 14 October 2014 Steering Committee meeting agreed final changes to the questionnaire design and publicity notices were placed in the next editions of the Link and Pump church magazines for the deadline of Wednesday 15 October 2014.

The 29 October 2014 Steering Committee meeting finalised the design of the questionnaire for distribution to the Wyeside community. Raffle tickets were also incorporated into the questionnaire format and prizes set out below, as an incentive, offered from a draw of completed responses:

Adult Prizes	1 <sup>st</sup> £100	2 <sup>nd</sup> £50	3 <sup>rd</sup> £25
Youth Prizes	1 <sup>st</sup> £50	2 <sup>nd</sup> £20	3 <sup>rd</sup> £10.

The circulation of questionnaires, including a brief explanatory note was hand delivered to every household within Wyeside, commencing Monday 3 November 2014, and were all collected by Friday 28 November 2014. The response rate exceeded 70%.

The analysis of questionnaire responses was completed early February 2015 and signed-off by the Steering Committee meeting, 11 February 2015.

The questionnaire analysis of responses is set out under separate cover in NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses.

## 2.12 Draft Neighbourhood Development Plan (NDP)

Work on the draft NDP commenced end February 2015 and by the Steering Committee Meeting held on 27 January 2016 a draft version of the plan was considered to be sufficiently robust to not require review by independent planning consultants, subject to final comments from members of the Steering Committee. This version was taken forward preparatory to commencing the Regulation 14 Consultation process.

A copy of the draft NDP was issued to Hereford County (HC) NDP Planning Department for review and development of the Strategic Environment Assessment (SEA) and Habitat Regulations Assessment (HRA), preparatory to the 17 February Steering Committee Meeting.

The draft NDP for Regulation 14 Consultation was set up and configured on the Bredwardine and Brobury Website by the end March 2016 preparatory to commencing the Regulation 14 consultation process.

Final HRA and SEA documents were received from HC together with a recommended list of stakeholders to be contacted by 12 April 2016. The HRA required additional policy safeguards to restrict development close to the River Wye at Bredwardine. The plan was updated to reflect this requirement and the website was also updated.

The revised website page, a newsletter in the church magazines, and on public notice boards, for the Regulation 14 Consultation process was published, end April 2016, and is set out in Figure 10 overleaf.

**Wyeside Neighbourhood Plan**

Dear Parishioner,

This newsletter is to keep you updated with progress on the Wyeside Parishes (Blakemere, Bredwardine, Moccas, Preston-On-Wye and Tyberton) Neighbourhood Plan...and progress there most certainly has been! After a couple of years of public events, questionnaires and analyses and seemingly endless meetings, the draft plan is ready for public scrutiny and for you to make constructive comments. Have we got some of our 'facts' wrong? Have we missed anything of importance out (within the remit of the plan?) Even the odd spelling correction?

The Neighbourhood Plan is the result of your responses to the questionnaire returns from last summer. They have been very carefully analysed (you can see the analysis in the appendices of the plan) and interpreted within the vision statement of the steering committee:

*To ensure that the special characteristics of the villages within the five Parishes that residents know and love, including their rural feel, historic buildings and relationship with the surrounding countryside, are enhanced and protected.*

- To promote and encourage small businesses and employment for local people.*
- To recognise that modest change can be desirable when there is positive planning to support managed development of a type that is both sustainable and of an appropriate scale.*

The six-week public consultation period on the Draft Wyeside Group Parish Council Neighbourhood Plan will start on 16<sup>th</sup> May. **The document can be viewed** at and downloaded from <http://www.bredwardine-brobury.org.uk> as a .pdf file. Full colour paper copies will also be available for perusal in each of the village halls, in each village's church and at the Red Lion and Yew Tree pubs.

Black & white paper copies of the plan can be requested from Martin Winrow: 01981 501113 or email: [mwgmh@waitrose.com](mailto:mwgmh@waitrose.com)

Should you wish to question, comment on, feedback on or suggest improvements to the draft then please send them by email, to [jh.darbyshire@hotmail.com](mailto:jh.darbyshire@hotmail.com)

Alternatively, you can leave comments wherever full colour paper copies of the plan are on view.

The draft plan has also been sent to a number of bodies (e.g. the Environment Agency) for their comments and input.

As well as all these comments and suggestions, another major part of the public scrutiny process will be a **public meeting on Thursday 9<sup>th</sup> June at Moccas Village Hall** 7.00pm for a 7.30pm start. This meeting is open for all Wyeside residents and the Steering Committee will try to answer any question you may have about the plan. There will be a presentation and refreshments will be served. Changes to the draft plan may well be made due to your feedback and will be updated online. **Finally, there will be a council-run, election-style day of voting** on whether or not to officially adopt the plan. If the majority of residents who turn out to vote wish to adopt the plan then it will be submitted to Herefordshire County Council for final approval and so let it become part of the planning laws for this area.

Please get involved: have a read through the document (you don't necessarily have to read every single page); send comments if you think they will help improve the plan; come to the public meeting and VOTE when the time comes (we will let you know 'when' closer to the event...HCC decides the exact day.)

Yours faithfully,

The Wyeside Parishes Neighbourhood Plan Steering Committee

**Figure 10 – Request to Wyeside residents to review the draft plan and comment**

Copies of the draft NDP, HRA and SEA documents were circulated to stakeholders via the Herefordshire County Council NDP Planning Team 15 May 2016.

### 2.13 Regulation 14 Comments Register and Public Meeting

Comments received from residents and stakeholders by email, and during the public meeting 9 June 2016 (attended by over 40 residents) were recorded in the Regulation 14 comments register and are summarised in, Section 5 – Regulation 14 Summary of Comments and Changes. All of the comments, responses and changes are set out chronologically in Appendix 2: Regulation 14 - Public Consultation with Stakeholders, Comments and NDP Responses/Actions.

Draft

## 3 Public Meetings/Open Days – Concerns/Issues

Some 300 comments were recorded in the comments register from the various public meetings and open days, during the summer of 2014 from a total estimated Wyeside population of c.550 people.

Note: The 393 individual responses to the questionnaire was estimated as representing c. 70% of the population, from which we can derive a total population of c.550 people.

The same core members of the Steering Committee were involved in all of the “Planning for Real” team open days at which the majority of these comments were collected, and were able to weed out the majority of comments being made by the same individuals at different events. However, some duplications would have been unavoidable. Even allowing for this within the analysis of comments it was clear that the same concerns were repeated over and over again by different people across all five parishes. These concerns are:

### 3.1 Affordable Housing and Employment

A significant proportion of the comments received, around 12%, were concerned with the need for affordable housing for local people, and to attract young families to address the imbalance of older people within the Wyeside communities. This requirement together with improvements in employment opportunities was seen as a necessary pre-requisite to ensure long-term sustainability of Wyeside’s rural way of life.

### 3.2 Environment and Size of Housing Developments

Residents value the rural landscape in which we live and want to see it protected for future generations. Therefore, housing developments must be sympathetic to maintaining the appearance and feel of local villages and the rural environment. Small scale developments were preferred to ensure they do not damage the cohesion of local communities.

### 3.3 Facilities and Services

The majority of comments were concerned with the lack of facilities and services and the risk for older local people of being unable to stay in the communities in which they have lived all their lives, due to a lack of local facilities and limited transport.

This is only a summary of the main issues arising from the public meetings and open days. To assess fully the implications of all of the issues raised it was considered necessary to respond to each of the c.300 comments in the register.

These comments are detailed on page 23, Appendix 1: Open Days – Public Comments and NDP Responses/Actions, below. Some valuable conclusions were drawn from the data and used for prioritisation of requirements in the design of the questionnaire.



## 4 Questionnaire Responses/Issues

The questionnaire was designed and structured to incorporate the subject matter from views expressed by residents in the public events and open days and enable analysis and conclusions to be formulated for input to the draft NDP. The questionnaire questions, responses and analysis is set out in, NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses which is provided under separate cover.

A summary of comments and key issues is set out below:

### 4.1 Employment

Development of small businesses in the area would be welcomed to ensure the future vitality of the villages but larger developments are not considered suitable as Wyeside roads can't support the required volumes of the traffic and are probably too far from main roads and towns for them to be viable.

Residents are keen to see any new businesses set up in Wyeside that relate to agriculture and food production but do not rule out any others. Interestingly tourism was not seen as important as traditional employment opportunities, although Herefordshire earns more revenue from tourism than agriculture.

### 4.2 Housing

Most residents recognise the need for growth and change but want it to be slow and limited in nature, with small developments spread out over the 20 years of the plan, totalling about the 12% expansion proposed in the council core strategy.

There is a desire that new buildings should maintain the character and feel of the existing villages while recognising use of innovative, ecologically friendly building materials should not be ruled out.

#### Affordable Housing

There is a strong preference for local people to get priority for affordable housing, but it is recognised that there are severe economic and procedural obstructions to this occurring.

### 4.3 Environment

The majority of residents wish to preserve the rural character of our unique environment with an emphasis on protection of the environment, the historic buildings and monuments and the beautiful landscape that we enjoy.

### 4.4 Facilities

Residents recognised that our facilities are often poor and in some cases non-existent. Some improvement in facilities would be appreciated, whilst appreciating the economic constraints of providing and sustaining them.

### 4.5 Transport and Safety

Continued availability of current public transport services is a primary concern. In addition, the narrow, winding road network is considered to be a major constraint on further development and a concern for the safety of pedestrians, cyclists and other road users.

### 4.6 Key Issues

The key issues raised:

- What sizes of house should be built to facilitate young people getting their first house in Wyeside and making their life here?

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- How can “local people” afford their first house in Wyeseide so that they can continue to live here?
- How can we preserve our public transport in the current economic climate? Do we need creative ideas for alternatives to the classic bus service we have today?
- How can we support the introduction of innovative building materials whilst preserving the look and feel of a rural village?
- How do we encourage young people and families to move here to ensure a vibrant sustainable future for the area, as well as for those wishing to retire to our beautiful area?
- What types of housing or facilities are needed to achieve this, and how would facilities be funded?
- What services and facilities are needed to support our current ageing population who wish to stay within this area?
- What policies should go into the plan to address these issues and how can facilities be funded?

DRAFT

## 5 Regulation 14 Summary of Comments and Changes

A summary of comments and changes are set out below, in chronological order.

### 5.1 Bredwardine Parish Church and its Surroundings

Bredwardine with Brobury Parochial Church Council (the PCC) requested that Policy WH01 – New Housing Development, is amended to specifically exclude development in the orchards on either side of Church Lane this being the orchard referred to as ‘opposite the Red Lion’ and the orchard bordered by Church Lane, the River Wye and the road running from the Red Lion to Bredwardine Bridge.

In addition, the PCC also requested that there is specific protection of the iconic views of Bredwardine Bridge and the River Wye from the footpath running from the church to the bridge.

#### **Policy WH01 – New Housing Development**

**Deleted policy statement:** For the avoidance of doubt, where land on the opposite side of the road from a building designated as the centre of a village is a green space (no houses having been built in that location) no housing development will be allowed in that area. By way of example, this means no development will be allowed in the orchard opposite the Red Lion Hotel in the Bredwardine village centre, east of the B4352, or the green spaces between the orchard and the west bank of the river Wye;

**Additional policy statements:** Notwithstanding the requirement for development to take place contiguous to village centres, development is specifically excluded in the Bredwardine orchards on either side of Church Lane. This being the orchard ‘opposite the Red Lion’ village centre, and the orchard bordered by Church Lane, the River Wye and the road running from the Red Lion to Bredwardine Bridge.

In addition, the iconic views of Bredwardine Bridge and the River Wye from the footpath running through the orchard from the church to the bridge are protected from any form of development.

### 5.2 RIBA Best Practice Village Design

A Wyeside resident attended the Royal Institute of British Architects (RIBA) 2016 exhibition in London and provided the Steering Committee team with information from the event.

RIBA recommends adoption of a “best practice” design approach using organic clusters of houses off new access lanes, with linked pathways to the rest of the village, to enable residents to maintain and develop communities within an environment that is physically connected.

Such an approach is feasible within the Wyeside NDP policy of development contiguous to a village centre and has been adopted within the updated NDP. It replaces consideration of formal “cul-de-sacs”, slip roads and limited ribbon development for housing development sites of three houses or more.

### 5.3 Environment and Heritage

#### **Historic England**

We are supportive of both the content of the NDP document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including archaeological remains and important views is to be applauded.

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.

## **Natural England**

“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. Natural England does not have any specific comments on this draft neighbourhood plan.

## **Environment Agency**

It is important Rural Parishes at the NDP level offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

As stated within the Wyese plan the area of the five parishes is impacted by fluvial flooding from the River Wye (SAC) and its tributaries. We welcome Environmental Objective 7 and its associated Policy WE01 (Environmental Restrictions on Development).

Whilst we welcome reference to flood risk within the plan we would not, in the absence of specific sites allocated within areas of flooding, offer a bespoke comment at this time. You are advised to utilise the Environment Agency guidance and pro-forma once specific development sites are being considered, which should assist you moving forward with your Plan.

## **Dŵr Cymru Welsh Water (DCWW)**

Given that the Wyese Neighbourhood Plan (NP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.

We note that there is no specific reference to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from the amount of new development proposed, other than the wording under (Section 6.5 of the April 2016 plan, Section 5.6 of the current September 2016 plan).

As such, we feel that the addition of the following policy (in line with Policy SD4 of the Core Strategy) would provide the assurance that new development will only be permitted where the capacity of the public sewerage network and/or WwTW allows.

Public sewerage network and wastewater treatment works (WwTW) New Policy –

“Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) at Bredwardine, Moccas and Preston-on-Wye becoming overloaded will not be permitted.”

- In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).
- Outside of the three above listed settlements, there are no issues in providing a supply of clean water, though dependant on the location of development some level of off-site mains may be required. However, there is no public sewerage or wastewater

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treatment facilities. As such, any new housing growth in these locations will be required to utilise alternative drainage methods, under the provisions of Policy SD 4 of the Adopted Core Strategy.

Consequently, a new environment objective has been included in the plan:

Environment Objective 7 - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) becoming overloaded will not be permitted.

And a new policy added:

Policy WE05 – Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works becoming overloaded at Bredwardine, Moccas and Preston-on-Wye will not be permitted:

- In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).
- Outside of the three settlements listed above, there are no issues in providing a supply of clean water, although dependant on the location of development some level of off-site mains may be required. However, there is no public sewerage or wastewater treatment facilities. As such, any new housing growth in these locations will be required to utilise alternative drainage methods, under the provisions of Policy SD 4 of the Adopted Core Strategy.

## 5.4 Spatial Strategy – Expansion of Village Centres Only

Wyese has adopted a criteria base approach with development contiguous to Village Centres. Some concerns were raised as to whether this approach would provide sufficient potential sites to meet development targets. In particular, having only one centre for the village of Moccas was considered to be too limiting. Consequently, for the purposes of housing developments, the village hall, and the village cross which includes Woodbury Lane, has been added to provide two village centres for the village of Moccas.

Careful on site analysis of each of the five villages has confirmed that the criteria based approach with development contiguous to Village Centres, offers significantly more development options than is required to meet growth requirements.

In addition, WH01 “contiguous to the village centre(s); i.e. using a spatial area of land, or field adjacent to a village centre, so as to not result in free standing, individual or groups of dwellings, which are obviously separate from village centres;” supports the variable spacing between houses within and across the settlements that are a key feature of the Wyese villages.

Settlement boundaries were rejected because they introduce increases in housing density over time, which could destroy the look and feel of the five villages, and would also be controversial to implement due to the scattered nature of housing in each of villages.

## 5.5 Affordable Housing

Herefordshire Council expressed a concern that limiting the number of houses to small development plots of five or less will make it difficult to obtain affordable housing contributions under national planning policy, which indicates that only sites of ten or

more dwellings must provide affordable housing. It will also make it less viable for developers to provide other contributions (s106) that could benefit the community.

Evidence from questionnaire responses substantiated the small development site sizes and is summarised in the plan at Appendix 4 - The Maximum Size (Number of Houses) of any one Development Site Acceptable by each Village. In addition, these sizes reflect historical supply and demand figures.

However, the need for affordable housing is a primary concern in Wyeside, so development site size preferences have been raised to ten houses or more for the two larger villages of Bredwardine and Preston-on-Wye, whilst maintaining the scale and feel of the village centres.

Consequently, Policy WH01 bullet 4, has been modified to comply with National Planning Policy Framework (NPPF) requirements for development sites of ten houses or more in the two larger villages to encourage development of affordable housing and receive contributions from developers for infrastructure. WH02 has also been updated to include affordable housing on development sites of ten dwellings or more. As it has been accepted that the requirement to provide affordable housing with small development plots is too restrictive.

### 5.6 **Tourism**

Following Herefordshire Council advice, promotion of cycling as a recreational tourism activity has been added, with possible routes identified, and supported by a new business objective in Section 6 – Facilities and Services:

Facilities Objective 5 – Promote Wyeside as a Tourist Attraction”

### 5.7 **Detailed Review of Comments and Responses/Actions**

This is only a summary of the main issues arising from the Regulation 14 Consultation process. A complete list of all comments, NDP responses and actions taken to update the plan following the consultation are set out in chronological order on page 66, Appendix 2 – Regulation 14 – Public Consultation with Stakeholders, Comments and NDP Responses/Actions.

**APPENDIX 1: OPEN DAYS – PUBLIC COMMENTS AND NDP RESPONSES/ACTIONS**

Draft

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
Affordable Housing but also flexibility for local people and businesses to build homes in places that allow family and workers to live in the community where they have grown up or work		Section 3 – Employment and Demographics, Section 4 – Housing (Affordable)	Included in plan	Policy WB01 – New Business Opportunities, WB02 – Retail Development, WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing.
Agrees with local development		Section 4 – Housing	Supports the plan	None
Housing – relaxed when told target number of houses c.39 across the five parishes up to 2031 – if the plan is adopted.		Section 4 – Housing (Size)	Supports the plan	None
Need to encourage young families with suitable homes and facilities – i.e. play area	Lack of youngsters for the future of the village	Section 4 – Housing/ Section 6 – Facilities and Services	Housing needs have been addressed in plan. Improvement in facilities outside scope of plan unless individual housing developments exceed 10 houses.	WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing
Not against development with local backing		Section 4 – Housing	Supports plan	None
No more Housing	Refused to give a reason	Section 4 – Housing	A “no” to more housing does not comply with National Planning Policy.	None
Affordable housing needs to be placed where there is public transport available otherwise it defeats the object		Section 6 – Facilities and Services and Section 4 – Housing (Affordable)	Public transport availability is outside the scope of the plan	Issue raised with the Wyese Parish Councils
Build houses where the utilities are – sewage/water etc.		Section 5 – Environment and Heritage	There is a requirement to ensure that adequate or new sewage and water facilities exist before a new development can go ahead	Included in Policy WE01 Environment Restrictions on Development, Part 4
If more affordable housing is built, it should		Section 3 – Employment	Development of local	Policy WB01 – New



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Public Comment	Reason	Plan Section	NDP Response	Action Taken
only be done if there is a realistic prospect of more jobs in the area (without commuting to Hereford)		and Demographics and Section 4 – Housing (affordable)	business opportunities included in plan. Commuting to Hereford is not specifically excluded as there maybe circumstances where this would be acceptable.	Business Opportunities, WB02 – Retail Development, and WH03 – Affordable Housing.
Need better infrastructure if Bredwardine village is to absorb more houses. This should include improvements to the Bus service and a speed limit in the village.		Section 6 – Facilities and Services	A speed limit of 40mph is already in place in Bredwardine. Public Transport is outside the scope of the plan	Issue raised with Bredwardine Parish Council
No more Housing (Preston-on-Wye)	Village has no bus on regular basis & no infrastructure apart from excellent public house	Section 6 – Facilities and Services	There are 2 bus services a day going to Hereford from Preston-on-Wye	The plan is focused on land use and has no powers over availability of transport. Concern passed to Wyese parish council.
No new housing (Low cost) No use to younger people as no work nearby	There is not enough local demand for low cost housing we already have.	Section 3 – Employment and Demographics	This statement is not supported by other Public Event responses	Employment opportunities are encouraged within the plan and the importance of broadband availability identified.
Why build only in the village centre?	This makes for a split community when newcomers move in.	Section 4 - Housing (Location)	We are seeking to create critical mass within village centres to enable sustainability. Fragmented development encourages car travel and lack of contact. It is also contrary to Herefordshire core strategy and protection of green spaces.	Policy WH01 – New Housing Development explains how this will be implemented

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
Consideration to the whole village (parish area) as a whole not just the small central village area.		Section 4 - Housing (Location)	We are seeking to create critical mass within village centres to enable sustainability. Fragmented development encourages car travel and lack of contact. It is also contrary to Herefordshire core strategy and protection of green spaces.	Policy WH01 – New Housing Development explains how this will be implemented
Infill of houses please & affordable Housing		Section 4 - Housing (Affordable/Location)	Development is limited to village centres. The plan has been modified following consultation with the community to support infill for more than two house developments. Affordable housing encouraged.	Policy WH01 – New Housing Development explains how this will be implemented, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, and WH03 – Affordable Housing address these concerns.
New buildings should be near the main road (B4352)		Section 4 - Housing (Location)	The plan is criteria based and consequently supports development in many locations including village centres of four parishes near or on the B4352.	Policy WH01 – New Housing Development explains how this will be implemented
Outer village should not be taken as farmers just building everywhere		Section 4 - Housing (Location)	Housing developments are to be limited to village centres except where local employment and housing is needed within a farm community.	Policy WH01 – New Housing Development Policy WH05 – Housing in Open Countryside, explains how this will be implemented
“Affordable homes” are not affordable in the context of young rural people	Wages too low. But young farmers will still stay!! Help needed	Section 4 - Housing (Affordable)	The plan includes for rental	WH02 – Ensuring an

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
“Affordable homes” are not affordable to the average person in the area		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
“Affordable Housing” is not affordable within the current definition (80% market price)	Only solution seems to be self-build	Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Affordable Housing for young people		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			arrangements are also made for young farmers, reference policy WH05.	these concerns.
Affordable Housing needed	Want to stay in area. Difficult to find a house	Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Affordable Housing needed in Wyeside parish		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Affordable Housing to us is different to what high flying people would see as affordable		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing for first time buyers needed in Moccas (and whole of Wyeside?)		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	Housing WH05 – Housing in Open Countryside, address these concerns.
Housing for first time buyers needed in Tyberton		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing for first time buyers wanted in Bredwardine		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing for young people moving out from parents needed in Moccas		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Lucky to get a house by age 40		Section 4 - Housing	The plan includes for rental	WH02 – Ensuring an

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
		(Affordable)	of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Moccas needs houses for first time buyers		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
More affordable Housing needed	Help Local people remain in the area	Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
People ‘retiring’ to the area are raising house prices and keeping locals out. Not sure how to rectify this.		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			for young farmers, reference policy WH05.	
Want houses for Local people	Don't want to be dominated by incomers	Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Affordable Housing for people who have always been in the area.		Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing priority to Local people in Moccas		Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing priority to local people needed in Preston-on-Wye		Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	Open Countryside, address these concerns.
Housing priority to local people needed in Wyese parish		Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Long term families which have been in the area should have some priority compared to people that just move in or intending on moving in		Section 4 - Housing (Affordable/Priority)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
My daughter had to leave Preston-on-Wye due to shortage of houses	Now buying in Clehonger but would love to move back to Preston	Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Prioritise local people for affordable Housing Thru all generations		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to	WH02 – Ensuring an Appropriate Range of



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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Housing Association bungalows – for young families not treated as retirement homes		Section 4 - Housing (Affordable)	The plan includes for rental of houses in addition to housing classed as affordable, although unfortunately, these may be outside the means of many local workers. Special arrangements are also made for young farmers, reference policy WH05.	WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Extra time in town needed on buses. Service to continue indefinitely (from Preston-on-Wye)		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Extremely valuable service (Bus?) May it continue indefinitely		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Keep bus services		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Keeping a bus service going at least once a week with enough time in Hereford for shopping		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Maintain bus service 10:00 twice per week	Low vision, cannot drive Hospital visits £20 taxi fare each way	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
More frequent bus service wanted through Moccas	How can we attract young families to area without this facility?	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such	Issue raised with Parish Council

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			is outside scope	
More regular bus service to allow for times when own transport is unavailable as this does not always coincide with the present service		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Protect twice weekly bus service through Blakemere, Moccas, Preston-on-Wye		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Public transport to both Hay-on-Wye and Hereford is important to keep young people in the area		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
There are many elderly people or disabled unable to drive. Bus service is essential for their independence. We only get 2 buses weekly which stay in Hereford 2 hours		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Tyberton – More frequent bus service	Access to city for family members	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Against wind turbines but not against other sustainable energy;	Comments raised by many attendees	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Included in Policy WE04 – Renewable Energy
All Poly Tunnels to include solar panels to offset visual blight		Section 5 - Environment & Heritage	Solar panel initiatives are encouraged in the plan.	Included in Policy WE04 – Renewable Energy
All sustainable environment development is 'inevitable'		Section 3 – Employment and Demographics, Section 4 - Housing and Section 5 - Environmental and Heritage	Sustainable and environmentally friendly housing development is a primary requirement of the plan	Supporting policies are mainly in Section 5 of the plan but also occur within Sections 3 and 4, as appropriate.
Check if Ground Heat schemes are possible in this area. If so encourage.		Section 5 - Environment and Heritage	Not specifically mentioned in the plan	Policy WE04 – Renewable Energy encourages all approaches.

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
In favour of sustainable environment – including wind turbines	Want to see area working together for young people and their future.	Section 5 - Environment and Heritage	Wyese wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Included in Policies WE01, WE02, WE03 and WE04 – Renewable Energy
Investigate ground source heat opportunities in whole of Wyese parish		Section 5 - Environment and Heritage	Not specifically mentioned in the plan	Policy WE04 – Renewable Energy encourages all relevant approaches.
Make provision for electric cars in Moccas – best site would be the village hall car park	There are no charging points locally	Section 5 - Environment and Heritage	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Support renewable energy. Wind turbines in proportion to the landscape (smaller ones if available) Water Mills, Solar power, tidal schemes such as Severn Barrage		Section 5 - Environment and Heritage	Water mills and tidal schemes are not specifically mentioned in the plan	Policy WE04 – Renewable Energy encourages all relevant approaches.
I disagree (with No wind turbines comment above) – we need more sustainable energy owned/managed by local community	As a community we need to be more sustainable energy-wise	Section 5 - Environment and Heritage	Wyese wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged. Solar farms are encouraged where they meet environmental requirements	Policy WE04 – Renewable Energy encourages all relevant approaches.
Like the idea of wind turbines	Can take with you if you move. (Presumably this person referring to smaller models that are available?)	Section 5 - Environment and Heritage	Wyese wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Policy WE04 – Renewable Energy encourages all relevant approaches.
Lots of small scale wind turbines rather than a few big ones should be encouraged		Section 5 - Environment and Heritage	Wyese wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Policy WE04 – Renewable Energy encourages all relevant approaches.

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
No Wind Turbines	Unsightly. Better options available. Noisy to those living nearby. (Have previously lived near one.)	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Policy WE04 – Renewable Energy encourages all relevant approaches.
No wind turbines anywhere in Wyeside	No reason supplied	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Policy WE04 – Renewable Energy encourages all relevant approaches.
Site for Wind energy suggested on Dorstone Hill above Westonhill Wood	(This area is in Dorstone Parish so needs to be passed to them)	Section 5 - Environment and Heritage	Outside the Wyeside parishes boundaries	None
Wind energy site wanted in Moccas (and whole of Wyeside?) (No specific site identified)		Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged	Policy WE04 – Renewable Energy encourages all relevant approaches.
Wind energy site wanted on Woodbury hill	This area is predominantly in the parish of Dorstone.	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged. This area is predominantly outside the Wyeside parishes boundaries.	None
Wind turbines ( of a community nature better)	Energy sustainability	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged.	Policy WE04 – Renewable Energy encourages all relevant approaches.
Wind turbines community scheme on Bredwardine hill – What size?	Locate within Bredwardine parish. Number of possible sites?	Section 5 - Environment and Heritage	Wyeside wind speeds too low to support wind farms.	Policy WE04 – Renewable Energy encourages all

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			Borderline acceptable for single small wind turbines, which is encouraged.	relevant approaches.
Woodbury Hill – green parkland. – Ideal site for windmills	Community owned sustainable energy	Section 5 - Environment and Heritage	Not within Wyeside parishes boundaries. Wyeside wind speeds too low to support wind farms. Borderline acceptable for single small wind turbines, which is encouraged.	Policy WE04 – Renewable Energy encourages all relevant approaches.
Create areas of natural/wild planting in Wyeside parish (No specific sites identified)		Section 5 - Environment and Heritage	Natural and wild planting is encouraged in the plan.	Policy WE02 – Landscape Design Principles and Policy WE03 - Protecting Local Green Spaces and Important Views
Create areas of natural/wild planting on Woodbury hill	This is technically in Dorstone Parish.	Section 5 - Environment and Heritage	Not within Wyeside parishes boundaries.	None
Don't want to spoil the environment so be careful (with developments)		Section 5 - Environment and Heritage	Plan provides protection for the environment and encourages enhancements	Policies WE01, WE02, WE03 and WE04 specifically.
Historic Sites and Megalith stones not currently recorded	These need to be protected	Section 4 – Housing and Section 5 - Environment and Heritage	Housing developments limited to village centres to encourage sustainable communities. Historic sites outside of village centres will not be subject to development.	Policy WH01 – New Housing Development, constrains development to village centres. Policy WE03 Protects Local Green Spaces and Important Views
I cannot see any benefits from allowing farmland to flood unless specific wetland environments want to be created.		Section 5 - Environment and Heritage	The Wye Valley fluvial flood plains (which are also used for farming) are protected under Special Area of conservation (SAC) regulations and by Natural	Policy WE01 – Environmental Restrictions on Development, complies with these requirements.

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			England.	
Land owners should be assisted to maintain environmental features or create new ones.		Section 5 - Environment and Heritage	Budgetary issue outside the scope of the plan	None
Meadows have been lost all over the country. Can we make sure that Preston-on-Wye has some areas managed for wild flowers		Section 5 - Environment and Heritage	Encouraged	Policy WE02 – Landscapes Design Principles
Nature area/reserve to be created (Tag placed in field next to Moccas Village hall)		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan.	None
Nature area/reserve to be created by Bredwardine bridge		Section 4 - Housing and Section 5 - Environment and Heritage	Green space alongside Bredwardine Bridge is protected from any development.	Policy WH01 – New Housing Development
Nature area/reserve to be created in Moccas (No specific site identified)		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan.	None
Nature trail to be created in Moccas Deer park around the Lawn pool	Three requests	Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan.	None
No Poly tunnels in Moccas	They are ugly	Section 5 - Environment and Heritage	Will need to be supported by a majority of the community	None
Orchards, old ones, to be protected		Section 5 - Environment and Heritage	Housing developments limited to village centres to encourage sustainable communities.	Policy WH01 – New Housing Development, constrains development to village centres. Policy WE03 Protects Local Green Spaces and Important Views
Pond at bend below Moccas church to be enhanced		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan.	None
Pond to be enhanced at Moccas Hall (Junction with road to Church)		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan.	None

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
Protect ancient orchard on south side of Hacton Lane opposite Lower House in Preston	Many old varieties of Apple grown here.	Section 5 - Environment and Heritage	Housing developments limited to village centres to encourage sustainable communities.	Policy WH01 – New Housing Development, constrains development to village centres. Policy WE03 Protects Local Green Spaces and Important Views
Protect ancient trees in orchard in Moccas, North-West of Moccas cross		Section 5 - Environment and Heritage	Housing developments limited to village centres to encourage sustainable communities.	Policy WH01 – New Housing Development, constrains development to village centres. Policy WE03 Protecting Local Green Spaces and Important Views
Protect Hedgerows		Section 5 - Environment and Heritage	Included in plan	Policy WE03 - Protecting Local Green Spaces and Important Views
Protection orders needed on all very old trees		Section 5 - Environment and Heritage	Included in plan	Policy WE03 - Protecting Local Green Spaces and Important Views
Rare species (Great Crested Newts and other Newt species) at Old house Bredwardine so any developments here would have to respect this.		Section 5 - Environment and Heritage	Already protected under national planning regulations, however housing developments in the plan are limited to village centres to encourage sustainable communities.	Policy WH01 – New Housing Development - constrains development to village centres. Policy - WE03 Protects Local Green Spaces and Important Views
Trees to be kept in the whole of Moccas		Section 5 - Environment and Heritage, Section 4 - Housing	Protection included in the plan	Policy WE03 - Protects Local Green Spaces and Important Views. Policy WH01 – New Housing Development also provides for retention of trees
Wildflower meadow wanted here (Tag placed in existing orchard opposite Deer Park Close currently used to graze sheep)		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan	None
Wildlife area at Merbach needs to be	This area is in Dorstone Parish	Section 5 - Environment	Outside the boundaries of	None

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
improved		and Heritage	Wyeside parishes	
Wildlife area to be improved (Tag placed in field next to Moccas Village hall)		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan	None
Wildlife area to be improved round pond below Moccas church		Section 5 - Environment and Heritage	Budgetary/ownership issue outside of the scope of the plan	None
Community garden with seating	For people to sit and chat	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Create an amenity space in field behind war memorial at Bredwardine		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Create an outdoor fitness trail in field behind war memorial at Bredwardine		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Facilities for boating down the river (e.g. Bredwardine to Preston-on-Wye)	Tourist development for employment	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Health and Safety issues have prevented lake use for local community (Wood field for residents)		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Include activities for older children in field behind war memorial at Bredwardine		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Internet/cyber café wanted in Moccas		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Keep Community facilities including Moccas Cricket Pitch		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Mountain bike trail wanted in Blakemere Hill		Section 6 - Facilities and	Plan facilitates additional	Issue raised with Parish



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Public Comment	Reason	Plan Section	NDP Response	Action Taken
Wood		Services	facilities but budget for such is outside scope	Council
Need to form/keep local clubs/associations – attractive to all ages (Rifle club – recently retired member)	Social basis for local people	Section 6 – Facilities and Services	Community self-help issue	None
New amenity space vital in Bredwardine. Perhaps in field behind War memorial. Perhaps new village hall in same area. Children’s play facilities and fitness trail in same area.	Nothing exists at the moment. Village hall could be enhanced & will soon need a new lease	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Picnic area wanted beside footpath at Bredwardine bridge	This will formalise what is already happening and damaging grazing/hay field	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Picnic site by river	River is SSSI/SAC, Health and Safety issues. Formalized area would be good	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Play area and nature reserve next Moccas Village hall (Relates to tags noted above)	Moccas is lacking in facilities for children, as in there is nothing!	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Play area. There is a local play worker to supervise and run sessions	Will make Moccas a more attractive place to live	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Play place for younger children and activity area for older children in Bredwardine	A community place for children to socialize. None available at the moment.	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Playground and Playing field wanted	Keep children from playing on the road	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Protect Moccas Village Green at Moccas Cross		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Provide play space for younger children in field behind war memorial at Bredwardine		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such	Issue raised with Parish Council

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			is outside scope	
Provide recycling facilities (Tag placed near Moccas Village hall – area was crowded with tags!)		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Recreational facilities wanted near the river Wye	For family use	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Upgrade Tennis courts in Preston-on-Wye: Line repainted, Re-surfaced, New net, toilet needed.		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Want to revitalise Bredwardine village and bring in younger families. This will require adequate facilities to attract them.		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Woodbury hill is currently being put back to open parkland	Need to open spaces for all adjoining the Deer Park	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Young child play area, nature area, additional seating, youth activities at Moccas Village hall. Wildlife area near hall (These relate to the tags noted above)	I have a young child	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Youth activity clubs/provision needed here (Tag placed in field next to Moccas Village hall)		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Youth Club wanted		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Most important thing for bringing in small business is a decent internet connection		Section 3 – Employment and Demographics (Broadband)	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
To encourage young families to the area we need very fast broadband (fibre optic) for internet connection. Without it people will be reluctant to settle here		Section 3 – Employment and Demographics (Broadband)	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
A Social Club/Nursing Home for the elderly		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Care home for the old people		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Alter church (No site stated but could be Tyberton or Blakemere?)	No community hall in village	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Blakemere Church (part of) to become a Community Centre (Already in progress)	No Village Hall	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Community centre wanted in field behind Bredwardine War Memorial		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Community centres needed		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Cycle racks at Village Halls		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Don't agree with conversion of Blakemere church.		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Facility to tie up dogs at Village Halls		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Improve parking by creating more bays (Tag placed near Moccas Village hall)		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
New village hall in field behind war memorial at Bredwardine		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such	Issue raised with Parish Council

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			is outside scope	
Re-ordering of Blakemere church to cater for community meeting etc. (Tag placed on trackway going SW from village green?)	No Village Hall	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Seating area wanted here (Tag placed near Moccas Village hall)		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Use churches as Community Centre for all ages	Keep children from playing on the road	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
A local shop in Moccas	Will make Moccas a more attractive place to live	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Keep local pubs going	Provide social life and employment in the villages	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Local shop to supply locals and tourists. Could be part time or volunteer		Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Need local facilities, post office and stores	Facilities only accessible by car	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Support of local pub	Retain facilities	Section 6 - Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
A few roads and fields will flood	Can be a problem in winter	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding from Lower Blakemere Farm to Tyberton (Should be to Preston)		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding issue on road at Lilla Pool between Moccas and Bredwardine	Flooded about 10cm deep last winter	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding issues between Newcourt Farm and		Section 5 - Environment	Parish Council issue	Issue raised with Parish

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
The Mill at Preston-on-Wye		and Heritage		Council
Flooding issues here prevent development (Tag placed in Moccas field between Highbury and orchard cottages)	Field floods every winter due low point in ground and water table rising in subsoil	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding issues on Moccas to Preston road just before the road meets the river at Bycross, coming from Moccas		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding on road and in field opposite track to Kinley Farm on road from Blakemere to Moccas		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding risk in fields north of road from Lower Moccas Farm to Bycross.		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Flooding. We need to make sure that one road in and out of the village (Preston-on-Wye) is made flood proof even if we have to accept flooding on the others		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Allotments required here (Tag placed near Moccas village hall)		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Allotments required in field SE of sharp bend in road approaching Rose cottages in Moccas	Twice	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Allotments wanted behind Moccas Forge		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Community Composting	Travelling to Hereford ridiculous	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Community Composting wanted at Moccas Hall		Section 5 - Environment & Heritage	Parish Council issue	Issue raised with Parish Council
Community composting wanted in field SE of sharp bend in road approaching Rose cottages in Moccas		Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Community orchard to be created (Tag placed in existing orchard beside Brick Kiln wood)	Concerned that orchard is preserved when the existing user (Colin) gives up. (I understand it is already owned by a trust so need to talk to them) Two comments	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
Community vegetable garden wanted in field	Two comments	Section 5 - Environment	Parish Council issue	Issue raised with Parish

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
SE of sharp bend in road approaching Rose cottages in Moccas		and Heritage		Council
Compost place in Preston (or around) for grass cuttings	So not have to drive to Hereford to compost our grass cuttings – Waste of energy	Section 5 - Environment and Heritage	Parish Council issue	Issue raised with Parish Council
NHS Remote monitoring facilities	To limit travel and stays at hospitals, reduce NHS costs	Section 6 – Facilities and Services	Parish Council issue	Issue raised with Parish Council
Affordable Housing but also flexibility for local people and businesses to build homes in places that allow family and workers to live in the community where they have grown up or work		Section 3 – Employment and Demographics, Section 4 – Housing (Affordable)	Included in plan	Policy WB01 – New Business Opportunities, WB02 – Retail Development, WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing.
Agrees with local development		Section 4 – Housing	Supports the plan	None
Housing – relaxed when told target number of houses c.39 across the five parishes up to 2031 – if the plan is adopted.		Section 4 – Housing (Size)	Supports the plan	None
Need to encourage young families with suitable homes and facilities – i.e. play area	Lack of youngsters for the future of the village	Section 4 – Housing/ Section 6 – Facilities and Services	Housing needs have been addressed in plan. Improvement in facilities outside scope of plan unless individual housing developments exceed 10 houses.	WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing
Not against development with local backing		Section 4 – Housing	Supports plan	None
No more Housing	Refused to give a reason	Section 4 – Housing	A “no” to more housing does not comply with National Planning Policy.	None
Affordable housing needs to be placed where there is public transport available otherwise it defeats the object		Section 6 – Facilities and Services and Section 4 – Housing (Affordable)	Public transport availability is outside the scope of the	Issue raised with the Wyese Parish Councils

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			plan	
Build houses where the utilities are – sewage/water etc.		Section 5 – Environment and Heritage	There is a requirement to ensure that adequate or new sewage and water facilities exist before a new development can go ahead	Included in Policy WE01 Environment Restrictions on Development, Part 4
If more affordable housing is built, it should only be done if there is a realistic prospect of more jobs in the area (without commuting to Hereford)		Section 3 – Employment and Demographics and Section 4 – Housing	Development of local business opportunities included in plan. Commuting to Hereford is not specifically excluded as there maybe circumstances where this would be acceptable.	Policy WB01 – New Business Opportunities, WB02 – Retail Development, and WH03 – Affordable Housing.
Need better infrastructure if Bredwardine village is to absorb more houses. This should include improvements to the Bus service and a speed limit in the village.		Section 6 – Facilities and Services	A speed limit of 40mph is already in place. Public Transport is outside the scope of the plan	Issue raised with Bredwardine Parish Council
No more Housing (Preston-on-Wye)	Village has no bus on regular basis & no infrastructure apart from excellent public house	Section 6 – Facilities and Services	There are 2 bus services a day going to Hereford from Preston-on-Wye	The plan is focused on land use and has no powers over availability of transport. Concern passed to Wyeside parish council.
No new housing (Low cost) No use to younger people as no work nearby	There is not enough local demand for low cost housing we already have.	Section 3 – Employment and Demographics	This statement is not supported by other Public Event responses	Employment opportunities are encouraged within the plan and the importance of broadband availability identified.
Why build only in the village centre?	This makes for a split community when newcomers move in.	Section 4 - Housing (Location)	We are seeking to create critical mass within village centres to enable sustainability. Fragmented	Policy WH01 – New Housing Development explains how this will be implemented

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			development encourages car travel and lack of contact. It is also contrary to Herefordshire core strategy and protection of green spaces.	
Consideration to the whole village (parish area) as a whole not just the small central village area.		Section 4 - Housing (Location)	We are seeking to create critical mass within village centres to enable sustainability. Fragmented development encourages car travel and lack of contact. It is also contrary to Herefordshire core strategy and protection of green spaces.	Policy WH01 – New Housing Development explains how this will be implemented
Infill of houses please & affordable Housing		Section 4 - Housing (Affordable/Location)	Development is limited to village centres. The plan has been modified following consultation with the community to support infill for more than two house developments. Affordable housing encouraged.	Policy WH01 – New Housing Development explains how this will be implemented, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, and WH03 – Affordable Housing address these concerns.
New buildings should be near the main road (B4352)		Section 4 - Housing (Location)	The plan is criteria based and consequently supports development in many locations including village centres of four parishes near or on the B4352.	Policy WH01 – New Housing Development explains how this will be implemented
Outer village should not be taken as farmers just building everywhere		Section 4 - Housing (Location)	Housing developments are to	Policy WH01 – New Housing



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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			be limited to village centres except where local employment and housing is needed within a farm community.	Development Policy WH05 – Housing in Open Countryside, explains how this will be implemented
No development on wetland	58 birds on patch of land	Section 4 - Housing (Restriction)	Restrictions included in the plan to limit housing developments to village centres to support community sustainability and protect green spaces, supported by environmental restrictions on development.	Policy WH01 – New Housing Development, and WE01 – Environmental Restrictions on Development.
Affordable Housing needed here (Tag placed halfway between “The Elms” and next building towards Preston on road coming from Moccas)		Section 4 - Housing (Affordable/Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated, reference policy WH01. Affordable homes and rental are also included.	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Affordable Housing required here (Tag placed in field SE of sharp bend in road approaching Rose cottages in Moccas)		Section 4 - Housing (Affordable/Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated, reference policy WH01. Affordable homes and rental are also included.	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Build Eco homes in field between Moccas church and the access road in (in the cup		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites	Policy WH01 – New Housing

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
formed by “u” bend in road)			can be developed close to village centres, but there are no specific sites allocated.	Development.
Development possible near to Woodfield?		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated.	Policy WH01 – New Housing Development.
House build option for Bredwardine in Claypits field for 2 houses		Section 4 - Housing (Size/Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated.	Policy WH01 – New Housing Development.
Housing for families needed (Tag placed in field NE of Moccas cross)		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated, reference policy WH01. Affordable homes and rental are also included.	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Live/work units wanted at or by Moccas court		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated, reference policy WH01. Affordable homes and rental are also included.	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Potential Housing side in field west of Bredwardine between existing houses and Mildew Lodge		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are	Policy WH01 – New Housing Development.

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Public Comment	Reason	Plan Section	NDP Response	Action Taken
			no specific sites allocated.	
Potential Housing site (Tag placed in vacant lot opposite Greystoke in Moccas)		Section 4 - Housing (Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated.	Policy WH01 – New Housing Development.
Want about 4 houses in Moccas in field north east of Peak Cottage. Scattered developments after that around the village		Section 4 - Housing (Size/Location)	Plan is criteria based which means that numerous sites can be developed close to village centres, but there are no specific sites allocated.	Policy WH01 – New Housing Development.
Avoid major developments	(No reason noted)	Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Build more houses in moderation		Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Don't want huge blocks of houses.	Preserve existing character of village and give time for new people to integrate with existing villagers	Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Growth of Bredwardine welcomed but should be individual builds or very small developments spread around the village.		Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Housing – Keep to a minimum, in style		Section 4 - Housing (Style)	New house styles are required to fit in with those surrounding it.	Policy WHD01 – New Building Design.
Not over expanding the village as having a huge village lowers the community		Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Small developments only		Section 4 - Housing (Site Size)	The size of individual developments is required to	Policy WH01 – New Housing Development.

## Wyeseide NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
			be of a scale that matches the size of village centres	
Housing developments are good. Should be tucked in with other houses	Good for the Community	Section 4 - Housing (Site Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Some houses needed in small groups		Section 4 - Housing (Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
All possible means for reducing energy in any new builds and upgrades	We are energy short – better environments, that reduces costs.	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Better insulation on all new houses	Energy sustainability	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Country looking houses wanted		Section 4 - Housing (Style)	New house styles are required to fit in with those surrounding it.	Policy WHD01 – New Building Design.
Energy efficient Housing needed in Wyeseide parish		Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Ensure green roofs on buildings in Wyeseide parish	Two occurrences	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Good all round Housing design required in Wyeseide parish		Section 4 - Housing (Style/Environment)	New house styles are required to fit in with those surrounding it.	Policy WHD01 – New Building Design.
Green roofs, good insulation, Solar panels (Electric & hot water), Water butts & Grey water reuse on all new properties and all major refurbishments of existing properties,	Better energy sustainability	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.

## Wyese NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
unless they affect architectural heritage of very old properties.				
Housing – It has to match the style of the villages. Tyberton = Red Brick		Section 4 - Housing (Style)	New house styles are required to fit in with those surrounding it.	Policy WHD01 – New Building Design.
In Moccas it would be nice to have 4 or 5 houses built in one area than a few others dotted around.		Section 4 - Housing (Size)	The size of individual developments is required to be of a scale that matches the size of village centres	Policy WH01 – New Housing Development.
Incorporate rain water recycling (tag placed at Vine cottage near Moccas Village hall)		Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Incorporate renewable energy sources in new developments in whole Wyese parish	Two comments	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
New houses to be Eco homes, including Water butts & Grey Water reuse		Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Not modern houses, country homes		Section 4 - Housing (Style)	New house styles are required to fit in with those surrounding it.	Policy WHD01 – New Building Design.
Orient houses so they gain maximum light and heat from sun in Wyese parish		Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Photo Voltaic cells on all new houses	Energy sustainability	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Rainwater harvesting & Biomass boilers on all new buildings		Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design.
Want each new house being energy creating		Section 4 - Housing	Environmentally friendly	Policy WHD01 – New

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
		(Environment)	designs are encouraged in addition to building regulations.	Building Design.
Approve of Live/work units. Ones that generate noise should be built where they do not affect existing houses.		Section 3 – Employment and Demographics and Section 4 - Housing	Included in plan, noise restricted.	Policy WB01- New Business Opportunities, WB02 – Retail Development
ECO homes, high quality downsizing bungalows	For people wanting to downsize and still live in the area	Section 4 - Housing (Environment)	Environmentally friendly designs are encouraged in addition to building regulations.	Policy WHD01 – New Building Design. WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses.
Just more housing for buyer in Tyberton		Section 4 – Housing	Encouraged in plan with many options for building properties in each of the five villages.	Policy WH01 – New Housing Development.
Live work units needed in Moccas (and whole of Wyeside?)		Section 3 – Employment and Demographics and Section 4 - Housing	Encouraged in plan.	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
More family housing wanted		Section 4 - Housing (Affordable)	Encouraged in the plan.	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 –

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
				Housing in Open Countryside, address these concerns.
Need for live/work units, affordable homes for local younger generation. Down-sizing homes & up-sizing houses needed.	Provide work and homes for the working age population that will keep a shop/pub & community spirit	Section 3 – Employment and Demographics and Section 4 – Housing (Affordable)	Encouraged in plan.	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Need retirement Housing, e.g. high quality bungalows, for those still independent wishing to downsize		Section 4 - Housing	Encouraged in the plan	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Retirement homes for people to move from larger houses & stay in the area.	Up to 3 families would like to downsize and stay in the Bredwardine area.	Section 4 - Housing	Encouraged in plan	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Retirement homes wanted in Bredwardine		Section 4 - Housing	Encouraged in plan	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Shared Equity Housing wanted in Bredwardine		Section 4 - Housing (Affordable)	Encouraged in plan	Policy WH01 – New Housing Development, WH02 –

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
				Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Site for older peoples and disable peoples housing with space for a support worker wanted (No specific site identified)	Older peoples housing mainly sold off	Section 4 - Housing (Disabled)	All house types and size supported by plan where a need exists	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Small no of houses – private renting for older residents	Aging population causing greater need	Section 4 - Housing (Rental)	All types of tenure supported by plan	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Want retirement homes for the independent but aging population to move off the hill for mobility and downsize as well		Section 4 - Housing (Retirement)	All house types and size supported by plan where a need exists	Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses
Want sites for self-build in Moccas (No specific locations identified)		Section 4 - Housing (self-build)	Plan does not differentiate between developers and self-build, so both are supported.	
Would like Housing where people can work and encourage families		Section 3 – Employment and Demographics and Section 4 – Housing	All house types and size supported by plan where a need exists.	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Need social housing in Bredwardine		Section 4 - Housing	All house types and size	Policy WH02 – Ensuring an



## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
		(Social)	supported by plan where a need exists.	Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing
All footpaths in the parish (and those in Dorstone parish) need to be cleared and/or improved to promote more tourism		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Bridle path wanted on existing track between Cross End farm and Moccas Church (Possibly also on other existing trackways in same area?)		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Can't put stock where there is a public footpath as people take dogs in. (Still a problem even if they are on a lead.) Either ban dogs if stock present or close the paths.		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Duchy land grant to build footpath around lower Tyberton lake never done		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpath from Tyberton to Preston better if a little drained – through to Preston pub for more community		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpath needed in Moccas (No specific site mentioned, but probably relates to request for footpath along river Wye above)		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpath needed in Woodbury hill wood/kites wood	(There is already a footpath on the Dorstone side of the hill, but I think they want to convert the existing trackway through the wood to a path as well? I think they want to link up with the amenity area being created further along the hill towards Dorstone to give better access to people from the Wyeside parishes side of the hill, linking up the path already coming up	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
	the hill from Blakemere?) Twice			
Footpath needed Moccas Deer park starting around the Lawn pool		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpaths by river Wye	Tourist development for employment	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpaths important		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Footpaths need to be intelligently used – more adjustable		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Law is an ass on the route of footpaths. Lot of interest in paths and those no longer public (from younger and older folk)		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
More footpaths in Moccas		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
More footpaths need opening up		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
More riverside access for whole of Wyeside		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
More riverside access from Bredwardine bridge wanted		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
New footpath along river Wye to be created starting at the road bend below Lower Moccas Farm, by Moccas hall lodge		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
New footpath to run alongside the river Wye	It seems unreasonable that local	Section 6 – Facilities and	Plan facilitates additional	Issue raised with Parish

## Wyese NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
(Relates to Tag below Lower Moccas farm)	community has no access	Services	facilities but budget for such is outside scope	Council
Permissive footpaths through orchards in Moccas are great! Would be good if could have permissive footpath through Moccas Deer Park to Moccas court to get to Bredwardine	Safety issue – trying to walk places with small children on B road	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Want access to the Deer Park		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Want all dogs kept on a lead OR No dogs on footpaths		Section 6 – Facilities and Services	This is outside the scope of the plan	Noted
Want more access to Moccas Park		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Fed up with amount of uncoordinated work done for Blakemere Parish Plan		Section 6 – Facilities and Services	Hopefully this plan will address these concerns	Issue raised with Parish Council
Better parking near churches for big events such as Weddings, Christenings & Funerals needed	Avoid dangerous parking on the verges	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Bredwardine to Tyberton road should be improved		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Bridge Sollers to Madley road needs to be upgraded	Too much traffic	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Bridges need maintaining and improving.		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Continue pavements to provide safe access from Mildew Lodge		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Improve road from Bridge Sollers to Madley	Local infrastructure important,	Section 6 – Facilities and	Plan facilitates additional	Issue raised with Parish

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
– No weight limit on bridges	including Bredwardine bridge, for farmers other traders crossing the Wye	Services	facilities but budget for such is outside scope	Council
Keep roads in better repair for cyclists		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Keep the full weight limit over Bredwardine bridge. (No limit for trade purposes)		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Maintain better roads Moccas/Bridge Sollers/Madley.		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Make Bridge Sollers roads wider		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Make road from Madley to Bredwardine straighter		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Need better roads	To enable growth	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Need roads & drains well maintained and drains improved.		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Need snow clearing and gritting services to be maintained		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Residents to maintain verges on public roads		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Roads neglected - Route to doctors collapsing		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council

## Wyaside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
Roads neglected - Tyberton causeway		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Roads should have “proper” repairs rather than just filling in potholes		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Speed limit 30 mph within Bredwardine village (believed to be under consideration)	Safety	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Speed restrictions on B4532 between Bredwardine and Moccas and beyond.	Very fast lorries are very dangerous. Especially at night some vehicles are well of over 60mph	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Traffic management design measures needed at Bredwardine crossroads		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Traffic management design measures wanted through Moccas between Rowlsford coppice and Cross end farm		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Traffic management design wanted near The Standards farmhouse towards Moccas		Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Want better access to the bus stop in Bredwardine	No pavements, road is narrow and traffic, especially during rush hour when the ‘workers bus’ is due, goes very fast with little consideration for pedestrians	Section 6 – Facilities and Services	Plan facilitates additional facilities but budget for such is outside scope	Issue raised with Parish Council
Campsite expansion/improvements wanted (Tag placed ¾ way along track from Park lodge to Moccas Court)	(I am not aware of existing campsite there)	Section 3 – Employment and Demographics and Section 6 – Facilities and Services	Encouraged in plan	Policy WB01- New Business Opportunities, WB02 – Retail Development.
Tourism good		Section 3 – Employment and Demographics and Section 6 – Facilities and Services	Encouraged in plan	Policy WB01- New Business Opportunities, WB02 – Retail Development.

## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
Long term farming community families is key to the whole village network		Section 3 – Employment and Demographics, Section 4 – Housing.	Encouraged in plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Agree with quarrying		Section 3 – Employment and Demographics	New business is encouraged in the plan.	Section 3, Policy WB01- New Business Opportunities
Farming is important to the environment and economy. Farming needs to be profitable so farmers should be able to diversify/expand, including poultry houses, digesters, solar, some windmills but not a full wind farm.		Section 3 – Employment and Demographics, Section 4 – Housing.	Farming is encouraged in the plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Insufficient (teaching) jobs		Section 3 – Employment and Demographics, Section 4 – Housing.	Demand for teachers tends to be based on population size. In so far as the plan encourages people to come, work and live in Wyeside it addresses this concern.	Section 3, Policy WB01- New Business Opportunities.

## Wyese NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
Keep youngsters here with Job Opportunities		Section 3 – Employment and Demographics, Section 4 – Housing.	Plan encourages work opportunities.	Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Need local businesses to provide work for existing and new residents		Section 3 – Employment and Demographics, Section 4 – Housing.	Plan encourages work opportunities.	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development.
Need shops, pubs to stay open. New businesses and existing ones that are going to create or protect jobs should be supported. E.g. Planning, Regulation		Section 3 – Employment and Demographics, Section 4 – Housing.	Encouraged in plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
New Life – new sustainable business – farming/small permaculture		Section 3 – Employment and Demographics, Section 4 – Housing.	Encouraged in plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in

## Wyaside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
				Open Countryside, address these concerns.
No industrial buildings	We don't have the infrastructure to support access to substantial industrial activity	Section 3 – Employment and Demographics.	Large industrial buildings that require significant transport links not encouraged in plan due to rural nature of roads and lanes.	Section 3, Policy WB01- New Business Opportunities.
No opportunities for new business to start. Had to move away to start our business. No local farmers were willing to rent us a small field. Young people need to be encouraged to stay to boost local wealth + provide job opportunities. 2 21 year olds have left Preston-on-Wye to live elsewhere in the past year. No work nearby.		Section 3 – Employment and Demographics, Section 4 – Housing.	Plan encourages but cannot be responsible for new business opportunities.	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Small hotels and Bed & Breakfasts to be encouraged	Promote tourism and provide local employment	Section 3 – Employment and Demographics, Section 4 – Housing.	Encouraged in Plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WHD02 – Change of Use.
Small industrial units and Live work units wanted	Provide employment for local people to enable them to stay in the area	Section 3 – Employment and Demographics, Section 4 Housing	Encouraged in Plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of



## Wyeside NDP 2011 – 2031: Consultation Statement

Public Comment	Reason	Plan Section	NDP Response	Action Taken
				Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, WHD02 – Change of Use, address these concerns.
Value the young inhabitants. Encourage them to stay in the area by supporting start-up businesses		Section 3 – Employment and Demographics	Encouraged in plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.
Want to stay in the area. Looking out for an original idea to start a business.	Like farming. Will probably take over from father	Section 3 – Employment and Demographics	Encouraged in plan	Section 3, Policy WB01- New Business Opportunities, WB02 – Retail Development. Section 4, Policy WH01 – New Housing Development, WH02 – Ensuring an Appropriate Range of Tenures, Types and Size of Houses, WH03 – Affordable Housing WH05 – Housing in Open Countryside, address these concerns.

**APPENDIX 2: REGULATION 14 - PUBLIC CONSULTATION WITH STAKEHOLDERS, COMMENTS AND NDP RESPONSES/ACTIONS**

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## Wyeside NDP 2011 – 2031: Consultation Statement

<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
Moccas Resident	Voting Process	<p>I do not have any questions to raise on the plan itself, but would be interested to hear others' comments. Presumably there will be some feedback via the parish magazines?</p> <p>I do have concerns regarding the voting day, which occurred to me because we are away for the public meeting day. Will it be possible to include postal or proxy voting to allow for anyone being away that day?</p>	<p>This document provides the detailed responses to the stakeholder consultation and public events and will be referenced in parish magazines with regards to comments from stakeholders and NDP responses/actions.</p> <p>The referendum will be run by the Herefordshire District Council in the same way as any election event voting is undertaken. This will include postal and proxy voting arrangements.</p>	Agreement to reference this document in the parish magazines.
Bredwardine with Brobury Parochial Church Council (the PCC)	Section 4 – Housing and Section 5 – Environment and Heritage	<p>PCC is responsible for St Andrew’s Church and churchyard in Bredwardine. It welcomes the Wyeside Neighbourhood Plan and its intent to safeguard the character of the area and individual villages. The PCC also notes and supports the value placed on the environment, historic buildings and views within the neighbourhood plan area.</p> <p>The PCC believes that it is important to protect the immediate surroundings of the historic buildings in the plan area as well as the buildings themselves. Where possible, specific reference should be made to any surrounding land which will be protected. The</p>	<p>NDP Amendment 1: Policy WH01 – New Housing Development Change to description of protected orchards and views.</p>	<p>Policy WH01 – New Housing Development statement <b>deleted</b>: For the avoidance of doubt, where land on the opposite side of the road from a building designated as the centre of a village is a green space (no houses having been built in that location) no housing development will be allowed in that area. By way of example, this means no development will be allowed in the orchard opposite the Red Lion Hotel in the Bredwardine village centre, east of the B4352, or the green spaces between the orchard and the west bank of the river Wye.</p>

## Wyeside NDP 2011 – 2031: Consultation Statement

<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>worshipping community and visitors to St Andrew’s Church Bredwardine greatly value the peace and tranquillity afforded by its setting near the River Wye, surrounded by orchards. The PCC wish to ensure that the character of the setting is maintained. The plan attempts to limit development in Bredwardine by defining the village centre and excluding development as follows:</p> <ul style="list-style-type: none"> <li>• The PCC requests that the policy is amended to specifically exclude development in the orchards on either side of Church Lane this being the orchard referred to as ‘opposite the Red Lion’ and the orchard bordered by Church Lane, the River Wye and the road running from the Red Lion to Bredwardine Bridge.</li> <li>• The PCC also requests that there is specific protection of the iconic views of Bredwardine Bridge and the River Wye from the footpath running from the church to the bridge.</li> </ul>		<p>Policy WH01 – New Housing Development additional statements: Notwithstanding the requirement for development to take place contiguous to village centres, development is specifically excluded in the Bredwardine orchards on either side of Church Lane. This being the orchard ‘opposite the Red Lion’ village centre, and the orchard bordered by Church Lane, the River Wye and the road running from the Red Lion to Bredwardine Bridge.</p> <p>In addition, the iconic views of Bredwardine Bridge and the River Wye from the footpath running through the orchard from the church to the bridge are protected from any form of development.</p>
Historic England	Section 5 – Environment and Heritage	<p>Historic England is supportive of both the content of the document and the vision and objectives set out in it.</p> <p>The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including archaeological remains and important views is to be applauded.</p> <p>Overall the plan reads as a well-considered, concise and</p>	Not required	Not required

## Wyeside NDP 2011 – 2031: Consultation Statement

<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.		
Natural England	Section 5 – Environment and Heritage	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. Natural England does not have any specific comments on this draft neighbourhood plan.	Not required	Not required
Environment Agency	Section 5 – Environment and Heritage	<p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable.</p> <p>The updated evidence base did not extend to Rural Parishes at the NDP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>As stated within the Wyeside plan the area of the five parishes is impacted by fluvial flooding from the River Wye (SAC) and its tributaries. We welcome Environmental Objective 7 and its associated Policy WE01 (Environmental Restrictions on Development).</p>	Not Required	Environment Agency guidance passed to Wyeside Parishes Group for reference with respect to future housing development plans.

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		Whilst we also welcome reference to flood risk within the plan we would not, in the absence of specific sites allocated within areas of flooding, offer a bespoke comment at this time. You are advised to utilise the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.		
Wyese Resident visit to RIBA 2016 exhibition in London. Debated at Regulation 14 Consultation Public Meeting 9 June 2016 and followed up with an email to the Steering Group.	Section 4 - Housing and Section 5 – Environment and Heritage	<p>The Royal Institute of British Architects (RIBA) exhibition in London entitled “At Home in Britain: Designing the House of Tomorrow” considered village design; best practices and lessons learned from past mistakes. Mistakes made in planning housing after the war in the '50s were given as two examples; 1. A row of houses along a road, and 2. A row where there was a parallel slip road. Our concern here is that, as our draft plan is currently written, a developer could build up to 5 houses in a row. Extending the villages in a number of directions along existing roads, and in a rather suburban way without enhancing the village feel. We should be thinking about side lanes with small organic clusters of houses rather than formal “cut-de-sacs”. Organic clusters off side lanes with interesting pedestrian lanes that connect clusters with other parts of the village is the recommended approach.</p> <p>I think it is important we get this right in our plan to ensure that the villages expand in a way that enhances the community. We would suggest the following for consideration by the committee in the neighbourhood plan:</p> <p>1) Replacing the reference to contiguous ribbon</p>	<p>Policy WH01 – New Housing Development updated: Such an approach is feasible within the Wyese NDP policy of development contiguous to a village centre and has been adopted within the updated NDP. It replaces consideration of formal “cut-de-sacs”, slip roads and limited ribbon development where the development site is for 3 or more houses.</p> <p>The size of some</p>	<p><b>Deleted:</b> That new housing is of a single plot depth and fronts directly onto the existing villages’ road networks and reflects the character of the village and surrounding environment; Where the number of dwellings per site is three or more, up to the maximum of five, a slip road running parallel to the passing road and separated by a grass verge and/or hedge will be permitted to provide a single point of access and maintain the single plot depth above.</p> <p><b>Added:</b> That new housing reflects the character of the</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>development with a form of words that state any multi-house development (i.e. more than one house) is built in an organic cluster design off a new access lane to any existing roads.</p>	<p>development sites for two houses are likely to limit site configuration options and in some cases preclude an offset cluster design. So applying this to a development site that is limited to 2 houses cannot be a mandatory requirement. Consequently, three or more houses has been selected as the starting point for development of organic housing clusters built off new access lanes.</p>	<p>village and surrounding environment, and development sites of three houses or more should adopt the RIBA 2016 “best practice” design approach. This requires small organic clusters of houses to be built off new access lanes, with linked pathways to the rest of the village, to enable residents to maintain and develop communities within an environment that is physically connected.</p>
		<p>We should also be protecting existing hedges and veteran trees in the villages in any new development. By building along existing roads this will not be achieved. the best practice proposal from the RIBA exhibition is to cluster small groups of houses and to make the use of the land behind existing road frontages in a sympathetic way using side lanes that exploits the beauty of the surrounding countryside and utilises side lanes to create the organic clusters, minimising hard forecourts and maximising concepts like walled cottage gardens where appropriate.</p>	<p>This protection is already included in Policy WE02 – Landscape Design Principles</p>	<p>Not required.</p>
		<p>It also suggested that natural half hedges were preferable to closed board panel fences along the boundaries of developments to soften the impact on the villages.</p>	<p>Already included in Policy WE02 – Landscape Design Principles.</p>	<p>Not required.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>2) Emphasis should be given to a sufficient natural garden space rather than hard standing cover, and with natural low hedge borders rather than close panel fences.</p> <p>3a) House design is sympathetic to the vernacular of the current architecture of the villages (think this one may already be covered in design)</p> <p>3b) An architect should be engaged on new developments.</p> <p>In summary, all our villages have evolved since medieval times with farms and organic growth of traditional cottages in the village context, which currently means that most housing across the villages have sizeable front gardens that you can see into from outside. I think most people would agree that we need to maintain this organic open feel rather than allow developers to make the mistakes of the past.</p>	<p>Already included in Policy WE02 – Landscape Design Principles.</p> <p>Yes. It is included in policies WH01 – New Housing Development and WHD01 – New Building Design.</p> <p>Due to low average salaries within Wyeside a primary concern is the lack of affordable housing. Consequently, the additional cost of using architects for all new developments can only be an aspiration not a mandatory requirement.</p> <p>Agreed</p>	<p>Not required.</p> <p>Not required.</p> <p>Not required.</p> <p>See above comments and actions.</p>
Dwr Cymru Welsh Water	Section 5 – Environment	Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following	September 2016 plan includes DCWW comments, a new	See below actions below against subject items:



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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	and Heritage	<p>representation: Given that the Wyeside Neighbourhood Plan (NP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out. We note that there is no specific reference to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from the amount of new development proposed, other than the wording under (Section 6.5 of the April 2016 plan, Section 5.6 of the current September 2016 plan). As such, we feel that the addition of the following policy (in line with Policy SD4 of the Core Strategy) would provide the assurance that new development will only be permitted where the capacity of the public sewerage network and/or WwTW allows.</p> <p><b>Public sewerage network and wastewater treatment works (WwTW)</b> <b>New Policy - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) at Bredwardine, Moccas and Preston-on-Wye becoming overloaded will not be permitted.</b></p> <p>In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</p>	objective and policy to comply with DCWW requirements.	<p>New objective added ensuring that WwTW capacity is considered and if insufficient to meet requirements new development should not be permitted. This is set out in the new policy WE05 in Section 5 – Environment and Heritage.</p> <p>Phasing comments and capacity statements added to plan.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>With regard to the housing growth proposed over the NP period, we can confirm the following:</p> <p><b>Bredwardine (for up to 10 dwellings)</b>  <b>Water supply:</b> There are no issues in providing a supply of water for the housing growth proposed to Bredwardine, though dependant on the location of development some level of off-site mains may be required.  <b>Sewerage:</b> There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Bredwardine, though dependant on the location of development some level of off-site sewers may be required.  <b>Wastewater treatment:</b> There are no issues with Bredwardine WwTW accommodating the housing growth proposed.</p> <p><b>Preston-on-Wye (for up to 10 dwellings)</b>  <b>Water supply:</b> There are no issues in providing a supply of water for the housing growth proposed to Preston-on-Wye, though dependant on the location of development some level of off-site mains may be required.  <b>Sewerage:</b> There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Preston-on-Wye, though dependant on the location of development some level of off-site sewers may be required.  <b>Wastewater treatment:</b> There are no issues with Preston-on-Wye WwTW accommodating the housing growth proposed.</p>		<p>Water supply and WwTW capacity information added to Section 5 – Environment and Heritage, sub-section 5.6 of the plan.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p><b>Moccas (for up to 8 dwellings)</b></p> <p><b>Water supply:</b> There are no issues in providing a supply of clean water for the housing growth proposed to Moccas, though dependant on the location of development some level of off-site mains may be required.</p> <p><b>Sewerage:</b> There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Moccas, though dependant on the location of development some level of off-site sewers may be required.</p> <p><b>Wastewater treatment:</b> Moccas WwTW is currently biologically overloaded. There are no improvements planned within the current Asset Management Plan (AMP6 -2015-2020) therefore if a developer wishes to progress a site in advance of our future regulatory investment, they will need to find the improvements themselves via the provisions of a section 106 Agreement (of the Town &amp; Country Planning Act 199). Alternatively, they may seek the utilisation of alternative drainage methods if practical, under the provisions of Policy SD 4 of the Adopted Core Strategy.</p> <p><b>Blakemere and Tyberton (for up to 5 dwellings in each settlement)</b></p> <p><b>Water supply:</b> Outside of the three above listed settlements, there are no issues in providing a supply of clean water, though dependant on the location of development some level of off-site mains may be required.</p>		

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p><b>Sewerage/wastewater treatment:</b> There is no public sewerage or wastewater treatment facilities. As such, any new housing growth in these locations will be required to utilise alternative drainage methods, under the provisions of Policy SD 4 of the Adopted Core Strategy.</p> <p>It is difficult to provide further detail with regard to the capability of our assets to accommodate the level of growth proposed in the Neighbourhood Plan as no sites have been specifically allocated. Therefore, when planning applications are submitted for new housing development within the Neighbourhood Plan area, we will provide consultation responses when consulted by Herefordshire Council. We hope that the above information will assist as the Neighbourhood Plan progresses. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.</p>		
Wyeside Land Agent	Section 4 – Housing Policy WH01 – New Housing Development	<p>This policy seeks to provide a "...flexible approach to future requirements...". My concern is that whereas this policy may be suitable in some villages it is much too rigid a policy to apply across the parishes where every village is different. By way of an example Moccas village has a village hall which in this policy is deemed to be the centre of the village. Applying this policy in Moccas would not be appropriate due to various constraints such as the following:</p> <p>a) The adjacent field to the village hall is part of a Grade</p>	<p>Plan updated to provide two village centres for Moccas to address limited scope for development provided by the village hall centre only.</p> <p>Development contiguous the village centres remains the considered best approach as it is more adaptable to variations in each village's individual features.</p>	<p>Section 4.7 Spatial Strategy – Expansion of Village Centres Only. States “ Moccas has fifty-six houses with two centres and a fair scattering. For the purposes of housing developments, the village hall, and the village cross which includes Woodbury Lane, represent the two centres for the village of Moccas.</p>

## Wyeside NDP 2011 – 2031: Consultation Statement

<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>II* listed park and garden                      b) The field beyond this running down to the war memorial is an ancient orchard which I would imagine most residents would not consider suitable for development due to its high value as a landscape feature. There is also a more recent orchard at the cross roads by the war memorial.</p> <p>In villages such as this a less prescriptive policy to housing is required as for the requisite number of houses to be built which allows the community to agree a bespoke policy that suits the individual needs of the village. For instance, it might be appropriate for the community to choose one site as a small development rather the type of ribbon development proposed in the plan. In addition, a more flexible policy would help in meeting the policies outlined in WE01/02 and 03.</p>	<p>Settlement boundaries has been rejected due to complexity involved in seeking agreement with residents in scattered settlements such as those found in Wyeside, and known weaknesses such as an increase in density of properties within boundaries in comparison with historical development space, impacting on look and feel of the village.</p> <p>Agreed. The updated plan is adopting a RIBA best practice approach using access lanes with small organic clusters of houses connected by pedestrian lanes with other parts of the village which addresses this concern. In addition, WH01 “contiguous to the village centre(s); i.e. using a spatial area of land, or field adjacent to a village centre, <b>so as to not result in free standing,</b></p>	<p>Policy WH01 – New Housing Development updated to include: “That new housing reflects the character of the village and surrounding environment, and development sites of three houses or more should adopt the RIBA 2016 “best practice” design approach. This requires small organic clusters of houses to be built off new access lanes, with linked pathways to the rest of the village, to enable residents to maintain and develop communities within an environment that is physically connected”.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>Requested change: "Ensures the proposal reflects the size, role and function of each village is close to the village centre(s) except in the following circumstances:</p> <p>a) There is a suitable brownfield site within 1 mile of the village centre</p>	<p><b>individual or groups of dwellings, which are obviously separate from village centres;</b>" supports the variable spacing between houses within and across the settlements that are a key feature of Wyeside villages.</p> <p>Whilst priority is given within the plan to use of brownfield sites that are contiguous to village centres, a primary concern of residents has been the development and maintenance of sustainable village communities. Agreeing to sites one mile from the village centre would be counterproductive to maintaining and developing village communities within an environment that is physically connected, and is not consistent with RIBA best practice village design. Adoption of settlement boundaries would also limit use of brownfield sites in the</p>	<p>No change to plan.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>b) The individual characteristics or constraints of the village make development on the edge of the village preferable in terms of landscape and amenity.</p> <p>c) There is no available development land adjacent to the village centre.</p> <p>d) The land adjacent to the village centre cannot be developed due to the existence of important green spaces</p>	<p>same way.</p> <p>This would require an additional definition of what comprises an “edge of a village” due to the scattering of houses over a wide area that are considered to be part of a village. This would reduce village community interaction and risks opening up green spaces to development.</p> <p>Houses contiguous to the Moccas village hall centre on the road to Preston-on-Wye may offer possible development sites. We have also increased Moccas village centres to two; the village hall, and the village cross which includes Woodbury Lane, so a number of additional potential development sites have become possible.</p> <p>Important green spaces or landscape designations will</p>	<p>No change to plan.</p> <p>Section 4.7 Spatial Strategy – Expansion of Village Centres Only. Plan updated to include two village centres for Moccas.</p> <p>Not required</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>or landscape designations</p> <p>I have no objection to the principle of a maximum of five dwellings per development site in these parishes but building 5 dwellings in a row in some of these villages could ruin the character of them.</p> <p>Draft plan text: “That new housing is of a single plot depth and fronts directly onto the existing villages’ road networks” Comment - This type of prescriptive policy lacks the degree of flexibility that local communities require to ascertain what type and scale of development they require. It might be suitable in some locations but could also have an adverse effect on the character of a village. I would suggest the deletion of this policy as it is more appropriate for suburban planning.</p> <p>“Where the number of dwellings per site is three or more, up to the maximum of five, a slip road running parallel to the passing road and separated by a grass verge and/or hedge will be permitted to provide a single point of access and maintain the single plot depth above”                      Comment - This type of ribbon development is inappropriate for some rural villages which may benefit from the development of a small and well landscaped housing development. I would suggest the deletion of this</p>	<p>not be affected.</p> <p>Agreed. The updated plan is adopting a RIBA best practice approach using access lanes with small organic clusters of houses connected by pedestrian lanes with other parts of the village which addresses this concern.</p> <p>Agreed</p> <p>Agreed.</p>	<p>Plan updated to encourage small organic clusters for development sites of three or more houses.</p> <p>Deleted.</p> <p>Deleted and replaced with RIBA best practice organic clusters.</p>



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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>policy as it is more appropriate for suburban planning.</p> <p>Plan text: That there is no adverse impact on the environment or privacy or amenity of neighbours;                      Comment - I would suggest the following minor amendment to this policy; "in so far as is reasonably possible in light of the other requirements of this policy ",</p> <p>Comment - Some brownfield sites in and around villages may be just outside the village envelope but capable of absorbing the number of houses that the village is obliged to build. The community needs the flexibility to develop these sites if other sites in and around the village centre and deemed to be less suitable. I would propose the rewording of this policy as follows:</p> <p>"That gives priority to the development of suitable brownfield sites that might be outside the village envelope"</p>	<p>Agreed.</p> <p>Whilst priority is given within the plan to use of brownfield sites that are contiguous to village centres, a primary concern of residents has been the development and maintenance of sustainable village communities.</p> <p>Agreeing to sites that are not contiguous to village centres would be counterproductive to maintaining and developing village communities within an environment that is physically connected, and is not consistent with RIBA best practice village design. Additionally, the revised plan includes sufficient potential</p>	<p>“in so far as is reasonably possible in light of the other requirements of this policy” added to plan text.</p> <p>No change to plan.</p> <p>Not required</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>Comment on: "Policy WE03 - Protecting Local Green Spaces and Important Views. To bring this policy in line with my earlier suggestions I would suggest the final bullet point is amended as follows:</p> <p><i>“In addition, green spaces, views and vistas valued by residents are protected insofar as is reasonably practical by policies, WH01 – New Housing Development and WE01 – Environmental Restrictions on Development, near the river Wye and associated flood zones”.</i></p>	<p>development sites.</p> <p>Development contiguous the village centres remains the considered best approach. Edge of village as a basis for development boundaries is ambiguous and almost impossible to define without including green spaces. Settlement boundaries has also been rejected due to complexity involved in seeking agreement with residents in scattered settlements such as those found in Wyeside, and known weaknesses such as an increase in density of properties within boundaries in comparison with historical development space, impacting on look and feel of the village. Note: Action taken is superfluous text deleted.</p>	<p>In addition, green spaces, views and vistas valued by residents are protected insofar as is reasonably practical by policies, WH01 – New Housing Development, <i>(text in brackets deleted: in particular that any development “is contiguous to the village centre(s) so as to not result in free standing, individual or groups of dwellings which are obviously detached from, or peripheral to, the village centres”)</i>, and WE01 – Environmental Restrictions on Development, near the river Wye and associated flood zones.</p> <p><b>Text now reads:</b> In addition, green spaces, views and vistas valued by residents are protected insofar as is reasonably practical by policies, WH01 – New Housing Development and WE01 – Environmental Restrictions on Development, near the river Wye and associated flood zones"</p>
Wyeside Resident Regulation 14 Consultation	Section 4 – Housing and Section 5 – Environment	Are policies too onerous, which the questioner felt could prohibited any building. The resident raised the policy on SUDS as an example of their concerns.	Standard Urban Drainage System (SUDS) is an environmental policy to manage surface water at a	Policy WH01 bullet 4 updated: “That there is a preferred maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton,

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
Public Meeting 9 June 2016	and Heritage		level that is appropriate to the hydrological setting of the site. Development should not result in an increase in runoff. It was also explained to the questioner that the list of protocols incorporated into the plan constitute standard planning fare and are therefore universally applicable. With the exception of requirements for provision of affordable houses and an appropriate mix of tenure, type and size of houses which has since been limited to the larger development sites of ten houses in line with national planning policy, reference policies WH01 and WH02.	and up to ten dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable housing and receiving contributions from developers for infrastructure) whilst maintaining the scale and feel of the village centres;”
Wyese Resident comments following Regulation 14 Consultation Public Meeting 9 June 2016	Section 4 – Housing and Section 5 – Environment and Heritage	I list a few points which may be of use to your committee:  1. I agree with the gentleman who spoke at the meeting - my immediate impression when quickly reading the plan was that it appeared to be overly prescriptive and formulaic which initially might put people off when considering whether to develop within the Wyese parish or possibly create more challenges at planning application time which is something nobody would want.	Agreed that reading all the policy statements (protocols) at once can appear burdensome. Requirements for provision of affordable houses and an appropriate mix of tenure, type and size	Policy WH01 bullet 4 updated: “That there is a preferred maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton, and up to ten dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>2. The idea of contiguous roadside development appears to me to be too vague and not helpful - I believe the villages would become boring and uninteresting. A better way of describing development might be using the term "infill" sites which would give greater flexibility and</p>	<p>of houses has been limited to development sites of ten houses in line with national planning policy, reference policies WH01 and WH02. However, the remaining list of protocols incorporated into the plan constitute standard planning fare and are therefore universally applicable. They are not intended to block development. By way of an example if you were to build a two storey house of traditional construction that met current building regulations it would pass through all the requirements subject to also complying with environmental restrictions which are common to all development near the River Wye.</p> <p>Limited ribbon development along current roads has been replaced with RIBA Village Design best practice utilising organic clusters of houses for</p>	<p>housing and receiving contributions from developers for infrastructure) whilst maintaining the scale and feel of the village centres;”</p> <p>September 2016 version of the plan employs RIBA best practice for village design which addresses this comment.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>interest when considering the development.</p> <p>3. In the services section no mention seemed to be given to consideration of the adequacy of water supply and mains drainage which of course may inhibit development if inadequate.</p> <p>4. Mention was made of attracting young professional families to the area, however I believe unless the internet infrastructure can be urgently improved this will not be possible because my experience tells me that as office accommodation becomes more expensive then shared provision and home working will become more attractive to companies trying to control their overheads.</p>	<p>three or more houses. This will act like your proposed infill sites but with footpaths linking to other parts of the village.</p> <p>It is stated as a requirement in section 5.6 under Environment and Heritage. However, the September 2016 plan includes DCWW comments setting out current capacities, a new objective and policy to comply with DCWW requirements.</p> <p>Agreed. Improved broadband is critical to attracting young professional families. This is emphasised in the Section 7 – Conclusion of the plan, item 7.1 Employment and Demographics which states: “Fundamental to success is the need to encourage and support local enterprise, develop home working using broadband facilities, create job opportunities through</p>	<p>September 2016 plan complies with this requirement.</p> <p>No change required.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>5 Finally, if you wish to attract shared ownership building and homes for rent provision, then it might be prudent to mention the improvement of public transport provision because it may not be possible for younger families to pay rent and buy and run one or even two cars (both parents working) in rural areas such as ours in competition with cities like Hereford with all the amenities for younger people and families.</p>	<p>appropriate economic development, and promote sustainable development in the five villages by encouraging young working families to live here.”</p> <p>Agreed. Some young families may choose a more rural environment in which to bring up their children. These are our target market for attracting new working families into Wyeside.</p>	<p>The development of transport and recreational facilities are important aspects of meeting these requirements but are outside the remit of the NDP Steering Committee. However, your concerns have been raised with the Wyeside parish councillors.</p>
Herefordshire County Council Planning Services		<p>Below are combined comments from the Planning teams, the comments relate to the practicality of the policies in relation to development management usage and general conformity with the Core Strategy and its requirements. Each planning service is shown as a separate section under its respective function.</p>		
Neighbourhood Planning Services	Front cover	<p>This should include reference to the plan period 2011-2031</p>	<p>Agreed</p>	<p>The front covers of the Plan, Questionnaire Results/Comments, Consultation Statement and Basic Condition Statement have all been updated to include 2011 – 2031 in their titles.</p>
	Housing Market Area map	<p>This map has been stretched slightly</p>	<p>Agreed</p>	<p>Map shape corrected.</p>

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	4.5 September plan	Sizes of dwellings was removed from the Core Strategy policy during the examination due to lack of robust evidence what size criteria should be imposed. Is there robust evidence able to evidence the size of site and dwellings (m2) requirements within this objective	No evidence. Size of sites was based on a draft version of the core strategy and had not been changed for the April version of the plan circulated for Regulation 14.	Size of sites deleted from September version of plan.
	WH01 – New Housing Development	Will need policy criteria to prevent ribbon development along the roads within the parish which eventually may lead to villages joining. Defining settlement boundaries and development criteria would allow flexibility whilst safeguarding against ribbon development.	RIBA Village Design “Best Practice” Organic Clusters have been introduced for three or more houses in a development to address this problem. This effectively introduces infill and precludes ribbon development for sites greater than 2 houses. Settlement boundaries were rejected because they introduce increases in housing density over time, which can destroy the look and feel of our villages.	4.6 Royal Institute of British Architects 2016 - Village Design “Best Practice”. Housing Objective 3 – Adopt RIBA 2016, Village Design “Best Practice”.
	WH03 – Affordable Housing	Government policy now indicates that affordable housing can only be provided on sites of more than 10. This would discount Wyeside if limited to sites of 5 and under.	Availability of affordable housing is a primary requirement of Wyeside residents.	Policy WH01 – New Housing Development updated to include an option for development sites of ten or more houses if they included affordable housing, and contributions from developers for infrastructure in the two larger villages of Bredwardine and Preston-on-Wye.

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<b>Regulation 14 – Stakeholder Consultation</b>				
Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
Planning Policy	WB01- New Business Opportunities	RA6, E1, E2, E4 Minor correction- bullet point 6: "...Policy E4 – Tourism,"	Bullet point 6 corrected.	Policy E3 – Tourism deleted and replaced with Policy E4 - Tourism.
	WB02- Retail Development	RA6, E6. Is there a reason/evidence to restrict the size of A1 retail proposals to under 80sqm? This could be seen as overly prescriptive and could restrict proposals for retail provision coming forward.	The small size of Wyese rural communities; five widely dispersed villages with a total population of c.550 mainly located on single lane roads would suggest 80 sqm is probably more than the maximum area local peoples' footfall could support. However, the restriction has been deleted	80sqm restriction deleted.
	4.3 -Projected Housing Increase to 2031, and 4.4 - Village Development- Numbers of New Houses	The proportional growth projections should be seen as a minimum target and not a cap or limit on development. Is there evidence to suggest that the targets are likely to be met through a criteria based approach? For example, historic windfall rates?	The questionnaire evidence base suggested the growth projections were acceptable to residents. No cap has been set on total number of houses in the policies, so long as the scale and feel of the village centres is maintained, reference policy WH01. Historical growth rates over an equivalent period have been in line with targets. Careful site analysis of each of the five villages has	Not required.  A second village centre has been added to Moccas to ensure that the number of development site



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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	4.5- Number of Houses on a Development Site	There are some very specific criteria set out here- again this could be viewed as overly prescriptive and could serve as a barrier to new housing provision being delivered. Have these been evidenced?	<p>confirmed that the criteria based approach offers more than enough development options to meet growth requirements.                      Note: A greater risk to housing development is likely to be the lack of local employment opportunities depressing demand and becoming causal to missing the targets.</p> <p>Questionnaire Response evidence substantiated this and was provided in the plan at Appendix 4 - The Maximum Size (Number of Houses) of any one Development Site Acceptable by each Village. In addition, these sizes reflect historical supply and demand figures. However, the need for affordable housing is a primary concern in Wyeside so these site size preferences have been raised to ten or more houses for the two larger villages in the</p>	<p>opportunities across the five villages exceeds requirements, using a criteria based approach. Reference 4.7 Spatial Strategy “Moccas has fifty-six houses with two centres and a fair scattering. For the purposes of housing developments, the village hall, and the village cross which includes Woodbury Lane, both set out in the plan, represent the two centres of the village for Moccas.”</p> <p>Policy WH01 bullet 4 updated: “That there is a preferred maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton, and ten or more dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable housing and receiving contributions from developers for infrastructure) whilst maintaining the scale and feel of the village centres;”</p>

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	4.6- Spatial Strategy- Expansion of Village Centres Only	Is there evidence to suggest that there will be sufficient land plots to deliver enough proposals that can be seen as contiguous to the village centres? Defining a looser settlement boundary around villages within which development would be acceptable within or adjacent to would give far more flexibility and be less restrictive, whilst still ensuring that new development will have a relationship with the existing built form.	<p>September 2016 version of the plan.</p> <p>Careful on site analysis of each of the five villages has confirmed that the criteria based approach offers significantly more development options than is required to meet growth requirements. In addition, WH01 “contiguous to the village centre(s); i.e. using a spatial area of land, or field adjacent to a village centre, <b>so as to not result in free standing, individual or groups of dwellings, which are obviously separate from village centres;</b>” supports the variable spacing between houses within and across the settlements that are a key feature of Wyese villages. Settlement boundaries were rejected because they introduce increases in housing density over time, which can destroy the look and feel of the five villages</p>	Not required.

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	Section 4 – Housing Policies	Development proposals in the countryside away from the villages should be assessed against Core Strategy policies RA3 - Herefordshire’s countryside, RA4 - Agricultural, forestry and rural enterprise dwellings, and RA5 – Re-Use of Rural Buildings.	and would be controversial to implement due to the scattered nature of the five village settlements.  Wyeside NDP Housing policies comply with RA3, RA4 and RA5, with added environmental restrictions to comply with Wyeside local requirements.	The assessment of conformity against these policies has been undertaken in the Wyeside NDP - Basic Conditions Statement, and they are in compliance.
	WH01 New Housing Development	This policy is too restrictive. It may prove difficult to identify sufficient plots of land under the very specific locational criteria set out to guarantee delivery of the minimum housing numbers required.  Limiting the numbers only to small plots of 5 or less will make it difficult to obtain affordable housing contributions under national policy, which indicates that only sites of a minimum of 10 dwellings must provide affordable housing. It will also make it less viable for developers to provide other contributions (s106) that could benefit the community.	Careful on site analysis of each of the five villages has confirmed that the criteria based approach offers significantly more development options than is required to meet growth requirements.  Questionnaire Response evidence substantiated this and was provided in the plan at Appendix 4 - The Maximum Size (Number of Houses) of any one Development Site Acceptable by each Village. In addition,	Not required.  Policy WH01 bullet 4 updated: “That there is a preferred maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton, and ten or more dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable housing and receiving contributions from

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	WH02- Ensuring an appropriate Range of Tenures, Types and Size of Houses	This is not in accordance with the Core Strategy or the NPPF. Only sites of 10 dwellings or more, or proposals which have a maximum combined floor space of over 1000sqm must make affordable housing contributions. With only small scale proposals, it is also less likely that a mix of sizes, types or tenures can be sought. In particular it is unlikely also that it will be viable for developers to make affordable housing contributions.	<p>these sizes reflect historical supply and demand figures. However, the need for affordable housing is a primary concern in Wyeside so site size preferences have been raised to ten or more houses for the two larger villages in the September 2016 version of the plan. Note: A greater risk to housing development is likely to be the lack of local employment opportunities depressing demand and becoming causal to missing the targets.</p> <p>Affordable housing is a primary requirement in the evidence base both from the open days and responses to the questionnaire. Policy WH01 bullet 4, has been modified to comply with NPPF requirements to encourage development of affordable housing and receiving contributions from developers for infrastructure.</p>	<p>developers for infrastructure) whilst maintaining the scale and feel of the village centres;”</p> <p>WH01 – bullet 4: “That there is a preferred maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton, and ten or more dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable housing and receiving contributions from developers for infrastructure) whilst maintaining the scale and feel of the village centres;” Re-worded Policy WH02 – Ensuring an appropriate Range of Tenures, Types and Size of</p>

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
			WH02 has also been updated to include affordable housing on development sites of ten or more dwellings.	Houses <ul style="list-style-type: none"> <li>• All proposals for new housing development are encouraged to produce an appropriate mix of tenures, types and size of houses that reflect the needs of Wyeside;</li> <li>• In the larger villages of Bredwardine and Preston-on-Wye where sites of ten or more dwellings are supported, a mix of tenures, types and sizes must be provided including affordable houses and should integrate these latter houses and market houses across a site:</li> </ul>
	WH03- Affordable Housing WH04- Re-use of Rural Buildings WH05- Housing in Open Countryside	These issues are arguably covered as comprehensively by the equivalent policies in the Core Strategy, with largely the same criteria. These policies could therefore perhaps be viewed as superfluous.	There are marginal differences that relate to environmental policy restrictions. However, as the referendum will be based on the NDP we wanted to ensure that residents had a full understanding of the policies applicable to the plan from the one document.	No change
	WHD01- New Building Design	SuDS should be incorporated to manage surface water at a level that is appropriate to the hydrological setting of the site. Development should not result in an increase in runoff.	Already included in bullet 6 of New Buildings and bullet 5 of Agricultural and Business Buildings.	No change.
	WHD02- Change of Use	RA5, LD4 compliant.	Not required	No change

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	WE01- Environmental Restrictions on Development	LD2, SD3 compliant.	Not required	No change
	WE02- Landscape Design Principles	LD1 compliant.	Not required	No change
	WE03- Protecting Local Green Spaces and Important Views	LD1-LD3 “Important views” is a subjective term, that without evidence or clarity on where these exist, should not be included in the policy.	Use of “Important Views” in the title of WE03 is valid as it states: “In addition, green spaces, views and vistas valued by residents are protected insofar as is reasonably practical by policies, WE01 – Environmental Restrictions on Development, near the river Wye and associated flood zones” and WH01 – New Housing Development, which in bullet 3 protects the iconic views of Bredwardine Bridge and the River Wye from the footpath running through the orchard from the	No change

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	WE04- Renewable Energy	SD2 compliant.	church to the Bridge. Not required	No change
	WF01- Retention of Existing Recreational Facilities	SC1, OS3 compliant. Suggested minor wording amendment in italics for clarity: “Any development proposal likely to negatively affect, <i>or result in the loss of</i> , the existing <i>community and</i> recreational facilities will not be permitted.”	Change added	Text now reads: “Any development proposal likely to negatively affect, or result in the loss of, the existing community and recreational facilities will not be permitted;”
	WF02- Picnic Areas, Improving Footpaths, and Access to the River Wye	OS1, OS2, E4 compliant.	No change	Not required
	WF03- Additional Community and Recreational Facilities	SC1, OS1, OS2 compliant.	No change	Not required
	Section 4 - Housing	Other comments/conformity issues: The plan goes into great detail in places over what type of development is to be sought. However, in some cases this results in policies	Agreed	The following policy changes have been made to the plan to address these concerns: WH01 – bullet 4: “That there is a preferred

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		<p>that can be seen as too prescriptive, that could hamper development proposals coming forward. It may also make it difficult to obtain the desired contributions from developers for infrastructure that would support and benefit the local community.</p> <p>There are also a few other points of clarity which have been flagged up in the comments.</p>		<p>maximum of five dwellings per development site in Moccas, two dwellings per site in the smaller villages of Blakemere and Tyberton, and up to ten dwellings in the larger villages of Bredwardine and Preston-on-Wye, (for the purposes of addressing the need for affordable housing and receiving contributions from developers for infrastructure) whilst maintaining the scale and feel of the village centres;”</p> <p>New Policy WH02 – Ensuring an appropriate Range of Tenures, Types and Size of Houses</p> <ul style="list-style-type: none"> <li>• All proposals for new housing development are encouraged to produce an appropriate mix of tenures, types and size of houses that reflect the needs of Wyeside;</li> <li>• In the larger villages of Bredwardine and Preston-on-Wye where sites of up to ten dwellings are supported, a mix of tenures, types and sizes must be provided including affordable houses and should integrate these latter houses and market houses across a site:</li> </ul> <p>See actions above</p>
Transportation and Highways	Section 3 – Employment and Demographics	<p><b>Promote sustainable tourism</b></p> <p>Bredwardine and Bridge Sollars are the next river crossings west of Hereford and provide a natural confluence of public rights of way and quiet lanes. Between them there is potential for establishing a</p>	Promote Sustainable Tourism added as a new employment objective.	Full text added as Section 3.7 of the plan.



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	Policy WB01	substantial section of a long distance cycle route between Hereford and both the National Cycle Network at Hay-on-Wye as well as feeding into the northern end of the Golden Valley. At the eastern end routes from Kingstone / Madley and Bridge Sollars link to Preston-on-Wye, then via Moccas, the route continues to Bredwardine where the river crossing offers potential to link with a similar route north of the river.  Item: 2. Be accessible by a choice of transport modes with pedestrian <i>and cycle</i> access within a reasonable walking <i>or cycling</i> distance from one of the Wyeside villages, and;	Text updated	Text in italics added.
	Section 4 – Housing Policy WH01	Where the number of dwellings per site is three or more, up to the maximum of five, a slip road running parallel to the passing road and separated by a grass verge and/or hedge will be permitted to provide a single point of access and maintain the single plot depth above, and;  <i>This appears to conflict with HC Design Guide, need to refer to HCDG, access to be at 90 degrees to carriageway with suitable visibility in as required by the actual speed of the road.</i>  That safe vehicular access and adequate off road parking can be achieved, and; <i>Provisions are included that encourage active travel as a preferred mode of transport,</i>	This policy has been replaced by RIBA best practice for village design which employs organic clusters of houses.  Text updated to include requirement for access lanes to be 90 degrees to the carriageway.  Text in italics added as bullet 9.	WH01 – bullet 5 updated: “That new housing reflects the character of the village and surrounding environment and development sites of three houses or more should adopt the RIBA 2016 “best practice” design approach. This requires small organic clusters of houses to be built off new access lanes <b>at 90 degrees to the carriageway</b> , with linked pathways to the rest of the village, to enable residents to maintain and develop communities within an environment that is physically connected;  Bullet 9: “That provisions are included that encourage active travel as a preferred mode of transport;”

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
	Policy WH04	Include: <i>Provisions are included that encourage active travel as a preferred mode of transport;</i>	Text in italics added as bullet 7.	Bullet 7: “That provisions are included that encourage active travel as a preferred mode of transport;”
	Policy WHD01	Include: <i>Provisions are included that encourage active travel as a preferred mode of transport;</i>	Text in italics added as bullet 12.	Bullet 12: “That provisions are included that encourage active travel as a preferred mode of transport;”
	Recreational facilities – footpaths, bridle paths and picnic areas (p39)	One of the joys of living in the area is the potential access to walking <i>and cycling</i> in the countryside.	Text in italics added to sentence on page 39.	One of the joys of living in the area is the potential access to walking and cycling in the countryside.
	6.5 Transport	Other than the B4352, set out below, during a cycle race, most of the network is single track. <i>However, traffic levels on the quieter lanes make them attractive to cycle tourists as long distance leisure routes, particularly with the parishes’ proximity to popular tourist destinations such as Hereford, Hay-on-Wye and the Golden Valley.</i>	Text in italics added to section 6.5.	Section 6.5 new paragraph: “However, traffic levels on the quieter lanes make them attractive to cycle tourists as long distance leisure routes, particularly with the parishes’ proximity to popular tourist destinations such as Hereford, Hay-on-Wye and the Golden Valley”.
	6.7 Planning for New/Improved Facilities and Services	Reference to cycle racks on buses please note - <i>External racks on the front of buses are currently not permitted by DfT – these would have to be internal (i.e. at the initiative of the operator) or carried in a trailer (e.g. Cardiff - Brecon summer buses).</i>	Text in italics added to section 6.7. subtitle: Transport Services	“External bicycle racks on the front of buses are not currently permitted by DfT – but bicycles could be stored internally (i.e. at the initiative of the operator) or carried in a trailer (e.g. Cardiff - Brecon summer buses), and bike hire stations could stimulate tourism.”

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Environmental Health	WH01 – New Housing Development	<p><b>Environmental Health (Environmental Protection – noise/air)</b></p> <p>Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development and also the impact of existing activities that might have a potential impact on the amenity of new residential properties. We have no objections to the housing objectives proposed but have a suggested amendment to the Housing Policy. WH01 New Housing Development in relation to amenity. Our suggestion is that the policy which specifies criterion for new housing development be expanded to state ‘that there is no adverse impact on the environment or privacy or amenity of neighbours, <i>nor should there be adverse impact on future residential occupants from existing development</i>’</p>	Text in italics added.	WH01 bullet 10: “That there is no adverse impact on the environment or privacy or amenity of neighbours, <i>nor should there be adverse impact on future residential occupants from existing development</i> , in so far as is reasonably possible in light of the other requirements of this policy;”
	Section 5 – Environment and Heritage	<p><b>Environmental Health (Environmental Protection – contaminated land)</b></p> <p>Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.</p> <p>General Comments</p> <p>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</p>	Concerns with regard to land contamination noted and included in the plan.	Sentence added at the end of Section 5 – Environment and Heritage. “Note: In circumstances where a proposed development site is affected by contamination the National Planning Policy Framework makes it clear that the developer and/or landowner is responsible for securing safe development.”

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		<p>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>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>Finally, it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
Ward Councillor and member of Wyeside NDP Steering Committee	Policy WH01 – New Housing Development	<p>Original text in draft plan:</p> <p>Policy WH01, bullet 2 extract reads: <i>“For the avoidance of doubt, where land on the opposite side of the road from a building designated as the centre of a village is a green space (no houses having been built in that location) no housing development will be allowed in that area. By way of example, this means no development will be allowed in the orchard opposite the Red Lion Hotel in the Bredwardine village centre, east of the B4352, or the green spaces between the orchard and the west bank of the river Wye;”</i></p>	<p>Agreed.</p> <p>Policy WH01 - bullet 2 extract has been deleted and replaced with wording that is specific to Bredwardine, reference comments from Bredwardine and Brobury PCC above.</p>	<p>New wording:</p> <p>“Notwithstanding the requirement for development to take place contiguous to village centres, development is specifically excluded in the Bredwardine orchards on either side of Church Lane. This being the orchard ‘opposite the Red Lion’ village centre, and the orchard bordered by Church Lane, the River Wye and the road running from the Red Lion to Bredwardine Bridge. In addition, the iconic views of Bredwardine Bridge and the River Wye from the footpath running through the orchard from the church to the bridge</p>

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Stakeholder	NDP Reference	Stakeholder Comments	NDP Response	Action Taken
		<p>Comment: This shouldn't be the eventual policy wording otherwise village centres will change by definition. Whilst the point was referring to Bredwardine and specific fields to be protected, as a policy it would have a different meaning. For instance, in the same minutes Moccas cross was identified as a centre of Moccas. Applying the same logic would mean land adjacent, not currently built on would be protected. I think that the same policy would prevent the land behind the memorial at Bredwardine being developable even though it was discussed at length in the meeting that develop could take place. If any policy states clearly what can or can't happen, then the policy will apply everywhere within the plan area. I would also suggest that the difference between "open space" to be protected and "public open space" to be protected are distinguished. They are different and would need contracts to prove acceptance!</p>		are protected from any form of development;"