

Lea Parish Council

July 2018

Responses to questions asked by the Independent Examiner by way of an email to Karla Johnson dated 18th June 2018 were approved by Lea Parish Council on 4th July 2018 and are enclosed.

**Lea Parish Council  
Responses to questions from Independent Examiner - June 2018**

1. Records show that representations were received from 16 organisations including 9 Herefordshire Council departments plus a number of individuals.
2. It is confirmed that there were no responses from statutory consultees on either the Strategic Environmental Assessment/Habitats Assessment (HRA) Screening or Scoping stages.
3. Page 20 of the Plan refers to 290 properties in 2011, this number being extracted from census documents. The Plan housing requirement number of 43 is the figure provided by Herefordshire Council using later data indicating a 2014 property number of 307. Lea Parish Council used the earlier figure in the absence of confirmation of the later figure.
4. Representation from HC (Development Management) indicates that Castle End farm complex and the intervening field should be included within settlement boundary. Lea Parish Council does not agree and considers the submitted settlement boundary to be appropriate. It is recognised that permission to develop the adjacent field has been granted, but this event took place after the settlement boundary drafting date which was at the end of the 2016/2017 year period. Clearly with what has happened since that time the matter of the development boundary will need to be readdressed at the time of the first review of the Lea NDP. Procu Planning Services refer to a site adjacent to Castle End and The Brambles. A planning application from this developer relating to the site in question is under current consideration by Herefordshire Council. Lea Parish Council has submitted an objection to the proposal.

Other matters:

- a) The following permissions have been granted since the end of the 2016/2017 year, that being the date used by the Lea NDP Steering Group during drafting:

Application P170677	10 houses at Castle End
Application P171881	10 houses at Lea Hall Cottage
Application P163561	1 property at Sycamore Barn
Application P172484	1 property at Cornage Barn
Application P172434	1 property at Hunters Hall
Application P172780	1 property at Frogs Bottom

- b) An appropriate map is enclosed.

- c) Part of the HC Development Management response to the consultation stated '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.' Within the Basic Conditions Statement on page 5 the following statement is made "The Plan's vision succinctly identifies the role and character of the Neighbourhood Area in 2031 in terms of a thriving, cohesive and secure rural community set in open countryside in harmony with the landscape and nature. The Plan takes into account the Neighbourhood Area's village focus and defines appropriate settlement boundaries which enable necessary growth. The Plan also acknowledges the important contribution landscape character and wildlife sites to local distinctiveness. Policies seek to conserve and enhance the landscape setting and rural character of the village (Policy Lea 3) and to protect Local Green Spaces (Policy Lea 5)."

Lea Parish Council is content with settlement boundaries as drafted for the reasons stated above.

5. Policy Lea 1 indicates that redevelopment of the Lea Garage, Post Office, Church or school sites for residential use will not be supported. It is intended that the bullet point concerned should qualify rather than contradict any other bullet point. It was considered inappropriate to mandate the form of any future redevelopment of any of the properties listed, but residential development in particular would not be supported in view of the large number of residential permissions already agreed together with a lack of employment and community supporting facilities locally.

6. Appendix D is to be enhanced including provision of images from viewpoints and a supporting map.

7. Policy Lea 4 refers to “large scale” polytunnels. This definition follows advice from Herefordshire Council NDP Liaison dated 25/8/17. It is understood that any planning application for polytunnel provision (other than small domestic items) will be considered on merit. It is also understood that Herefordshire Council are currently drafting polytunnel policy which will provide a definition for “large scale”. [Herefordshire Council has drafted a Policy Guidance note for Poly tunnels this has not been published on our website yet. There is no direct policy relating to Large Scale policy tunnels, but guidance. Para 5.4 suggests ‘full planning applications for complex or large-scale \(for clarification as to what constitutes a large-scale scheme, please contact the development management team for assistance\).](#)Therefore does not define in the document what a large scale scheme is.

8. Within Policy Lea 5 with regard to the Village Hall and surrounds indicated on the associated plan, it is the associated green space that is intended to be designated as Local Green Space and not the Village Hall itself nor the car parking area.

9. Employment site listed in 7.3 include:

The village shop

Lea Garage (within which is or was The Post Office

Alan Keef Ltd, locomotive engineers

Castle End Farm units which include a current industrial unit and a former chicken farm unit

Green Acre Stables within which is a Riding School.

Appendix B expands the detail of some of the above and mentions other enterprises not considered within Policy Lea 6

Within bullet point 3 it is considered that it is correct to consider that CS Policy E2 applies. Within the Core Strategy at 5.2.18 the last paragraph states ‘Applications for the change of use of existing employment land and buildings not currently included in the Employment Land Study 2012 will be assessed using the same methodology as if they were included’

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**Appendix D** is to be replaced with an updated version.  
Page 1 of the new version is below. A pdf version has been sent by separate email.  
A map indicating position and direction of viewpoints follows on. It is intended that this map is reproduced by Hoople prior to it being added to the final document.

**Lea NDP - Views to be protected**

A View up to Lea Bailey Hill and surrounding landscape:

Viewpoint A1  
Grid Ref SO65692171



Viewpoint A2  
Grid Ref SO65372205



Viewpoint A3  
Grid Ref SO65782146



B Lea Line views across open fields :



Viewpoint B Grid Ref SO66582133

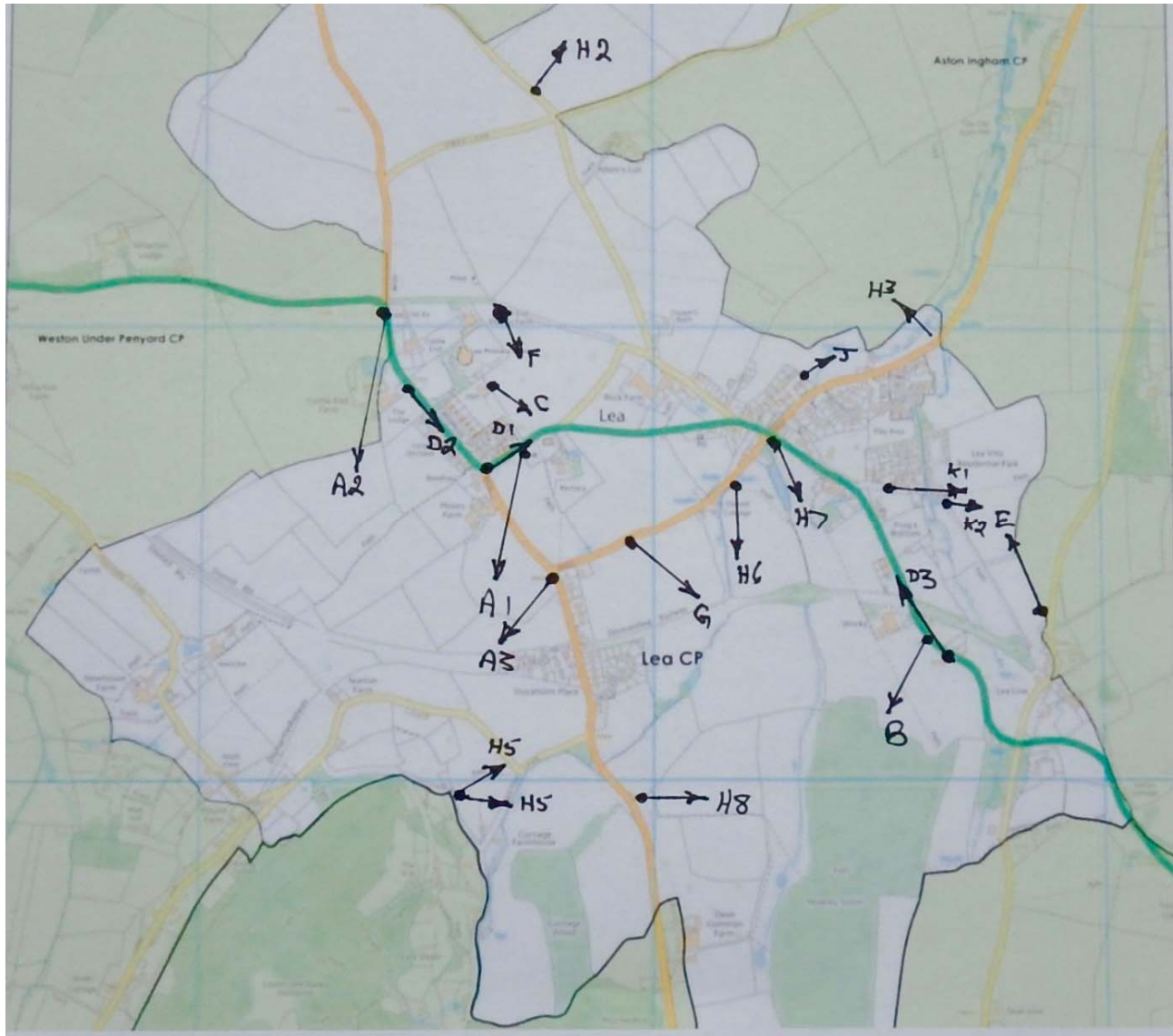
C View of the church:  
As plan document front cover  
Viewpoint SO65632185

D Views to village from both ends of the A40:

Viewpoint D1 Grid Ref SO65412192



Indicating views to be protected.  
To be upgraded by Hoople before adding to final document.



Indicating locations of housing development approved since the end of the 2016/2017 year as requested.

