

# **Leominster Submission Neighbourhood Development Plan Draft Consultation Statement – November 2017**

## 1.0 Introduction and Background

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

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

*(b) explains how they were consulted;*

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

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

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

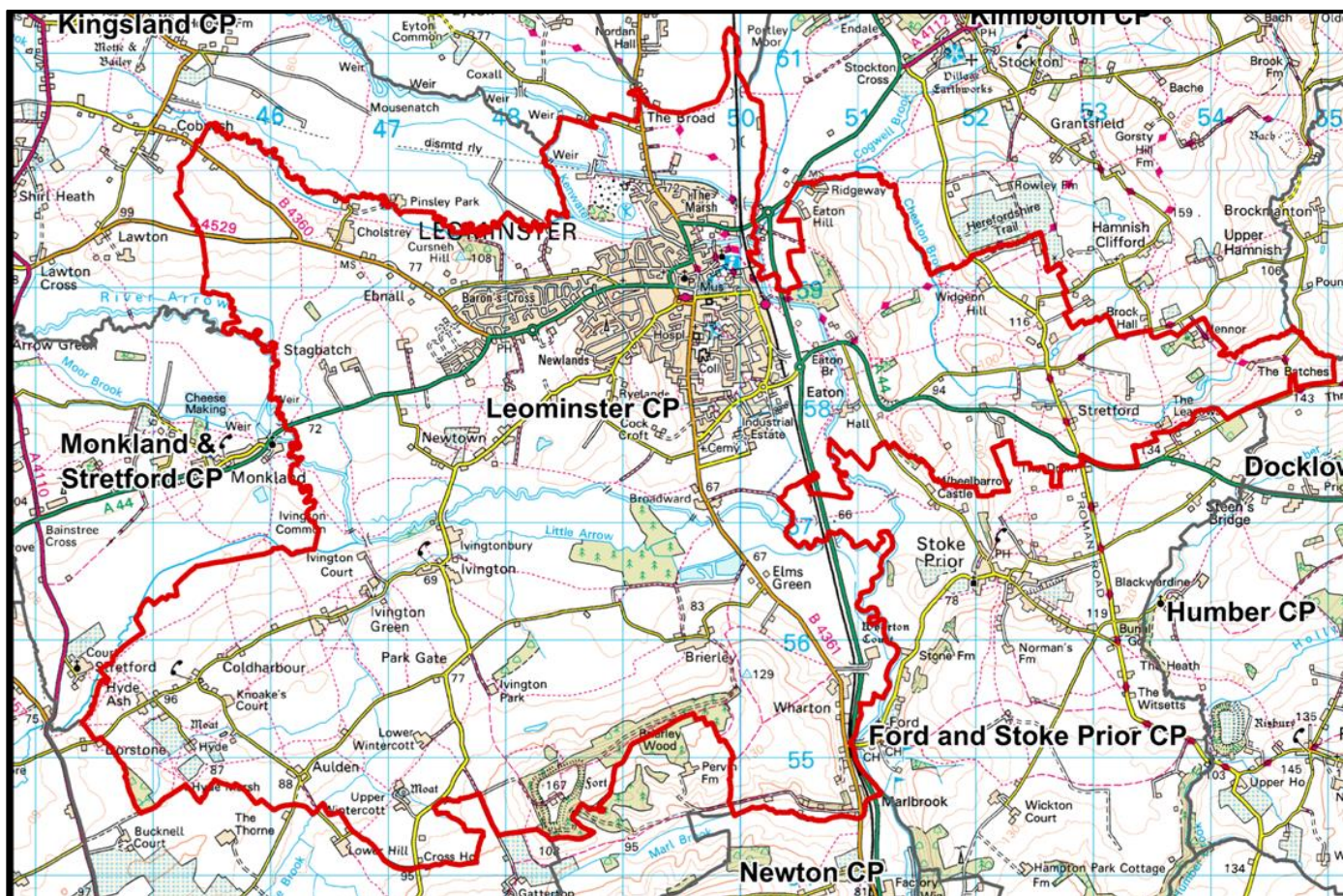
1.3. On 7<sup>th</sup> June 2012 Leominster Town Council (at a General Purposes meeting) formally approved the preparation of a neighbourhood plan and a Neighbourhood Plan Working Group was established to oversee the public consultations and preparation of the Plan. This group invited members of the public to attend meetings and subsequently became the NP Steering Group. In June 2012 an [application](#) was made to Herefordshire Council for designation as a neighbourhood planning area. This application was advertised for the required six week period, between the dates of 14<sup>th</sup> of

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

June 2012 and 26<sup>th</sup> of July 2012. No comments were received during the six week consultation period and the neighbourhood area was [approved on 27<sup>th</sup> of July 2012](#). Figure 1 below shows the designated neighbourhood area.

**Figure 1 - Leominster Designated Neighbourhood Area**



## 2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

2.1 A Neighbourhood Plan Steering Group (NPSG) of interested residents and Town Councillors was set up in Summer 2012 and the Group met regularly, usually fortnightly, throughout the preparation of the Plan. The NPSG was chaired by a Town Councillor. The Chair presented reports on progress at the monthly meetings of the Town Council and minutes of the SG meetings were published on the LANP website.

<http://www.leominsterplan.org/meetings/>

2.2 Following the formation of the Leominster Area Neighbourhood Plan Steering Group (NPSG) in the summer of 2012, plans were formulated for the involvement of the residents, people who work, and those with businesses, or business interests in Leominster in the process. As a starting point, a newsletter was prepared and delivered to every home in the parish (some 5,500) see Appendix One. The newsletter explained the process, asked questions to which residents could respond and included an invitation to the launch meeting of LANP.

2.3 The launch meeting was held in January 2013 at Earl Mortimer College and took the form of an introductory talk by the Chair of the Steering Group and group discussions on the themes that had been identified by the NPSG.

- Environment
- Housing
- Health and Well-being
- Transport
- Leisure and Sport.



Figure 4 The Mayor, Cllr Peter McCaul, welcomes the public.



Figure 2 The public meeting



Figure 3 Participants add "hexagons" to the board supervised by Mr Dick Ellison



Figure 1 Discussions take place

2.4 To complement the launch, other smaller public meetings were held in Ivington, and at the Hop Pole Inn on the north side of Leominster.

2.5 The results of the discussions were written on hexagons stuck to a board and subsequently photographed and used in LANP SG discussions. These resolved the topics into the themes:

- The Built Environment
- Jobs and Business
- Green Spaces
- Travel and Transport
- Health and Leisure

with the environment and energy as overarching concepts that should be considered integral to each theme. These themes were built into the website developed by Orphans Press which as well as providing information and a record of meetings also had a forum for discussion of the themes. VocalEyes was incorporated into the website to provide a means of rating attitudes to suggestions. The [LANP website](#) went live in the spring of 2013.

Figure 2 – Leominster Neighbourhood Plan Web Site



2.6 The LANP web site has carried throughout the process the following:

- Details about all important neighbourhood plan documents, including drafts, strategic environmental assessment etc.;
- Meeting dates, agendas and NPSG minutes;
- Timetable updates;
- How to get involved in the process and how to comment;
- Interactive forums on each of the key themes; and
- How to contact the NPSG in a variety of ways, including email, Twitter (Figure 3) and blog

Figure 3 – LANP Twitter Page



- 2.7 The Chair visited Earl Mortimer College on two occasions to discuss the plan with students.
- 2.8 In August 2013 LANP took a window in the Tourist Information Centre in Corn Square showing a video (on a permanent loop) detailing the issues to be discussed in preparing a neighbourhood plan. Leaflets were handed out on market days throughout the month and members of the Steering Group engaged shoppers in conversation.
- 2.9 In September 2013 invitations were delivered in person to over 400 Leominster businesses encourage attendance at a Business Forum at Grange Court. The Forum was welcomed by Mr Bill Jackson and addressed by Cllr Peter Ellis and then broke up into groups to discuss the themes. Comments were recorded. (For attendance list and comments from this meeting see appendix 2) The NPSG also met with the owners of the land





Cllr Peter Ellis and Mr Bill Jackson address the Business Forum.

earmarked for the Urban Expansion site south of Leominster on a number of occasions. They

also engaged with the representatives of the GP surgeries looking to move to a larger and more convenient site and of a nursing home looking to build a retirement complex within the parish.



Attendees enjoy the refreshments provided by Grange Court



Discussion around tables following the introductory talks

2.10 During the first half of 2014 a draft plan was prepared. About 60 people attended the launch of the draft plan on 31 July in Grange Court. Consultation sessions were held in the Rankin Club to give people the opportunity to view and discuss the plan with members of the Steering Group. Members also distributed leaflets and spoke to people at the weekly retail market. Copies of the plan were made available at the Town Council office, the Library, Grange Court, the Community Centre and the Tourist Information Office.

launch of draft plan at Grange Court



Figure 5 Mayor Peter Jones and Cllr Peter Ellis launch the draft LANP



Figure 6; Discussion of the draft LANP at Grange Court



Figure 7 Over 60 people attended the launch of the draft LANP



Figure 9 The Rankin Club prepared for discussions on the draft LANP



Figure 8; The Town Crier announces the launch of the draft plan to market shoppers

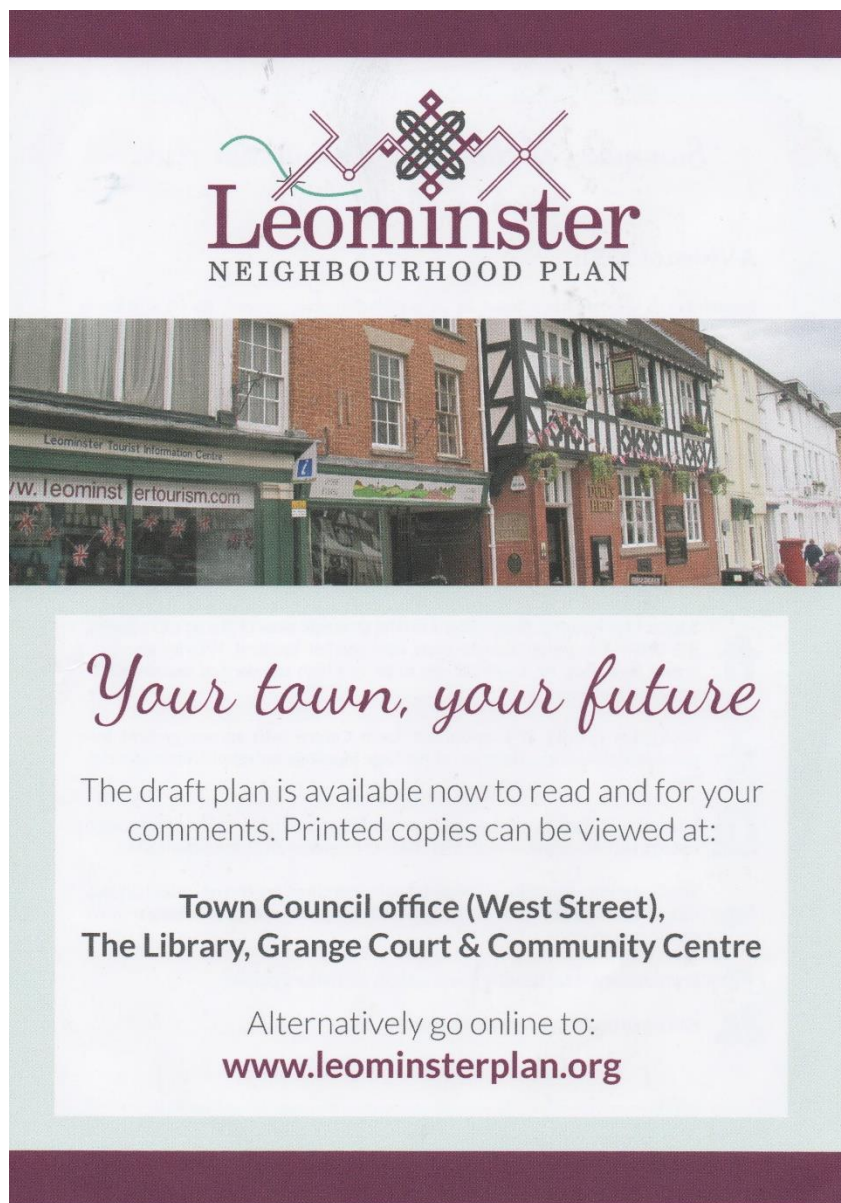
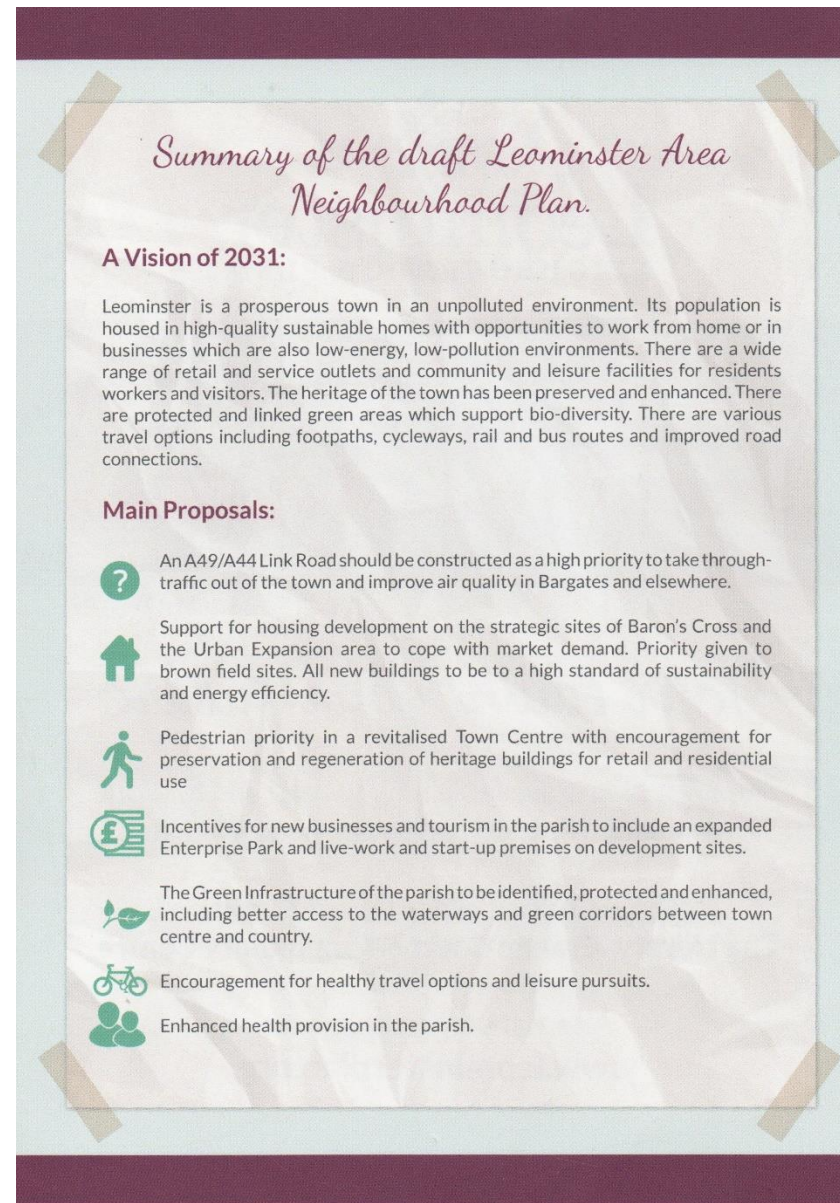


Figure 10 Leaflet distributed to announce the launch of the draft LANP



- 2.11 Comments were invited on the informal draft up to the 31st August 2014. 25 responses were received (see summary list Appendix Three)
- 2.12 Comments received as a result of this informal consultation were taken on board in modifications to the draft plan which was published for the first formal six week Regulation 14 Consultation in December 2014. This consultation ran from 10th of December 2014 until 6<sup>th</sup> of February 2015.
- 2.13 Copies of the plan were made available on the LANP web site, Town Council Office, Library, Community Centre, Grange Court, and Leominster Tourist Information Centre. An audio version was made available at Grange Court. The plan was also available to download from the website.
- 2.14 Comments on the LANP could be made by using the website, a response form, letter or email that had to be returned to the Town Council.
- 2.15 Explanatory leaflets were delivered to every household in the parish, public meetings were held at Earl Mortimer College, Ivington School and the Dairy Café Wharton. Members of the Steering Group also discussed the plan with shoppers at the Coop and Morrison's in Leominster.
- 2.16 The website continued to function as the main means of connecting with residents while articles in the local press informed readers of the progress being made. Throughout the preparation of LANP, the Steering Group has met in open meetings usually on the first and third Wednesdays of the month.
- 2.17 Also prepared as part of the LANP preparation process was a [Strategic Environmental Assessment Scoping report](#). This report was prepared by Herefordshire Council and comments were invited from the three statutory consultees (at the time English Heritage, Environment Agency and Natural England). Comments were also invited from Natural Resources Wales. The conclusion of the scoping report was that a "further environmental assessment for Habitat Regulations and Strategic Environment Assessment would be needed.

### **3.0 Formal Consultation on the Leominster Draft Neighbourhood Development Plan – 10<sup>th</sup> of December 2014 to 6<sup>th</sup> of February 2015**

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

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

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

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

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

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

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

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

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

3.2 The Leominster Draft Neighbourhood Plan was published for formal consultation for 6 weeks from 10<sup>th</sup> of December 2014 to 6<sup>th</sup> of February 2015.

3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the LANP website. Copies of the plan were made available on the LANP web site, Town Council Office, Library, Community Centre, Grange Court, and Leominster Tourist Information Centre. An audio version was made available at Grange Court.

- 3.4 Comments on the LANP could be made by using the website, a response form letter or email that had to be returned to the Town Council on or before the 6<sup>th</sup> of February 2015.
- 3.5 An e-mail or letter was sent to all relevant Consultation Bodies in paragraph 1, Schedule 1 of the regulations (**Pages 32-34**), providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded.
- 3.6 A pamphlet was sent to all addresses in the parish which summarised the policies, explained where and how the full plan could be read and gave instructions on responding to the plan. A banner was hung outside the Town Council office throughout the consultation period; a display was put in a window in the Tourist Information Centre. Members of the Steering Group set up and manned a display in the entrance to Leominster branches of Co-op and Morrison's. A banner was put up at the bottom of Broad Street publicising the plan and the date of the public meeting.
- 3.7 A public meeting was held on Sat 24th January at Earl Mortimer College, where Cllr Peter Ellis gave a talk and there was open discussion on the plan. Further public meetings were held at Ivington primary school and the Dairy Café, Wharton.
- 3.8 Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Town Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix III
- 3.9 A copy of the Draft Neighbourhood Plan was sent to Herefordshire Council as local planning authority.



*Public consultation at Morrisons Supermarket*

## **4.0 Summary of Consultation Responses to the Regulation 14 Draft Neighbourhood Plan**

4.1 In total 20 representations were received from Herefordshire Council, Consultation Bodies, two developer/landowners and individuals. The majority of responses made comments about the wording of the policies and were supporting. There were a number of constructive suggestions for changes to policy wording, supporting text or maps, which have been taken on board in the revised, submitted version of the LANP, wherever possible. Table 1 sets out the responses in more detail, the assessment of these responses, and the change, if any made to the Regulation 16 version of the LANP.



**Table 1 – Comments received on the Regulation 14 Draft Plan and the Responses/Changes to the Regulation 16 Draft Plan**

LANP Formal Consultation Responses						
Ref No	Date Received	Name	Policy No	Summary of Comments	Steering Group Comments	Changes to Plan
FC1AA4:A53	30/01/2015	Herefordshire County Council - Planning team	1	Concerned with the viability and deliverability of completing the road first. How will it be funded?	MW - stick with it with more evidence, encourage HCC, LEP etc to look at funding.	Stick with policy with addition of need for a comprehensive travel plan and evidence from air quality, traffic data, funding from LEP etc.
			2	Suggest that Core Strategy LO1 expects LANP to suggest non-strategic sites	MW rejected, policy concerned with strategic growth	LANP is criteria based. No further change
			2 i	is the word "land" missing after employment?	MW - No.	no change
			2 ii c	Core strategy finds high energy efficient standards not viable	MW ? No answer without own study.	insert "...meet and exceed..." we have high aspirations. challenge the lack of viability.
			2 ii i	are all the green spaces listed in LANP 11?	MW - make amendments.	delete "valuable" insert see LANP 11 and repeat para "Smaller local green..."

			2 ii k	This is not a policy but a condition	MW - make change	change to "Construction traffic to and from the sites should avoid Bargates and will be conditioned appropriately."
			2	no mention of surface water management issues	MW - agree, add	see Natural England
			3 b	more explanation needed. Have design criteria been developed?	MW ?	Merry & Bridget to supply
			3 a,c,m	essentially the same, could merge	MW Agree, merge	put all in 3 a
			e,f	too prescriptive	MW - keep	combine e & f and put sheltered housing in separate point
			3 g	High energy efficiency not viable	MW keep as to be promoted and encouraged	insert "...meet and exceed..." we have high aspirations. challenge the lack of viability.
			4 b	Has an audit been made of brownfield land?	MW insert "give priority to brownfield..."	change
			4	floor areas different to Core Strategy RA2(7)	MW: need evidence to support difference.	quote the RIBA & National Space Standards. Open market no affordable hence larger
			5	Core Strategy allows exceptional quality design and rural enterprise. Why are these excluded?	MW Need evidence to keep this otherwise change. Add rural enterprise.	add "allow exceptional design etc."
			7	Is there evidence of need for hotel? Is there a site?	MW: positive planning. No	lack of quality beds in Leo. No site.

			8	Contrary to CS. Define "extensive period" and "active marketing"	MW: change. Defns. not needed	change to "...generating uses requiring planning permission will only be...." after 12 months
			9	differs from CS E6 - justification needed. No mention of CS para 4.6.19-21. CS4.6.22 says NP will allocate retail sites	MW noted. Allocation of sites rejected	
			9 map 4	what evidence/criteria supports primary/secondary frontages. Why Coop primary?	MW delete non-retail frontages, Coop	more detailed map needed Broad St Secondary, remove Coop, change to Map 3.
			p.37 Map 3	mis-numbered		
			10	Not achievable if private land related to development proposal.	MW: No change	no change
			11	Open spaces should be shown on map	MW: map needed	detailed map needed (grass cutting map - Julie D)
			14	Impractical for all development proposals to be assessed	MW: change	change to "All major development..."
			16	Have any sites been discussed? Proven need needs defining and justification	MW: Yes. No change	get from town council
			18	Repetition	MW: agree, reduce repetition	Merry to improve (more detail, less repetitive)
			19	Are these standards viable?	MW: says "encouraged", no change	no change
			19 b	has any character assessment been undertaken	MW: is there any local evidence?	No guide but expect developers justifying their design

			19 c	need justification for requirement for single storey housing	MW: amend	remove but add after "changing lifestyles and meets specific needs."
			19d			change to "orientation of the building to maximise solar gain"
			19 f	How would this criteria be used?	MW: by exercising reasonable judgement when assessing plans	delete. Repeats 19c
			20	Policies that encourage are difficult to enforce. Any site searches undertaken for a and d?	MW: noted. No (but sites are being looked at)	support instead of encourage. No sites.
			21 a	should be in infrastructure requirement not land use policy	MW: no change	insert "..for by Community..." Delete LANP21 move 21a to 25,
			21 b	controlled by Advertisement Regulations not planning	MW: agree	remove
			21 c	Tree Protection Orders would be better	MW: Yes, but would HCC do it?	move to LANP12
			22	views need to be mapped and identified accurately. Has a character assessment been undertaken?	MW: mapping needed, Build up local evidence	map needed. Base on Conservation area designation, heritage assets. (source HCC)
			24	Does this refer to the railway station?	MW: ? (3rd point yes)	insert railway
			25	Who would undertake the Travel Plan?	MW: town or county council	Town Council/John Whitelegg 25a remove encouraged. Replace with "will be taken.
			25 b	How would it be enforced?	MW: TRO	yes.

		HCC Highways Dept.		suggest adding policy for acquisition of land east of railway station for parking.	MW: Consider	encourage search for suitable carpark space
				Need for Transport strategy in town	see LANP25	yes.
	1			Does link rd need a cycle lane	MW Consider	a cycle route should be provided linking the A44 and A49. A cycle lane attached to the road should be separated from the traffic.
	1			Concern about likelihood of road being in place before housing development	MW: Noted	
	2			SUE start at each end of link rd. access therefore needed through Bargates.	MW: I think you disagree...	yes we disagree. Road first
	3			Make indirect routes slow and convoluted for vehicles, quicker on foot and bike and make active travel modes more attractive and obvious to use instead of vehicles	MW: Consider amending	yes, will amend.
	23			Bus only routes would be faster and make them more attractive	MW: Consider adding	not suitable for developments in a small town ok for cities.
	24			support		
	25 b			include the word "motorised" (traffic). Consider pedestrianising one way streets 10:00-16:00	MW: Consider amending	agree. Consider pedestrianising/shared space for other roads in TC.
	25 c			Where?	MW contradicts comment above	see above
	25 d			where?	MW: street and roads	
	25			include evaluation of informal contraflows on 1-way streets, providing additional cycle racks at strategic points also.	???	to be looked at in travel plan

		HCC Housing Dept.	3 k	concern about the word "blurred".	MW amend	change to "Tenures in new housing developments should be designed, sited and mixed so that different tenures are indistinguishable and not found in large single tenure groups."
			4	Concern about floor space requirements not complying with HCA rules	MW: amend.	discuss further
FC1b	30/01/2015	HCC Economic Development team	2 k	Understand reasons for this but preventing the use of Bargates by construction traffic could move it onto minor roads	no dev before link road complete and appropriate traffic orders in force.	None
			7 b	Support, but possible conflict if live/work units established on employment land	don't see problem on employment areas but on residential land must be specified as small workshops and not allowed to interfere with other residents	modify wording.
			7 f	what types of agricultural diversification are acceptable?	acceptable if not detrimental appearance and character - add to end of policy	amend
			8	clarity needed on attitude to employment land expansion suggested in CS since little left on Enterprise Park with possible suggestion of further employment allocations. Suggest a timescale for "extensive period of active marketing"	see previous	see above
			9	map numbering incorrect. There is a new large retail interest. Where should it be accommodated?	Town centre for retail development.	none

			20 e	Concern that this is too open, encourage clarification and restrictions.	delete farm diversification. Conversion limited to in town, new buildings to support existing tourism related activities. Add encouragement given to new hotel developments.	amend
				further policies that may be needed. 1) restrictions on change of use (what is favourable). 2) installation of broadband infrastructure required of developers.	1) difficult to express in planning terms. 2) agree.	amend
FC2a	19/12/2014	Mosaic	1 vi	speed limit should not adversely impact on the objective of removing traffic from town centre.	50 mph will not discourage use of link road. Travel plan should cover speed limits.	no change or perhaps stiffen policy
FC2b	12/09/2014	Mosaic	1	Generally in support but object to link road being constructed before construction on the SUE commences. The road is an integral part of the phased construction of the SUE	we disagree. Road is vital	None
			3	Generally in support. No detailed plans but notes that 200 units on the SUE (over and above the 1500 houses) are for an elderly and care community and should be acknowledged in the NP.	care places should be inc. in the total no. which is justified by the evidence.	take advice - what number if any should we stipulate?
FC3	18/12/2014	CAA		No submission as no longer a statutory consultee unless it has property in the area or the planned structures are over 100 feet high or near landing sites.		
FC4	06/02/2015	Cabot Trust (Pinfarthing developers)		Generally in support. Consider LANP to support the development at Pinfarthing		None
			2 ii.f	request adding "...subject to viability considerations." to ensure consistency with NPPF on deliverability. This needs to	no	

				be explicit.		
			10 a	support improved access to the Kenwater		
			19	supported but request consideration of viability be incorporated to ensure that development is deliverable and suggest inserting "...sustainable development standards <i>subject to viability considerations.</i> "	no	
FC4b	06/02/2015	Cabot Trust map				
FC5	03/02/2015	Coal Authority		No submission as the area is outside a defined coalfield		
FC6a	29/01/2015	Dwr Cymru/Welsh Water		no further comments		
FC6b	01/09/2015	Dwr Cymru/Welsh Water		Generally in support but notes that the growth planned in the Core Strategy will mean that trunk water mains will require upgrading, and DC/WW require a degree of certainty that the developments will take place. Recommend that development phased to the end of the plan period so that infrastructure can be upgraded.	noted.	
FC7	03/02/2015	English Heritage		General support. In objective 2 x, suggest adding the caveat, " <i>only where new uses can be accommodated without unacceptably adverse impacts on the building's architectural or historical interest or overall significance.</i> " Obj.4 iv amend to "Protect <i>heritage assets</i> and particularly ..."	accept	amend



				(as defined in NPPF)		
			2	strong support		
			3	string support for avoidance of "stock house" styles		
			5 c iii	amend to "...rebuilding or adverse impacts upon the architectural or historic interest or significance of the heritage asset."	accept	amend
			7 e	insert "sensitive" before regeneration	accept	amend
			9	support.		
FC8	02/02/2015	Highways Agency		Support. "...content with your policies".		
FC9	06/02/2015	Natural England		If LANP progressing ahead of the Core Strategy suggest an additional policy " <i>that development should avoid adverse impact on the natural environment and in particular the River Wye SAC</i> ".	accept	amend
			3	see above. Changes to the Core Strategy LO2 recommended. Suggest extra point " <i>development only permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary nutrient reductions ...where they are already exceeded.</i> " Otherwise supportive. Perhaps extra point to create priority habitats and sustainable drainage systems.	accept	amend
			4	Support. Perhaps add - opportunities to incorporate features such as roosting places for bats, nest boxes, native species in	accept	amend

				plantings.		
			7	amend to include need to avoid adverse impacts on the environment.	accept	amend
			10	Support but improve by including opportunities to enhance and expand priority habitats, perhaps also create priority habitats and identify sites. Perhaps refer to particular sites such as hedgerows, orchards, woodlands.	accept	amend
			11,12, 17	Support		
			13	perhaps add " <i>planning proposals demonstrate that they have sought to choose lighting with the least/minimal impact.</i> "	accept	amend
			19	Support but add point: see intro above.	ok	
			20	amend to indicate that proposals must not be located where they could have adverse effect etc. Additional point to include enhancement of biodiversity (bat and bird boxes etc.)	accept	amend
FC10	05/02/2015	Network Rail		NR should be consulted on any proposal for development that may result in more traffic on the level crossing or increased use of the station. NR ask that a new policy be added to require developers to fund necessary improvement to facilities and infrastructure resulting from the increased traffic/patronage arising from the development.	NR should be consulted, but improvements to station facilities responsibility of NR (inc business inc profits)	amend
FC11	06/02/2015	Resident Response	1 ii	add specific landscaping suggestions - native trees, wildflowers etc.	accept	amend

			1 iv	amend to " The route <i>and design</i> of the.....Cross estate <i>and the new Barons Cross development ...</i> "	accept	amnd
			1 viii	add "... <i>and other water courses.</i> "	accept	amend
			2	mention local distinctiveness, raise design standards; proportions, scale, materials, hedges, trees, etc. give developers Design Statement.	accept	amend
			2 g	suggest a set percentage?	no	none
			3 d	be more specific about what is needed.	?	
			3 e	can we expect sheltered/warden housing to be included?	yes we can, a proportion of	none
			3 j	add, bus stops and cycleways.	yes	amend
			4 b	strongly disagree.	add as a priority	amend
			4 l - iv	too heavily restrictive but supports size recommendations	keep but note point e (an exception)	policy altered
			5 b	disagrees. Criteria should be better visual impact, efficiency, etc.	keep restriction	none
			19 c	don't agree with more single storey buildings	delete	amend
			20	add high quality overnight accommodation, hotel and conference centre, enhanced visitor facilities, investment in visitor experience	yes	amend
			21	add improved street furniture improve appearance to provide better visitor experience	yes	amend, add to LANP 24?
FC12	06/02/2015	Resident Response	1-4	inc. in pop. adverse effect unless infrastructure improved.		None
			5-9	Good quality hotel with rec. sport facilities needed	agree	
			10-13	support, plant more trees	agree	

			14-16	improve A44 for better air quality, footpaths/cycleways	agree	
			17-19	support		
			24	improve pub transport to Hereford	not planning	
FC13	06/02/2015	Resident Response	1	New road will cause increase in traffic. Infill of green space (the SUE) appalling. Restrict weight on Bargates (without a new road) to force hauliers to find alternative routes(!) Prevent Ryelands Rd becoming a rat run to new road i.e. weight restriction, traffic calming.	yes we want to stop rat runs	None
			11	add, area enclosed by Ryelands Road, Passa Lane, rear of Ryelands Croft	some area inc in Cockcroft hill	
			14	protect trees	yes.	
FC14a	06/02/2015	Resident Response	3	insufficient detail of route of road, sites for housing, areas for parkland.	no details available	None
			7 & 8	need criteria to protect residential amenities, in particular - restriction to class B1 (light industry) within or adjacent (within 250m) to residential areas; conditions to limit noise, (especially between 6 p.m. and 8 a.m.)	Noise restrictions enforced.	
FC14b	06/02/2015	Leominster FC		Would welcome a policy to either provide a new football ground that is not on the flood plain (e.g. in the SUE) or a contribution from developers to improve facilities at the Bridge St ground	recreational area inc in SUE. No CIL so no.	None
FC14c	06/02/2015	Resident Response	7 & 8	same as FC14a (noise from works on Worcester Rd/Southern Ave affects the adjacent residential area which predated them)		None
FC15	06/02/2015	Resident		Very supportive.		None

		Response	14	add - more seats (e.g. in Corn Sq.) to encourage walkers	yes	
			24	add - provide more cycle racks at various sites in town centre	yes	
			25	support - plant more trees in Corn Sq.	yes	
FC16	14/01/2015	Resident Response		Supports plan particularly precedence for link road and pedestrianisation of town centre.		None
			3	Employment must keep pace with pop.growth, affordable housing needed,		
			10	designate area on river Arrow where curlews nest as priority habitat. Trees in Broad St.		
			12	preserve & enhance wildflower areas (e.g. Ginhall Green, Millenium Wood.		
			14	replace stiles with kissing gates		
			19	New lighting should be leds and have minimal impact.		
			22	add view from Millenium Wood to Priory (trees have grown too much)		
FC17	06/02/2015	Resident Response		Supports development of Barons' Cross before SUE. Access onto link road from Ivington needed. New Health Centre necessary with adequate parking.		None
FC18	20/01/2015	Resident Response	1	No new road. One way system to ease Bargates (?)	most points unintelligible	None
			2-4	no urban extensions. Need 1 bed accommodation		
			9	Apart from Priory and Grange Court no other building worth preserving.		
			23	Bus station should be next to railway		

				station.		
FC19	25/02/2015	Resident Response	3	a, c. m, to be reworded under a, worded as follows.	agree	amend
				a. A detailed masterplan is in place for the whole site. Individual sites should be designed in accordance with this plan.		
				The development of the site should be phased and designed so the look and feel of the urban extension is of distinct incremental		
				developments with a variety of layouts including squares, courtyards, lanes and terraces, rather than rather than a uniform housing estate.		
FC20	04/03/2015	Resident Response		1, page 17 Vision insert after "sustainable towns", "carbon neutral if not zero carbon,"	agree	amend
				2.page 19 Sustainable Leominster, xi Begin: "Aim towards achievement of neutral/zero carbon town by promoting utilisation of all renewable energy sources, including wet systems for biomass"		
				3. page 33 LANP 6 Renewable Energy, Begin: "With neutral/zero carbon Leominster as a goal..."		

**Draft Plan Response Form - consultees**

**Copy of Consultation Letter / Email**



LANP  
c/o Leominster Town Council  
17 West Street  
Leominster  
HR6 8EP

Your Ref  
Our Ref: LANP  
Date: 10<sup>th</sup> Dec.'14

Dear John Berry,

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

Please find enclosed a copy of the Pre-Submission Draft Leominster Area Neighbourhood Plan (LANP).

From today, 10<sup>th</sup> December 2014, the plan is subject to a six week period of consultation. This will close at 6 p.m. on 6<sup>th</sup> February 2015.

Copies of the plan and supporting documents can also be viewed online at [www.leominsterplan.org](http://www.leominsterplan.org) and at the following locations Leominster Town Council Offices, Leominster Library, Leominster Community Centre, Leominster Tourist Information Centre and Grange Court.

I also enclose a copy of the representation form should you wish to make comments on the draft.

I look forward to hearing from you.

Yours sincerely,

(Cllr) Peter Ellis  
Chair LANP Steering Group

Please use the box below for any comments.

**Thank you for your time and interest. Please return this form to LANP c/o Leominster Town Council, 17 West Street, Leominster, HR6 8EP by no later than 6 p.m. on 6<sup>th</sup> Feb..**

The Leominster Area Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Leominster Town Council.

**List of Consultation Bodies and Other Consultees for Draft Neighbourhood Plan**

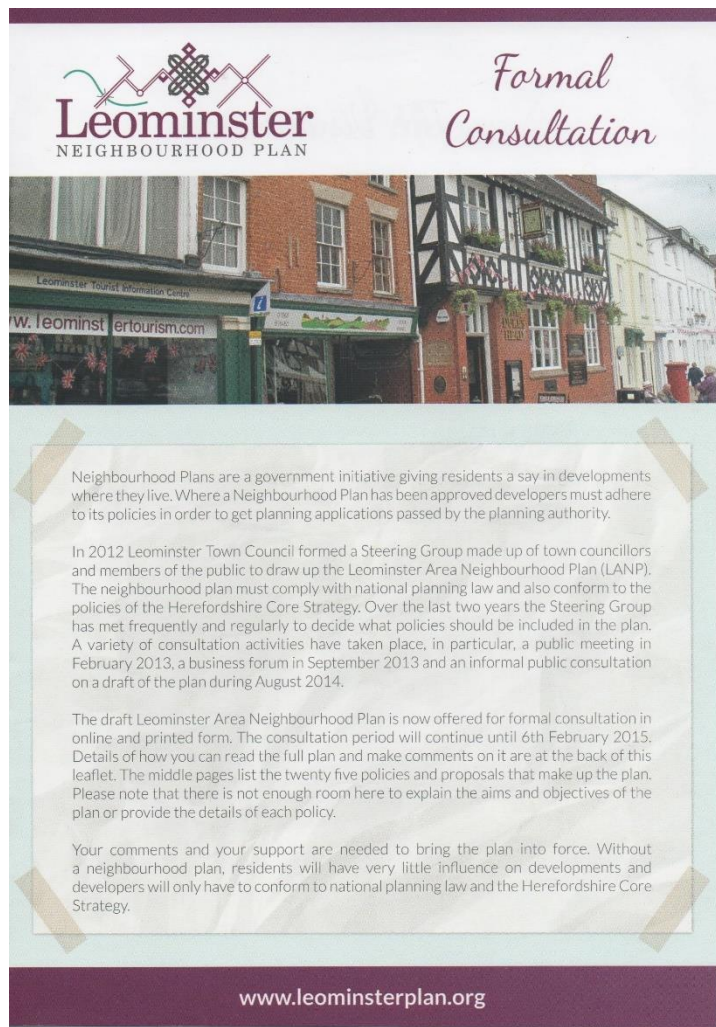
Contact Name	Organisation
Mrs M Lindsley	The Coal Authority
	The Gypsy Council
Lucy Blasdale	Homes and Communities Agency
Peter Baines	Travellers Support Group
Mr Charles Naylor	West Mercia Constabulary
Les Vaughan	Central Networks (e-on)
Dawn Williams	Severn Trent Water
Alison Brown	Natural Resources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



Mr K Riensema	Civil Aviation Authority (only send if related to a property)
Mark Jones	NHS Property Services
David Rosling	NHS England
Catherine Ashford	Welsh Government
Mr A Lee	2gether NHS Foundation Trust Headquarters
Matthew Todd-Jones/Ryan Norman	Dwr Cymru Welsh Water
Kezia Taylerson	English Heritage
Mr Mark Davies/Mr G Irwin	Environment Agency
Mr S Quartermain	Department for Communities and Local Government
Malcolm Price	West Midlands Ambulance Service
Mr R Jordan/Mr S Bailey	Hereford & Worcester Fire Brigade
Neil Doerty	Wye Valley NHS Trust
Stephen Williams	Highways Agency
Mr M Abdullah	National Grid (Transco) replaced now by AMEC (LDF 315)
Mr J Smith	RWE Npower Renewables Limited
Mrs H Fleming	Natural England
Mr S Austin	Town Planning
Barbara Morgan	Network Rail (West)
Mr C Field	Network Rail
Mr I Randle	Severn Trent Water Ltd
John Berry	Sport England

## LEOMINSTER DRAFT NEIGHBOURHOOD PLAN CONSULTATION

### Publicity Material for Draft Plan Consultation, December 2014 – February 2015



Cover of pamphlet (8 pages) containing a summary of the policies contained in the LANP, delivered to all addresses in the parish.

## Newspaper Articles

# Formal consultation period for Leominster Area Neighbourhood Plan from December 10 2014

<http://www.herefordtimes.com/search/?search=leominster+neighbourhood+plan>

[http://www.herefordtimes.com/news/11628972.Formal\\_consultation\\_period\\_for\\_Leominster\\_Area\\_Neighbourhood\\_Plan\\_from\\_December\\_10/](http://www.herefordtimes.com/news/11628972.Formal_consultation_period_for_Leominster_Area_Neighbourhood_Plan_from_December_10/)

Chairman of the LANP steering group, Peter Ellis, wants to hear from as many people as possible.

First published Thursday 27 November 2014 in [News](#)

Last updated 14:16 Thursday 27 November 2014 by [Jessica Phillips](#)



LEOMINSTER residents can have their say on a plan which sets out possible developments in the area over the next 20 years from next month.

The final draft of the [Leominster](#) Area Neighbourhood Plan (LANP) will be made available to residents from December 10 with a formal consultation launched at a meeting on the same date.

Printed copies of the plan – which sets out ideas for the town under a number of headings including sustainable, accessible and distinctive Leominster – can be viewed at the Town Council office, Leominster Library, Leominster Community Centre and the town's Tourist Information Centre.

Councillor Peter Ellis, chairman of the LANP steering group, said: "The 25 policies in the LANP provide a framework for development in Leominster over the next 20 years that will ensure a sustainable future for the parish.

"When the plan has been approved by an independent examiner and voted for by a simple majority of voting residents it will become part of the statutory local development plan which must be adhered to by all developers.

"Without a neighbourhood plan residents have little or no say in developments in their area. The active involvement of as many people as possible in the formal consultation is therefore crucial. The plan has been formulated by a steering group made up of councillors and residents."

The formal consultation starts on Wednesday December 10, with a reception for steering group members at 6pm at the Town Council office.

Copies of the plan will also be available at Grange Court where there will be an audio version for the visually impaired and all households in the Leominster Parish will receive a summary leaflet in the following week or two.

It can also be viewed online at [leominsterplan.org](http://leominsterplan.org) and can be bought from the town council office for £6.

The consultation lasts until February 6 and a public meeting is planned for Saturday January 24 between 10am and 1pm, with a formal questions and answer session at 11am at Earl Mortimer College.

Drop-in events will also take place at other venues.

## Leominster residents can find out more about LANP at meetings

[http://www.herefordtimes.com/news/11701912.Leominster\\_residents\\_can\\_find\\_out\\_more\\_about\\_LANP\\_at\\_meetings/](http://www.herefordtimes.com/news/11701912.Leominster_residents_can_find_out_more_about_LANP_at_meetings/)

Chairman of the LANP steering committee, Peter Ellis, will give a formal presentation at the meeting.

First published Monday 5 January 2015 in [News](#) by [Jessica Phillips](#)

A SERIES of public meetings will give [Leominster](#) residents an opportunity to discuss the town and its surrounding area's neighbourhood plan.

The formal consultation on the Leominster Area Neighbourhood Plan (LANP) got under way in December and the meetings will serve as an opportunity for local people to find out more.

The main meeting takes place on January 24 at Earl Mortimer College between 10am and 1pm.

It will include a formal presentation by chairman of the Leominster Area Neighbourhood Plan (LANP) steering committee, Peter Ellis, with a question and answer session starting at 11am.

Refreshments will be provided and the event is likely to be the final one before the formal consultation ends on February 6.

Two other drop-in meetings will take place on Friday January 16 between 5pm and 7pm at Ivington Primary School and on Sunday January 18 between 2pm and 4pm at the Dairy Cafe at Wharton Court.



# One more chance to have a say on Leominster plan

[http://www.herefordtimes.com/news/11738423.One more chance to have a say on Leominster plan/](http://www.herefordtimes.com/news/11738423.One_more_chance_to_have_a_say_on_Leominster_plan/)

Councillor Ellis wants as many people as possible to attend this Saturday's public meeting.

First published Wednesday 21 January 2015 in [News](#)  
Last updated 10:01 Wednesday 21 January 2015 by [Jessica Phillips](#)

LEOMINSTER residents have just one more chance to have their say about a plan which sets out development in the town for the next 20 years.

A formal consultation on the [Leominster](#) Area Neighbourhood Plan (LANP) began in December and a final public meeting is to take place this Saturday.

And Councillor Peter Ellis, chairman of the LANP steering committee, is urging residents to attend and have their say as it will be the last opportunity for public discussion before the formal consultation ends on February 6.

The public meeting takes place at Earl Mortimer College on Saturday (January 24) between 10am and 1pm with a presentation and discussion starting at 11am.

Refreshments will be provided.

The plan can also be viewed online at [leominsterplan.org](http://leominsterplan.org) or at Grange Court. They can also be bought for £6 from Leominster Tourist Information Centre.

Poster



Two of the LANP banners on display at Morrison's supermarket during the formal consultation when members of the SG engaged members of the public in discussion about the plan and invited them to the public meetings.

## **5.0 Summary of Consultation Responses of the Regulation 16 Draft Neighbourhood Plan**

5.1 The following groups and organisations were directly consulted when the initial Regulation 16 consultation exercise was carried out from 20<sup>th</sup> January 2016 to 16<sup>th</sup> March 2016:

Peter Baines

Coal Authority

Homes and Communities Agency

Woodland Trust

Herefordshire Nature Trust

Arriva Trains Wales

AMEC Environment and Infrastructure

CPRE (Herefordshire)

Natural Resources Wales

National Trust

RWE Npower Renewable

Dwr Cymru Welsh Water

Historic England

Environment Agency



Hereford and Worcester Chamber of Commerce

Wye Valley NHS Trust

Highways England

Natural England

Network Rail (west)

Severn Trent Water

Kingsland Parish Council

Luston Group Parish Council

Kimbolton Parish Council

Hatfield and District Group Parish Council

Humber, Ford & Stoke Prior Group Parish Council

Hope under Dinmore Group Parish Council

Birley with Upper Hill Parish Council

Monkland and Stretford Parish Council

Cllr P McCaull

Cllr F Norman

Cllr J Bartlett

Cllr J Stone

Mosaic Estates

Leominster Football Club

Herefordshire Council

5.2 In total 14 representations were received from those consulted above and individuals. The table below sets out the responses in more detail, the assessment of these responses, and the change, if any, made to the final Regulation 16 version of the LANP.

5.3 Following those amendments a further consultation was carried out with Herefordshire Council prior to the second Regulation 16 consultation. Responses to that further consultation were received on 26<sup>th</sup> April 2017. The following departments of Herefordshire Council responded to the revised draft Plan:

- Comments from the Neighbourhood Planning team are based on the structure of the document and the previous experiences of NP examinations.
- Comments from Development Management are based on policy implementation
- Comments from the Strategic Planning team are based on conformity with the Core Strategy.

5.4 Further modifications have since been made to the Leominster Area Neighbourhood Plan to try to respond to the significant consultation carried out since the commencement of the development of the Plan.

5.5 The Table below outlines the comments received and changes undertaken and included in the November 2017 LANP.

Name	Policy No	Summary of Comments	Steering Group Comments	Changes to Plan
Historic England	N/A	No substantive comments to add to those within the earlier response (3 <sup>rd</sup> February 2015). Support the vision and objective, particularly the comprehensive treatment of the wider historic environment.	Noted	None
Coal Authority	N/A	Confirmed that no specific comment to make.	Noted	None
Natural England	LANP2	Advise to reword criteria 1 regarding adverse impact.  Previous changes been incorporated  HRA report agreed with  SEA report agreed with	Noted  Noted  Noted	Reworded the element of the policy although further significant reworkings of LANPs 1, 2 & 3 undertaken following further acknowledgement of consultation comments.  None  LANP4 reworded  None
Network Rail	LANP2	Concern that cumulative impact of development will materially increase use of level crossing in Leominster. Object to the level of development	Noted	No action as reducing the level of development would result in the LANP failing to meet the Basic Conditions and the Herefordshire Core

		<p>Level of development proposed would require significant investment in the local infrastructure including Leominster Station. CIL/S106 funding should be made available for improvements. No development to take place until a full assessment of improvements required have been undertaken.</p> <p>Support for the proposed southern link road being constructed before any development takes place.</p> <p>Comment regarding the additional 900 homes to be constructed over and above the 1,500 in the SUE.</p>	<p>Noted and acknowledged</p> <p>Noted and supported</p> <p>Noted although only 800 additional dwelling required above the 1,500 (2,300 in total)</p>	<p>Strategy.</p> <p>No action as CIL has been put on hold and S106 infrastructure identification would need to be negotiated with Herefordshire Council.</p> <p>Due to conformity issues the LANP has had to accept that the proposed link road be built alongside development. However, a time limit has been included.</p> <p>The settlement boundary has been amended and specific sites, although not included in the LANP, have been identified and permissions are in place for over 645 of these 800 homes, leaving a target of 225.</p>
Gladman		No allocation of land to meet residual requirements	Noted	A new settlement boundary has been drawn up which includes additional land that has new permissions.
	LANP1	Policy will render future strategic	Noted	LANP1 reworded to achieve

		development unviable. Link road cost concerns. Delete policy.		viable development. Rejected complete deletion.
	LANP2	Object to criteria 1c. local technical standards should not be set by qualifying bodies.	Noted	LANP1 and LANP2 completely reworded.
	LANP2	Criteria h. self build policy evidence lacking. Delete policy.	Noted	Rejected. Self build will be an important part of future development in Leominster.
	LANP3	Too prescriptive.	Noted	Rejected.
	LANP4	Criteria f in conflict with S111 of NPPF	Noted	Deleted.
	LANP11	Local green spaces not in line with NPPF	Noted	Various amendments have been made to this policy but it has been retained.
	LANP13	Appropriate assessment should not be required.	Noted	Rejected. Light pollution has a detrimental effect on local residents.
	LANP19	References to energy efficiency should be deleted	Noted	Rejected as carbon neutral community an aim.
	LANP21	No evidence. Policy be deleted.	Noted	Now LANP25. Retained as important to Leominster and evidence available.
	SEA	No robust document. Options 1-3 not appropriate	Noted	This document was produced by Herefordshire Council.

Dwr Cymru/Welsh Water	N/A	Supportive	Noted	No amendments requested
Herefordshire County Council - Transportation team	LANP1	Sustainable transport routes not going near new link as proposed	Noted	No amendment
		Link road before housing unlikely. To be funded by developer contribution.	Noted	Policy has been amended following in-depth discussions with HC. These discussions continue.
	LANP2	Unlikely that initial building will start at each end of the link road. Western build to go through Bargates.	Noted	Policy has been substantially amended and discussions on-going regarding the development of the link road. Until this has funding the SUE is unviable for development.
	LANP3	H – within and to and from site	Noted	Policy significantly amended and renumbered.
	LANP23	Cycle contraflows	Noted	Traffic issue, not planning
	LANP24	B - Motorised before traffic. Pedestrianisation existing one way streets	Noted	No amendment
		Further study required on c	Noted	Traffic issue, not planning
		Feasibility study to be undertaken on d	Noted	Traffic issue, not planning

	General	Provide findings of the report into the Southern Link Road	Noted	Not in the possession of the Town Council at present.
Herefordshire County Council – Development Management	LANP1	Comments on link road, traffic management plan and HGV movements	Noted	Policy amended and all items addressed.
	LANP2	A number of issues raised including energy efficiency standards, family sized gardens, self build, negatively worded and surplus policies.	Noted	Policy amended and all items addressed.
	LANP3	A number of issues raised including inappropriate planning language, poor wording, negative wording and prescriptiveness.	Noted	Policy amended and all items addressed.
	LANP4	No settlement boundaries for small settlements and removal of one element	Noted	Policy amended and all items addressed.
	LANP5	Consistency and size of replacement dwellings	Noted	Policy amended and all items addressed.
	LANP7	Lack of clarity, negative wording, no need for planning policy and restrictiveness	Noted	Policy amended and all items addressed.
	LANP8	Plan for employment sites	Noted	Plan provided
	LANP9	Issues regarding sequential approach to retail development, prescriptiveness, lack of clarity and justification	Noted	Policy amended and all items addressed.
	LANP11	Amend area around Cockcroft Hill and negative wording.	Noted	Policy amended and all items addressed.

	LANP12	Negative wording	Noted	Policy amended and item addressed.
	LANP14	Relation to healthy communities	Noted	Policy amended and item addressed.
	LANP15	Policy imprecise.	Noted	Policy amended
	LANP17	Policy imprecise	Noted	Policy amended
	LANP19	Apart from lack of consistency policy well worded.	Noted	Policy amended
	LANP20	Justification, negative wording, separate River Wye SAC policy	Noted	Policy amended, new policy created
	LANP21	Negative wording	Noted	Policy amended
	LANP23	Removal of one point	Noted	Policy amended
	LANP24	Not planning policy	noted	Policy amended
Herefordshire County Council – Strategic Planning	LANP1 LANP2 LANP4 LANP5 LANP7 LANP9	All these policies are not in conformity with the adopted Core Strategy. Full details of the issues identified were provided.	Noted	All these policies have now been significantly revised following in-depth consultation with Herefordshire Council
	LANP3 LANP6 LANP11	Comments were made on these although they were in general conformity.	Noted	All these policies have been amended. Original LANP policies 22, 23 & 24 have now



	LANP19 LANP21 LANP22			been combined
Herefordshire County Council – Economic Development	N/A	<p>Previous comments incorporated</p> <p>Broadband infrastructure essential in new developments</p> <p>Sufficient employment land allocated</p> <p>Air quality issues</p> <p>Not in agreement with Mosaic statement that SUE commences before link road.</p> <p>Drainage issues to Southern Avenue Industrial Estate</p> <p>Consideration be given to complimentary community facilities due to high number of houses being proposed. Schools, services, leisure, transport</p>	All the issues highlighted were noted by the Steering Group.	Many of the issues highlighted would be incorporated as part of the substantial development that has been identified for Leominster. There have been some amendments to policies and a compromise regarding the link road. It is still the view that this is essential prior to development being undertaken in the SUE purely based on the significant increase in traffic volumes passing through Bargates
Herefordshire County Council – Environmental Health (Contamination)		Contamination is a material planning consideration. No sites have been identified but landowners responsible for securing safe development. NPPF reference.	Noted	Most of the issues raised would be dealt with via the planning process.

Herefordshire County Council – Environmental Health (pollution)		Addition to policy – Existing development shall not unduly harm the amenity of any new residential property	Noted	Currently not included although revised policies aim to ensure this does not occur.
Cabot Trustees	General	Supportive of the 6 key issues within the plan	Noted	No amendment
		Supportive of the vision, aims and objectives.	Noted	No amendment
	LANP1	Concerns re sustainability if link road provided prior to development	Noted	Policy amended
	LANP2	Supports small scale development but clarity on what constitutes small scale development	Noted	Policy amended
		No definition of small green space	Noted	Policy amended
		Concern re note at end of policy	Noted	Policy has been amended
	LANP11	Support but definition required.	Noted	Policy amended
	LANP19	Amend sustainable development standards	Noted	Amended
	LANP22	Support	Noted	No action
	Land	Allocation of sites to be included	noted	Site requested has been included in the settlement boundary as it now has outline permission.

Mosaic	Housing	Concerns regarding requirements outlined in the plan for house building. Higher numbers demanded.	Noted	Policies have been amended and numbers noted
	Travel & Transport	Objection regarding the construction of the link road prior to development taking place.	Noted	Policy amended
	Jobs & Business	Allocation of 10 hectares of new employment land	Noted	New land has been allocated south of the existing Enterprise Park
	Vision, aims & objectives	Object to wording, allocation of employment land, negative wording and various other objections.	Noted	Many of the policies have now been amended but the vision remains the same.
	LANP1	Safe routes of access in and out of Barons Cross, SUE cannot be responsible for this, cycle and pedestrian routes.	Noted	Disagree. The new SUE should contain transport and connective routes.
	LANP2	Concern re additional unreasonable costs for additional works to a design and access statement, concern re self build, word deletions.	Noted	Some amendments undertaken
	LANP3	Legal compliancy, object to individually designed homes, density, energy efficiency requirements, traffic calming.	Noted	Policy amendments undertaken
	LANP7	Reference to Enterprise Park	Noted	Amended
LANP13	Dark skies is unfair	Noted	Rejected	

	LANP17	Word amendment	Noted	Rejected
	LANP19	Unfair to exceed minimum Government standards.	Noted	Noted and amended slightly
	LANP23	Inappropriate to prioritise cycling and walking	Noted	Rejected
	Conclusion	Reiterate fundamental objections and offer of discussions with the Town Council	Noted	No action as no discussions have been undertaken between the TC and Mosaic in the last 3 years

5.6 Following the completion of the initial Regulation 16 consultation the Leominster Area Neighbourhood Plan was further revised and additional consultations on the required revisions made to the Plan were had with various Herefordshire Council departments. The table below identifies the timeline of the various consultations and a brief review of the actions taken.

Date	Department	Summary	Comments
28 <sup>th</sup> April 2016	Various HC departments	A meeting was held between the Town Council and Herefordshire Council to discuss non-conformity issues. Draft wording was provided by HC to amend LANP1 and LANP2	The wording was included in the revision of the policies which was then submitted to HC for further comment.
August 2016	HC Strategic Planning Department	A comprehensive response was provided on all revisions alongside suggestions for further revisions to a number of policies	The revisions were incorporated in a further revision of the LANP
August 2016	HC Neighbourhood Planning	A response was received on the initial revisions and further amendments were undertaken.	The revisions were incorporated in a further revision of the LANP
August 2016	HC Development Planning	As above	The revisions were incorporated in a further revision of the LANP

April 2017	HC Strategic Planning Department	A comprehensive response was provided on all revisions alongside suggestions for further revisions to a number of policies	The revisions were incorporated in a further revision of the LANP
April 2017	HC Neighbourhood Planning	Revised plan submitted for further comment.	The revisions were incorporated in a further revision of the LANP
April 2017	HC Development Planning	Revised plan submitted for further comment.	The revisions were incorporated in a further revision of the LANP
September 2017	Leominster Town Council	The Planning & Highways Committee resolved to submit the revised LANP to Herefordshire Council under Regulation 16 on 18/09/2017.  This resolution was ratified by Full Council on 25/09/2017	Revised plan was submitted
November 2017		Fully revised Leominster Area Neighbourhood Plan submitted to Herefordshire Council to be consulted upon under Regulation 16.	

## Appendix One

### LANP Newsletter, Dec 2012



**What is your vision of Leominster tomorrow?**  
(What developments would you like to see?  
What aspects of Leominster today should be protected?)

**How will you spend your leisure time?** Pub, restaurant, leisure centre, cinema, theatre, bingo, nightclub, outdoor pursuits, sport.

**Where will you or your children be educated?** In Leominster, elsewhere in Herefordshire, further afield.

**Where will you go for health advice and treatment?** GP surgery/dentist/health practitioner in Leominster, hospital in Leominster, Hereford, further away.

**What can we do to make life in Leominster more sustainable?** Use of renewable energy sources; re-duction, re-use and re-cycling of waste; use of low carbon materials for building; transport.

I'd like to help. (please say if there is any particular way you can assist the Steering Group)

I will be attending the public meeting on 26th January (please tick if you are attending)

Your name:  
Address and/or contact details  
Thank you for your contribution.

Please return to:  
The Neighbourhood Plan Steering Group,  
c/o Leominster Town Council, 17 West Street, Leominster HR6 8EP  
[www.leominsterplan.org](http://www.leominsterplan.org)

**Leominster**  
NEIGHBOURHOOD PLAN

*Leominster Tomorrow*

**A Neighbourhood Plan gives you the opportunity to say how you would like to see Leominster developing over the next five, ten, twenty years.**

The Neighbourhood Plan will be a document that planners will have to refer to and follow whenever there are applications to change the use of buildings, re-develop waste ground, develop green field sites, in fact any changes that take place within the area covered by Leominster Town Council.

**THE NEIGHBOURHOOD PLAN STEERING GROUP**

The Neighbourhood Plan Steering Group is lead by Cllr Peter Ellis (Chair) Plus others from the community and business world. For further information please contact the Town Clerk or visit the website.

Further members can be co-opted at any time for the period of the Neighbourhood Plan or for a particular task. Contact the Chair for further information.  
The Steering Group meets at 6 p.m. on the 1st and 3rd Wednesdays of the month at the Town Council offices in West Street. Members of the public are welcome to attend as observers.

From Parish Plan to Neighbourhood Plan

**PUBLIC MEETING**

**10:30 a.m. to 12:30 p.m**  
**Saturday 26th Jan. 2013**  
**At Earl Mortimer College**

**INTRODUCING THE LEOMINSTER AREA NEIGHBOURHOOD PLAN, YOUR IDEAS AND OPINIONS ARE NEEDED**

- To provide themes for the plan
- Develop a vision of Leominster for the next ten years
- Identify issues which should be targeted by the plan

**YOUR VIEW IS IMPORTANT**  
Refreshments provided

It would be helpful if you could tell us if you are attending. Either contact the Steering Group at the address below or return the form on the back page.

Neighbourhood Plan,  
c/o Leominster Town Council  
17 West Street, Leominster, HR6 8EP

T: 01568 611734  
E: [townclerk@leominstertowncouncil.gov.uk](mailto:townclerk@leominstertowncouncil.gov.uk)  
[www.leominsterplan.org](http://www.leominsterplan.org)



*A neighbourhood plan for Leominster*

Neighbourhood plans are a new idea and for the first time give the people who live and work in an area the chance to say what developments they would like to see. They also demand a lot of work because we have to make sure that everyone not only has the opportunity to reveal their vision of a future Leominster but that we share the consensus of what that vision should be.

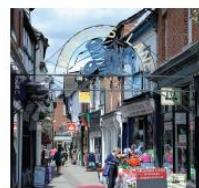


**Help needed**

The process of producing a Neighbourhood Plan for Leominster is led by the Town Council and will be carried out by the Steering Group. It will take about two years to prepare

It will take a lot of work to collect the ideas of the people who live and work in Leominster. Volunteers are needed to serve on the Steering Group, help out at events, deliver leaflets and carry out surveys. If you think you can help out at any time over the next two years please contact the Steering Group.

**Give your opinion**



We need your ideas and opinions in particular about your vision of how Leominster should develop over the next few years. Please write or email the steering group at the address given on page 1 or come to the events that we will be organising and tell us what you think.

*Councillor Peter Ellis*  
Chairman of the Leominster Area Neighbourhood Plan Steering Group

the plan and then it has to be submitted to an independent inspector. If the inspector thinks it is a workable plan then it will go to a referendum of the people of Leominster. If more than 50% of those who vote are in favour of the plan it is adopted and must be followed in the future.

**Developing Leominster**

Leominster will grow in the future. The population of the UK is expected to increase significantly and the government has told councils to plan for the increase. The draft Herefordshire Core Strategy, suggests that over 2,000 new homes will be needed in the Leominster area.

The Leominster Area Neighbourhood Plan will have to accept the final version of the Core Strategy. It will determine where some of the housing development should be, what form it should take and the provision of the other needs of a larger population—jobs, schools, health care, transport, shopping, leisure facilities and so on. Development could have a good or a bad effect on the town. If we want Leominster to remain a pleasant and lively place in which to live, with all the facilities needed both by its own population and the rest of North Herefordshire, then it is up to us to produce the Neighbourhood Plan that can deliver this.

**What about the Parish Plan?**

The Leominster Parish Plan was presented to the Town Council in February 2012. Your suggestions have provided a host of sensible actions to improve life in the town. The Neighbourhood Plan will build on aspects of the Parish Plan with particular emphasis on development and planning issues. The Parish Plan provides an important resource in the process of preparing a Neighbourhood Plan.

**YOUR LEOMINSTER, YOUR VIEW**

You can use this page to give us your opinions and ideas about the Leominster Area Neighbourhood Plan. Leominster will change over the next five, ten years. It has always changed, but will it change in the ways that we want it to change? We need to know what you think the town and surrounding area should be like in say 2022. The questions below may help you think about the developments you would like to see happen. Your answers and your vision will contribute to the neighbourhood plan that is presented to the people of Leominster.

**Will you be living on your own, with a partner, with parents, with children?**

**Where will you be living?** Town centre, edge of town, in a village outside town.

**What kind of home will you have?** Flat, bungalow, house with 2/3/4 bedrooms, retirement apartment; old/new.

**Will you rent or own your home?**

**Will you be in education, working, or retired?**

**Where will you work?** At home, in Leominster, elsewhere in Herefordshire, further away.

**What field will you be working in?** e.g. agriculture, industry, IT, retail, services, education, transport.

**How will you travel to work or college?** Walk, bicycle/electric bike, private car, shared car, bus, train.

**Where will you do most of your shopping?** On the internet, in local shops, town centre shops, farm shops, edge of town superstores, Hereford, shopping malls further away.

## Appendix Two

### LANP Business Forum

#### LANP Business Forum 09/09/2013 - business attendees

Name	Company
G. Sparey	Summerrills Farm
V/Melia	Bengry Motors
L & A Byrne	A&B Memorials
L. Booth	The Barber's Chair
G. Turner	In A Nutshell
A. Taylor	Leominster Antiques Market
C. Wilson	Sign-Rite
S. Rowberry	Westfield Walk Pharmacy
H. Clewer	Rees' Chemists
R. Magee	R.Massoc's
M. Smith	Halo Leisure
M. James	Dutton House Studio
L & P Healey	Noted
M. Aire	Shires
M. Evans	Oaks Charity
R. James	Servicos
J. Morris	Ducking Stool
B. Pycrift	Shopmobility
P. Woods	Leominster Reclamation
T & R Thomas	Thomas Panels



### Comments received at Business Forum – 9<sup>th</sup> September 2013

1. We need park and ride to alleviate town centre congestion
2. Ivington is served by the town and many people in town use the school and walking routes. Any relief road must not disrupt this.
3. Leominster needs to justify a new by-pass to alleviate congestion and pollution issues. Some money needs to be used to increase cycle paths and new timetables with increased carriages for trains and better buses.
4. No Leominster by-pass! Please make available the data to support your assertion that a by-pass is needed.
5. Yes, relief road if it is directed into town centre. During holidays, Fri and Sat park and ride on edge of town.
6. Within potential new development on a relief road there needs to be consideration of some business use, but not industrial factory use
7. New builds should be very energy efficient and support lowering housing costs. Social housing and private should be mixed and not in separate areas. At least 50% green space within any development.
8. In the housing developments would like to see small groupings – green areas, play areas, corner shops – tennis court etc. Mixed designs – not all one type – i.e. some traditional timber frame, some brick, some **PAULITED** GOOGLED AND IT SEEMS TO BE A SOMETHING TO DO WITH SCHOOLS. The housing should be aspirational! Make people want to move to Leominster, schools, surgeries etc. There should be work opportunities.
9. Geoff Sparey, Summergalts Farm. I think new houses should be given more room, like a garden etc. I live on the north edge of Leominster, one side of the river is all houses – my side, where I farm, is classified as flood plain – but hasn't flooded since they put in the flood alleviation scheme in the 1960's. This involves a massive new river cut through the farm, but this could open up a whole new area.
10. Integrated roof tiles/ solar panels on new build. ?ous?d (houses?)/business premises.
11. Malcolm Ainge, Saires Equestrian, 15 Southern Avenue 613600. Before any further development takes place, can something be done about the current drainage system which floods our office with sewage.
12. Poor disabled access to many shops. Only shop selling MALLAL? No access.
13. More events in Corn Square, Kerb appeal i.e. presentable shop windows, clean streets/flowers/enjoyable shopping environment. Really happy with new housing. Cycle way needed from new housing. Maybe historic cycle tour. Voted Fashion – 20 Drapers Lane.
14. Grants to do up shop fronts of locally owned businesses.
15. Better promotion of town – e.g. website. Have you been on Trip Advisor recently???
16. Encourage various groups e.g. Women in Business, Chamber of Commerce to take to each other.
17. One of our top selling points is the prettiness of the town centre and our lack of generic shops – this should be used to attract tourists, but we do need to encourage businesses that could provide high quality accommodation and food so cease to be Ludlow's poor relation.
18. More open air markets like the Farmer's Market/Antiques/French markets and more town events – maybe on the Grange. What about a Summer Cinema.
19. Geoff Sparey, Summergalts Farm. 0156+8 615309. When the traffic lights were not working at the bottom of Bargates. The traffic was running a lot better, so perhaps a mini round-about would be better.
20. Established Leominster businesses are crippled by high rates while new businesses get concessions. Then once the concession ceases so do the businesses. Would it be better to offer established businesses to invest in improvement and help keep them in business.

21. Antique dealers would like Leominster promoted as an Antique Town.
22. Future facing information technology, internet strategy.
23. Need to support night-time economy.
24. *Malcolm Ainge, Saires Equestrian, 15 Southern Avenue 613600. We employ 70 people and export 1/3<sup>rd</sup> of our turnover. Ideally we would like to build a new, purpose built unit on the Enterprise Park, but the cost of buying land and building is prohibitive. We do not have to be in Leominster and at some stage may move out. Is there any assistance to achieve our plans in Leominster?*
25. Clear idea of what areas are acceptable for development (retails/residential/enter[prise/industrial) etc.....
26. Clarity of purpose on proposed business developments. More jobs needed so more opportunities for jobs to be created needed both in the town and outside.. Better public transport to work outside of town.
27. I live in Etnam Street and am totally fed up with shopkeepers, bankers etc. all parking in the street (because of car-parking charges). As an Etnam Street resident we do not have drives and our only parking is on the street. We end up having to park miles away from our houses and often paying ourselves. . This is not only a problem in Etnam Street. Charging in Broad Street has increased this problem.
28. We don't need a Sainsbury or any other large company going on the outskirts of Leominster. We need shops set in town, to enable visitors. Shops and pubs are closing at an escalating rate. Parking charges need to be more menial. No Sunday charges and lorry park also no charge. My business has suffered immensely since this has happened. Also turn the clock back a decade and bring back some of the amenities – Leominster Show and Carnival and events on Bank Holidays. A lot of businesses,including myself have been trying to put thing on. Jan Morris Ducking Stool
29. Pedestrianise Corn Square, unsure about High Street . More cycle routes from Barons Cross and Ridgemore, good idea.
30. As all parking in Leominster is now charged to pedestrian?? Corn Square would seriously effect those people (especially the elderly or young with babies who quickly want to pop to the Bank, chemist etc.
31. The Town shops need tidying up.
32. Protect the black and white nature of the town centre to encourage tourism. Restore historic features where possible to further improve our historic environment. Financial support for owners of properties to keep historic feature well preserved.
33. Operate childcare in the town would love one central base rather than several to juggle.
34. Living and working close to home or in house encouraged not discouraged.
35. Rehabilitation Unit needed in Leominster – ageing population.
36. Cinema (Small) Theatre/Arts centre. Facilities for Youth Club 14-18 year old (youth club, discos, sports facilities.)
37. Improve Halo Astro Turf, Bring clown (0818 for children.)
38. Farmers Markets, Craft markets, Antique markets all encourage people into town.
39. Make Leominster more beautiful then promote, promote promote.
40. Doctors surgery needs much better parking particularly for clients with disabilities. The gradient up from surgery for anyone with breathlessness is terrible to see. “ Leominster lacks social spaces for the Arts, theatre and quality restaurants.
41. I believe Leominster needs a few more up-market restaurant/wine bars to attract the correct clients and age group into the town.
42. Bring back the carnival.

43. Business and public provision now and redevelopment to have full disability access.
44. Repair potholes in Etnam Street car park (upper) where you pay. Clean up the shop fronts – paint. Clean rubbish and bird muck from alleyways regularly. Keep the toilets open.
45. We do not need a supermarket where Dales was – bad for parking. Bad for existing business (garage) and bad for businesses in town, as well as Morrisons. FM Bansher 35 Silurian Close HR6 8SO
46. Close Corn Square to lorries – they damage pavements and buildings at the junction with High Street
47. Play Planet style indoor game facility.
48. Improve bus service 492. late to times to Hereford for new cinema. Buses to Shrewsbury.
49. New doctors surgery which would update facilities for physio etc. A scheme to keep town centre looking tidy - paint shop fronts etc, A regular market that could be themed i.e. on a Saturday 2 weeks after Farmers Market. More activities for kids and teens – make a permanent cinema and theatre that can be used to attract people to the town. Empty shops to be used as 'pop up' shops to encourage local entrepreneurs. Better signage highlighting towns Antiques and Vintage presence.
50. Excellent service and friendly to staff.
51. Merry: Although I only spoke to five people, they were all good discussions with very exciting ideas and genuine interest in the plan and the intentions of the plan.
52. All the business owners had looked at other locations (Hereford, Ludlow, Hay, Worcester etc) and specifically chosen Leominster to establish their business. Several had trading knowledge of Leo and chose to stay when they opened their own enterprise on the basis of good trade, good visitor numbers, good look of the town, inexpensive rates and POTENTIAL.
53. Worries about supermarkets and the impact of this  
Want to build on reputation of 'antiques' maybe expand this to 'homewares and antiques' so that we have a usp against Ludlow (food) and Hay (books). This would work for existing businesses but also help attract new businesses.
54. Broadband crucial
55. Good heritage architecture which is important
56. Worried about number of empty shops and the restrictions and issues (planning) that might make landlords close
57. No more charity shops
58. Pedestrianise Corn Square - hold more markets and events - but make it beautiful, social, and concentrate on 'trade'
59. look into late night shopping events
60. potential for sunday trading - markets, special days etc
61. Maximise our appeal to tourists - the town needs to be beautiful and interesting, but also promoted.
62. car parking charges should be looked at - what about a reimbursement scheme for people spending a lot of money in Leom?
63. Concentrate a core trading area (corn square, drapers lane, Broad street and surrounding streets)
64. Also interest in the Enterprise park for distribution and warehousing for online businesses which have a street shop too - so making sure businesses have some flexibility and room for business to expand/diversify.

65. Support for independent shops and businesses - gives the town character and a reason to visit.
66. Worries about the mix of car parking charges, threat of two super markets, slow moving enterprise zone, reluctance of developers to build houses, indifference of Hereford Council etc and how the combined effect will ruin Leominster.
67. Great feeling of Leominster having huge potential and excitement about the future.
68. Leominster is ignored in comparison to Herefordshire and other market towns
69. Should be wary about growing too quickly (business or houses) and also need to focus on the high end of both sectors, not just focus on needs of low income/manufacturing/supermarkets
70. need to be ambitious with plans - invest into the heritage sector (buildings, antiques, street scenes, houses) but with a modern edge - broadband, live work, digital age
71. Shortage of small, creative and attractive work spaces (this came from a small company looking to expand and commit to Leominster) would love a barn type new build space, with good parking, nice landscaping, possibly some shared communal rooms for flexibility. Not looking for a big warehouse, or a dark room in an old building (which there seems to be lots of!)
72. prepared to pay for better spaces.
73. Leominster needs some branding and promotion - why it is good to live here, work here etc etc showcase our assets
74. study other market towns and see what they do well and 'borrow' this!
75. Super market should be considered very carefully - would it be better to be in the middle of town? can it be a nice design rather than the same old format? Do we really need one? sometimes a supermarkets force independents to raise their game, but we don't want leominster to be a death town - with no one visiting and simply stopping on their way to somewhere else.
76. Leo is a great place to work and the potential is huge - if it is done right, and with an eye for everything looking nice.

## Appendix Three

### Summary notes on responses to LANP informal consultation, Aug 2014

#### Ware

- 2.2. Not anomalous because still need the road and any development will happen on the two strategic sites.
- 2.3 perhaps – check wording so that it covers an approved LP.
- 3.1 Intro is required for the Inspector, but make it clearer.
- 3.2 OK check use of terms policy and decision.
- 4.1 check wording of LO1 and LO2
- 4.2 include all settlements
- 5.1 Yes = change wording in Vision.
- 5.3 define we/our
- 6.1 p.23 point 10 review wording.
- 7.1 agreed – ease of flow
- 7.2 Development will occur with or without an LPA  
(c) define integrate
- 7.4 Yes, parking on Health Centre site LANP14(i)
- 8.1 no – the new road is essential for the future of Leominster

#### Welsh Water

Supportive – note need to coordinate improvements to sewage plant with developments.

#### Cabot Trustees – Pinfarthings

Supportive, want reassurance that Pinfarthings conforms with LANP (it does), but want to amend LANP 18 with “subject to viability considerations”.

#### Baines

Re page 16 - I don't think we can suggest a smaller urban extension.

p.21 Aim 3 more emphasis on energy self-sufficiency – yes

p.24 Aim 4 add Conservation areas – yes

Aim 6 “increase proportion of journeys” – yes

p.27 suggestion to use cuttings and banks to cut noise – too expensive to make compulsory perhaps a suggestion to encourage it.

p.31 check recommended house sizes

p.40 check out more detailed proposals for light pollution/dark skies.

### **Mosaic**

Development after 2031 - yes

Road before development – finding necessary

40 mph

Elderly care – 200 units on SUE – yes

### **Preston**

1 More detail – yes

2 not sure we will be allowed to disallow it.

3 yes

### **Bartlett**

P11-12 yes

Layout - Aims, Objectives, Policies ?

p.13 – do all hamlets need to be named?

p.20/22 sustainable?

p.23 Aim 3 strengthen opposition to infilling – yes (also p.39)

p.28 yes

infilling vs small greenfield sites – need to agree definitions

p.29 energy efficiency – yes if we can

Cockcroft corridor – yes

p.31 check house sizes

p.33 Not sure we can stipulate what we want to attract

p.38 orchard – yes

p.41 yes

p.47 travel plan – yes

### **Downey**

A lot of criticism but nothing relevant to neighbourhood planning.

**Brown**

Archaeological investigations prior to development

**Blench**

Encourage sustainable sewage systems

Steps needed to overcome the conflict between the link road and green corridors. Use Passa Lane for part of the route.

**Adams**

Supportive statements.

**D'Arcy x 2**

Supportive

Supportive but Leo not a primary tourist destination. Replace the Flying Dutchman building

**West**

Supportive. Encourage a quality hotel.

**Darbyshire**

Link rd should exit further down A44 than Baron's Cross estate.

**Haynes**

Dales site for housing. Ind estate for shops.

Supportive.

**Lindsay**

Supportive (where relevant)

**Delaney**

Supportive

**Haydock**

Supportive. Keep cyclists and pedestrians apart.

**Andersson**

Employment opportunities for low skilled workers. Modern design not tudor pastiches

**Crompton**

Coordinate building of new road with town improvements to attract tourists.

“Compassionate Towns” (?)

Supportive

**Morgan**

Supportive

**Lacey**

? (largely irrelevant to NP)

**Fewlass**

Generally supportive where relevant. Against building on SUE, would prefer link road to North (!)

**MacIntyre**

No comments on policies, critical of language and assumes that it will lead to inaction(?)

**Dearling**

Link rd join A44 further west. Importance of view of Ryelands Field area and views west (?)