



Lea Neighbourhood Development Plan

Consultation Statement

November 2017

1. Introduction

This consultation statement has been prepared to accompany the submission of the Lea Neighbourhood Development Plan (NDP) to Herefordshire Council (HC), the local planning authority, and to ensure that the relevant statutory requirements are met.

The Statement:

- contains details of the persons and bodies who were consulted about the proposed Plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by those consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

2 The Neighbourhood Development Plan

The Parish and village.

Lea is situated on the A40 between Ross-on-Wye, four miles to the west and Gloucester 12 miles to the east. The small rural parish comprises the village of Lea which is located at the base of a rolling valley surrounded by farmland. The parish population has grown from 646 in 2001 to 695 in 2011, a 7.6 % increase.

Within the village there are two Grade II* listed buildings, Castle End House and St John the Baptist Church, plus a further seven Grade II listed buildings.

The village has retained its open rural character with working farms at its centre, two small industrial units on the edges and a number of home-based businesses.

The Planning context

The NDP deals with land use and development within the parish for the period 2011 to 2031. These policies are designed to complement the existing national and county planning policies that apply within the parish.

The NDP has been prepared within the strategic planning policy context set by Herefordshire Council's Local Plan Core Strategy. Reference is made to relevant policies in the text of the Plan as appropriate. The Core Strategy was adopted in October 2015 and sets out requirements which NDPs must meet, notably in respect of housing delivery. Prior to that date, strategic policy was set by the saved policies of the Herefordshire Unitary Development Plan (UDP).

Format of the Consultation Statement

This Consultation Statement sets out details of the consultations undertaken in preparing the NDP, the issues raised and how these have been addressed within the Plan. A wide range of consultation approaches have been used in preparing the submission NDP:

- posting of material on the Parish Council (PC) website at www.theleaparishcouncil.org.uk;
- articles in Lea Lines (a bimonthly, free community publication);
- monthly parish council and regular steering group meetings open to the public;
- consultation/display stand at the 2015 Lea village fete, a parish-wide event;
- drop-in sessions at the village hall, held in the evenings and at weekends;
- letter / leaflet drops to all households in the village;
- posting of material on noticeboards around the village and at the village hall;
- household questionnaire, business questionnaire and young persons questionnaire;
- consultation on the draft Plan in accordance with Regulation 14.

The Statement covers the following stages of Plan preparation:

- the initial stages of work on the Plan, beginning with the establishment of the Neighbourhood Area and the Steering Group (section 3);
- exploring the issues to be covered (section 4);
- the questionnaires and draft Plan (section 5);
- the draft Plan consultation under Regulation 14 (section 6).

Documents which are referred to are included within the appendices. More substantial reports are referenced by web address.

3. Establishing the Neighbourhood Area and Steering Group

The concept of an NDP for the village was discussed by the Lea Parish Council during 2013. Adjoining parishes, Weston under Penyard, Aston Ingham and Linton were approached with a view to producing a joint NDP but none was interested. In January 2014 Lea Parish Council agreed that a survey flyer should be delivered to all residents to measure interest in and support for the project. Minutes of the March 2014 Parish Council meeting record that 42 of those responding were in favour of an NDP with 1 against. There were also offers of help covering a range of skills. Following the results of the survey Lea Parish Council agreed to go ahead with an NDP for the village.

Table 1: Establishing the Neighbourhood Area and Steering Group

Date	Who was consulted	How they were consulted	Main Issues raised	How the issues were considered and addressed in the NDP	Reference
Jan 2014	Parishioners	Leaflet delivered to all residents, published in Lea Lines and on the PC website.	To measure public interest in and support for an NDP for Lea	Lea PC agrees to prepare an NDP	A1.1 Leaflet A1.2 & 3 Lea PC minutes 08/01/2014 05/03/2014
May 2014	Community	Consultation by Herefordshire Council	None received	Application for designation of the Lea Neighbourhood Area approved.	A1.4 HC decision notice May 2014
11 Feb 2015	Parishioners	Open forum	Communications Group set up.	Parish councillor and three volunteers to produce questionnaire for delivery to village residents	A1.5 Lea PC minutes 04/03/2015
Sept 2016	Parish Council	PC meeting		Decision to ratify the newly formed formal Steering Group	A1.6 Lea PC minutes 07/09/2016

4. Exploring the Issues

In January 2015 the Lea Parish Council agreed that the NDP Project Brief should be posted on its website and a notice placed in Lea Lines. An open forum was suggested to enlist support and volunteers for the project.

A communications group comprising a parish councillor and three volunteers was set up to produce a questionnaire.

Open meetings were held in February and June 2015 to discuss the content of the residents questionnaire. Residents were asked to comment on the draft questionnaire in an e-mail sent to 54 local residents on 10 July 2015. This advised them that the draft was available on the Parish Council website and that it would also be available at the village fete on 11 July 2015.

In August volunteers were invited to the PC meeting hear about the experiences of Weston under Penyard Steering Group in developing their NDP. Eight parishioners had a meeting with an HC Planning Officer to explore how to move forward and, as a result, an official steering group was set up.

Table 2: Exploring the issues

Date	Who was consulted	How they were consulted	Main Issues raised	How the issues were considered and addressed in the NDP	Reference
27 Jan 2015	Parishioners	PC meeting held at the school		Project Brief adopted by PC	A2.1 Project brief A2.2 Lea PC minutes 07/01/2015
11 Feb 2015	Parishioners	Open forum	Content and production of village questionnaire	Comments formed the basis of a draft questionnaire.	A2.3 Lea PC minutes 04/03/2015
26 June 2015	Parishioners	Open meeting at the village hall advertised on village notice boards and by leaflet delivered to all residents.	What should be included in the first draft questionnaire.	Five main themes formed the basis of the draft questionnaire General/Demographics; Housing; Employment; Natural and Historic Heritage:Community and local Facilities;Energy, water and waste; and Roads,bridleways,cycle paths,pavements and footpaths.	A2.4 Leaflet A2.5 Lea PC minutes 01/07/2015
10 July 2015	54 local residents	Draft questionnaire posted on the PC website.			A2.6 E-mail

Date	Who was consulted	How they were consulted	Main Issues raised	How the issues were considered and addressed in the NDP	Reference
11 July 2015	Those attending Lea fete	Stand at the Lea fete to publicise the NDP. Draft questionnaire displayed and opinion sought on content.	Lack of recreation facilities for adults and children. Letting policy for affordable houses at Mill Lane. Concern over loss of the Post Office. More pavements needed particularly to link the Noden Drive/ Orchard Close area to the village centre.	Issues raised forwarded to the PC and subsequently included in the draft NDP.	A2.7 Comments from Fete
10 Aug 2016	Volunteers	Discussion with HC Neighbourhood Development Plan Advisor	Need official steering group. No need for a land call. Define settlement boundaries considering options such as flooding/ environmental constraints. Possible press release to local businesses.	Official steering group ratified Steering Group issued business press release to local papers and to Lea Lines. Discussed settlement options and how to handle housing within the plan.	A2.8 Lea PC minutes 07/09/2016 (See A3. 5)

5. The Questionnaire and Community Consultation

The next stage of the plan-making process was the household questionnaire. The intention to undertake the questionnaire had been discussed at the meeting on the 25 June 2015 and the village fete on 11 July. It was also trailed in a flyer delivered to all households in August 2015. The questionnaire was drawn up on the basis of the community engagement to date and focused on Housing; Employment; Natural and Historic Heritage; Community and local facilities; Energy waste and water; and Roads, bridleways, cycle paths, pavements and footpaths.

Questionnaires were delivered by volunteers to all households in the parish between 28 September and 5 October 2015. Accompanying the questionnaire was a letter from the Chairman of the Parish Council explaining the importance of the NDP. Of the 290 delivered, 91 completed questionnaires were returned.

A preliminary analysis of the results was undertaken by the communications group and presented to the parish at a meeting in January 2016. More than 50 parishioners attended the meeting.

Copies of the questionnaire and the presentation are available on the Parish Council website www.theleaparishcouncil.org.uk.

In February/March 2016 an update leaflet was delivered to all residents setting out progress to date, why we need an NDP and the Steering Group's vision and aims. This also called for volunteers for small groups to work on four main themes the natural environment; roads, paths and footpaths; housing needs; and transport and traffic. At a meeting on 20 April 2016 these topics were discussed by 24 parishioners, split into four groups to focus on a specific topic.

On Easter Monday 2016 a village walk was organised as a result of feedback in the questionnaire. This was advertised on the village notice boards and in the village shop and post office. There was much general discussion about the NDP and what people thought was most important for the village.

In September 2016 the results of the small group work were discussed and in October these groups worked on putting together the background and policies for specific themes which were then used as the basis of the first draft Plan.

The Steering Group attended a consultation meeting with Bell Homes, along with 75 parishioners, and continued to liaise with Bell Homes to pursue a development that, in residents' opinion, represented the best interests of the village.

In October and November Questionnaires were developed for young people and local businesses and a letter sent to the Lea Primary school to seek their views on the Lea NDP.

Social enterprise and research consultancy Data Orchard was engaged to analyse the information from the household questionnaires and delivered its feedback at a presentation in December 2016 which was attended by 14 people including the Steering Group.

A draft of the vision and objectives for the Plan, and a large scale map showing the housing developments that had outline or full planning permission was prepared for the drop-in events held on 10 and 18 February 2017. Copies of the Data Orchard report and the Lea Flood Study reports were also displayed together with the steps needed to progress the Lea NDP to completion. Fifty-seven people attended and 23 comments were received.

On 10 March two members of the Steering Group met the Executive Head of Lea Primary School. At that time the school was already full, so there were concerns about how to cope with additional children from the proposed developments. Funding for the additional classroom in the original plans for the school could provide some temporary relief, but nearby schools were also at capacity.

Table 3: The questionnaires and community consultation

Date	Who was consulted	How they were consulted	Main Issues raised	How the issues were considered and addressed in the NDP	Reference
Sept/Oct 2015	All residents	Household questionnaire and letter from the PC Chairman delivered by volunteers to all residents			Questionnaire see PC website A3.1 Letter from PC Chairman
Jan 2016	All residents	Presentation of summary results from questionnaire			A3.2 Leaflet Presentation see PC website
March 2016	All residents	Update leaflet and appeal for volunteers through PC website, village notice boards and Lea Lines	The natural environment; housing; roads, footpaths and pavements; and traffic and transport for small group work.		A3.3 Update Leaflet
October 2016	All residents	The Steering group maintained a presence at a Consultation meeting with Bell homes, which 75 people attended.	Proximity of some houses to the A40. Screening of the site with natural species tree planting and hedges. Materials used.	The issues raised influenced the policies relating to housing development and protection and enhancement of green infrastructure.	A3.4 Letter to Bell Homes
October 2016	Young residents	Questionnaire distributed to parents by e-mail.	No response		Questionnaire see PC website
November/December 2016	Potential for business development in Lea	Press release in all local papers and in Lea Lines	No response		A3.5 Press release A3.6 Lea Lines

Date	Who was consulted	How they were consulted	Main Issues raised	How the issues were considered and addressed in the NDP	Reference
November 2016	35 businesses in the village	Questionnaires delivered by Steering Group or sent by post. Only five responded.	Allocate existing buildings/brown field sites for employment. Promote home working. Deal with flooding and reputational issues. Better maintenance of road system/ infrastructure.		Questionnaire see PC website A3.7 Summary of responses
Dec 13 2016	Steering group and volunteers	Data Orchard Report		Data used by small groups as part of their submissions for the Plan.	Data Orchard Report See PCwebsite
10 and 18 Feb 2017	Parishioners	Drop-in events	Housing, school, flooding and drainage, green space, footpaths and lighting.	Comments were taken into account and the draft plan amended as appropriate.	A3.8 Leaflet A3.9 Summary of comments A3.10 Display material (extracts)
May 2017	HC Neighbourhood Development Planning Officer	Draft Plan sent for informal comment.		Amended as necessary.	
June 2017	Residents	Photo competition	To generate interest in the NDP and what was important in the village.	Mainly countryside views submitted.	A3.11 Leaflet
2 Aug 2017	Parish Council	Draft Plan for Regulation 14 Consultation		Plan approved	A3.12 Lea PC minutes 02/08/2017

6. Consultation on the draft Plan

Consultation on the draft Plan was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran from Monday 4 September 2017 for a period of six weeks, ending on Monday 16 October 2017.

The consultation was supported by the publication by Herefordshire Council of the Environmental Report and Habitats Regulations Assessment which had been carried out on the draft Plan in August 2017.

A leaflet setting out details of the consultation process was distributed to all households and businesses in the area by volunteers and posted on Lea Parish Council's website. The draft Plan was printed and copies located in the Lea Garage and the Church together with copies of the representation form. The draft Plan, consultation notice, representation form and other relevant documents were posted on the parish council website on the NDP link.

Relevant consultation bodies were initially identified by Herefordshire Council and reviewed by the Steering Group. Table 4 below lists the organisations consulted which include the local planning authority, neighbouring parish councils, national and regional bodies and local consultees. Consultation was by e-mail, which explained where the Plan could be viewed and how and by when to make comments.

The consultation process also included:

- two drop-in sessions at the Village Hall one on a weekday evening and one on a Saturday morning. Twenty four residents attended these sessions to take the opportunity to discuss aspects of the Plan with members of the steering group, and a number of comment forms were collected;



- a display at the Residents Association Bingo night open to both villagers and others from the surrounding area;
- a poster setting out the process was displayed on noticeboards in the village;
- preparation of a summary version of the Plan, used at the drop-in sessions.

Table 5 summarises the consultation documents which were prepared and where they can be viewed.

Table 4: Bodies consulted

Consultee group	Organisation
Local planning authority	Herefordshire Council, Neighbourhood Planning Team
Neighbouring Planning Authority	Forest of Dean District Council
Neighbouring parish councils	Aston Ingham PC Weston under Penyard PC Linton PC Micheldean PC
National and regional consultees	Coal Authority Homes and Communities Agency Natural England Environment Agency Historic England Dwy Cymru Welsh Water Western Power Distribution Network Rail (West) Highways England RWE Npower Renewables LTD Woodland Trust National Trust
Local consultees	CPRE Herefordshire Wye Valley NHS Trust Severn Trent Water Hereford and Worcester Chamber of Commerce Herefordshire Wildlife Trust Ross-on-Wye and District Civic Trust Procuero Planning Alan Keef Ltd Fury Park Homes Warren Farm Rock Farm Martin Lowe Mrs T Grindon

Table 5: Consultation documents

Consultation Document	Reference
Consultation Draft Plan	www.theleaparishcouncil.org.uk
Consultation Notice	A4.1
Representation Form	A4.2
E mail to Statutory and Other Consultees	A.3
Display Material (extracts)	A4.4
Poster advertising Drop-In Events	A4.5

Responses to the consultation

Consultation body responses were received from Herefordshire Council and six other organisations. A total of 10 members of the public responded to the consultation. Several made more than one comment, on different aspects of the Plan. These responses included general expressions of support for the Plan as whole and others outlined how the Plan might be amended. Table 6 summarises the responses and sets out the changes made.

Considering and addressing issues and concerns

The consultation responses and issues and concerns arising were initially reviewed by the Steering Group at the close of the consultation. They were also discussed with Dr D J Nicholson MRTPI for detailed review and advice.

The consultation responses were then considered at a Steering Group meeting on 24 October. The Group agreed a number of changes to the draft Plan as a result. These were further considered and agreed at a meeting of the Parish Council on 1 November 2017.

Appendix 5 details the issues and concerns arising from the consultation and Lea Parish Council's response to them; it also provides further detail on the changes made to the draft plan.

Table 6: Schedule of changes made to the draft Plan following consultation

Ref	Consultee	Change to be made
1	HC NDP liaison	Lea Policy 7 Clarify add highway/transport safety remove of inhabitants
3	HC NDP liaison	Policy Lea1 April 2017 added: extensions and outbuildings included
4	HC NDP liaison	Policy Lea 2 change deal with to mitigating the effects of.
6	HC NDP liaison	Policy Lea 3 Protected areas defined in Appendix C
7	HC NDP liaison	Policy Lea 4 Change to Large Scale Polytunnels
8	HC NDP liaison	Policy Lea 5 Change to Open Green Spaces

Ref	Consultee	Change to be made
9	HC NDP Neighbourhood Planning Team	Policy Lea 1 Change permitted to supported
10	HC NDP Neighbourhood Planning Team	Green spaces Redraft to show how each item meets the NPPF para77 criteria.
11	HC Development Management	Settlement Boundary - Remove Lea Hall, Mill Cottage and the Church, former Rectory and curtilages and include Lea Garage. Remove Stockholm place as it is not considered to promote sustainable development.
12	HC Planning Policy	Policy Lea 1 Change to include innovative designs where these respect their surroundings.
13	HC Planning Policy	Policy Lea 8 List facilities that are important to residents.
14	HC Environmental Health etc	Policy Lea 1 Include protecting existing and future resident's amenity.
15	Environment Agency	Include Lea Flood Alleviation Scheme Report and up to date details on tender production.
16	Welsh Water	Policy Lea 2 Split into two sections Surface Water Drainage and Public Sewerage Network and WasteWater Treatment Works
17	Historic England	Policy Lea 1 include suggested paragraph on Historic Farmsteads
18	Natural England	Policy Lea 1 include Developers will be encouraged to maintain habitat linkages for bats (associated with the nearbyWye Valley and Forest of Dean bat sites SAC)and dark corridors, particularly linear features such as hedges. Policy Lea 3 Include reference to need to create and maintain existing green infrastructure.
19	Procuoro Planning	Objectives Lea 1 and 2 and Policies Lea 1 and 2 redrafted
20	Alan Keef Ltd	Policy Lea 6 Include proportionate extensions to existing established businesses.
21	Mark and Serena Croad	Policy Lea 1 Include light pollution issues

HC= Herefordshire Council

Appendix 1

Establishing the Neighbourhood Area and Steering Group

- A1.1 Leaflet distributed to all residents to gauge interest in and support for an NDP
- A1.2 Extract from Parish Council Minutes 08/01/2014
- A1.3 Extract from Parish Council Minutes 05/03.2014
- A1.4 Lea Neighbourhood Area Designation Notice
- A1.5 Extract from Parish Council Minutes 04/03/15
- A1.5 Extract from Parish Council Minutes 07/09/16

A1.1 Leaflet distributed to all residents to gauge interest in and support for an NDP

AN IMPORTANT MESSAGE FROM THE LEA PARISH COUNCIL

Have Your Say Today!

We are considering putting together a **Neighbourhood Plan** as part of a government-backed scheme that is being rolled out UK-wide.

Reflecting the hopes, dreams and ambitions of everybody who lives and works here, it will have a huge influence on the way the village develops over the next few years.

Once it has been drawn up residents will get to vote on it. But before we start putting the plan together we need to hear from YOU.

*We want your input #
We want to hear your ideas #
We want you to have your say #*

As a first step, we need to measure public interest in and support for this project. Please fill in the tear-off strip overleaf and return to the village shop (courtesy of Richard and Fran) or to The Parish Clerk at the address below.

Want to know more? Want to know how you can get involved?

Please contact us by email at clarecthomas@btinternet.com
Or write to us at The Parish Clerk, 6 Cantilupe Road, Ross-on-Wye HR9 7AN

Remember – it's **YOUR** village
So you're entitled to have **YOUR** say

More houses?



Leisure facilities?

Jobs?



A better bus service?

P.T.O.



What would **YOU** like to see in Lea?

Preparing a Neighbourhood Plan will require input from all sectors of the community, and the Parish Council is therefore keen to hear from all those who are prepared to assist with this process.

Potential offers of assistance at this stage will be gratefully received, but please be assured that completing and returning the form below will put you under no obligation; at this stage we are simply trying to gauge the amount of interest there is in having a Neighbourhood Plan for Lea.



YES, I think a Neighbourhood Plan for Lea is a good idea

NO, I don't think we need one because

Name

Address

Tel No (optional) E-mail address (optional)

I can offer the following skills to help (e.g. computing, website, accounting, writing, interviewing etc): !

.....

.....

PLEASE RETURN THIS FORM BY 31st JANUARY 2014

A1.2 Extract from Parish Council Minutes 08/01/2014

9

9.1

Neighbourhood Development Plan

Cllr Fountain handed around the survey flyer. He proposed a vote of thanks to Mrs Banner who had done the majority of the work to produce it.

Cllrs Grindon, Keef, Williams and Fountain agreed to deliver the flyers over the following 2 weekends. Cllr Fountain will also contact Marion Martin to see if it can go into Lea Lines, which will then also mean that goes on the web-site.

Cllrs Grindon, Fountain and Keef will attend a Neighbourhood Development Plan meeting at Brockington (7pm) on 25th March. The Clerk will book the places.

A vote of thanks was made to Cllr Fountain for all his work on the Neighbourhood Development Plan.

A1.3 Extract from Parish Council Minutes 05/03.2014

12

Neighbourhood Development Plan


12.1

Cllr Fountain reported that the response to the recent survey had been 42 in favour, 1 against and with offers of help covering a range of skills. The next steps would now be for the Parish Council to agree to prepare a Neighbourhood Plan and to then seek approval from Herefordshire Council – with a six week consultation period following the submission of the application. Proposed by Cllr Keef, seconded by Cllr Williams and agreed unanimously these steps were agreed.

Cllr Keef stressed that a plan would take a great deal of time and effort to produce and would require the input of the whole village.

A1.4 Lea Neighbourhood Area Designation Notice

NEIGHBOURHOOD PLANNING NOTICE

 **Herefordshire Council**

The Neighbourhood Planning (General) Regulations 2012


Herefordshire Council has **APPROVED**, under Article 7 of the above Regulations the following Neighbourhood Area:-

Neighbourhood Area Name: **Lea Neighbourhood Area** Relevant body is: **Lea Parish Council**

The Neighbourhood Area is identified on the below map

Scale: 1:18,000

Lea Neighbourhood Area



ANDREW ASHCROFT
ASSISTANT DIRECTOR ECONOMY ENVIRONMENT AND CULTURAL SERVICES
Date: 13/05/2014

Neighbourhood Planning - V1 - March 2012

A1.5 Extract from Parish Council Minutes 04/03/2015

11.

Neighbourhood Development Plan

11.1

Cllr Fountain advised that the 1st Open Forum meeting on 11th February had enlisted 3 volunteers for the project to work on communications. The working group are to produce a questionnaire to be delivered to residents of the village. Cllr Fountain also advised that grants were now available to support the scheme but this would not be discussed at the Parish Council meeting.

A1.6 Extract from Parish Council Minutes 07/09/16

Neighbourhood Development Plan. To receive a progress report and any additional actions to be considered for approval:

12.1 It was unanimously **RESOLVED** to ratify the newly formed Steering Group.

12.2 It was unanimously **RESOLVED** to adopt The Terms Of Reference.

12.3 The Grant application needs to be submitted online to Herefordshire Council by the Clerk before the next Parish Council meeting.

Appendix 2

Exploring the issues

- A2.1 Project Brief
- A2.2 Extract from Parish Council Minutes 07/01/2015
- A2.3 Extract from Parish Council Minutes 04/03/2015
- A2.4 Leaflet Open Meeting
- A2.5 Extract from Parish Council Minutes 01/07/2015
- A2.6 E-mail to 54 local residents
- A2.7 Comments from Fete
- A2.8 Extract from Parish Council Minutes 07/09/2016

A2.1 Project Brief

The Lea Neighbourhood Development Plan Project Brief



Adopted by Lea Parish Council
7th January 2015

PROCESS/TIMETABLE(18-24 Months)

(Throughout, close liaison will be made with the Herefordshire Council Neighbourhood Development Plan Team)(NDPT)

Objective

To create a framework enabling decision making by all relevant bodies and individuals which will enhance the quality of life for those living, working and visiting the area.

1. The area to be covered has been decided and Herefordshire Council has designated a Neighbourhood Area which consists of the whole Parish.
2. Adopt Draft Project Brief and set up consultation for public comment, on the Plan's likely content.
3. Set up organisational elements
 - e.g. (i) Steering Group
(Parish Councillors, members of Working Groups, Ward Councillor and Lead Professional Officer from N.D.P.T.
 - (ii) Working Groups to represent the varied organisations and interests in the plan area.
 - e.g. Social Groups - Church, School, Village Hall, Arts Group, Residents Association, Lea Action Group (LAG) etc.
 - Commercial Group - Farmers/Landowners, Lea Stores, Crown Inn, Post Office, the Garage, Alan Keef Ltd.
 - Environmental Group eg. Council for the Protection of Rural England (C.P.R.E), Nature Trust, Woodland Trust, Environment Agency, and others.
 - Finance & Resources Group - to manage the budgetary and skills aspects of the plan.

(At the consultation stage on the project brief it would be extremely useful to identify volunteer skills which exist in the parish that could contribute to the plan's preparation. e.g. Artists, Photographers, Writers, Public Speakers, Surveyors, Accountants, Planners, Secretarial & Computer skills etc.)

4. Issue questionnaire on matters likely to affect the development of Lea, to identify problems and aspirations.
5. Analysis of responses to questionnaire and prepare a Response Report for public information, and to set out priorities for the Plan to deal with.
6. Prepare Draft Plan in accordance with National and Local Policies and various directives.
7. Consult as widely as possible via public meetings, discussion groups, newsletter and web site.
Consult with Service Providers e.g. Western Power Distribution, British Telecom, Stagecoach, Housing providers, Herefordshire Highways, Welsh Water, etc.
8. Amend Draft Plan as required and prepare final draft.
9. Consult on final Draft and hold a Referendum.
10. Prepare plan for submission and approval by Herefordshire Council
11. If necessary, hold Public Inquiry.
12. Consider Inspector's conclusions and make appropriate amendments.
13. Approval of Plan.
14. Implementation of proposals and monitor progress.

Financial Aspects

Establishing likely costs of preparing the Plan from start to completion is very difficult at this stage. Experience of other parishes nationally will be very helpful in informing this matter. Funds are available, once the preparation of the Plan has been approved e.g. from Government funding up to £7,000 from the Supporting Communities in Neighbourhood Planning Programme. (This was the situation, it is unknown whether or not this will continue in the next Financial year).

An estimate of likely costs is essential so that the Parish Council budget can be organised to identify expenditure for the next financial year (particularly with respect to the publication and consultation on the Project Brief and questionnaire) and subsequent financial years 2015/2016 and onwards. Costs relevant to the Plan preparation timetable must be incorporated into the Parish Council's budget.

Comments to: Author/ Paul Fountain RTPi (rtd.) MIM(rtd.)

Mill Cottage
Knightshill
Lea
Ross-on-Wye
Herefordshire
HR9 7LA

paulfountain1@btinternet.com
01989 750489

A2.2 Extract from Parish Council Minutes 07/01/2015

10 Neighbourhood Development Plan

10.1

The second draft of the NDP Project Brief was circulated to Councillors. The Clerk was asked to post a copy on to the website and ask for a notice to be published in the next Lea Lines. Cllr Fountain suggested an Open Forum Meeting to be held at the Village Hall on 11th February to enlist support and volunteers for the project. Proposed by Cllr Williams, seconded by Cllr Morgan and approved unanimously.

A2.3 Extract from Parish Council Minutes 04/03/2015

11. Neighbourhood Development Plan

11.1

Cllr Fountain advised that the 1st Open Forum meeting on 11th February had enlisted 3 volunteers for the project to work on communications. The working group are to produce a questionnaire to be delivered to residents of the village. Cllr Fountain also advised that grants were now available to support the scheme but this would not be discussed at the Parish Council meeting.

A2.4 Leaflet Open Meeting

**Lea Village Neighbourhood Development Plan \$
Meeting Friday 26th June 7.00pm \$
At Lea School \$
To discuss the first draft questionnaire \$**



**Come and share your views for the future
of our village. Help plan for expansion, \$
and ensure developments are suitable. \$**



A2.5 Extract from Parish Council Minutes 01/07/2015

12. Neighbourhood Development Plan

- 12.1 The Vice Chairman advised that there was a disappointing turn out for the Draft Questionnaire meeting held on 26th June with only 5 parishioners in attendance. He advised that the Parish Council were taking a stand at the Lea Village Fete on July 11th in order to publicise the Neighbourhood Plan and Draft Questionnaire.

A2.6 E mail to 54 local residents

Draft Consultation - Lea Neighbourhood Development Plan

10/07/2015

Dear Resident,

The process has started on the Lea Neighbourhood Development Plan. We now have a draft questionnaire open for consultation on the Parish Council website <http://www.theleaparishcouncil.org.uk/neighbourhood-plan/>

We are asking for your comments on the questionnaire, you will have an opportunity later in the year to complete the questions and share your thoughts with us.

Please take some time to read the draft questionnaire and send your responses to sylvia.nicholls@btinternet.com by August 18th 2015.

If you would prefer to speak directly about the draft questionnaire we will be at the Lea Village Fete on Saturday 11th July from 11-4, please come and join us.

Thank you for your interest in our Village, we look forward to hearing from you.

Many thanks,

Jayne Dunstan

Parish Clerk on behalf of Lea Parish Council.

A2.7 Comments from the village Fete July 2015

Topic	Comment	Action
Recreation	We need an outdoor activity centre for children and adults.	Added to Appendix 'E' items and referred to Parish Council
	Outside gym equipment	Added to Appendix 'E' items and referred to Parish Council
	Outdoors exercise equipment	Added to Appendix 'E' items and referred to Parish Council
	Outdoor gym equipment	Added to Appendix 'E' items and referred to Parish Council
	Outside gym equipment for outside fitness and play 10+	Added to Appendix 'E' items and referred to Parish Council

Topic	Comment	Action
	The outside gym - brilliant idea! Will help people to socialise	Added to Appendix 'E' items and referred to Parish Council
	Yes to outside play equipment	Added to Appendix 'E' items and referred to Parish Council
	I think an outdoor gym (MILGA) would be a fantastic idea. I lived in the village for 19 years and when I come home it would be great to have something available as I am disabled so it would be great to have something accessible.	Added to Appendix 'E' items and referred to Parish Council
	More outdoor play equipment/ recreation area.	Added to Appendix 'E' items and referred to Parish Council
	More equipment in play area.	Added to Appendix 'E' items and referred to Parish Council
	Recreation ground for children at village hall. Outside gym.	Added to Appendix 'E' items and referred to Parish Council
	Play area for Knightshill 6+	Added to Appendix 'E' items and referred to Parish Council
Miscellaneous	Local housing letting Policy for the houses in Mill Lane	Not an NDP matter - no action
	Post Office urgent!!!	Post Office facility now provided.
	P. Office - Please. Local housing. Footpaths + Community Support.	Post Office facility now provided. Other matters non specific. No action.
	Village Agents + Support for older vulnerable people.	Not an NDP matter - no action
	More pavements e.g. linking Orchard Close/ Noden Drive.	Supported within Lea Objective 6 and Lea Objective 7.
	Extend faster shire by increasing speeds above 2mbytes p sec	Not an NDP matter - no action
	J P Construction when they built Cox's MeadownLea they were supposed to allocate money towards a children's play area. When I ? it I was told it had gone to Herefordshire Council to spend as they wish.	Not an NDP matter - no action

A2.8 Extract from Parish Council Minutes 07/09/2016

12.

Neighbourhood Development Plan. To receive a progress report and any additional actions to be considered for approval:

12.1

It was unanimously **RESOLVED** to ratify the newly formed Steering Group.

12.2

12.3

It was unanimously **RESOLVED** to adopt The Terms Of Reference.

The Grant application needs to be submitted online to Herefordshire Council by the Clerk before the next Parish Council meets.

Appendix 3

The questionnaires and community consultation

- A3.1 Letter from PC Chairman
- A3.2 Leaflet advertising presentation
- A3.3 March 2016 Update Leaflet
- A3.4 Letter to Bell Homes
- A3.5 Press Release
- A3.6 Lea Lines
- A3.7 Summary of business responses
- A3.8 Leaflet advertising Drop-In events
- A3.9 Summary of Comments
- A3.10 Display material
- A3.11 Leaflet re Photo Competition
- A3.12 Extract from PC minutes 02/08/2017

A3.1 Letter from PC Chairman

The Lea Parish Council

C/o The Clerk, 10 Chapel Road, Ross on Wye, HR9 5PR
Telephone: 01989 566771 Email: clerk@theleaparishcouncil.org.uk

Dear Lea Parishioner

After some considerable time in the development, The Lea Parish Council is extremely pleased to release its questionnaire for the proposed Neighbourhood Development Plan (NDP).

The NDP offers all residents the opportunity to have a say in what shape our village should take in the future. We feel it is vital that as many residents as possible are involved and to assist you in filling in the questionnaire the following pointers may prove helpful:

Why?

As the past 18 months have indicated, some level of development within The Lea is inevitable. However we need to balance development with sustainable facilities and infrastructure and ensure that, wherever possible, it is to the benefit of the majority of residents of The Lea. The NDP offers a legal structure to govern the village's development for the future.

How?

The attached questionnaire is the first stage of the process of creating a NDP and gives all residents the opportunity to give their opinion on what is important and matters to them. Please take the time to answer as many questions as possible and remember that every adult member in your household is welcome and entitled to complete a copy of the questionnaire. Details of how to obtain more copies of the questionnaire are indicated on the questionnaire itself.

Completed questionnaires can be handed in to the Lea Stores, Lea C.E. Primary School, St John the Baptist church or posted to the Clerk at the above address. The forms can also be filled in on-line via the Parish Council's website (www.theleaparishcouncil.org.uk).

When?

Ideally as soon as possible to enable us to start compiling the information received. We have set a last return date of 31st October 2015.

What happens next?

After the questionnaires have been returned, the results will be collated and analysed. The resulting information will be published and available for discussion at a public meeting with the aim of using it as the starting point for building the NDP.

We are aiming to have the results information for the Parish Council meeting on 2nd December 2015.

I will end by once again stressing how important it is that as many residents as possible complete the questionnaire to ensure we get a truly balanced view on the village's long-term requirements. It really is your chance to **'have your say'**.

We look forward to hearing from you.

Yours faithfully



Patrick Keef
Chairman - The Lea Parish Council

A3.2 Leaflet advertising presentation

FREE REFRESHMENTS!

LEA VILLAGE
NEIGHBOURHOOD
DEVELOPMENT PLAN
HAVE YOUR SAY!

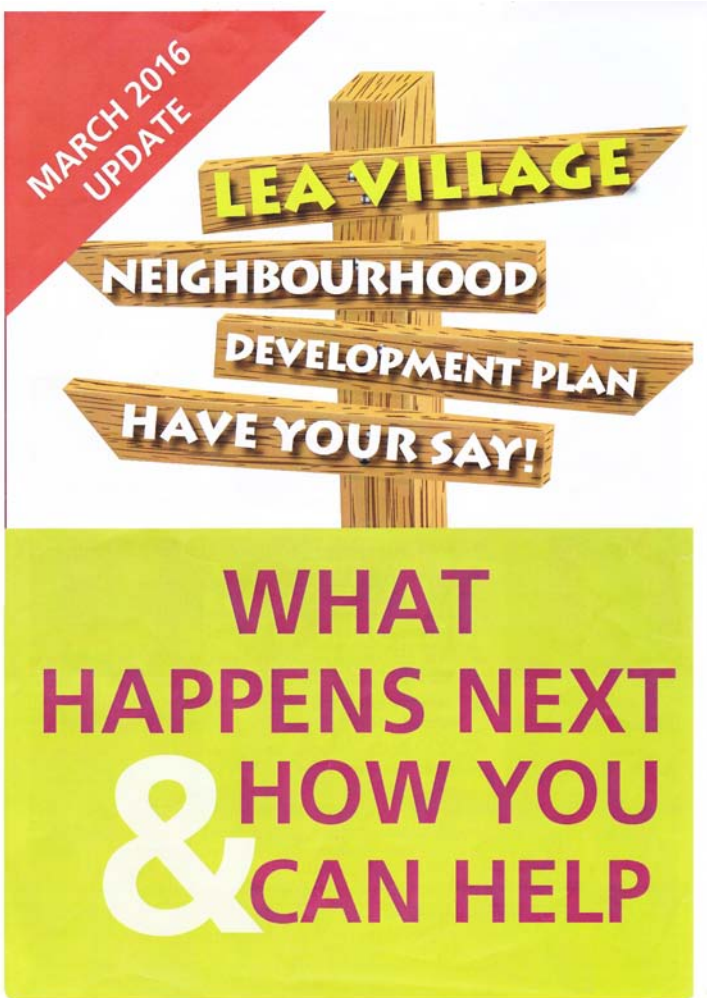
THE RESULTS ARE IN!

EVERYONE'S INVITED
To come along to the village hall on 27th January at 7.30pm to hear a summary of the results, comment on the findings and plan what happens next.
FOR MORE INFORMATION CALL COUNCILLOR SYLVIA NICHOLLS ON 01989 750660 OR 07817 473813

WE NEED YOUR HELP WITH THIS NEXT VITAL STAGE SO PLEASE COME ALONG... VILLAGE HALL 27TH JANUARY AT 7.30PM

VIEW THE RESULTS ON-LINE
We've uploaded a summary of the results to the parish council website too. Visit www.leaparishcouncil.org.uk

A3.3 March 2016 Update Leaflet



THE STORY SO FAR

Following the Lea Parish Council's adoption of the Neighbourhood Development Plan (NDP) Brief on 27th January 2015, a Steering Group was formed, which created the first questionnaire to discover exactly how residents perceive the future of Lea Village.

On 27th January 2016, exactly a year later, results were presented at a meeting to which all residents were invited. 50+ attended, a massive response encouraging us to proceed with the task in hand. Thanks to those who attended.

OUR VISION

To preserve or enhance the parish's unique rural settlements, our vision is to guide appropriate housing developments, by ensuring the proposed infrastructure reflects our community's needs.

OUR AIMS

- To protect the parish's most important green assets, whilst improving provision of open space, and green links for the existing and expanding population.
- Ensure developers keep in mind the character of the village by providing good quality homes that respect our needs and historical features.
- Enhance the safety of inhabitants, improving pavements and footpaths, where roads and traffic observe a slower pace, and encourage the inclusion of cycleways where possible.
- To build greater cohesion across the communities by encouraging more leisure activities for all ages.
- Seek out possible employment sites, raising opportunities for more local jobs.
- Seek to alleviate drainage and flooding issues for current and future homes.
- Consider how renewable energy can facilitate our needs whilst being sensitive to the landscape in the parish.

Why do we need a NDP?

Quite simply, with a Neighbourhood Development Plan the village will have a far greater say in the type of development we will see in the future. An NDP for The Lea will be a statutory document bringing with it a financial advantage. If we do not do it, an NDP will be imposed upon the village which we will have had no hand in, and which will result in watered down financial advantage.

HOW YOU CAN HELP

What do you know about in Lea Village?

We are looking for volunteers to join our friendly teams for the following groups



GROUP 1

The natural environment
Birds, trees, flowers, bats, hedgehogs, insects, in fact wildlife in general. What's in your garden?



GROUP 2

Roads, paths & footpaths
Mapping the area for pavements, paths and footpaths. Looking for where cycleways might be introduced.



GROUP 3

Housing needs
Which areas are suitable. How they link with already identified sites.



GROUP 4

Transport & traffic
Looking at rural transport and roads in the village. Better bus services. Traffic calming possibilities.



PLEASE CONTACT US

You don't need to be an expert, just interested in Lea village. This won't take up lots of time, but is so essential. We need you to volunteer for one of the target groups please.

If you would like to join or find out more, please email or ring:
sylvia.nicholls@btinternet.com
07817 473813

WHAT HAPPENS NEXT

Below is a draft outline of the procedure still to come in developing a NDP for The Lea -



This is an ongoing process probably spanning the next 18 months. Progress depends on participation of residents.

Each stage of the NDP is led and scrutinised by Lea Parish Council, but we need the help of Lea residents to help us with the work and ensure we represent your views. You can keep up to date by checking the latest information at - <http://www.theleaparishcouncil.org.uk/neighbourhood-plan/>

PLEASE HELP BY VOLUNTEERING NOW TO JOIN ONE OF THE GROUPS

A3.4 Letter to Bell Homes

Planning Application P163970

PROPOSED MILL LANE DEVELOPMENT

Lea NDP Steering Group was invited to attend a Bell Homes presentation event in October 2016. The event was used to inform both the Steering Group/Parish Council and Bell Homes about local reaction.

Comments received by Steering Group are listed below.

Responses from Bell Homes are in italics.

Concerns regarding Visual Impact

- Close proximity of front Houses to A 40 creating a harsh overpowering out of character feel. *The closest house to the main road is Plot 1 which we have moved back a further 1 metre to mean that it is now over 5m back from the nearside road kerb.*
- houses extending too far towards church intruding into green space - can these houses, especially the group nearest the Church, be set back to allow green space and trees immediately alongside the A40? This would soften view of development from the A40 and also allow the possibility of the footpath, used by school children, to be set back from the busy A40. *These houses are already as close as they can be to the new access road entering the development, which has been fixed by the original Outline Planning Permission. The houses that back on to the western boundary do already benefit from very large rear gardens, aiding the 'buffer' between the development and the existing fields. They are in fact more than twice the minimum garden depth of 10m.*
- row of small low cost houses at entrance also present an out of character/poor quality feel and detract from overall character of the development - could more attention be given to the design of this area to enhance view of development and improve its image? *These houses provide a more attractive street scene than large, detached houses. We have adopted this approach on other housing schemes in Herefordshire, which have worked very well. Please see attached images for example in Wellington.*
- dominance of 2 storey houses behind the garage - if houses immediately behind garage were reduced to one storey or staggered and screened/softened with tree planting the development's overpowering visual dominance (accentuated by the rising ground) would be reduced. *The only two dwellings that are to be bungalows (following on from what was proposed in the Outline Planning Permission) are Plots 16 & 17. The rest of the dwellings on this site must remain as two storey houses. Fortunately the houses that back on to the garage are the smallest houses on the site, so they should not sit as high as some of the other, larger houses that are on this site.*
- low cost housing grouped together – visually better if spread through the development and grouped with bigger homes. *The six low cost market housing units have already been spread out into two, completely different, locations within the development. Both of them being in attractive, desirable locations within the development.*

Houses External design and Materials

- We expect "Houses to be similar designs to Lining Wood Mitcheldean" - Although good in comparison to many developments we feel the following aspects of this development don't fit in well with Lea:*
- dormer windows extending into roofline. *Only 'bonnet' dormers are proposed on three, out of the thirty nine dwellings and this is merely because these are the three largest house types on the site and the bonnet dormers help break up the large spans of roof on show.*
 - little roofs extending over front doors *Door canopies over front doors are to add interest to front facades of houses, to prevent them being too 'flat-faced'*
 - too many "blue" bricks in brick mix - needs to be a softer mix without too many contrasting colours in the mix. *Brick type (along with stone and render colours) will all be to complement the local vernacular and will need to be agreed with Planning Officer. We have noted the fact that 'blue' bricks will not be welcomed.*

To match more with Lea

- Herefordshire red sandstone would be desirable, especially at entrance to site *Noted*
- Off white/creamy (not brilliant white) render. Possibly up 40% to 50% of the development could be render to help to soften brick houses and match in with Lea. Presumably render is cheaper to build than brick - allowing for some sandstone to be used at entrance? *Stone, brick and render will all be proposed (as on attached images). Ivory coloured render may be an option, rather than having a development with multi-coloured render on different houses.*
- Choice of brick critical and should not be bright red as some more recent developments. *Noted*

- A simple rectangular design to the front face would match more with the traditional buildings in the Lea. *We must seek to add interest to our development site, but appreciate that too much interest will pull away from the simplicity of the traditional nature of nearby houses.*
- No decorated barge boards. *There will be none*

Landscaping

- provision of good sized tree planting (which will extend in height above the rooflines) (mix of evergreen and deciduous) to be positioned:

1. Behind garage and
2. At entrance soften views into site from neighbouring properties and A40, and provide a desirable visual buffer between the garage and the houses.
3. Within the development and on the Ridgeline (to soften a harsh built outline when viewed from surrounding roads) *All of this has been incorporated into the detailed landscape design*

Footpaths

- If the front houses were set back from the A40 to create an area of trees and grass, a footpath could be set back from the road for safety. *Footpath to the side of the main road is preferred since this is where the footpath already is all the way down the south side of the existing A40*

Note

Mill Brook gardens is a good example of local development:

- Set back and screened from the road. *Although the new development will not have rear gardens facing the main road, it will be set back an acceptable amount from the A40*

- Good mix of render and brick (render could be a softer off white) *Yes, agreed*

- Sizable tree planting present to soften outlook into and within development *Already part of the soft*

landscaping proposals

These good points are lacking in many newer developments around the Lea.

Other Concerns/Questions

1. Do we know what source of heating is to be provided? Are there going to be oil tanks dotted around the development , or LPG cylinders. Or will air source heat pumps be used? *It will be Air Source Heat Pumps, which will provide both heating and hot water*
2. Will the electrical supply to the village need to be upgraded? *I will bring details to Saturday's exhibition, but it does appear that there will have to be a new sub-station on our development, due to the insufficient electricity supply already experienced in the nearby area*
3. What happens to the present power pole in the middle of the field? *All existing electric poles on site will be taken down and electricity supply will be taken underground (apart from the transformer and pole on eastern boundary)*
4. We understand the flood control improvements are planned but is the sewage system also to be upgraded? *I am unaware of what is planned to the existing drainage systems. With regards to foul water, this would be best checked with Welsh Water as they are the governing body of foul water treatment in the area.*
5. Solar panels are indicated – on the roofs facing east/west these will be of limited use. *We will not actually be installing solar panels. The reason for them being on the plan is so that eventual owners will not require planning consent to install solar panels, should they want to.*

A3.5 Press Release

For publication

GETTING DOWN TO BUSINESS IN THE LEA

If you run a business, big or small, then your views matter - and the Lea would love to hear from you. That is because the village is busy putting together a Neighbourhood Development Plan and needs your input.

Just four miles outside Ross-on-Wye, and straddling the A40, the Lea sits close to the Herefordshire/ Gloucestershire border.

The NDP's steering committee wants to know what your priorities are. That is the case no matter whether you already run a business in the Lea, are contemplating starting one or thinking of moving your existing activities to Herefordshire's best-located village.

"Is it the availability of land that matters?" asks steering committee chair, Sylvia Nicholls.

"Is it the quality of the transport links that is the key?" she continues. "Perhaps it is the broadband speed or the skills of the local workforce.

"No matter whether you are self-employed or an SME - Small and Medium-size Enterprise - then we want to know what you would like to see included in our NDP."

Put together by local people for local people while at all times respecting county-wide and national policies, an NDP sets out how a community wants to evolve over the coming years. It addresses everything from the extent of housing development and where it should go to ways in which businesses, employment provision and local facilities and services should be supported.

A statutory document, its contents must be taken into account by, for example, developers who wish to construct more dwellings in the village.

"The Lea is open for business," says Sylvia. "And we're open to the views of business people."

Businesses that wish to have a say in Lea's NDP should email theleandp@googlemail.com

Press enquiries only - Steve Banner, press officer, 01989 750241

LEA LINES

VILLAGE & CHURCH NEWS FOR THE PARISH OF LEA

A BIG WELCOME TO STEVE & SIMON AT LEA STORES !!

Application P141278/O Land adjacent to the Petrol Filling Station and Mill Lane, A40, Lea

Bell Homes would like to invite the residents of Lea to a Public Exhibition in Lea Village Hall to see the proposals they have put together for the development site. The dates are:

2pm - 6pm Friday 21st October 2016 9am -1pm Saturday 29th October 2016

Site plans will be available for viewing and the Bell Homes representatives will be happy to answer questions relating to this particular development.

Look out for further details in October on the Parish Council and Village Hall noticeboards and on the Parish Council website www.theleaparishcouncil.org.uk

Hereford Coeliac Group's

FREE FROM & GLUTEN FREE FOOD FAIR

on

SATURDAY 15th OCTOBER 2016

at

HEREFORD LEISURE CENTRE

Holmer Road, Hereford, HR4 9UD

11.00am - 2.00pm

★ Cookery Demonstrations ★ Short Mat Bowls ★ Christine's Puddings ★ Fish & Chips ★ Greens Beers★ Ladybird Foods★ Pasta Italia ★ Voakes Free from ★ & many more...

Entry by Donation

GETTING DOWN TO BUSINESS IN THE LEA

If you run a business, big or small, then your views matter - and the Lea would love to hear from you. That is because it is busy putting together a Neighbourhood Development Plan and needs your input.

The NDP's steering committee wants to know what your priorities are. That is the case no matter whether you already run a business in the Lea, are contemplating starting one or thinking of moving your existing activities to Herefordshire's best-located village.

"Is it the availability of land that matters?" asks steering committee chair, Sylvia Nicholls.

"Is it the quality of the transport links that is the key?" she continues.

"Perhaps it is the broadband speed or the skills of the local workforce.

"No matter whether you are self-employed or an SME - Small and Medium-size Enterprise - then we want to know what you would like to see included in our NDP." Put together by local people for local people while at all times respecting county-wide and national policies, an NDP sets out how a community wants to evolve over the coming years. It addresses everything from the extent of housing development and where it should go to ways in which businesses, employment provision and local facilities and services should be supported.

A statutory document, its contents must be taken into account by, for example, developers who wish to construct more dwellings in the village.

"The Lea is open for business," says Sylvia. "And we're open to the views of business people."

Businesses that wish to have a say in Lea's NDP should email theleandp@googlemail.com

THE CATE CODY QUARTET
as seen on the BBC's TV Awards

Saturday 22nd October 2016
 7.30-10.30pm

Lea Village Hall,
 HR9 7JY

Jazz
 Picnic Supper /
 Dance

A fun evening of
 dining and dancing
 with The Cate Cody
 Quartet



BRING YOUR OWN PICNIC SUPPER, DRINKS
 & TABLECLOTH
www.jazzcats.co.uk or call 07817 726069

Theatre comes to the Lea for Christmas !!

The village hall committee have today agreed a date for the Rain Or Shine Theatre Company to bring us The Hound of the Baskervilles on 16th December. For an evening of acclaimed theatre plus mulled wine and mince pies look out for details next month and on notice boards in the coming weeks.



CONTACT DETAILS

Editor:
 Marion Martin
lealines@btinternet.com
 01989 750808

Parish Clerk:
 Jayne Dunstan 01989 566771
 07877 202837
clerk@theleaparishcouncil.org.uk

PARISH COUNCIL—NEXT MEETING

Wednesday November 2nd 2016
 Lea Village Hall 7.30pm
 Deadline date for next edition
15TH NOVEMBER 2016

A3.7 Summary of business responses

The Lea NDP business questionnaire results collated 31st January 2017

Jobs & the economy:

Q1 What should we encourage?

Tourism & Leisure	3	Accommodation	2
Food & drink production	4	Offices	3
Pubs/ restaurants/ cafes	2	Shops retail	2
Transport	2	Community services	3
Social enterprises	4	Financial & professional	2
Light industry & manufacturing	3	Other	1

Q2 Should NDP allocate land for employment? Yes 4

Q3 What type of sites should be allocated for employment development?

Existing buildings 5 Brown field (developed) 4

Q4 Where should these sites be located?

In/ around Lea village 3 In or around Lea 4 Elsewhere in parish 2

Q5 Should existing employment sites be protected from change of use?

Yes 3 No 2

Q6 Should the NDP include policies that promote home working? Yes 5

Q7 Which of these factors would encourage businesses to locate to Lea?

a. Fast broadband	4
b. Better road access	1
c. Purpose built workshop/ office to rent or buy	4
d. Workshop / offices converted from older premises	5
e. Homes for rent/ sale with separate workshop on site	3
f. Homes for rent/ sale with storage space onsite	3
g. Homes for rent/ sale with integral workshop space	3
h. Other	0

Comments from previous questions:

Q 1 What should we encourage?

No major industrial developments which would alter the character of the village (this includes food processing).

If we encourage more tourist accommodation it would be excessive in relation to regular homes. More tourist activities need encouraging e.g. fishing, cycling walking.

Q4 Where should employment sites be located?

Keep these in the village as there are already bus routes for employees to travel in.

A3.8 Leaflet advertising Drop-In events

IMPORTANT VILLAGE MEETINGS

The Lea
NEIGHBOURHOOD PLAN

FORTHCOMING 'DROP-IN' EVENTS

FRIDAY 10TH FEBRUARY 2-5PM

SATURDAY 18TH FEBRUARY 9.30-12.30PM

A large number of your neighbours are involved in the formation of The Lea Neighbourhood Development Plan and we're now at the stage where we have plenty to share with you and lots we still need your feedback on as well.

Come and view the plans, maps and feedback from the village questionnaire to see how the vision for our village is taking shape.

More importantly though we need to hear your views, thoughts and opinions on what amenities, improvements and developments you want to see in The Lea!

Challenge and improve what developers want to do in The Lea and ensure we get what WE ACTUALLY NEED!

IT'S YOUR VOICE AND IDEAS WE NEED

Both events will be at the Village Hall.

Come along for a chat and free refreshments

THE VILLAGE IS FACING A LOT OF CHANGE - THIS IS YOUR CHANCE TO HELP SHAPE THAT CHANGE!

A3.9 Summary of Comments

Comments from Drop in Events Friday 10th and Saturday 18th February 2017

Topic	Comment	Action
Housing	Need more bungalows	Policy Lea 1
	Young people and young and families are our future. Where is housing they can afford?	Policy Lea 1
	Need starter homes for young people.	Policy Lea 1

Topic	Comment	Action
	Greater awareness/publicity over what houses/where for first time buyers.	No action
	Need to include types of homes within the plan	Policy Lea 1
	Need new houses to be set back from road as those on approach Lea from Ross on Wye.	See Section 7.1
	Encourage self builders to improve standard and diversity of houses	No action
	100 new homes is not enough to sustain the village	No action. Isolated view.
	Affordable houses for sale and rent about 50% of each.	See section 7.1 Split not an NDP issue.
School	Will the village school be able to accept the new pupils that will come with new housing?	Potential for demand in excess of capacity is recognised. See Section 7.5
	Will the village school be able to accept the new pupils that will come with new housing? I believe the school is full !! What provisions are being made? This should be done in advance and not retrospectively.	Potential for demand in excess of capacity is recognised. See Section 7.5
	School should be in list in Objective 7	Included
Flooding/ drainage	Roads and drains to be thought through beforehand.	No action
	Construction of suitable wooded area to be formed to retain surface water run off adjacent to stream to help with and reduce flooding	See Policy Lea 2
	Need to include flooding in objectives.	Included
Green spaces	Need community orchard and green space in the village	Included
Miscellaneous	Village assets need promotion and perhaps consolidation. e.g. Nourse Charity - what is it and what does it do? Lea Residents Association - what is it and what does it do? Lea Action Group - what is it and what does it do?	Not an NDP issue
	Street lighting needs to be provided from Rudhall View to Knightshill to cross roads on A40. It is like the black hole of Calcutta!!	No action - PC decision
Miscellaneous ltd	Path from Lea Line/Mitcheldean cross roads to Lea itself.	Recognised see section7.4.

Topic	Comment	Action
	Is poor services taken into account @ Lea Villa Res Park? i.e. electric,water,sewerage.	No action
	Need for -Flix in the Sticks in the village	Added to Appendix F
	Access for large vehicles to Rock Farm is not good. There is no room for such vehicles to pass each other or see the need to wait for opposing vehicles to clear.	Accepted. See Planning application 171400
	Should there be forward thinking on a merged !! Plan for Lea and Weston given the latest statement from Government and Green Belt Development	No action

A3.10 Display material

OUR VISION

To preserve and enhance the Lea's unique rural settlements, up to 2031, as a thriving, cohesive, secure community set in open countryside in harmony with the landscape and nature.

Expansion to Vision:

Thriving: the communities should be able to sustain themselves financially and socially, this implies flexibility, within the overall vision to allow adaptation to meet changing circumstances.

Cohesive: the community should see itself as a single entity, united by its endeavours and supportive of the vision and community functions: e.g. Parish Council, Parochial Church Council.

Secure: the community should be secure in respect of economic and environmental sustainability, and free from environmental and health and safety endangering or degrading activity.

Community: this includes the domestic and economic (agricultural and other) communities that live and/or operate within the parish.

Landscape and nature: meaning the natural environment.

THE LEA NDP OBJECTIVES

Lea Objective 1: To maintain the rural integrity, identity and character of community.

6.1 To achieve objective 1 future development will need to be in keeping with and sympathetic to surrounding buildings, setting and topography, in respect of location, design, size/mass, build style and materials.

Lea Objective 2: To meet local housing requirements

6.2 To achieve objective 3 the future housing needs of the parish will be restricted to completion of the planning applications currently approved either in full or in outline terms:

163970	Mill Lane	39 houses
151565	Hunters Hall	4 houses
161233	Aldene	6 houses
151251	Rudhall View	38 houses
152576	Keef	1 house
153263	Green Acres	1 unit
HMSL016	Lea Villa	11 mobile homes

Total number — 100

The plan will support replacement/ conversion opportunities that meet the housing needs of the village, respect the Lea's drainage and flooding issues and are sympathetic to the character of the village and its historic features.

Within the plan period further applications for housing development in the parish will not be supported.

Lea Objective 3: To provide support for small scale renewable energy opportunities linked to individual developments.

6.3 To achieve objective 3 the Plan will support the inclusion of small scale renewable energy proposals linked to individual applications or to appropriately sited community initiatives which have direct benefit only to the parish community and are in accordance with this Plan. The plan does not support the provision of large scale commercial renewable energy projects in the parish due to their impact on the local environment.

Lea Objective 4: To manage development of large scale farming units/polytunnels.

6.4 To achieve objective 4 the Plan will ensure any development is as environmentally sustainable as possible and accords with this plan.

Lea Objective 5: To protect and enhance the local environment - air and water quality, green and open spaces, woodland and hedgerows, wildlife, footpaths and cycle ways, and views.

6.5 To achieve objective 5 all future proposals will need to consider the impact on the holistic aspects of the environment; there should be limited impact.

Lea Objective 6: To meet the needs of small and home based businesses.

6.6 To achieve objective 6 the needs of small home based business will be met on previously developed sites, on existing farms and employment sites and within/adjacent to the built form of The Lea without compromising the character of the parish and amenity of residents.

Lea Objective 7: To provide support for existing and new community facilities eg shop, post office, garage, pub, café

6.7 To achieve objective 7 the Plan will support sustainable/ innovative social/community enterprises.

Lea Objective 8: To support tourism through B&B provision and other local small scale initiatives

6.8 To achieve objective 8 the Plan will support appropriate, small scale tourism enterprises to strengthen the rural economy of the parish.

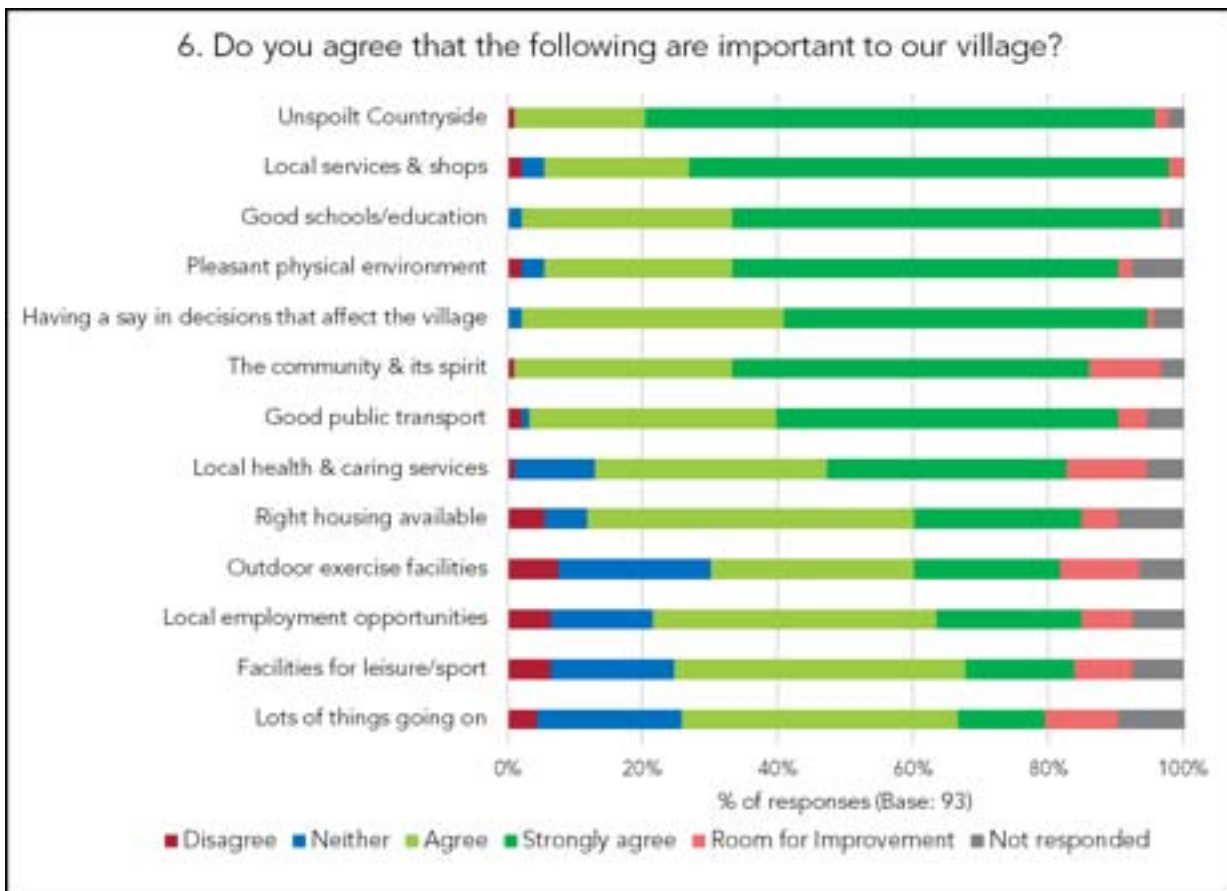
Lea Objective 9: To enhance the safety of inhabitants

6.9 To achieve objective 9 the plan will encourage developers to improve pavements and the community and landowners to improve and maintain public footpaths.

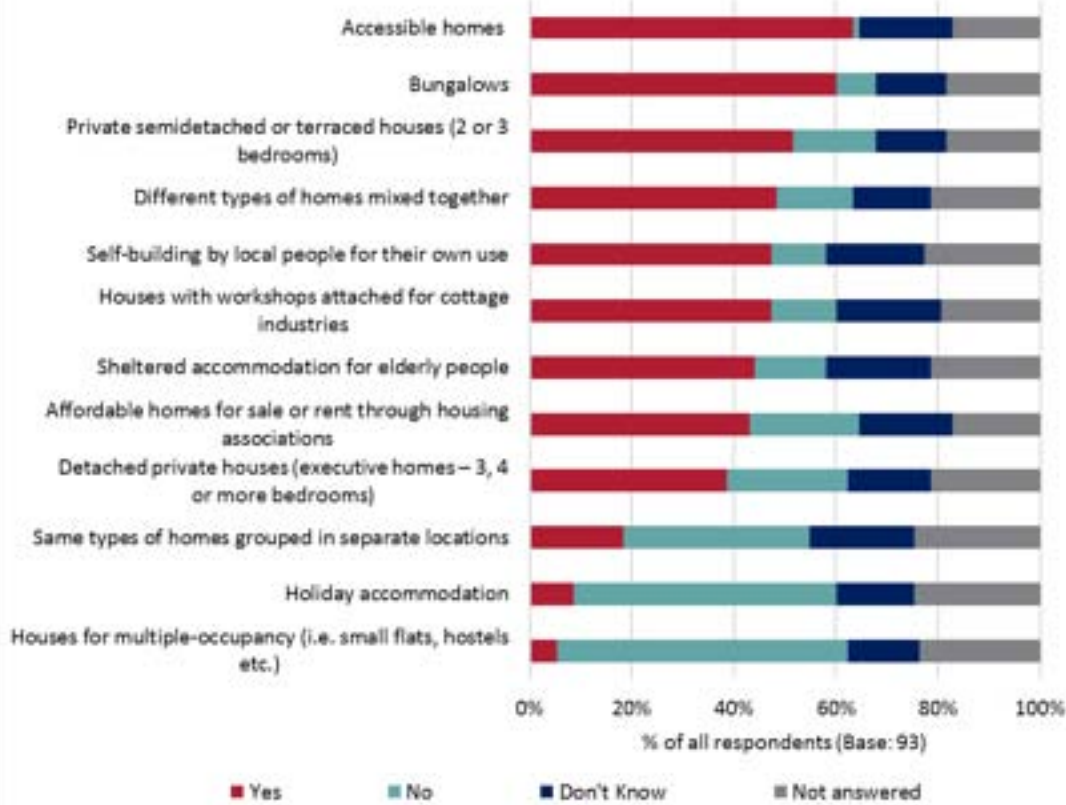
Lea Objective 10: To improve local infrastructure including, public transport, road improvements, gas supply improvements, and telecommunications.

6.10 To achieve objective 10 the Plan will include policies which will support improvements to local infrastructure. The Parish Council will engage fully with providers of services to ensure they are aware of local requirements, that the community understands what is possible and to encourage suppliers to upgrade facilities.

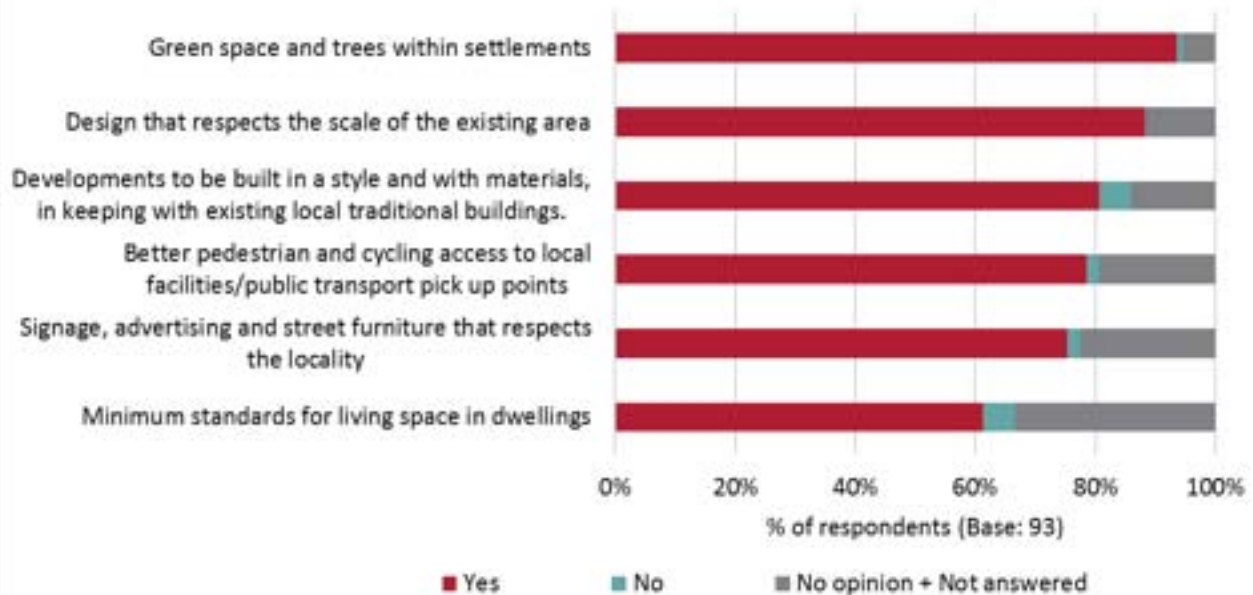
Data Orchard Feedback



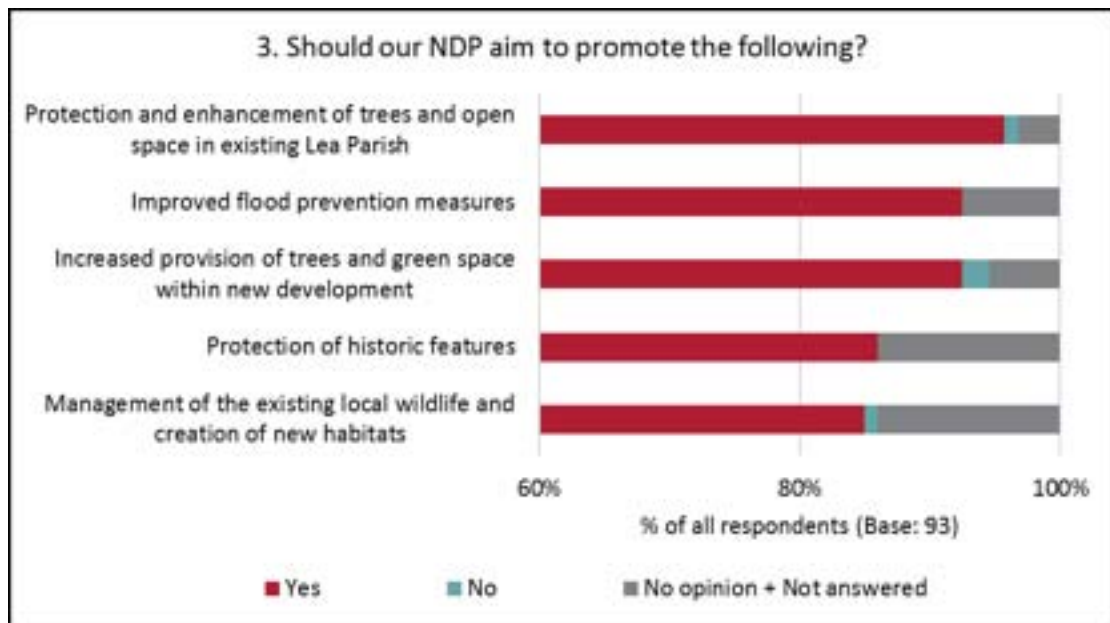
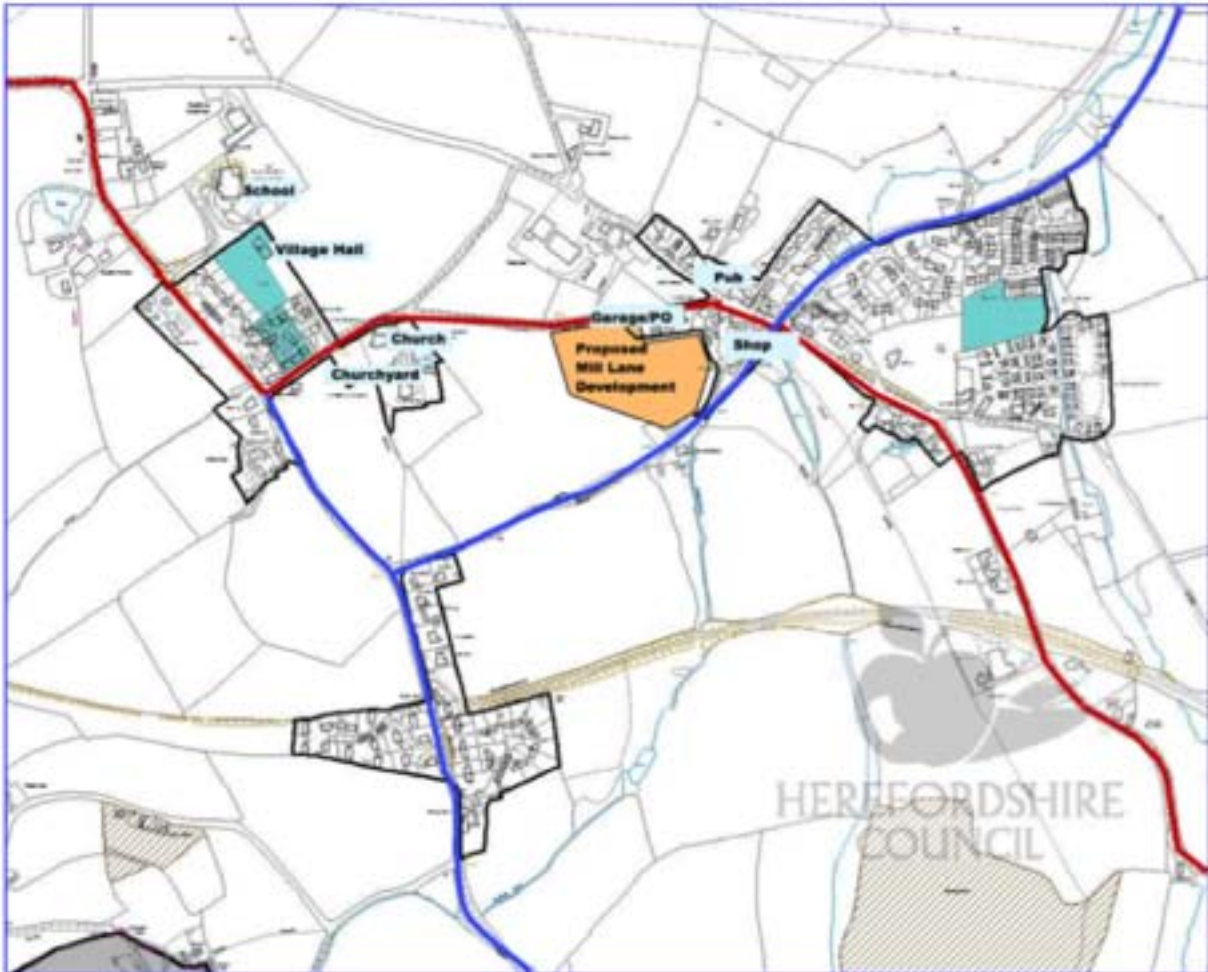
5. What types of homes are needed throughout the village?



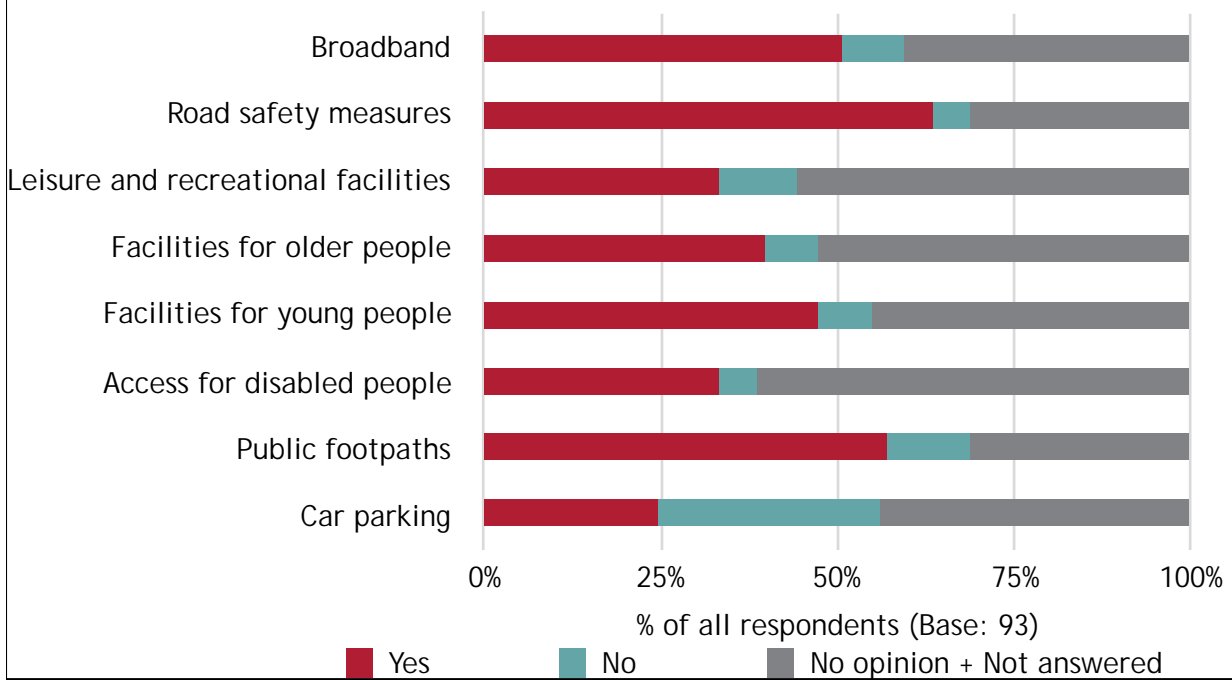
2. Should our NDP aim to protect and enhance the quality of the built environment by promoting the following?



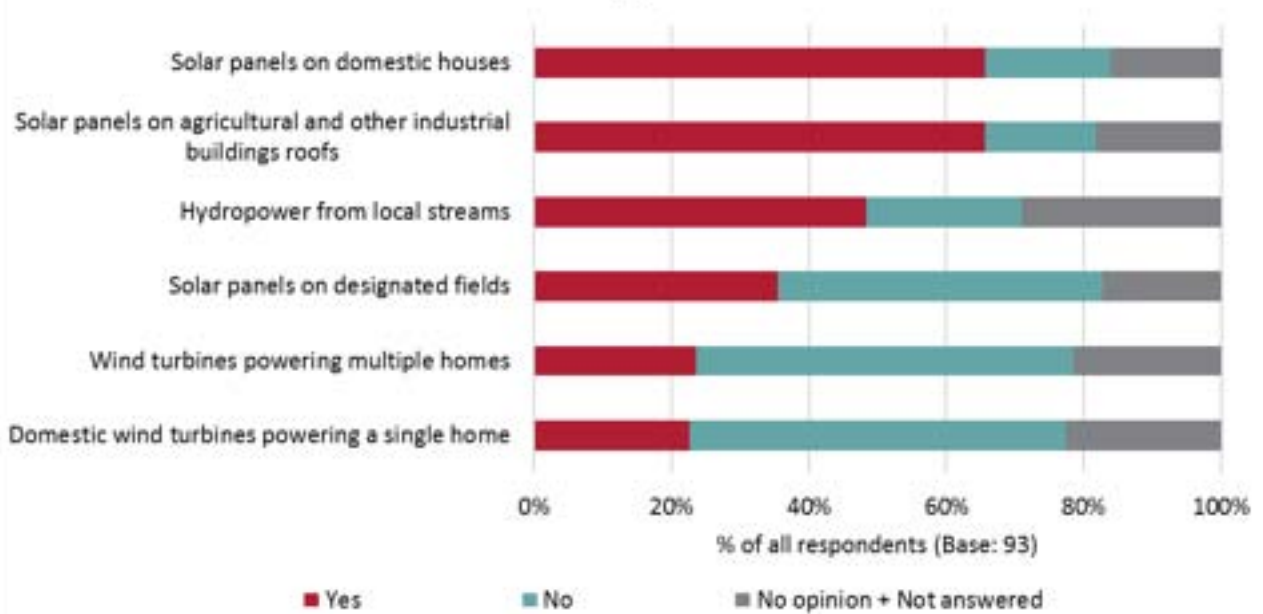
Lea Settlement Areas



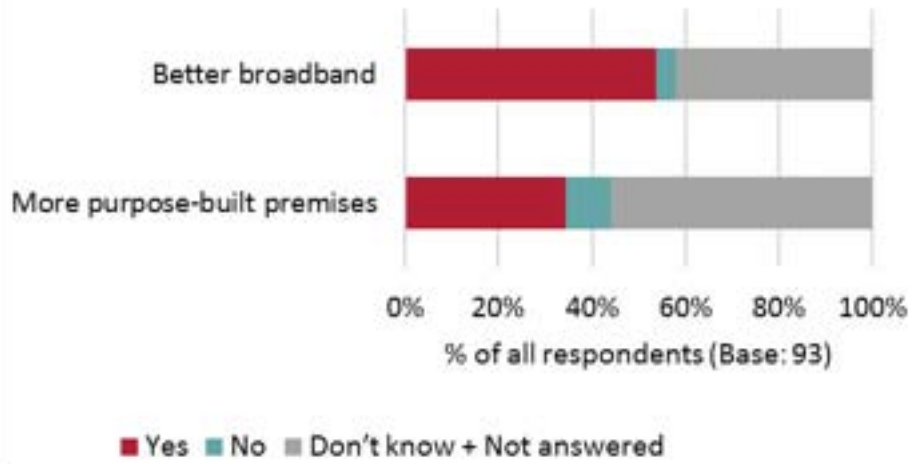
3. Which of the following do you think our NDP should seek to improve?



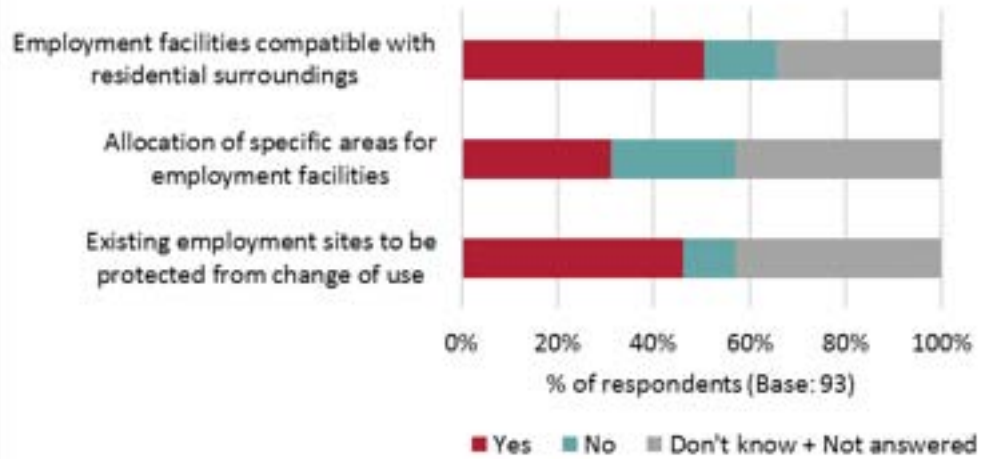
Is there a need for a localised renewable energy supply? If so, would you support it?



4. What would encourage new businesses to locate in the village?



3. Should our NDP include provisions for any of the following?



How the “Allocation of sites” is delivered in a Neighbourhood Development Plan

Background:

Neighbourhood plans are development plans, and will be used for determining planning applications. Accordingly, they are able to identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development which the parish council considers appropriate.

Compliance with the Core Strategy -

Proposals must take account of and be in general conformity with the Core Strategy. As part of the evidence base for the Local Plan (Core Strategy) a Strategic Housing Land Availability Assessment (SHLAA) has been undertaken, a review has taken place in March 2012 and published on Herefordshire Council’s website. The SHLAA provides a source of information about potential housing land for those engaged in neighbourhood planning to draw upon and covers most of Herefordshire’s rural settlements.

The Lea’s allocation for new builds was 43 homes.

Since The Lea questionnaire was circulated in autumn 2015, 100 homes have received either outlined or detailed planning permission in the village. Although 88% of respondents to the questionnaire felt The Lea NDP should “allocate sites for houses” planning permission has overtaken the need.

The Planning Officer who oversees the development of our NDP has therefore issued this statement:

If a site has received planning permission full or outline you would have to include this in your plan. If you have planning permission approved that had met or exceeded your housing target then you have already met the figure therefore it is not needed for you to allocate sites.

A3.11 Leaflet re Photo Competition

TIME TO GET CLICKING!
FOR THE LEA PHOTO COMPETITION

We are delighted to announce the launch of
THE LEA PHOTO COMPETITION

WIN £25!

SEND US YOUR PHOTOS TO WIN!

CLOSING DATE FOR ENTRIES 31ST JULY 2017

As part of our search for the very best photos of our lovely village, entries are invited of pictures that illustrate
'YOUR VIEW OF OUR VILLAGE'
with the winning entries used as part of the Neighbourhood Development Plan (NDP) promotions.
Entry is **FREE** and there are just two simple categories -
Photos taken by those under the age of 18 &
Photos taken by those over the age of 18!
Entries will be judged by a professional artist/photographer and £25 awarded to the best entry in each age category.

We are looking for images of The Lea, which can include buildings too. Only digital copies can be accepted to the competition and by entering you are agreeing to the free and unlimited use of the image for the Lea Neighbourhood Development Plan and the Lea Parish Council both now and in the future. Wherever possible the image will be credited to the original entrant. Only residents of The Lea are eligible to enter. Each entrant may submit up to three images. Please send each image separately by email. Your digital entry should not exceed 5mb and must be sent via email to theleandp@gmail.com by the closing date shown above. Please ensure your email entry contains your full name and address and which category you are entering. No entries can be accepted after the closing date of 31/7/2017.

This competition is organised by the Lea Neighbourhood Plan team. If you have any queries please contact us via email - theleandp@gmail.com

A3.12 Extract from PC minutes 02/08/2017

13. Neighbourhood Development Plan. To receive a progress report and any additional actions to be considered for approval.

Cllr Jones delivered his report on behalf of the NDP Steering Group which had been circulated to Councillors prior to the meeting and is available to the public on the Parish Council website.

It was unanimously **RESOLVED** to approve The Lea NDP Draft Plan for the purpose of public consultation which is due to commence on 4th September 2017.

Appendix 4

Consultation documents

- A4.1 Consultation Notice
- A4.2 Representation Form
- A4.3 E-mail to Consultees
- A4.4 Display Material
- A4.5 Poster advertising Drop-In Events

A4.1 Consultation Notice

The Lea Neighbourhood Development Plan 2011-2031



REGULATION 14



What is a Neighbourhood Development Plan (NDP)?



Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans. **NDPs become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.**

The Lea NDP Steering Group has now produced a draft Neighbourhood Development Plan for our village, **and the next stage in having it accepted is for you to let us have your comments on what we have produced so far.**

Consultation

The plan is open for consultation for six weeks, between 9.00am on Monday 4th September 2017 and 9.00am on Monday 16th October 2017.

Viewing the draft plan

- You can view the draft plan on the parish website at www.theleaparishcouncil.org.uk, *OR*
- You can request a copy by email to: theleandp@gmail.com, *OR*
- You can read copies at:
 - Lea garage, *OR*
 - Lea church

To obtain the representation form to comment on the draft plan

You can either: +

- Download the form from the Parish Council website at www.theleaparishcouncil.org.uk, *OR*
- Request a form by emailing theleandp@gmail.com, *OR* &
- Collect a form at one of the public consultation events (*see details below*) &

PLEASE RETURN YOUR REPRESENTATION FORM BY 9.00AM ON MONDAY 16TH OCTOBER 2017

Public consultation

Please come along to one of our events and let us have your views on the draft plan. They will be held at:

**7.00pm to 9.00pm on Friday 15th September 2017, AND
10.00am to 1.00pm on Saturday 16th September 2017**

at Lea Village Hall

A4.2 Representation Form

Pre-Submission Regulation 14 Consultation &
 from 9.00am on Monday 4th September 2017 &
 to 9.00am on Monday 16th October 2017 &



**ALL REPRESENTATIONS MUST BE RECEIVED BY &
 9.00am ON MONDAY 16th OCTOBER 2017 &**

Any comments on the draft plan must be submitted on this representation form

Personal details	
Name †	
Organisation (if any)	
Location or address*	
Telephone*	
E-mail address*	

† Please note that comments cannot be accepted without a name. *At least one of these contact details must be included.

Before the final submission of Lea's draft Neighbourhood Development Plan (NDP) to Herefordshire Council, the NDP Steering Group needs to know what you think about it. In particular, please let us know what you might want to change, including your reasons, so that we can fully understand and consider your comments.

What changes would you like to see? Please include reasons		
Section/policy	Suggested changes	Reason(s)

Please turn over →

What is your overall view of the draft plan? Any other comments?

If necessary, please use extra sheets for your reply and write your name at the top.

Thank you for your time and interest.

Representation forms may be returned in one of the following ways:

- Scanned and e-mailed to theleandp@gmail.com;
- Deposited in one of the designated boxes at Lea village shop, Lea garage, or Lea church.

A4.3 E-mail to Consultees

Copy of email sent to formal consultee list on 1st September 2017.

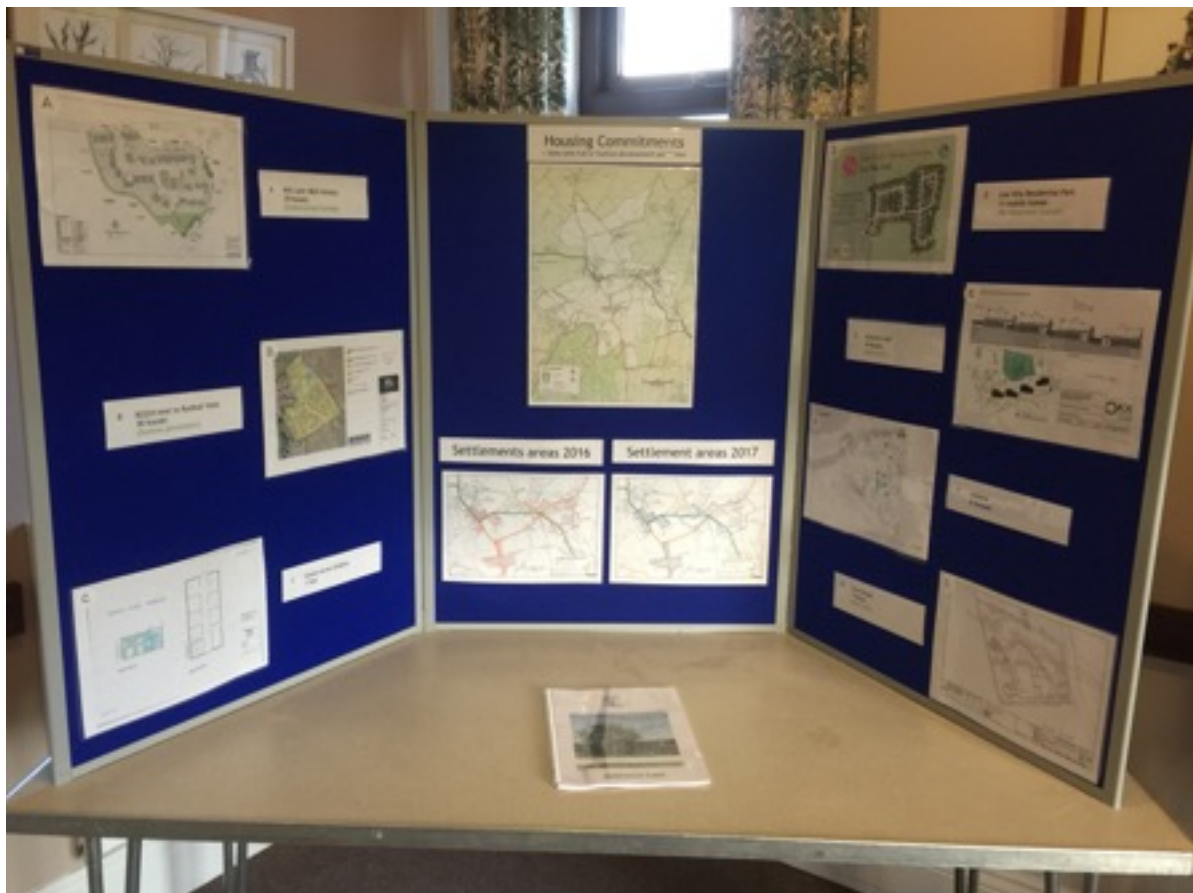
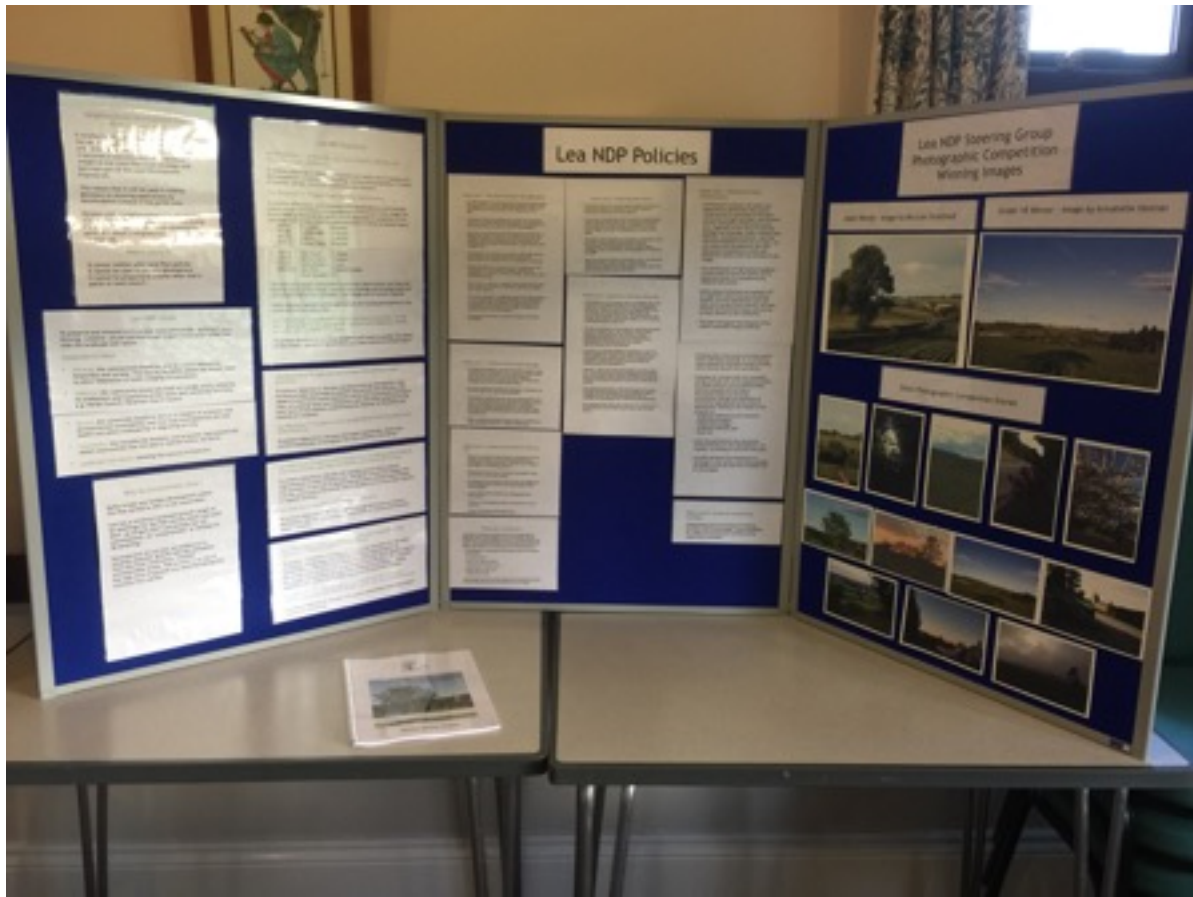
The Regulation 14 Consultation period for the Lea draft Neighbourhood Development Plan begins on 4th September and concludes on 16th October 2017.

To enable you to consider any representation that you may wish to make, a copy of the draft plan is enclosed together with a formal consultation notice and a representation form all in pdf format.

Regards

Brian Jones
 Chairman
 Lea NDP Steering Group

A4.4 Display Material





A4.5 Poster advertising Drop-In Events



The Lea
NEIGHBOURHOOD PLAN

WE NEED YOUR VIEWS

It's time to have your say...

The Lea NDP Steering Group has now produced a draft Neighbourhood Development Plan for our village, and the next stage in having it accepted is for you to let us have your comments on what we have produced so far.

COME ALONG TO THE PUBLIC CONSULTATION EVENTS...

FRIDAY
15TH SEPTEMBER
7.00pm - 9.00pm

&

SATURDAY
16TH SEPTEMBER
10.00am - 1.00pm

Both events will be at the Village Hall. Come along for a chat and free refreshments

What is a Neighbourhood Development Plan?

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans. **NDPs become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.**

The plan is open for consultation for SIX WEEKS between 4th September and 16th October 2017.

VIEW THE DRAFT PLAN

- You can view the draft plan on the Parish Council website at: www.theleaparishtown.org.uk, OR
- You can request a copy by email to: theleandp@gmail.com, OR
- You can read copies at Lea Garage OR Lea Church.

MAKE A COMMENT

To obtain the representation form to comment on the draft plan you can either -

- Download the form from the Parish Council website at www.theleaparishtown.org.uk, OR
- Request a form by email to: theleandp@gmail.com, OR
- Collect a form at one of the public consultation events (see details on left).

PLEASE RETURN YOUR REPRESENTATION FORM BY 9.00AM ON 16TH OCTOBER 2017

Appendix 5

Lea NDP Regulation 14 - Representations and Action Taken

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation		Amend Process Map make specific mention of regulation 14 and add produce amended plan following receipt of reg 14 comments	No longer needed - Delete	Delete
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Objective 7	Clarify this - it is referring to highway/transport safety and the title should reflect this.	Agreed -	Amend Lea Objective 7 to read Rename as 'To enhance highway/transport safety'
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation		All maps need pmsa license specified, north point, key and scale	Published maps all compliant but license details are hard to see.	Add pmsa license details separately below.
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 1	Add date within first paragraph.	Agreed	To Policy Lea1 add April 2017 as the date
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 1	Para 3 could be more specific	Agreed	Policy Lea1 is to be extended and enhanced.
Herefordshire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 1	Suggest wording related to extensions and outbuildings.	Agreed	Add text related to extensions and outbuildings within Section 7.1 and add to Policy Lea1

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 2	Within para 1 rather than 'deal with' add 'mitigate the effects of'	Agreed	Amend accordingly
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation		Useful to map protected areas	Protected areas are defined in Appendix C	None
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 3	Are views specific and measurable, they appear to be general	They are specific and defined in Appendix C	Within Policy Lea 3 add (See Appendix C) to bullet point two.
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 4	Add Large Scale before Polytunnels in title and in final paragraph after Any add 'large scale polytunnel'	Agreed	Amend Policy Lea 3 title to read 'large scale'
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 5	Suggest title should be Sustaining open green spaces rather than open spaces	Agreed	Amend Policy Lea 5 title to read 'Sustaining open green spaces'
Herefords hire Council, NDP Liaison	25/8/17 Pre Reg 14 Consultation	Policy Lea 5	In paragraph 3 change 'paragraphs 77 and 78' to 'paragraph 77'	Agreed	Amend bullet point 3 of Policy Lea 5 to read 'paragraph 77'
Herefords hire Council, Neighbourhood Planning Team	11/10/17		Identify greenspaces by highlighting these on the map	The relevant map is already to be found on page 37	None.

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefordshire Council, Neighbourhood Planning Team	11/10/17		Change last line of policy Lea 1 to read 'not supported' rather than 'not permitted'	Agreed	Change last line of Policy Lea1 to read 'not supported'
Herefordshire Council, Neighbourhood Planning Team	11/10/17		Asks if land at Gypsy Lane and at the bottom of Rock Lane meet NPPF criteria - close proximity to the community - demonstrate that the land is special to the local community and is local in character and not an extensive tract of land.	Steering Group considers that criteria specified are fully met.	A table to demonstrate how each site meets the criteria has been added.
Herefordshire Council, Development Management	11/10/17		<p>Settlement boundary 1 has been reviewed in the light of these comments and the criteria for drawing settlement boundaries in Herefordshire Council's Neighbourhood Planning Guidance Note 20.</p> <p>It is agreed that the boundary should be amended in order to better align with the A40 and the B4222. This will recognise and confirm the clear physical limits which these lines of communication represent to development. The resultant changes are:</p> <ul style="list-style-type: none"> Exclude land at Lea Hall south of the A40 and at Mill Cottage north of the B4222. Include the site of the petrol filling station and Post Office south of the A40. 	Amend settlement boundary 1 as indicated.	From Settlement Boundary 1 remove Lea Hall and Mill Cottage from the boundary, but add the garage/Post Office site. Add protection related to the garage/Post Office site to Policy Lea 1

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefordshire Council, Development Management	11/10/17		<p>Settlement boundary 2 has been reviewed in the light of these comments and the criteria for drawing settlement boundaries in Herefordshire Council's Neighbourhood Planning Guidance Note 20.</p> <p>With regard to the Church, Rectory and their curtilages, these lie together south of the A40 in a position which is poorly-related to the remainder of the built-up area to the west. It is agreed they should be excluded from the settlement boundary.</p> <p>Lea Primary School lies to the north of the built-up area. It is also poorly-related to the established area of settlement and for this reason it is not accepted that it should be incorporated within the settlement boundary. Its protection for community value is not dependent on inclusion within the settlement boundary (policy Lea 8 refers). No change is proposed.</p>	Amend settlement boundary 2 as indicated.	From Settlement Boundary 2 delete the church, the former rectory and curtilages.

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefordshire Council, Development Management	11/10/17		<p>The principle of identifying land at Stockholm Place within settlement boundary 3 has been reviewed in the light of these comments, the National Planning Policy Framework, and the criteria for drawing settlement boundaries in Herefordshire Council's Neighbourhood Planning Guidance Note 20.</p> <p>Stockholm Place was part of the Lea settlement boundary in the former Unitary Development Plan. However, this location has no services or facilities, being dependent in this respect on Lea village to the north, to which it is not well-connected by sustainable means of travel (public transport, walking or cycling). As a result, the identification of Stockholm Place in the Lea settlement boundaries would not promote sustainable development.</p>	Delete settlement boundary 3.	Delete Settlement Boundary 3 entirely.
Herefordshire Council, Planning Policy	11/10/17	Policy Lea 1	Care needs to be taken to ensure that design criteria does not restrict or stifle new or innovative designs where these respect their surroundings	Agree	Within Policy Lea 1 add to the end of bullet point four text 'Innovative designs will be supported where they respect their surroundings.'
Herefordshire Council, Planning Policy	11/10/17	Policy Lea 2	It could be considered that these issues are more comprehensively covered by the equivalent policies of the Core Strategy.	See Welsh Water comments which recommend addition to the policy.	Add to Policy Lea 2 as per Welsh Water recommendations.
Herefordshire Council, Planning Policy	11/10/17	Policy Lea 3	None		None
Herefordshire Council, Planning Policy	11/10/17	Policy Lea 4	None		None

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Herefords hire Council, Planning Policy	11/10 /17	Policy Lea 5	None		None
Herefords hire Council, Planning Policy	11/10 /17	Policy Lea 6	None		None
Herefords hire Council, Planning Policy	11/10 /17	Policy Lea 7	None		None
Herefords hire Council, Planning Policy	11/10 /17	Policy Lea 8	The policy would carry more strength if the facilities that are valued and to be retained were listed in the policy. This would provide some clarity and would a greater level of protection to facilities that are important to residents.	Agree	Amend Policy Lea 8 such that the facilities are listed within the policy.
Herefords hire Council, Landscape, Archeology, Conservation	11/10 /17		None		None
Herefords hire Council, Environmental Health etc.	11/10 /17	Policy Lea 1	Make reference to protecting existing and future residents' amenity	Agree	Add to Policy Lea 1 'Developers are required to protect the amenity of existing and future residents.'
Herefords hire Council, Parks & Countryside, Education, Transportation & Highways, Waste	11/10 /17		None		None

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Environment Agency	10/10/17		Ensure compliance with Environment Agency consultation pro forma and discuss surface water drainage with 'drainage team'	A flood alleviation scheme has been investigated over a number of years and now in final stages of pre contract work.	At the end of October 2017 final pre tender work related to proposed Lea Flood Alleviation Scheme was ongoing. Support for the scheme is included within Policy Lea 2.
Welsh Water	10/10/17		Suggested new policy to deal with foul drainage specifically to enhance Policy Lea 2	Agree	Amend Policy Lea 2 to comply with Welsh Water recommendations by separating surface and foul drainage within the policy.
Coal Authority	6/10/17		None		None

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Procurator Planning	13/10/17	Objective 2 Policy Lea 1	<p>Lea Objective 2. Whilst there have been allocations of up to 101 new dwellings in the village in the recent past, it is argued, that permission 153551, is unlikely to proceed. A further ten dwellings have now been allowed on appeal on a site adjacent to Castle End (Sept 2017) It is therefore argued that Lea is capable, with the level of local services it provides as a main village, of accommodating further new residential development. AS such, it is argued that a further application for housing development in the Village should be fully considered on their own merits for support and that the policy should be changed to reflect this.</p> <p>The independent justification for proposing this changed representation relates to a very recent assessment of the village a new residential capacity, this came following Appeal decision APP/W1850/17/3174980 whereby the Government Appointed Inspector concluded that Lea was, (a) capable of accommodating new development (b) increasingly becoming a dormitory village and (c) had a good range of public transport facilities to the major employment centres of Gloucester, Ross-on-Wye and Hereford and (d) that traffic the A40 was actually reducing as distinct from increasing, as alleged by Herefordshire Council</p>	<p>The Parish Council acknowledges the circumstances that led to the conclusions reached in the specific planning appeal referred to. However, future development proposals should continue to represent sustainable development. It is considered that the scale and level of housing growth is an important and proper part of that assessment. The Core Strategy proposes levels of growth which are proportionate to the size of rural communities and their needs. Proposals for development over and above the minimum levels indicated in the spatial strategy should be assessed in terms of whether they continue to represent an appropriate level of growth for the community, and in terms of their implications for health, social and cultural well-being, as per the National Planning Policy Framework. There is no evidence provided as to why planning permission 153511 (Rudhall View, 38 dwellings) is unlikely to proceed.</p>	<p>Amend Objective 1 to read:</p> <p>Lea Objective 1: To maintain the rural integrity, identity and character of the community</p> <p>To achieve objective 1 and to support the health, social and cultural well-being of the community, development should be of an appropriate scale and level of growth for the parish and village overall, as proposed in Herefordshire Council's Core Strategy. Future development will also need to be in keeping with and sympathetic to surrounding buildings, setting and topography, in respect of location, design, size/mass, build style and materials.</p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Procurator continued			<p>This Inspector also found that the sustainability of the village was not stretched by increasing housing numbers. As such, Lea objective 2 should be changed to reflect the above Inspector's conclusions and by default, guidance. By convention is assumed that Herefordshire Council will follow the Inspector's ruling and presumably make the same representations as PPS Ltd with regard to Objective 2. Lea scores very well in Herefordshire Council's Rural Settlement Strategy Hierarchy. As Herefordshire Council continue to fail to provide a five-year housing land supply, as required by Central Government policy a position which has been criticised by an Inspector in two very recent appeals, one reference APP/W1850/W/17/3174881, at Bridstow and one, reference APP/W1850/W/17/3174980 at Lea itself. This will result in tilting the balance as set out in paragraph 25 of the Inspector's Decision regarding APP/W1850/W/17/3174980 Land at Castle End, Lea, Ross on Wye, Herefordshire HR9 7JY (<i>This para is incorporated within the submission text.</i>)</p>	<p>In respect of the detailed points (a) to (d) made in the comment, the Parish Council considers that:</p> <ul style="list-style-type: none"> • New residential development: in the context of individual planning applications, the extent to which Lea village can be seen as a sustainable location capable of accommodating new residential development is a matter of planning judgement, to be assessed on a case by case basis. An appropriate and proportionate level of growth has been provided for in the Core Strategy, which has now been met and significantly exceeded. Further planning applications for new residential development should be assessed as to whether the additional growth involved represents sustainable development, taking into account the spatial strategy, recent and permitted levels of development, and the impacts on the well-being of the community. 	<p>Amend Objective 2 to read:</p> <p>Lea Objective 2: To meet local housing requirements</p> <p>To achieve objective 2, the NDP recognises that the minimum new dwelling requirement set in the Core Strategy (43 dwellings) has already been met. At April 2017, no houses had been built in the parish since April 2011 and a further 101 had planning permission. Compared to the existing number of households in the parish (290), this level of development represents a 35% increase, well in excess of the 14% indicative housing growth target in the Core Strategy. Further applications for new housing development will need to demonstrate that the additional proposed growth is proportionate and appropriate, having regard to the Core Strategy;</p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Procuror Continued			<p>Lea Objective 2 is therefore completely at odds with recent Government Advice and Policy. This representation requests the final paragraph on page 18 to be struck out.</p> <p>Further Representations are also made with regard to Policy Lea 1 the right housing in the rightface, and it is argued following from the above representation that an Allocations Plan for new residential development is prepared within the NP exercise. On the basis that one is prepared and the NP regulations followed it is considered that the parcel of land between The Brambles and Castle End (<i>A plan is enclosed with the submission</i>) should be included in that document. This site is a natural infilling progression leading to the rounding off of the village in residential spacial terms. There is adequate access and egress, a new pedestrian crossing is to be provided and all services and facilities are available tp facilitate new residential development without undue demands on infrastructure or services.</p> <p>With regard to Policy Lea 1, (<i>A list of 5 bullet point entries are detailed within the submission</i>) In conclusion</p> <p>Thank you for affording the opportunity to make representations on behalf of a local land owner in Lea regarding the NP process. Kindly acknowledge this initial representation and provide us with information and timelines for the Plans progression that will allow us to make further representations in regard to its delivery at appropriate stages.</p>	<p>Dormitory village: The appeal Inspector did not conclude that Lea is “increasingly becoming” a dormitory village, but does use that term. The Parish Council is concerned at this description and its adverse implications for the identity, character and cohesion of the community. Further development over and above the provisions made in the spatial strategy risks disproportionate and excessive levels of growth. This would have adverse implications for the identity, character and well-being of the community, contrary to the declared aim of national planning policy to secure sustainable development and to the desire of the Core Strategy to improve community cohesion (paragraph 4.8.18) and to maintain and strengthen locally sustainable communities (policy RA2).</p> <p>Public transport: This does not appear to have been considered by the appeal Inspector, as is suggested in the PPS comment.</p> <p>Public transport provision was considered in the Core Strategy process of identifying Lea as a village for proportionate housing development, and so has already been incorporated within the spatial strategy and the proportionate levels of growth set out therein.</p>	<p>that they would support the health, social and cultural well-being of the community, and that they represent sustainable development. The plan will support replacement/ conversion opportunities that meet the housing needs of the village, respect Lea’s drainage and flooding issues and are sympathetic to the character of the village and its historic features.</p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Procurator continued				<p>Traffic volumes on A40: the appeal Inspector accepted the appellant's evidence in this case that traffic levels on the A40 at the proposed access had reduced. However, the position is not accepted generally. Department of Transport figures provided by the Safer Roads Partnership for the NDP demonstrate a 17.5% increase in traffic levels in Lea 2010-2015. An amendment to Lea Objective 1 is proposed in order to include the aim of achieving an appropriate level of growth to support the health, social and cultural well-being of the community.</p> <p>In relation to Lea Objective 2, clarification is proposed in order to:</p> <ul style="list-style-type: none"> * set out in summary form the position as to dwelling completions and commitments as at April 2017, in the interests of brevity and to align with the reporting periods used in Herefordshire Council's Authority Monitoring Reports; * establish that planning applications for new housing development will be considered as to whether they represent a proportionate and appropriate level of growth, taking into account the Core Strategy, and in terms of their implications for the health, social and cultural well-being of the community. 	

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Procu continued				<p>In relation to the proposed site allocation, the minimum housing requirement for Lea arising from the Core Strategy has been met, as explained above. The spatial strategy having been satisfied, there is no need to consider additional land for allocation for new housing development.</p>	

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Alan Keef Ltd	15/10/17		<p>Whilst we broadly support the aims and direction of the Lea NDP, we, as a business in the village that is affected by the NDP, would wish to ensure that our business does not find itself commercially restricted. Our business, by its very nature, is, unlike regular repeat farming business, ever changing depending on market requirements and demand and requires flexibility for our commercial survival.</p> <p>Over time, we may find it commercially necessary to change our approach/ activities upon our site. We would not wish to see the NDP hamper this future business development. I would be pleased to expand on this, in confidence, if required.</p>	Full support for this and other businesses is considered to be vital to the continuing viability of both businesses and the village as a whole.	Strengthen Policy Lea 6 to make it clear that proportionate extensions to existing business property will be supported.
Jasmine Heenan	16/9/17		Make Lea more active with more people engaged. Provide more activities such as Saturday Morning Crafting clubs at Village Hall		Add items not already included to the 'Wish List' annex.
Jasmine Heenan	16/9/17		Encourage young people to get outside and play with each other. Add gym equipment out side for summer and lay on inside activity for the winter. Create clubs such as gardening and cooking		Add items not already included to the 'Wish List' annex.
Jasmine Heenan	16/9/17		Encourage involvement and get people to want to stay at Lea to enjoy its beautiful environment. Provide competitions like recent photo competition for example.		Add items not already included to the 'Wish List' annex.
Annabelle Heenan & Anna Hitchen	16/9/17		Provide somewhere to go to easily nearby for the benefit of young people. Coffee Shops Cafes suggested.		Add items not already included to the 'Wish List' annex.

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Robert Muncey	9/10/17	Policy Lea 1	Timescale for implementation and more details of flood relief scheme requested, together with a scheme start date. Add more details, together with start and completion dates.	Timescale for implementation and more details of flood relief scheme requested, together with a scheme start date. Add more details, together with start and completion dates.	Seek progress information and amend document as may be appropriate.
Robert Muncey	9/10/17	Policy Lea 6	Would like to see support for any proposal to re-open the Gloucester- Ross railway line	Would like to see support for any proposal to re-open the Gloucester- Ross railway line	None.
Robert Muncey	9/10/17	Policy Lea 6	Suggestion that street lighting from Rudhall View to village centre should be supported as a priority item.	Provision of street lighting elsewhere in the village recently rejected by Parish Council arguing that this would not be appropriate in a rural village. NDP could revisit the issue with regard to this length of road. There is also concern related to bats.	None

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Mark & Serena Croad	15/10/17	Policy Lea 1	<p>We welcome the policies within the document, however wish to see policy 1 - housing , be stronger with the use of Local People. Local people should be those who have links with the Parish of Lea, ideally the Parish Council should be involved in the local lettings policy, when housing associations are looking at new tenants for their properties.</p> <p>Also we would like to see, an exceptional circumstances clause in the housing policy. Trying to think of an example is not easy, so if a family currently living in the Parish were to suddenly find their dependents who live elsewhere have to move locally to them, and this family wished to build a home on their own land- would this meet approval for planning?</p>	<p>The changes proposed to Policy Lea 1 would be outside the remit of the NDP framework. Whilst understanding the wish for an exceptional circumstances clause to be included, it would not be appropriate to do so.</p>	None
Mark & Serena Croad	15/10/17		<p>Desirable Facilities We really support the use of outdoor gym equipment with in the Village. It should be encouraged in a number of areas not just at the Village hall. For example, when the development is built for 38 houses by Rudhall view and inside the Mill Lane development.</p> <p>Maybe a Village tennis court with a basketball hoop or an all weather sports pitch for the future.</p> <p>Greater use of existing community facilities such as the school for Saturday morning sporting activities.</p>	<p>Provision of outdoor gym equipment can be added to the wish list as can other sports and leisure facilities, but policy change not supported.</p>	<p>Add items not already included to the 'Wish List' annex.</p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Mark & Serena Croad	15/10 /17	Policy Lea 1 Policy Lea 3	<p>We would also like express our thoughts on future lighting on the new developments, it is important the Village does not suffer from light pollution. Often street lights can change the scenery unnecessarily and have an undesirable impact.</p> <p>Policy 3- very loosely linked we wish to see future planting of seasonal flowers, e.g. Daffodils and snowdrops being reintroduced into our hedgerows and green areas.</p> <p>Our thanks to the NDP steering group for producing an excellent document.</p>	Agree with first item. Second item cannot be that specific - Policy Lea 3 already caters for this.	Amend Policy Lea1 to cater for light pollution issues.

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Grace Croad	15/10/17		<p>Here are some ideas I have put together regarding ways to improve the village for young people:</p> <ul style="list-style-type: none"> -run small sport sessions on the village hall grass, perhaps a small football league or something just to make use of the great space - invest in outdoor "gym" equipment, I've seen it used before and it's good for a range of ages - a regular youth group that would take place at the village hall would create more of a community between the young people in lea and potentially reduce social barriers, especially with so many families potentially moving to the area in the coming years. Some run in Ross already, however due to the cutting of bus services after certain times young people can no longer go. - I appreciate this one may not be doable due to restrictions in the building, but a community mural on a wall, interior or exterior, may make people feel the village hall is more their space. Some murals in Ross, such as the one on the metal corrugated fence by the pool and the Scout hut. The process would be very inclusive; competitions could run to design aspects, the church and the school could potentially get involved, it could be a really nice asset to the village hall. 	<p>Much of this is outside of the NDP remit. Increased sports and leisure facilities can be added to a 'wish list'</p>	<p>Add items not already included to the 'Wish List' annex.</p>
Steve Bolton	16/10/17		<p>Great work by all concerned.</p>		<p>None</p>
Barbara Munden	16/10/17		<p>Fully read plan and appreciate opportunities given to comment upon it. I support the plan as it is.</p>		<p>None</p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Col C. E. Taylor	16/10 /17		Congratulations on a comprehensive and cohesive Plan. P57 Appendix A states the the roof of The Old Rectory is slate. It is actually tiled and has been for over 50 years.		Within Appendix E, change 'slated' to 'tiled'
John Charles Turner	16/10 /17		I congratulate the people who produced this document which seems to show a high level of objectivity. Appendix E page 62 Fitting of hand rails to protect narrow pavements adjacent to A40 particularly at any site where vehicles are known to mount the pavement.	Narrow and poorly maintained pavements is an issue, known to have been raised time and again by the parish council. Fitting of hand rails is considered to be unlikely to be achieved, but widening where appropriate might be.	Amend Appendix E to call for both pavement widening and protection anywhere where vehicles mount pavements during manoeuvring.
June Shearer Turner	16/10 /17		Addition of traffic lights at A40/Mitcheldean Road corner and stopping large through traffic lorries using the A40. The crossing is considered to be a danger for children crossing en-route to school and for the elderly.	No amendment to plan	None

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Historic England	16/10 /17	Policy Lea 1	<p>Historic England is supportive of both the Vision and objectives set out in the Plan and the content of the document and particularly commend its' stated intention to:</p> <p><i>"maintain the rural integrity, identity and character of the community and ensure that developers keep in mind the character of the village".</i></p> <p>As a general point, the Parish clearly has a strong agricultural base and numerous historic farmsteads. Whilst we support, as the Plan suggests, the conversion to beneficial uses, including employment uses, of redundant historic buildings we are concerned to ensure that this is done in a sensitive manner.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish".We suggest that you consider the inclusion of the following Policy in an appropriate section of the Neighbourhood Plan viz:</p> <p><i>"Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project".</i></p>	Agreed	<p>Within Policy Lea1 add</p> <p><i>"Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project".</i></p>

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Natural England	17/10 /17	Policy Lea 1 Policy Lea 3	Suggestions - Policy Lea 1 recommend specific reference for the need to maintain habitat linkages for bats (associated with nearby Wye Valley and Forest of Dean Bat Sites SAC) Bats should be assumed to be using habitats within the parish. Developments should maintain dark corridors for bats and any lighting provided should be low level to reduce light spill. Policy Lea 3 include reference to need to create and to maintain existing green infrastructure.	Agreed	To Policy Lea 1 add 'Developers will be encouraged to maintain habitat linkages for bats (associated with the nearby Wye Valley and Forest of Dean bat sites SAC) and dark corridors, particularly linear features such as hedges.'
Highways Agency	No reply				
Network Rail (West)	No reply				
Forest of Dean District Council	No reply				
Aston Ingham PC	No reply				
Weston under Penyard PC	No reply				
Linton PC	No reply				
Mitcheldean PC	No reply				
Cllr. H Bramer	No reply				
Wye Valley NHS Trust	No reply				
RWE Npower Renewables Ltd	No reply				

Consultee	Response Date	Policy/ Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
CPRE	No reply				
Hereford & Worcester Chamber of Commerce	No reply				
Woodland Trust	No reply				
Herefordshire Wildlife Trust	No reply				
National Trust	No reply				
Western Power Distribution	No reply				
Homes & Communities Agency	No reply				
Severn Trent Water	No reply				
Ross on Wye & District Civic Trust	No reply				
Martin Lowe	No reply				
Mrs T Grindon	No reply				
Fury Park Homes	No reply				
Natural England	No reply				
Rock Farm	No reply				

Consultee	Response Date	Policy/Objective	Summary of Comments	Parish Council Comment	Changes to Plan.
Warren Farm	No reply				