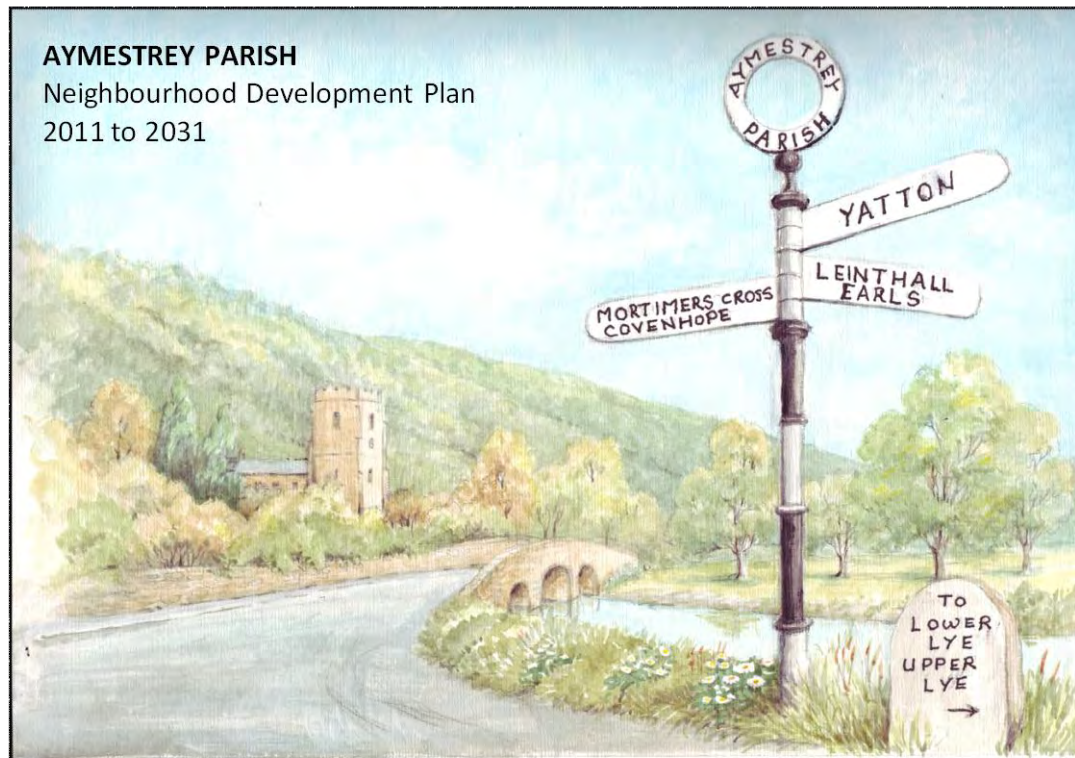


Aymestrey Neighbourhood Development Plan

May 2018

Consultation Statement 2018



Contents :

1. Introduction.	Page 3.
2. Aymestrey NDP Consultation Timeline.	Pages 4. – 5.
3. Schedule of Regulation 14 Representations.	
(i) Community Representations and Responses	Pages 6. – 8.
(ii) Stakeholder Representations and Responses	Pages 9.– 18.
4. List of Alterations.	Pages 19. – 25.
5. Green Spaces Assessments	Pages 26. – 31.
6. Appendix 1	Page 32. – 34.

1. Introduction

a. The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.

b. Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:

- i. details of the persons and bodies who were consulted about the proposed NDP.
- ii. a description of how they were consulted
- iii. a summary of the main issues and concerns raised by the persons consulted
- iv. a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan. (PLEASE NOTE: public and stakeholder input were taken into account throughout the development of the plan. Specific examples of where and when this has happened are highlighted in the timeline below with relevant extracts from, or references to, steering group minutes. For the sake of brevity, not all instances are listed, but are available by searching the full set of minutes on the NDP website [here](#).)

c. Guidance from Department for Communities and Local Government (10 Sept 2013) states that: *'the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.'*

d. This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.




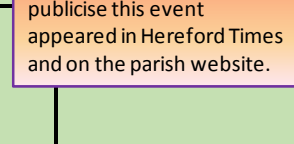
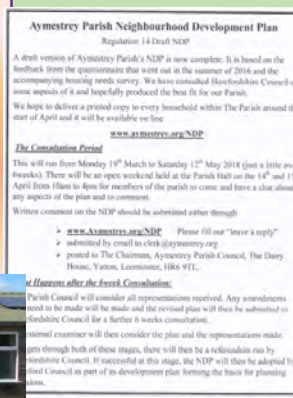


e. The aim of the consultations in Aymestrey parish has been to ensure the widest possible understanding of the purpose and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.

f. This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.

g. The community and stakeholders were kept informed and engaged via a range of mediums which are laid out in the Timeline below. These included an NDP website (where agendas of each meeting were posted and the minutes), the Aymestrey Matters (local magazine 11 articles), as well as notices in The Hereford Times, under the County Times section for Aymestrey, notice boards, the parish hall "A" boards which proved useful reminders for meetings and events, fliers, exhibitions and drop-in events. Steering Group Meetings were also open to the public to attend with the minutes available on the website and meetings advertised the week before.

Aymestrey NEIGHBOURHOOD DEVELOPMENT PLAN TIME LINE

Time Span	Activity No.	Activity taken from the minutes	Lead	Details
Dec 2015- Feb 2016	1	Designation - 3rd December 2015 formal submission to Herefordshire Council to designate the Parish as a Neighbourhood Plan Area. Following a consultation period this was designated on 7th January 2016.	 <p>Aymestrey Parish's Neighbourhood Plan <i>Ken Holland</i></p> <p>A meeting organised by The Campaigns for the Protection of Rural England was held earlier this month where two parishes shared their experiences of creating their Plan. It was very informative and Aymestrey now needs to create its own Plan, in order to see the Core Strategy adopted by Herefordshire Council in the last 6 months, residential development is now permitted within the Parish of Aymestrey.</p> <p>Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood, and shape the development and growth of their local area. They are also choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like, and what refrains should be provided, and new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.</p>	 <p>Aymestrey Parish's Neighbourhood Development Plan <i>Ken Holland</i></p> <p>read in "The Clerk's Corner" pages, the Parish Council has received the go-ahead from Herefordshire Council to create a Neighbourhood Development Plan for the inaugural meeting took place on the 9th February. This was a meeting to appoint a committee and the working party. Minutes of this meeting can be found on the website at www.Aymestrey.org under the Parish Council tab. Please note that this meeting to kick start the process, nothing has been decided yet and people can still attend or working party.</p> <p>meetings will take place on every 2nd Tuesday of the month at 7pm in the Parish Hall. They are things to which you can come along to at any time to listen, contribute and/or sign up to the working party.</p>
	2	Public Meeting - Friday 29th January Approximately 60 people attended the meeting. Councillors explained the purpose of the Parish Neighbourhood Development Plan and an officer from Herefordshire Council's Neighbourhood Planning Team gave a presentation on the process of developing a plan. It was decided that there was enough interest in the parish to develop a plan. It was agreed that a further meeting would be arranged for people interested in being involved in the development.	 <p>The British Medical Association has weighed in on the Government's new healthcare proposals:</p>	<p>Articles in the Parish Magazine communicating what an NDP is & announcing the start of the process.</p>
	3	A Steering Group for the plan was established on 9th February 2016. First meeting to appoint working party and officers for the NDP Steering Group - 25 parishioners in attendance. Steering group has representatives from every settlement within the parish, which will be important for local communication.	<p>A Neighbourhood Plan is a consultative process carried out by the community for the community and involving the community at every stage. Whereby the community has every chance to safeguard what it values about the local area and can determine and stipulate the look and where any new housing can go within a determined boundary. Following on from this we will be launching the start of our Plan in February next year, so if anyone would like to become part of the team please contact a member of the Parish Council</p>	<p>HM the Queen's 90th Birthday Celebrations</p> <p>The official date for celebrating the monarch's 90th birthday is Thursday 21st April and there will be the Herefordshire beacon lit on Bircher Common, As it is St George's day just 2 days later on Saturday 23rd it was thought it best to combine both events and hold</p>
Spring 2016	4	Governance - NDP page on website set up to show copies of SG meeting agendas, minutes and links to copies of other completed NDPs.	 <p>Neighbourhood Development Plan</p> <p>Neighbourhood planning is a key part of the Localism Act. It gives local communities greater power to shape development by having a direct role in planning policies at a local level.</p> <p>If we don't create our own NDP then Herefordshire Council can impose development upon us without our say or control.</p> <p>Look out for news on the Parish Noticeboards, in the Parish Hall and on the website, you can sign up for news on the website. www.aymestrey.org/NDP</p> <p>We are sending this notice out to all households in the parish to ensure you are aware that this process is starting and that you have the opportunity to get involved.</p> <p>A questionnaire will be issued to every person and you will be asked to complete and return to ensure your opinion helps shape the NDP and becomes part of the future of the parish.</p> <p>PS - REMEMBER Annual Parish Meeting 11th May at the Parish Hall - 7pm</p>	<p>Articles in the Parish Magazine & a Flier hand delivered to every house explaining where updates can be found- website, notice boards and in the parish hall.</p>
	5	Terms of Reference Established - Discussion among the SG as to what an NDP actually is and its relevance to the parish.		<p>Aymestrey Parish's Neighbourhood Development Plan <i>Ken Holland</i></p> <p>Public meetings for this are held every 2nd Tuesday of each month at the Parish Hall at 7pm. Anyone can come along, sit in and listen or contribute etc.</p> <p>We have set up a small working group to create the questionnaires which will form the basis of the plan. We hope to have these out to every household in the Parish by mid to late June, and would ask that you fill these in and return them, as the more people who do, the better the Plan will be. The questionnaires will be collected and passed immediately to our third party consultants who will collate all the data. This process is completely anonymous so we do not need your feedback please.</p> <p>Minutes of all the meetings can be found on the Parish web site at Aymestrey.org under the Parish Council tab then click on Neighbourhood Development Plan; there is a whole host of information there and examples of other plans.</p> <p>Questionnaires might include a housing needs survey, a call for development sites and a business consultation. The neighbourhood plan is not confined to housing. It could encompass other areas of concern to the parish, such as protection of the environment, ancient monuments and renewable energy. The neighbourhood plan is a democratic process and the final document will be adopted by a referendum of parishioners, requiring a simple majority vote. The process of completing and adopting the plan usually takes 18 months to two years. The neighbourhood plan is a statutory document which, when adopted, must be considered alongside Herefordshire Council's Core Strategy policies when planning decisions are made.</p>
	6	Collecting data - wide ranging discussion among the SG and parishioners, who were in attendance, about how to best design the questionnaire and what types would be needed -e.g. Housing Needs, Youth, General etc a working group was set up.		<p>NEIGHBOURHOOD DEVELOPMENT PLAN OPEN WEEKEND</p> <p>DAY 1 August 6th, 2016 10am - 2pm</p> <p>DAY 2 August 7th, 2016 1pm - 5pm</p> <p>WHERE Aymestrey Parish Hall Aymestrey, Herefordshire</p> <p>ALL AGES EVENT FREE All questionnaires Refreshments Local information to support other jobs</p> <p>BENEFITS Helps to shape the future of the parish Helps to shape the future of the parish Helps to shape the future of the parish Helps to shape the future of the parish</p> <p>SEE THE WEB www.aymestrey.org Aymestrey Parish Hall Aymestrey, Herefordshire</p> <p>SPONSORS Aymestrey Parish Residents</p> <p>WWW.AYMESTREY.ORG</p>
Summer 2016	7	Questionnaire - documents devised to include separate questionnaires on Land for future Development, A Housing Needs one and a Parishioner one given to all parishioners over 16 years and over.		<p>NEIGHBOURHOOD DEVELOPMENT PLAN OPEN WEEKEND</p> <p>DAY 1 August 6th, 2016 10am - 2pm</p> <p>DAY 2 August 7th, 2016 1pm - 5pm</p> <p>WHERE Aymestrey Parish Hall Aymestrey, Herefordshire</p> <p>ALL AGES EVENT FREE All questionnaires Refreshments Local information to support other jobs</p> <p>BENEFITS Helps to shape the future of the parish Helps to shape the future of the parish Helps to shape the future of the parish Helps to shape the future of the parish</p> <p>SEE THE WEB www.aymestrey.org Aymestrey Parish Hall Aymestrey, Herefordshire</p> <p>SPONSORS Aymestrey Parish Residents</p> <p>WWW.AYMESTREY.ORG</p>
	8	Consultation and Updates - July 16th stall at the fete to show developments and receive input for setting the questionnaire; 75 people visited the stall during the day.		
	9	Open Weekend - Parishioners invited to an open weekend to have further input into setting the process and content of the questionnaires - 6th & 7th August 10am - 2pm and 1pm - 5pm. 35 people attended. Following on from this there was a surge of interest from the community and many more attended the regular monthly meetings held on the 2nd Tuesday of every month at the parish hall and new members joined the SG.	<p>Flier hand delivered to every house in the parish advertising the August open weekend.</p>	

Autumn 2016	10	Questionnaire Distributed - August Weekend 20th/21st delivered by hand with a covering letter- which can be found in Appendix 1- A Land for Development Form (per household), an Individual Questionnaire (to all parishioners 16 years and over) and a Future Housing Needs Questionnaire (per household).	Article in Parish Magazine setting out that, now the questionnaire results are in we are now at the starting point of creating the NDP and the broad headings we will use.	 <p>All the returned questionnaires have now been collated and the information turned into meaningful data by our consultants. We had a 47% response rate which although the committee were a bit disappointed about, it was a great response rate according to Data Orchard. The results of the adult residents survey are published on the parish website in tables, charts and a key point summary. The next open weekend will be 28th & 29th of January in the parish hall for people to come and discuss any of the results and have any questions answered.</p> <p>This data will now give us the basic building blocks to start forming the basis of our plan for the next 15 years and beyond. Can I just take this moment to re-emphasise how important an NDP is, this document will probably be the most powerful piece of writing that your parish is likely ever to produce by you, for you and for the future. Time and time again NDP's across England, from Cheshire, through Rutland to West Sussex in the High Court have stopped unwanted development.</p> <p>So to those of you who think "what's the point" or "Herefordshire Council will do what they like", we strongly argue that an effective NDP created by us as a community is a unique opportunity to have much greater control and influence over future development than we have ever had before. And it is not too late to get involved. The consultation so far has set us on the path to develop your NDP under 5 sections - Transport & Highways, Environment, Jobs & the Economy, Sustainable Communities and finally, Housing. But there is still a lot more to do and more opportunities to come and get involved in what is being developed and to simply come and have a look how things are developing at every step along the way. It will take a further 12-18 months to create your NDP.</p> <p>There will be open days and community involvement on any suggested proposals or sites for development.</p> <p>If you can't wait until then and would like to get involved in any of the 5 theme groups listed above, then come along to our public NDP meetings which are held every 2nd Tuesday of every month at the Parish Hall. Start time is 7pm and anyone can come along, sit in and listen, contribute etc.</p> <p>Minutes of all the meetings can be found on the Parish web site at aymestrey.org under the Parish Council tab then click on 'Neighbourhood Development Plan' There is a whole host of</p>
	11	Questionnaire Collected - September Weekend of 24th, 25th and a further collection on the 26th; residents had the option of depositing them in a box at The Mortimers Cross Inn, in the parish or leaving them for collection - they were returned in sealed weather proof bags.		
Winter 2016	12	Analysis - Questionnaire results processed and analysed by Data Orchard - 45% response rate.	 <p>Neighbourhood Planning Settlement Walk Through</p> <p>Mortimer's Cross - 10.00am meet in the pub car park Aymestrey - 10.45am meet in the hall car park Yatton - 11.40am meet at the village notice board Leinthall Earles - 12.40 meet on the village green</p>	
	13	Questionnaire Results - The results were presented to the SG then displayed on the web site. The results of the questionnaire were used to develop a number of major themes; Highways & Transport, Environment, Jobs & the Economy, Sustainable Development and Housing - and teams were assigned to each theme.		
Spring 2017	14	Open Weekend - 11th & 12th February Parishioners invited to an open weekend to go through the results of the questionnaire & have anything explained.	 <p>Volunteers distributed fliers to households in all parts of the parish, to advertise each settlement walk through and the Enviromental Open Evening. While articles to publicise this event appeared in Hereford Times and on the parish website.</p>	
	15	Housing sites and Settlement Boundaries assessed		
	16	Enviromental Open Evening - 28th April open evening held presentations by expert speakers from Forestry Commission, Wildlife Trust, and the Earth Heritage Trust (geology). It was hoped that attendees will offer further knowledge about Aymestrey parish.		
Summer 2017	17	Assessment of housing sites continues & environmental surveys progressing.	 <p>Public Consultation - stand at the parish summer fete "A member of the SG manning the stand reported on the interest shown in the stand and its displays. He advised that people showed a great deal of interest in the information. There were no adverse comments raised by those visiting the stand."</p>	
	18	Public Consultation - stand at the parish summer fete "A member of the SG manning the stand reported on the interest shown in the stand and its displays. He advised that people showed a great deal of interest in the information. There were no adverse comments raised by those visiting the stand."		
Autumn 2	19	A second environmental survey commissioned.	 <p>Aymestrey Parish Neighbourhood Development Plan Regulation 14 Draft NDP</p> <p>A draft version of Aymestrey Parish's NDP is now complete. It is based on the feedback from the questionnaire that went out in the summer of 2016 and the accompanying housing needs survey. We have consulted Herefordshire Council on some aspects of it and hopefully produced the best fit for our Parish.</p> <p>We hope to deliver a printed copy to every household within the Parish around the start of April and it will be available on line: www.aymestrey.org/NDP</p> <p>The Consultation Period</p> <p>This will run from Monday 19th March to Saturday 17th May 2018 (just a little over 8 weeks). There will be an open weekend held at the Parish Hall on the 14th and 15th April from 10am to 4pm for members of the parish to come and have a chat about any aspects of the plan and to comment.</p> <p>Write your comment on the NDP should be submitted either through</p> <ul style="list-style-type: none"> ➤ www.aymestrey.org/NDP Please fill out "leave a reply" ➤ submitted by email to clerk@aymestrey.org ➤ posted to The Chairman, Aymestrey Parish Council, The Dairy House, Yatton, Leominster, HR9 9TL. <p>At Hearings after the Draft Consultation:</p> <p>Parish Council will consider all representations received. Any amendments need to be made will be made and the revised plan will then be submitted to Herefordshire Council for a further 6 weeks consultation.</p> <p>Several members will then consider the plan and the representations made; any through both of these stages, there will then be a referendum run by Herefordshire Council. If successful at this stage, the NDP will then be adopted by Herefordshire Council as part of its development plan forming the basis for planning applications.</p> <p>"THE BEAST FROM THE EAST": have been asked to express parishioners' grateful thanks to all who helped our roads and lanes throughout the parish and beyond during the recent extreme weather, especially to our new lamplighters, David Williams.</p>	
	20	Housing sites agreed and design briefs being created.		
	21	Settlement boundaries moving forward.		
Winter 2017	22	Settlement boundaries agreed.	 <p>A copy of the draft NDP delivered to every household in the parish, with covering letter and articles in the Parish Magazine and The Hereford Times. Plus all documents available on the Website aymestrey.org</p>	
	23	Enviromental surveys and data now completed.		
	24	First draft of the NDP created and revisions and discussions ensued.		
	25	Local green spaces assessed and agreed ready for inclusion.		
Spring 2018	26	Initial draft nearing completion; Final checks and agreements - cross referenced back to the NDP questionnaire findings to ensure there was nothing omitted.		
	27	Complete read through of the full document and any final corrections agreed to. Draft was then approved and sent up to the Parish Council to approve for Reg 14		
	28	Parish Council Minutes - 13th February 2018 <i>5. Neighbourhood Development Plan (NDP) 5.1 Following detailed consideration of each section of the draft NDP and making minor amendments where necessary, members adopted the draft NDP in order to commence the formal Regulation 14 consultation process.</i>		
	29	Regulation 14 consultation from 19th March to 13th May 2018 with an open weekend on the 14th & 15th April and a second open weekend on the 12th & 13th May as a mopping up exercise. Covering letter for the draft can be found in Appendix 1 along with the list of bodies consulted by email.		
	30	Parish Council approved amendments/revisions from Reg 14 and proposed to move to Reg 15. PC Meeting on the 30th May 2018		

Aymestrey Neighbourhood Development Plan

Schedules of Representations in response to Draft Plan, May 2018

Schedule 1: Community Representations and Response

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.1 P Smith	e.g. Whole Plan	Support & Comment	Firstly may I congratulate and thank all those who have done such an expert and well-presented N.D.P. I know an immense amount of hard work will have gone on, - a lot of it unseen in public. My only comment is that I believe the money and time spent on Aymestrey Village traffic speed controls and calming measures could and should have been better spent elsewhere.	No change proposed
			Noted with thanks. The matter of existing traffic speed controls and calming measures are matters that have been addressed by Aymestrey Parish Council outside of the NDP process. They were a major consideration in the Parish Plan.	
C.2 D and M Crook	Policy AYMT1	Comment	Speeding remains a major problem on the A4110. Particularly north of the River Lugg the 30mph limit is disregarded by the majority of drivers. Measures to make walking and cycling safer should be encouraged.	No change proposed
			Addressing speeding is one of the matters it would be hoped to address with Herefordshire Council through Policy AYMT1 although it remains to be seen whether this element of the policy will be supported when the plan is formally examined.	
	Policy AYJE4	Comment	Slow broadband speed remains a difficulty for residents and particularly for working from home. An attempt to connect us to the fibre optic failed as we are out of range.	No change proposed
			AI though referred to in the body of the NDP it is considered to be beyond the scope and influence of this document, However, it is mentioned in the Parish Plan and was one of the list of actions under the Communications section.	
	Policies AYEnv4 and AYEnv5	Comment	Energy efficiency and the use of sustainable materials for new development is highlighted. This should also apply to the maintenance and renovation of existing buildings.	Change proposed
			The sentiment is supported but the NDP can only influence these matters where development requires planning permission. This is not always required for maintenance and renovation works. However, we will amend the policy to include "where planning permission is required for renovations or conversions". Change Ref 3	
Policies AYEnv1, AYEnv 2 and AYEnv7a	Comment	Key points in maintaining the character of the Parish. Would support the designation of an AONB.	No change proposed	
		The aims of these policies are to protect its qualities and characteristics. This would be supported but is not something that the NDP can designate. It is a matter that is determined by Government advised by Natural England.		
C.3 Kris Johnston	Whole Plan	Support and comment	Generally supportive of the Plan. One point which may not be fully appreciated or represented in the Plan is the significance of this Parish in the history of geology. Modern geological science is founded on the discoveries within the Aymestrey Parish.	No change proposed
			Noted with thanks	
C.4 Helen Hamilton	Whole Plan	Support and comment	I strongly support the plan and especially applaud the policies to protect the environment, the landscape and the heritage assets. I would like to see the proposal to include Aymestrey within the AONB brought to fruition.	Change proposed
			I also support the proposed settlement boundaries and especially the intention to preserve the historic character of Aymestrey as a linear settlement. With this in mind I am concerned that the Plan does not make clear enough that the planning permission for 5 houses to the south of the village hall is contrary to several policies within the NDP, including	

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			<p>failing to protect and preserve the historic character of the settlement of Aymestrey or the setting of the grade 1 listed church. It also entails the loss of grade 2 agricultural land which is at a premium in the parish.</p> <p>Inserted 8.20 - 8.20 "Following on from the above points it should be noted that the planning permission granted adjacent to and north of the village hall in Aymestrey is contrary to this Plan." Change ref 4</p>	
C.5 Ken Holland	AYEnv2	Support and Comments	<p>This whole document I fully support and it is a great effort from all those who have contributed to it in any way. AYEnv2 states that the Environment Report contained in the Appendix of the NDP identifies areas where enhancement measures may take place – My question is does it ? or should this be re-worded to say 5.9 "The Environment Report can be used as a guide to help indicate areas where enhancement measures could be implemented."</p> <p>AYEnv2 5.9 "This survey should be used in deciding what forms of enhancement are appropriate to different areas of the parish." Change ref 5</p> <p>2.13 Farming may not be the main employer within the parish – Tourism is top, followed by commerce/industry and then farming.</p> <p>2.13 remove farming is the main employer and re-word this section to reflect the economic reality of today. Change ref 6</p>	Changes proposed

Schedule 2: Stakeholder Representations and Response

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.1 Herefordshire Council (Statutory Consultee) Neighbourhood Planning	Overall	General Comment	Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocating housing sites. Noted with thanks.	No change proposed
	Development Management	Comment and recommended changes	<p>Para 1.7 NCS do they mean HCS? Correction made to HCS. Change Ref 7</p> <p>Para 2.3 2.3 say under consideration by NE as AONB but in 2.5 not being progressed and taken up by CPRE, unclear what is meant or relevant status, is it 'valued landscape' para 109 NPPF? Contradicted again at para 5.1 and 5.5 assuming protection it doesn't have. 2.3 wording revised to expand on the valued landscape. 2.5 amended and clarified. 5.1 also amended 5.5 refers to "potential designation as an AONB" and that wording has remained unchanged. Change Ref 8,9 &10</p> <p>Para 3.13 3.13 refers to 1 pitch gypsy site r/o Mortimers cross. Not to my knowledge, unauthorised mobile home has been removed. Shouldn't be in GTAA. This site is in Herefordshire Councils own consultation brief of traveller sites and is a separate site to that of the unauthorised mobile home mentioned in the comment.</p> <p>Policy AYS1 Policy AYS1 says any harm must be mitigated or compensated for... not always possible to mitigate and what does compensate mean, financial payment?? Compensating habitat is a well understood term and is what the policy relates to</p> <p>Para 4.5 Para 4.5 similar. The following list of factors should include reference ...where appropriate. Unlikely that any proposals will be relevant to all of them. "where appropriate" has been inserted in to the wording of the policy. Change Ref 11</p> <p>Para 4.6 4.6 does not recognise issue of weight This is not policy but is part of the "discussion" giving the background to the policy.</p>	Changes proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	Para 4.7		4.7 not the place of NDP to impose requirement for submission of docs ie landscape assessment. Ditto second part of AYEnv 1	
	Policy AYS2		NPPF – states that –A planning system should contribute to and enhance the nature and local environment by protecting and enhancing valued landscapes.	
			Policy AYS2 unless boundaries is added to first settlement ref it is at odds with para 4.10	
			The word boundaries has been added so that the policy now reads “Developments outside of settlement boundaries is only acceptable if it complies with policies of this plan and with HCS Policies RA3, RA4 and RA5. Land outside of the settlement boundaries, including that adjacent to or adjoining them, is deemed to be open countryside.”	
			Removed the old 4.10 Change Ref 12	
	Para 5.2		Para 5.2 are there recommendations in 'Herefordshire Council Landscape Character Areas (LCA).'? The Herefordshire Council Landscape Character Areas contains what are referred to as management guidelines and environmental mitigation. Wording changed to use these terms. Change Ref 13	
	Policy AYEnv2		AYenv 2 again lacks reference to 'where relevant' “where relevant” has been inserted Change Ref 14	
	Policy AYEnv3		AYenv 3 (c) unreasonable to require development 'enhance views'. Most of this policy is duplication of NPPF This policy was supported by Historic England in their comments.	
	Policy AYEnv4		AYenv 4 again unreasonable requirements potentially effecting development with no relevance AYEnv4 aligns to NPPF Chapter 10 and The Core Strategy SD1	
	Policy AYEnv7		AYenv 7 is not policy just a statement AYEnv 7 relates to the policy on green spaces – and is the same wording as other policies on Green Spaces contained within other neighbouring NDPs which have gone through their referendums. If the comments relate to AYEnv7a Protection of Views and Vistas; then we have re-worded this –“The following views should be protected from the adverse effects of development upon their character and appearance. Measures to mitigate the effects of development should not alter their intrinsic value.” With this added below - REASONS AND INTERPRETATION 5.19 The above areas were repeatedly cited as important by the community in the feedback from the NDP Questionnaire and their preservation and enhancement should form part of any relevant proposals. Change Ref 15	
	Policy AYEnv8		Ayenv 8 is repeat of existing policy so unnecessary This has remained in the NDP as HC’s Strategic Planning response requested additional comments see below	
	Policy AYMt1		AYMT1, not a policy but statement of intent, makes no reference to how relates to development proposals. Re-worded this policy “Aymestrey Parish Council will work with Herefordshire Council and development proposals will where relevant introduce measures to improve the road network, in particular to ensure greater safety, increase transport choices and reduce the impact of vehicles, including that resulting from development upon its residents through” Change Ref 16	
	Policy AYH3		AYH3 (c) walls cannot be constructed of render	
	Policy AYH5		Policy wording changed. Change Ref 17	
			AYH5 unnecessary repeat of HCS policy	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Strategic Planning	Map 2		AYH5 has a bit more detail to ensure that building are able to be converted and reflects local circumstances-enhancing and re-enforcing HCS policy.	
	Map 3		Leinthall earls map doesn't show the pp at court house farm	
			The original planning permission was for conversion of barns – these barns have been demolished so the NDP as an official document was unable to include this planning permission as it might be seen by some as endorsing an infringement of planning.	
			Mortimers cross design brief isn't a design brief , just another set of policies.	
			It is actually a Development Brief and Design Guide. Border Group has a development brief very similar to this. The Design Guide is very similar in nature to the village design guides for Leintwardine, Goodrich and neighbouring parish of Yarpole.	
	Policy AYS1	Comment and Recommended change	<p>AYS1- Promoting Sustainable Development</p> <p>The Core Strategy promotes a positive approach to growth. Whilst it is true that the above factors will determine the appropriate level of growth, use of the word “limited” here implies a restrictive approach, as though a cap would be placed on development. This would not therefore be considered to be in complete conformity with the overall objectives of the Core Strategy. Suggested alteration - Minor suggestion: “Limited <i>New housing will be accommodated within the capacity of the local environment, village character and the highway network.</i>”</p> <p>.....' The settlements within the parish are classified in the context of Policy RA2 within table 4.15 where housing proposals should reflect the size, role and function of each settlement and must be appropriate to their context. HCS Policy SC2 acknowledges that rural settlements have limited development potential therefore as there is small number of existing houses in each settlement it is appropriate that development should be limited. As the NDP stands at the moment we are exceeding our housing quota set by Herefordshire Council. Furthermore there are very limited facilities within the parish – no school, no shops and no mains sewerage.</p>	Changes proposed
	Policy AYS2		<p>AYS2- Development Strategy</p> <p>The policy will also have to comply with policy RA4 of the Core Strategy.</p> <p>Wording added “ The policy will also have to comply with policy RA4 of the Core Strategy.” Change Ref 18</p>	
	Policy AYEnv2		<p>AYEnv2- Biodiversity and Geodiversity</p> <p>Point G- AONB designation would not necessarily be considered within the remit or scope of a Neighbourhood Development Plan policy</p> <p>Rewording of point g)</p> <p>“Protecting and, wherever possible enhancing, the landscape, habitats and species in order to support the parish’s ambition for designation within an Area of Outstanding Natural Beauty” Change Ref 19</p>	
	Policy AYEnv4		<p>AYEnv4- Sustainable Construction</p> <p>This policy adds little to the equivalent Core Strategy policy SD1, and largely repeats it. NDP policies are more effective acting as a localised supplement to those in the CS. If they echo the same criteria, their inclusion is not strictly necessary as the issues are already covered by existing policy.</p> <p>This was intended to supplement HCS’s Core Strategy.</p>	
			AYEnv5: Addressing Climate Change	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Landscape/ Archaeology/ Conservation.			been identified through an up to date Housing Needs Assessment. Such sites will be normally in or immediately adjoining settlement boundaries and will not have any adverse impact on any of the following ..” Change Ref 22	Changes proposed
	Policy AYEnv3	Comment and Recommended change	Building Conservation: We would recommend that the wording of the following is considered in light of policies within the NPPF and also the latest 2018 Historic England Guidance on the Setting of Heritage Assets: With regards Heritage Assets there is a relationship between the significance of the asset (its importance) and its setting (how the asset is experienced). It may prove problematic to try to enforce protection of aspects of the setting of an asset which do not contribute to its significance. It may be that careful re-wording of the below would resolve this tension between local and national policy?	
			c) Ensuring the protection of Aymestrey’s Grade 1 listed church and the Grade II* listed church at Leinthall Earls and their historic settings. Development proposals shall maintain the openness and character of the settings and preserve and enhance views to and from the churches. Change Ref 23	
			Built & Natural Environment: What a lovely painting. Development allocation seems limited but no proposed sites are constrained by site designations or priority habitat as far as I can see. The NDP as it stands currently has exceeded the housing allocation set by Herefordshire Council.	
Strategic Housing		No comments received	No response suggests happy with plan or no adverse comments to make.	
Economic Development		No comments received	No response suggests happy with plan or no adverse comments to make.	
Environmental Health			From a noise and nuisance perspective our department has no comments to make with regard to this proposed development plan. Noted with thanks.	
Environment Agency		No comments received	See response below in S.6 No response suggests happy with plan or no adverse comments to make.	
Parks & Countryside		No comments received	No response suggests happy with plan or no adverse comments to make.	
Education		No comments received	No response suggests happy with plan or no adverse comments to make.	
Transportation & Highways		No comments received	No response suggests happy with plan or no adverse comments to make.	
	Para 3.10	Comment and Recommended change	Para 3.10 - a popular option for cyclists travelling from LE – JOG - (there isn't an "official" route) - This also appears to contradict an earlier statement in 2.14 about A4110 not being suitable for cycling.. 3.10 -The A4110 is a popular option for cyclists travelling the Lands’ End to John O’ Groats long distance cycle route. 2.14 – this is referring to the local population who no longer actively cycle as the stretch of road between	Changes proposed
	Para 2.14			

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
	<p>Para 4.2</p> <p>Policy AYS1</p> <p>Policy AYEnv4</p> <p>Policy AYEnv5</p> <p>Para 6.5</p> <p>Policy AYT2</p> <p>Policy AYH3</p>		<p>Aymestrey Village and Mortimers Cross as it is perceived to be too fast and dangerous- no one locally cycles the main roads or will take their horses any distance on them. Change Ref 24</p> <p>Para 4.2</p> <ul style="list-style-type: none"> - An objective below should specifically set-out the encouragement of sustainable travel. It has been mentioned in a number of policies below so would make sense to set it as an objective. - And encouragement of and provision for active travel. - 4.2 (xii) add "and cyclists" <p>"To address community concerns about the volume and speed of traffic on the major roads and its impact and to improve safety (and perception of safety) for pedestrians and highway users including cyclists." Added in (xiii) Promote sustainable travel either through cycle lanes, track ways or road user awareness Change Ref 25</p> <p>Policy AYS1</p> <ul style="list-style-type: none"> - Should include provisions to support active travel (cycle parking)- HCS policy SS4 <p>Provisions have been included in the Highways Policy AYT2 –</p> <ul style="list-style-type: none"> e) Providing, where possible, safe and practical connections to the existing public right of way network through providing new public rights of way and cycleways. f) Making adequate provision for off-street parking within residential development, including parking for visitors in-line with highway design guidance and cycle parking provisions; Change Ref 26 <p>Policy AYEnv4</p> <ul style="list-style-type: none"> - There should be mention within this policy of development proposals being able safely access the highway. - h) Support for sustainable travel should also be encouraged on-site through integration with existing network or cycle parking. <p>Combined with the comment below and included in AYEnv 5 c) "...Support for sustainable travel should also be encouraged on- site through integration with existing network or cycle parking and encourage and facilitate the use of active travel." Change Ref 27</p> <p>Policy AYEnv5</p> <ul style="list-style-type: none"> - c) Encourage and facilitate the use of active travel. <p>See response immediately above re AYEnv4</p> <p>Para 6.5</p> <ul style="list-style-type: none"> - (Add in wording 'one of the more popular' as shown below) <p>The policy also supports Herefordshire Council's desire to offer greater transport choices for which it is important to retain existing bus services and to safeguard pedestrians/walkers and cyclists. Aymestrey and Mortimers Cross sit on one of the more popular Land's End to John O'Groats national cycle routes. Change Ref 28</p> <p>Policy AYT2</p> <ul style="list-style-type: none"> - e) add in 'Also existing pavement network' - f) Add wording "in-line with the highway design guidance" <p>e) we have no such network f) we have added the wording Change Ref 29</p> <p>Policy AYH3</p> <ul style="list-style-type: none"> - i) There should also be provisions made for cycle parking with developments. 	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Air, Land and Water Protection.	Para 8.18		Added as an extra point j) Change Ref 30	
	Policy AYH4		Para 8.18 - and cyclists Added in "and cyclists" Change Ref 31	
	Appendix 1		Policy AYH4 - c) They should still meet the standards set out in the highway design guide Added at the end of point c) Change Ref 32	
			Appendix 1 - 2 Drawings should also include arrangements of accessing the highway network safely Covered by 4.3.3	
	Policy AYH1	Comment and recommended change	I refer to the above and would make the following comments with regard to the above proposed development plan. It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval. Having reviewed records readily available, I would advise the following: Noted with thanks.	Changes proposed
			<ul style="list-style-type: none"> Policy AYH1: Housing on Land at Mortimer's Cross <p>The proposed 'Housing Site' indicated in brown on 'Map 3: Mortimer's Cross Policies Map' appears from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses.</p>	
	Policy AYH5		Noted with thanks.	
			<ul style="list-style-type: none"> Policy AYH5: Conversion of Rural Buildings to Residential Use; <p>Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development</p>	
			Noted with thanks. This is referred to in AYEnv4 point e) "Where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective"	
			General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Waste			<p>they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	
			Noted with thanks. This is referred to in AYEnv4 point e) "Where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective"	
			<p>No comments have been received</p> <p>No response suggests happy with plan or no adverse comments to make.</p>	
S.2 Welsh Water Dwr Cymru (Statutory Consultee)	Whole plan	Support	<p>Given that the Neighbourhood Development Plan has been prepared in accordance with the Core Strategy, we are supportive of the aims, objectives and policies set out.</p> <p>Noted with thanks</p>	No change proposed
	Policy AYEnv6	Comment	<p>As you will be aware, there is no public sewerage network or wastewater treatment works (WWTW) within the Parish Council area. As such, we are pleased to see the inclusion of Policy AY Env 6: Waste Water Treatment, which is in line with the provisions of Policy SD4 of the Herefordshire Core Strategy.</p> <p>Noted with thanks</p>	No change proposed
	Policy AYS2	Comment	<p>With regard to the number of dwellings remaining over the NDP period, there ought to be no issues in providing a public water supply though dependant on location some level of off-site water mains may be required.</p> <p>Noted with thanks</p>	No change proposed
S.3 (Sports England)	Unspecified	Comment	<p>The NDP should comply with national planning policy for sport as set out in the NPPF with particular reference to Paras 73 and 74. There is a presumption against the loss of playing field land.</p> <p>Although no specific needs for sporting facilities have been identified the NDP does enable provision of such community facilities should a future demand arise. There are no proposals that would lead to the loss of any playing fields.</p>	No change proposed
	Unspecified	Comment	<p>Local authority Local Plan should be underpinned by robust and up to date evidence in line with Par 74 of the NPPF, in the form of assessments of need and strategies for indoor and outdoor sports facilities. It is important that a neighbourhood plan reflects the recommendations and actions set out in playing pitch strategy or other indoor/outdoor sports facility strategy, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. If there is no evidence then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area in consultation with the local sporting and wider community to provide key recommendations and deliverable actions. These should ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and</p>	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
			implementation of planning policies Herefordshire Council has not expressed the need for any additional indoor or outdoor sports facilities within the Parish. The need for further such facilities was not identified in the community consultation although improvements to certain facilities that might benefit a healthy lifestyle were suggested. Where appropriate these have been highlighted in the Appendix to the NDP.	
	Unspecified		If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose. No specific facilities are proposed but the sentiment is noted.	No change proposed
	Unspecified		New housing will generate additional demand for sport in addition to any other assessed needs and planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered where required. New development should provide opportunities for people to lead healthy lifestyles and create healthy communities. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. Noted although no need for land to be made available for additional sports facilities within the Parish has been identified. Resources will be sought through planning obligations to support the expansion/enhanced use of community facilities which should benefit health and wellbeing and indirectly support active lifestyles.	No change proposed
S.4 Historic England (Statutory Consultee)	Whole Plan	Support	Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are pleased to note that the Plan evidence base is well informed by reference to the Herefordshire Historic Environment Record and other relevant sources such as Natural England's character mapping. 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. Noted with thanks	No change proposed
	Section 5 and Policy AYEnv3	Support	The emphasis on the conservation of local distinctiveness through good design and the protection of heritage assets, archaeological remains and landscape character including green spaces and important views is to be applauded. Noted with thanks	No change proposed
	Policy AYH1	Support	The production of the Mortimers Cross Housing Site Design Guide is also commendable, and will no doubt prove an invaluable aid to the sensitive implementation of that scheme. Noted with thanks	No change proposed
	Policy AYEnv3	Change suggested	As currently drafted it does not seem clear how the "archaeological surveys" referenced in section g) are to be implemented or what they are seeking to accomplish. We would, therefore, suggest an expanded and strengthened form of wording as set out below: g)....."Given the long history of the Parish and its important historical context <i>Herefordshire Council Historic Environment Record must be consulted and if required archaeological surveys must be undertaken and any archaeological remains identified must be fully recorded and conserved in a manner appropriate to their significance</i> ". Advice welcome and wording amended. Change Ref 33	Changes proposed
S.5 Natural England (Statutory Consultee)	SEA	Comment	Welcomes the production of the SEA report, and notes and concurs with the conclusions. Noted with thanks	No change proposed
	HRA	Comment	Agree with the conclusion of no likely significant effect upon River Wye and Downton Gorge SACs Noted with thanks	No change proposed
S.6	Whole Plan	Comment	It is important that these plans offer robust confirmation that development is not impacted by flooding and that	No change proposed

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
Environment Agency (Statutory Consultee)			<p>there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. We note that two potential sites were found to be within an area at risk of flooding and, after an assessment process, were considered unsuitable as reasonable alternatives were available. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. The Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).</p> <p>Comments Noted. Herefordshire Council, who is the LLFA, was consulted on the draft NDP, and has not commented on this matter.</p>	
S.7 Highways Agency (Statutory Consultee)	None	None	<p>NO RESPONSE RECEIVED</p> <p>No response suggests happy with plan or no adverse comments to make. Strategic Highway Network is not affected by the Plan</p>	No change proposed
S.8 CPRE	Whole Plan	Comment	<p>The evidence base to the plan seemed extremely thorough and I was particularly pleased to see the attention to design in new development. The draft plan is clearly the result of many hours work and demonstrates both great knowledge of and commitment to your parish. It should provide strong foundations for local people wishing to guide the Parish's future.</p> <p>The only slight comment I have is that some neighbourhood plans list or map unlisted landmarks and unprotected landscape features which are valued by the community such as signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks, trees and hedgerows.</p> <p>Noted with thanks</p>	
S.9 Coal Authority	Whole Plan	Comment	<p>No specific comments to make</p> <p>Noted with thanks</p>	No change proposed

Aymestrey Neighbourhood Development Plan

**Schedule 2: Changes made in response to comments received upon the
Regulation 14 Draft Plan and matters arising since the commencement of the
consultation period,
May 2018**

Aymestrey Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read 'AYMESTREY_Neighbourhood Development Plan 2011 - 2031 Submission Draft – DATE 2018'	To reflect the updated version
2	Footer	Amend to read: 'Aymestrey Neighbourhood Development Plan 2011 - 2031 Submission Draft – DATE 2018'	To reflect the updated version
3	Policy AYEnv4 & 5	Amend to read: AYEnv4 "Sustainable design and energy efficiency: Development proposals (including where planning permission is required for renovations or conversions) should create safe, sustainable, well integrated environments for all members of the community." AYEnv5 "Development (including where planning permission is required for renovations or conversions) proposals should, where possible incorporate measures to reduce the use of fossil fuels by:"	To reflect a comment from a parishioner *(C2)
4	Para 8.20	8.20 has been inserted to read ; "Following on from the above points it should be noted that the planning permission granted adjacent to and north of the village hall in Aymestrey is contrary to this Plan."	Update from comments received *(C4)
5	Policy AYEnv 2	5.9 Amended to read : "The Environment Report can be used as a guide to help indicate areas where enhancement measures could be implemented."	Update from comments received *(C5)
6	Para 2.13	Amended wording to read "Evidence gathered for the Parish Plan (2013) suggested that some 60% of people of working age in the Parish were self-employed. The single largest employer is Tourism with commerce and industry second and then farming."	Update from comments received *(C5)
7	Para 1.7	Para 1.7 change NCS do to HCS	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
8	Para 2.3	2.3 wording revised to expand on the valued landscape.. "It is shaped by its distinctive underlying geology. Aymestrey is the cradle of modern geology due to the discoveries made by the local curate Rev. T.T. Lewis and Sir Roderick Murchison. Aymestrey's position on the shelf edge during the Silurian period gave rise to its distinctive landscape form of hills and gorges with flat valleys carved out by the River Lugg.	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>

		<p>The name Aymestrey Limestone, describing a particular fossiliferous limestone, is derived from the name of the parish. The Parish falls within an area under consideration by Natural England for inclusion in a new Area of Outstanding Natural Beauty (AONB). It is undoubtedly a valued landscape within the meaning of paragraph 109 of the National Planning Policy Framework. (Paragraph 168 of the 2018 draft NPPF).</p> <p>The NPPF does not define what a valued landscape is. However, the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment (GLVIA 3) set out how to identify a valued landscape at box 5.1, under the headings Landscape Quality, Scenic Quality, Rarity, Representativeness, Conservation Interests, Recreation Value, Perceptual Aspects and Associations.</p> <p>Aymestrey’s landscape readily meets all of the factors in box 5.1. The landscape is of a high quality as set out above. Historically it was preserved because the parish was identified as open countryside in previous local development plans and thus protected from significant development. The landscape is not only visually scenic, but it is exceptionally tranquil and an area where visitors can enjoy the sights, sounds and smells of nature, undisturbed by traffic or significant development. The rarity of the landscape derives from its geology and its location close to the Welsh border and at the entrance to the Shropshire Hills. It stands at a point where the low fertile agricultural lands of Herefordshire shift to high slopes and woodland. Such unspoilt transitional landscapes are rare. At the same time, the landscape contains qualities representative of the Shropshire Hills, which is why it was selected for inclusion within the AONB.</p> <p>The high number of conservation interests - both natural and man-made - within the parish are set out in the Environmental Survey.</p> <p>The parish is enjoyed by tourists who visit for the beauty of the landscape and by residents, many of whom have chosen to live here because of the high quality of the landscape and the value they place on it.</p> <p>The points noted in respect of scenic quality are also important perceptual aspects of the Aymestrey landscape. The landscape has many important associations from the 1461 Battle of Mortimers Cross, known to have been fought within or very near to the parish, to its links with the Mortimer Family and in later years to Rev. T.T. Lewis and Roderick Murchison, who together put Aymestrey at the centre of geological study worldwide.”</p>	
9	Para 2.5	<p>2.5 amended and clarified-</p> <p>“The designation has not progressed, due to lack of funding. The government’s draft 25-year Environment Plan proposes a review of AONB boundaries and investigation of the need to create new ones. This may generate impetus behind the plans to incorporate Aymestrey into the Shropshire Hills AONB. “</p>	<p>Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i></p>

10	Para 5.1	5.1 also amended- “For the reasons set out above, the landscape of the parish is highly valued in the context of NPPF paragraph 109. (Paragraph 168 of the 2018 draft NPPF)”	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
11	Para 4.5	“where appropriate ” has been inserted in to the wording of the policy. “Proposals for development should demonstrate that the following factors have been considered from the outset with enhancement, restoration or, where necessary, mitigation built into the design where appropriate:”	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
12	Policy AYS2	The word boundaries has been added so that the policy now reads: “Developments outside of settlement boundaries is only acceptable if it complies with policies of this plan and with HCS Policies RA3, RA4 and RA5. Land outside of the settlement boundaries, including that adjacent to or adjoining them, is deemed to be open countryside.” Removed the old 4.10	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
13	Para 5.2	“ Planning applications for development should also have regard to the relevant Herefordshire Council Landscape Character Areas (LCA) and the management guidelines and environmental mitigations contained therein.”	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
14	Policy AYEnv2	“where relevant” has been inserted: “Development proposals should maintain and reinforce the ecological network of the Parish and enhance biodiversity where relevant through:”	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
15	Policy AYEnv7/7a	AYEnv 7 relates to the policy on green spaces – and is the same wording as other policies on Green Spaces contained within other neighbouring NDPs which have gone through their referendums. If the comments relate to AYEnv7a Protection of Views and Vistas; then we have re-worded this – “The following views should be protected from the adverse effects of development upon their character and appearance. Measures to mitigate the effects of development should not alter their intrinsic value.” With this added below - <u>REASONS AND INTERPRETATION</u> 5.19 The above areas were repeatedly cited as important by the community in the feedback from the NDP Questionnaire and their preservation and enhancement should form part of any relevant proposals	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>

16	Policy AYMT1	Re-worded this policy: "Aymestrey Parish Council will work with Herefordshire Council and development proposals will where relevant introduce measures to improve the road network, in particular to ensure greater safety, increase transport choices and reduce the impact of vehicles, including that resulting from development upon its residents through"	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
17	Policy AYH3	Render changed to rendered: "Walls should be constructed of stone, timber framing or rendered and roofs should be thatched or of natural slate."	Herefordshire Council (Statutory Consultee) (S.1) <i>Development Management</i>
18	Policy AYS2	"Developments outside of settlement boundaries is only acceptable if it complies with policies of this plan and with HCS Policies RA3, RA4 and RA5. Land outside of the settlement boundaries, including that adjacent to or adjoining them, is deemed to be open countryside."	Herefordshire Council (Statutory Consultee) (S.1) Strategic Planning
19	Policy AYEnv2	Wording changed to : g) "Protecting and, wherever possible enhancing, the landscape, habitats and species in order to support the parish's ambition for designation within an Area of Outstanding Natural Beauty."	Herefordshire Council (Statutory Consultee) (S.1) Strategic Planning
20	Policy AYEnv5	Policy re-worded – "With regard to proposals producing biomass energy, these should reflect the high quality landscape and its scale, and the benefits should not be cancelled out by requiring material to be imported over excessive distances. Where the latter would be the case, the development would not be appropriate to the parish due to the need to keep transport movements to a minimum and the conflict with the sustainability principles of the NDP. Where permission for such development is granted, a planning condition will be required to ensure that feedstock will be predominantly locally sourced waste material throughout the lifetime of the development."	Herefordshire Council (Statutory Consultee) (S.1) Strategic Planning
21	Policy AYEnv8	This has been added to the policy - "Proposals should also have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire."	Herefordshire Council (Statutory Consultee) (S.1) Strategic Planning
22	Policy AYH4	Inserted the word "normally" – " Affordable housing exception sites will be encouraged where a requirement has been identified through an up to date Housing Needs Assessment. Such sites will be normally in or immediately adjoining settlement boundaries and will not have any adverse impact on any of the following .."	Herefordshire Council (Statutory Consultee) (S.1) Strategic Planning
23	Policy AYEnv3	Wording adopted to read : "c) Ensuring the protection of Aymestrey's Grade 1 listed church and the Grade II* listed	Herefordshire Council (Statutory Consultee)

		church at Leinthall Earls and their historic settings. Development proposals shall maintain the openness and character of the settings and preserve and enhance views to and from the churches. ”	(S.1) Landscape/ Archaeology/Conservation
24	Para 3.10	Amended to read : “3.10 -The A4110 is a popular option for cyclists travelling the Lands’ End to John O’ Groats long distance cycle route.”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
25	Para 4.2 xii) & xiii)	Wording amended to read : “To address community concerns about the volume and speed of traffic on the major roads and its impact and to improve safety (and perception of safety) for pedestrians and highway users including cyclists.” Added in “(xiii) Promote sustainable travel either through cycle lanes, track ways or road user awareness”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
26	Policy ASY1	Provisions have been included in the Highways Policy AYT2 – “e)Providing, where possible, safe and practical connections to the existing public right of way network through providing new public rights of way and cycleways. f)Making adequate provision for off-street parking within residential development, including parking for visitors in-line with highway design guidance and cycle parking provisions;”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
27	Policy AYEnv4	We have included the wording in Policy AYEnv 5 Addressing Climate Change as we thought it was a better fit: c) “....Support for sustainable travel should also be encouraged on- site through integration with existing network or cycle parking and encourage and facilitate the use of active travel.”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
28	Para 6.15	Wording amended to read : “The policy also supports Herefordshire Council’s desire to offer greater transport choices for which it is important to retain existing bus services and to safeguard pedestrians/walkers and cyclists. Aymestrey and Mortimers Cross sit on one of the more popular Land’s End to John O’Groats national cycle routes”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
29	Policy AYT2	f) we have added the wording “Making adequate provision for off-street parking within residential development, including parking for visitors in-line with highway design guidance and cycle parking provisions.”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
30	Policy AYH3	Added as an extra point j) j) There should also be provision made for cycle parking with developments	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
31	Para 8.18	Added in “and cyclists”	Herefordshire Council

		“The protection of pedestrians and cyclists is also highlighted in that the amount, speed and size of vehicles passing through the village’s narrow street is a cause for concern.”	(Statutory Consultee) (S.1) Transportation and Highways
32	Policy AYH4	“c) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design. They should still meet the standards set out in the highway design guide.”	Herefordshire Council (Statutory Consultee) (S.1) Transportation and Highways
33	Policy AYEnv3	g) Protecting recorded and unrecorded archaeology. Given the long history of the Parish and its important historical context Herefordshire Council Historic Environment Record must be consulted and if required archaeological surveys must be undertaken and any archaeological remains identified must be fully recorded and conserved in a manner appropriate to their significance”.	Historic England (S.4)

Aymestrey Neighbourhood Plan

Local Green Space Assessment

This has been included to show the evidence of the assessments carried out by the NDP SG when reviewing the green spaces nominated.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Aymestrey Court Orchard	SO 425650	Extensive old apple orchard running along the side of the A4110 between the Parish Hall and the Parish Church. With views out towards Pokehouse Wood and giving an unspoilt vista of and providing green buffer to the Church, Church Tower and graveyard of St Alkmund and St John the Baptist Church a Grade I listed monument. The orchard provides the setting in which the church is experienced.

Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)
None	None	None

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
It lies at the heart of the village of Aymestrey.	It is enjoyed by the community – its beauty, wildlife habitat and views across the valley.	Approx 3 acres

Conclusion
This gives open views across the valley and provides a setting for the grade 1 listed parish church. This is considered special to the community and considered appropriate for designation as LGS.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Aymestrey Mill Orchard	SO425655	This old orchard lies to the north of the village and abuts the River Lugg, the Mill Leet and the A4110 as you enter the village of Aymestrey. Its setting gives the impression of an ancient and unspoilt corner and forms part of the curtilage of a Grade I listed mill house. Enhancing the view as you approach the 18 th century bridge and the Grade I listed Riverside Inn.

Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)
None	None	None

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
Lies on the north edge of the village.	Old orchard a beauty spot and wildlife habitat.	Approx third on an acre.

Conclusion
Is enjoyed as you approach the village from the north and has foot paths on 3 sides. This is considered special to the community and considered appropriate for designation as LGS.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Leinthall Earls "village green".	SO442677	This is the green triangle of land opposite Hall Farm and the road forking off to The Goggin. Enhancing the setting of the finger post, phone box and letter box in close vicinity. All creating the effect of "a village green".

Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)
None	None	None

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
Lies at the heart of this community	Gives the appearance of a village green with finger post.	Approx one fifth of an acre

Conclusion
It offers for the hamlet a triangular shaped "village green". It was decided not to categorise this as an LGS due to its nature i.e. it is a village green with a small stream running through it.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Land opposite Leinthall Earls Church	SO 443679	The flat land to the West of the mound on which Leinthall Earls church stands. Giving open views to and away from the church.

Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)
None	None	None

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
Lies on the north edge of the hamlet.	Provides a setting in which the Grade1 * listed church is enjoyed.	Approx 1 acre

Conclusion
Provides a setting in which the Grade 1 * listed church is enjoyed. It was decided not to list this as an LGS as it is protected by other measures in the NDP.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Yatton Marsh Common	SO433670	This runs along the edge of the road as you leave Yatton at Yatton Marsh Farm and head to Leinthall Earls. It abuts the lane and is semi naturalised. Providing open space and views up to Croft Ambery.
Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)

	details)	
None	None	None
NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
Lies in Upper Yatton	Wild habitat area small wet land and scrub	Approx one third of an acre.

Conclusion
Important habitat area surrounded by farm land. It was decided not to list this as an LGS as it is in open countryside and is already designated as a common and so has some level of protection.

Site Details		
Site/Area	Grid Ref.	Description and Purpose
Wheeler Cottage Common	S0431670	Again on the edge of Yatton and abuts the lane a long narrow strip of, in the main, naturalised marsh area.

Checklist		
Statutory designations (e.g. SSSI)	Site allocations (Give details)	Planning permissions (Give details)
None	None	None

NPPF Criteria		
Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife, or other)	Local in character and not extensive tract
Lies in Upper Yatton	Important wildlife habitat rough scrub land surrounded by cultivated farm land.	Approx one quarter of an acre.

Conclusion
Provides important wildlife habitat. It was decided not to list this as an LGS as it is in open countryside and is already designated as a common and so has some level of protection.

Appendix 1: Questionnaire Covering Letter

Dear Parishioner

This questionnaire is very important for the future of the parish and hopefully also to you. Most of the questions are tick boxes but in places we do ask for comments. Your opinion does count and so please complete the survey by Saturday 24th September 2016.

What is the Neighbourhood Development Plan (NDP)?

The Neighbourhood Plan is everyone's chance to get involved in saying how the parish should, or should not, develop in the years ahead and to say what you like about the parish now and what you would want improved. Once The Plan is adopted it must legally be taken into account when planning decisions are made which is why this is so important for you and the parish.

The parish web site Aymestrey.org has a link where you can post comments and questions. Three questionnaires are enclosed – there are no right or wrong answers- we want to hear what you have to say.

- The MAIN QUESTIONNAIRE - will enable us to get your views on a range of local issues
- A HOUSING NEEDS QUESTIONNAIRE - to help us assess local demand for housing
- A DEVELOPMENT LAND QUESTIONNAIRE - to help us assess availability of land for development in the parish

Everyone in the household who is over 16 years of age should each fill in a separate main questionnaire. If you need more copies please call Ian Banks 01568 770816 or e-mail webadmin@aymestrey.org.

The Housing Needs and Development Land questionnaire will not be relevant to everybody but please complete if it is of interest to you.

We can't stress enough how important it is for as many people to respond as possible, as this will make up the raw data upon which your Neighbourhood Development Plan for our community is based. The more responses we have the more data we have to build this picture.

The Requirement for New Housing

Herefordshire County Council adopted its planning policy for the whole of the county in October 2015. This is called the Core Strategy and will be in place until 2031. It changed the long standing planning status of Aymestrey parish as an area classed as "open countryside" where applications for development were not usually permitted. The Core Strategy says Aymestrey Parish must provide sites to increase the number of housing by 14%. This is equivalent to 23 houses, but because 12 houses have been built or created through barn conversions in recent years, we only have to find sites for 11 more houses, although Herefordshire Council would prefer that we find more.

Appendix 1: Reg. 14 Consultee Email List

Neighbourhood Plan – Statutory and other relevant Consultees: (those in red are indicated on HC's list – some have not been included where not relevant)

Email A

- ✓ 1. **Herefordshire Council** - neighbourhoodplanning@herefordshire.gov.uk 20-3-18
- ✓ 2. **Natural England**: consultations@naturalengland.org.uk
- ✓ 3. **Historic England**: west.midlands@HistoricEngland.org.uk
- ✓ 4. **English Heritage**: customers@english-heritage.org.uk
- ✓ 5. **Highways England**: info@highwaysengland.co.uk

Email B (With template)

- ✓ 6. **Dwr Cymru Welsh Water**: forward_plans@dwr.cymru.com 20.3-18

Email C (with template)

- 32. **Wigmore Group PC**: ✓
- 33. **Richards Castle PC**: ✓
- 34. **Yarpole Group PC**: ✓
- 35. **Kingsland PC**: ✓
- 36. **Shobdon PC**: ✓
- 37. **Stapleton Group PC**: ✓

Local stakeholder groups.

- 38. TO BE CONSIDERED BY STEERING GROUP – e.g.
- Site submissions
- 39. Philip Dunne - philipdunne@gatley.biz - had a hand copy 28th
- 40. J and R Probert - janetprobert@ymail.com - had a hand copy 20th
- 41. Mr F Klein, (Mr JD Jehan of Brightwells – agent) - had a hand copy 20th
- 42. J Needham (Agent for Farm site, Aymestrey) - johnneedham@btconnect.com ✓ 22-3-18

21-3-18
↓

Stapleton a member of the steering group

Aymes

Appendix 1: Reg. 14 Draft NDP Covering Letter

**Regulation 14 Public Consultation Notice
Aymestrey Neighbourhood Development Plan**

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Aymestrey Neighbourhood Development Plan** will start at **8.00am on Monday 19th March 2018** for a period of 6 weeks ending at **midnight on Saturday 12th May 2018**.

Aymestrey Neighbourhood Development Plan ("the NDP") has been developed to help deliver the local community's requirements and aspirations for the Plan Period up to 2031. The NDP has been created through listening to the views of the residents of the parish.

The NDP will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Peterstow parish.

