

## Progression to Examination Decision Document

### Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Wigmore Group Neighbourhood Plan
Parish Council	Wigmore Group Parish Council
Draft Consultation period (Reg14)	12 December 2016 to 30 January 2017
Second draft consultation period (Reg14)	11 December 2017 to 29 January 2018
Submission consultation period (Reg16)	14 August to 9 October 2018

#### Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> <li>• Map showing the area</li> <li>• The Neighbourhood Plan</li> <li>• Consultation Statement</li> <li>• SEA/HRA</li> <li>• Basic Condition statement</li> </ul>	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1and 2)	Yes

<p>Are any 'excluded development' included?</p> <ul style="list-style-type: none"> <li>• County matter</li> <li>• Any operation relating to waste development</li> <li>• National infrastructure project</li> </ul>	1990 61K / Schedule 1	No
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
<p>Is this a repeat proposal?</p> <ul style="list-style-type: none"> <li>• Has an proposal been refused in the last 2 years or</li> <li>• Has a referendum relating to a similar proposal had been held and</li> <li>• No significant change in national or local strategic policies since the refusal or referendum.</li> </ul>	Schedule 4B para 5	No

### Summary of comments received during submission consultation

Herefordshire Council – Strategic Planning	Confirmed general conformity with the Core Strategy. Details within Appendix 1
Herefordshire Council - Environmental Health (contamination)	<p>Two of the three allocated housing sites have been historically orchards: site 1 and site 3</p> <p>These could be subject to agricultural spraying practice.</p>
Herefordshire Council – Environmental Health	No further comment to make
Herefordshire Council - Conservation	<p>With regards to the allocated sites in Wigmore:</p> <ul style="list-style-type: none"> <li>• The site to the North West is within the Conservation Area. Care would need to be taken over density and design.</li> <li>• The site to the North East is not within the Conservation Area.</li> <li>• The site to the South East is on the boundary of the settlement. Care would need to be taken over design and density, however this is not within the Conservation Area so the main historic</li> </ul>

	building constraint would be the setting of the farmhouse.
Historic England	Historic England is supportive of both the content of the document and the vision and objectives set out within it. The emphasis on the conservation of local distinctiveness and the protection of the rural character including important views is highly commendable. Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitable proportionate approach to the historic environment of the parish.
Environment Agency	In the absence of specific sites allocated within the fluvial flooding area, offer any bespoke comments are this time
Welsh Water	No further comment to make
Severn Trent	No specific comments to make
Highways England	The closest section of the Strategic Road Network to the parish is the A49 which is appropriately 2km from the eastern boundary. Therefore limited implications for the safe operation and function.
Coal Authority	No specific comment to make
National Grid	No record of high voltage electricity assets or high pressure gas pipelines within the area.
Aymestrey Parish Council	Parish Council have no comment to make
Herefordshire CPRE Robert Widdowson	<p>Aware the CPRE submitted a response to Reg14 (Dec 2026). Response is summarised within the Consultation Statement indicating that it would be consider whether the matters of concern are adequately covered within the NDP. There is no evidence that this was in fact done.</p> <p>It is evident that the plan does not contain sufficient language of the kind that CPRE recommends that every plan should contain; fragile environment, important wildlife habitats.</p> <p>Would like to see amendments made to the plan before it is finalised to rectify this defect in its drafting. Have seen some wording proposed by group of residents which includes language which</p>

	<p>would serve the purpose adequately and make the plan more resilient against inappropriate development be it forest holidays, factory farming, fracking, waste disposal, quarrying, wind farms.</p> <p>Understand that the PC was unwilling to consider these proposed amendments on the grounds they were submitted after the close of the Reg14 consultation.</p> <p>Only way this weakness can be corrected is by returning to Reg14 stage for further public consultation where the recommendations of CPRE can be considered properly.</p>
<p>Nicholas Davidson Resident</p>	<p>Section 5 of the consultation statement recommended a 'Vision Statement'. It is well-established practice in any document to start with an overarching vision and then objectives to deliver.</p> <p>The NPPF gives communities direct power to develop a shared vision for their neighbourhoods</p> <p>Many NDPS already adopted have clear vision statements</p> <p>No statement was included within the Reg14 consultation</p> <p>Consultation Statement indicates a vision 'our over-arching aim is to ensure that development in Wigmore Group parishes is genuinely sustainable and resilient for the future, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing'. This paragraph should be retained.</p> <p>Suggested text ' Vision: In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future, providing an environment in which residents enjoy living, working and playing and which is welcoming and attractive to visitors and tourists.'</p> <p>Map 4 – shows that the western part of the settlement boundary lies with a local wildlife site (LWS). Believe the parish council were unaware of the LWS when the settlement boundary was drawn. It should be redrawn to not include the LWS.</p>

	<p>Support – agree and support all other parts of the current text to the plan. Strongly support the inclusion of the contextual text and the first objective.</p>
<p>Kay Dartnell Resident</p>	<p>Lack of detail about the village of Elton in the Wigmore NDP. The plan seems to be covering Wigmore issues as there was not proposals for developing housing in Elton. Elton is underrepresented nor does it highlight the special characteristics that are in need of protection.</p> <p>Main concern is water, households draw their water from private boreholes or springs and look after their own sewerage disposal. No water sources for new developments like Forest holidays.</p> <p>Villages of Elton, Pipe Aston and Mortimer Forest are quiet, unspoilt and beautiful.</p> <p>Business provides cycling holidays for many thousands of visitors from all over the world and bring considerable benefit to the local economy with minimal environmental impact.</p> <p>The narrow country lanes are under threat from development of large scale farming practices and new housing developments. No bus services so everyone will use their cars. Impact on the lanes should be considered.</p> <p>There are no maps of Elton and Pipe Aston indicating the special attributes or local significant views.</p> <p>Very poor mobile phone and internet connection in the village</p>
<p>Chris and Kay Dartnell Wheely Wonderful Cycling Local business</p>	<p>Lack of detail about the village of Elton in the Wigmore NDP. The plan seems to be covering Wigmore issues as there was not proposals for developing housing in Elton. Elton is underrepresented nor does it highlight the special characteristics that are in need of protection.</p> <p>Main concern is water, households draw their water from private boreholes or springs and look after their own sewerage disposal. No water sources for new developments like Forest holidays.</p> <p>Villages of Elton, Pipe Aston and Mortimer Forest are quiet, unspoilt and beautiful.</p>

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<p>Nigel Rowley Parish Councillor – Pipe Aston</p>	<p><i>First representation</i></p> <p>NDP process has the potential to be about much more than housing; to protect water supplies, protection from traffic hazards, protect green spaces, clean air, reducing carbon footprint, encouraging less cars.</p> <p>There is no vision in the submitted NDP, should be included at the start of the process and subject to full public consultation.</p> <p>Current NDP is not fit for purpose for our community.</p> <p><i>Second representation</i></p> <p>Evidence is mounting that the recent submission of the NDP has broken the Aarhus Convention. The Consultation Statement is not representative of the very poor approach to communication, consultation and facilitation.</p> <p>The plan has disenfranchised anyone living in the smaller hamlets or outlying areas of the parish.</p> <p><i>Third representation</i></p> <p>Suggested amendments which have been endorsed by the residents which highlight landscape, green spaces and the environment, amongst many such topics</p> <p>The plan should return to reg14 consultation where the outlying areas of the group parish can be properly involved in determining the vision, objectives and criteria.</p>



	<p><i>Fourth representation</i></p> <p>NDP does not have any real actions to combat climate change including the measurement and management of our carbon footprint. We should encourage planting of trees, walking and cycling, using public transport.</p> <p><i>Fifth representation</i></p> <p>For completeness the following statement was agreed by councillors on 8 October 2018</p> <p><i>At last night's WGPC October meeting the councillors had a very open discussion regarding the NDP and concluded it would be most effective to consider all the comments submitted at the Reg. 16 consultation, incorporate those that are deemed appropriate by the parish council, and re-submit an amended submission plan for a second Reg. 16 consultation.</i></p>
<p>Robert Owen</p> <p>Resident of neighbouring parish</p>	<p>Two rounds of consultation but in neither case were any efforts made by the parish council to draw my attention to the consultation. Notices were not observed by residents of Elton and Pipe Aston. Not adequate to engage local landowners.</p> <p>Only became aware of the plan in May 2018, no residents of Elton or Pipe Aston on the Steering Group or invited to the meetings nor were minutes made published.</p> <p>Asked why the plan did not included reference to a proposal for a holiday village in Mortimer Forest. Plan meant to be about how the community as a whole aspires to see the settlements of the area evolve therefore proposed holiday village or other forms of development is highly relevant.</p> <p>Amendments drafted to correct the imbalance in favour of Wigmore and Leinthall Starkes which were submitted to the steering group but were not discussed at the meeting.</p> <p>No effort has been made to link the suggested amendments to comments made within the draft Reg14 consultation but were rejected out of hand.</p> <p>Plan was put to the vote without any discussion at the parish council meeting. Petition nor complaints were circulated or discussed.</p> <p>Consultation Statement does not give a full and</p>

	<p>fair picture of the consultation which has occurred.</p> <p>The lack of engagement is due to a mistaken belief that NDPs only concern housing development and only concern the residents of Wigmore and Leinthall Starkes. Consultation has not been inclusive and in a manner recommended by HCC guidelines and unjust to the residents of Elton and Pipe Aston.</p> <p><i>Second representation</i></p> <p>Legal and other expert advice regarding whether deciding that the proposed amendments submitted could have been considered indicates that the decision was incorrect. The parish council should consider all reasonable representations which are received at whatever stage they are submitted. Refusing is counter to the spirit of neighbourhood planning.</p> <p>People were given the mistaken believe that NDP should solely focus on allocation of housing sites.</p> <p>Attention was drawn to other wider issues namely the preservation of landscape, biodiversity, habitat, water supplies and other environmental resources.</p>
<p>Wayne Priday Resident</p>	<p>Own a plot of land which extends to approx. 3.5 acres. As a landowner I have not been consulted at any stage of the process.</p> <p>One of the sites in the NDP is adjacent to my land. There is a lack of information on the criteria set by the parish council for what constitutes a suitable site; the procedures for contacting land owners; procedures for assessing sites and notifying owners.</p> <p>The settlement boundary has been changed since Reg14 to include my house but excluding the rest of the plot. No one has discussed this with me.</p>
<p>James Hepworth Resident</p>	<p>Ask Herefordshire Council to intervene as what has happen to date is not acceptable and WGPC are obligated to represent the view of all four parishes.</p> <p>The content of the plan and the vision statement need to be addressed, the concerns of the old and young considered, widespread support should be sought, proper consultation. The list of</p>



	<p>current failings is endless. There is nothing that articulates the interests of all four parishes.</p> <p><i>Second representation</i></p> <p>WGPC have completely failed to observe the spirit of the neighbourhood planning process. We have not been treated fairly.</p> <p>Wigmore NDP would be sent back to Reg14 so that an open and transparent process can be democratically and correctly prepared and consultation process adhered to.</p>
<p>Sir Leslie Fielding KCMG</p> <p>Resident</p>	<p>Concern at the work of the steering group. The group's procedures have been defective in many respects and lacking in transparency. First in the consultation process and in the arbitrary when Pipe Aston and Elton made their submission.</p> <p>The input of the villages now need consideration by HCC and a review made of the procedures which has led to their neglect and non-consultation.</p>
<p>Halls Holding Ltd</p> <p>On behave of James Hepworth</p>	<p>Acting as land agent, have not been approached, consulted or informed about the NDP. As landowner in Pipe Aston and Elton would have certainly have expected him to have been consulted.</p>
<p>Anthony Mahalski</p>	<p>Little consultation and due process has been fulfilled. The plan places little emphasis on landscape, wildlife and sustainability of the rural environment. The document is not fit for purpose.</p>
<p>Gill Bilbrough and Nigel Rowley</p> <p>Parish Councillors Elton and Pipe Aston</p>	<p>The consultation process in relation to this NDP has been very seriously defective and propose certain amendments to the draft which believed are eminently reasonable.</p> <p>The plans should be referred back to the parish council for a further and better Reg14 consultation.</p> <p>Public were not given access to steering group meetings or records prior to February 2017. Terms of reference never published. Few community engagement techniques were used. No effort was made to contact landowners.</p> <p>Little consideration was given to the nature of the community when communicating with residents.</p>

	<p>The plan was presented as only about housing allocations and confirmed to Wigmore and Leinthall Starkes. Misled at an early stage. Not given opportunity to define a vision and objectives and scope.</p> <p>Elton and Pipe Aston residents unaware that the Reg14 consultation took place. No residents were aware of the second Reg14 consultation and local landowners where not invited to comment.</p> <p>Site selection process was opaque and arbitrary. No site selection criteria or process. Significant adjustments to the settlement boundary were made without consultation or apparent discussion</p> <p>No residents of Elton and Pipe Aston appear to be aware of the residents survey conducted in 2013</p> <p>Bad advice was provided by Herefordshire Council regarding call for sites and mapping of constraints.</p> <p>Views regarding the need for a vision were ignored</p> <p>Incorrect information given when public asked the PC why no reference to holiday village proposals was not included in the plan.</p> <p>Amendments suggested to make the plan more robust and consistent with other adjoining plans and CPRE advice.</p> <p>Defects in the procedure relating to the approval of the Reg16 draft. Complaints nor petition was circulated prior to the meeting.</p> <p>Consultation statement does not give a full or fair picture of the consultations which occurred.</p> <p>Request that HCC should send the draft plan back to Wigmore Group PC for further and properly inclusive consultation.</p>
Rhoderick Swire	<p>Have been through a very difficult time over the Forest holiday proposal where proper planning considerations were steamrolled and so all are very sensitive especially in regards to the protection of Mortimer Forest and all the rare flora and fauna therein.</p>
Reverend Kelvin Price	<p>Am concerned with the proposed development in such a place of peace and tranquillity, enjoyed by</p>

<p>Rector of Ludlow</p>	<p>residents and undisturbed for centuries.</p> <p>NDP needs a clear vision statement which must encompass and secure the future of this exceptionally beautiful part of Shropshire and Herefordshire.</p> <p>The NDP is not currently fit for purpose and therefore support the efforts of local residents to fight until it is formulated in a suitable and meaningful way.</p>
<p>Andrew Pearson Former resident</p>	<p>Express concern at the work of the steering group. Procedures have been defective in many respects and lack transparency in the consultation process and arbitrary when Elton and Pipe Aston made their submission.</p> <p>Input of the villages of Elton and Pipe Aston need to be fair and reasonable considered by HCC and a review made of the procedures which have lead to their neglect and non-consultation.</p>
<p>R and V Taylor Residents</p>	<p>As landowners and farmers with land adjoining Elton village we are concerned that our parish and own views have not been sought by the steering group.</p>
<p>Roger and Sarah Midwood Resident of neighbouring parish and local landowners</p>	<p>Have not been consulted on the changes and amendments. The smaller village churches and their communities have not been informed.</p> <p>Not enough emphasis has been made to respect green spaces, landscape, wildlife habitats and the environmental against inappropriate development of various kinds</p> <p>Already effected by inappropriate development.</p> <p>Settlement boundary was changed after the submission and have not been considered by the wider community. Wigmore PC have failed to communicate why planning areas and recreational areas have changed at the last minute.</p> <p>Concern that local services would not be able to cope with an increase of population, still do not have superfast broadband, parking for the school is dangerous.</p> <p>Urge WGPC to go back to Reg14 and correct and full consult.</p>

<p>Christina O'Neill</p> <p>Resident</p>	<p>Received no communication regarding the NDP. Do not receive Mortimer News and unaware of the website. Do not consider that adequate consultation or contact has been made with residents of the whole parish.</p> <p>The NDP seems to focus predominately on housing allocations within Wigmore and Leinthal Starks, there are many more important areas which I do not feel have been adequately addressed.</p> <p>Consultation is in breach of the Aarhus Convention.</p> <p>Series of amendments were rejected for inclusion without even being heard, despite being told their submission would be given consideration.</p> <p>Mortimer Forest is a significant asset but hardly gets a mention in the NDP. There are numerous potential threats to our environment including fracking which have not been mentioned.</p> <p>Draft plan should be put back to Reg14</p>
<p>John Needham</p> <p>Resident</p>	<p>The plan totally ignores the existence of Elton and Pipe Aston which are hamlets also entitled to consideration.</p> <p>The plan should have been properly discussed locally. Several complaints have been completed ignored and sites changed at the last moment,</p> <p>No exhibition of the proposed plan appears to have been made outside of Wigmore. There is little emphasis in the plan to the protection of landscape, wildlife habitats and the environmental against inappropriate development particularly in Mortimer Forest.</p> <p>The plan should be sent back and advertised for comment in the manner statutorily required.</p>
<p>The Rev. Mike Catling</p> <p>Rector within the parish</p>	<p>A great deal of disquiet about the NDP and the lack of correct process and lack of consultation.</p> <p>Herefordshire Council should intervene immediately and allow this matter to go back to a stage where the correct procedures that should be followed are allowed to do so.</p>
<p>Cpl Christopher Thomas</p>	<p>Raising concerned of the residents of Kings Meadow in Wigmore.</p>

<p>Resident</p>	<p>Appear to be trying to keep proposed housing development site 'out of their back yard'</p> <p>Would add to the flood risk but would also increase traffic to an already dangerous road (Bury Lane). Widening of Bury Lane would increase risk of flooding and noise, nuisance and danger to families who live alongside it.</p> <p>Feel that the people of Kings Meadow are not being listened to.</p>
<p>David Swatton</p> <p>Resident</p> <p>Support</p>	<p>Overall I support the plan.</p> <p>The document seems overly wordy and it is often difficult to pick out the key points within it but it covers all that needs to be covered and now just needs to be finalised after so long in development.</p>
<p>Jane Brown</p> <p>Resident</p> <p>Support</p>	<p>This is a good plan</p>
<p>Merlin Unwin</p> <p>Resident of Ludlow</p>	<p>Regular users of the large area of Mortimer Forest, concerned that there may not have been sufficient consultation about how the region is to be considered within the NDP. it is a priceless resource, not just for people living in Wigmore parish but also for those living close in Ludlow and the Shropshire villages.</p> <p>Involved with habitat improvements for the endangered Wood White butterfly; it is one of the few remaining locations in Britain. Wildlife conservation groups have not been consulted</p> <p>The parishes of Elton, Pipe Aston and Leinthall Starkes are particularly quiet and beautiful, important that they are properly protected against the worst kind of developments.</p>
<p>Rosemary Draper</p> <p>Resident</p> <p>Support</p>	<p>This is basically a good plan, allowing more houses to be built but without swamping any of the 3 sites.</p> <p>Two of the proposed sites are situated on Ford Street, the school traffic already crowds the road, this problem needs to be sorted before any house building can start.</p> <p>Hope the desire to maintain and enhance the conservation area and greenspaces will be</p>

	<p>honoured.</p> <p>Supportive of the reducing the Moor View site in order to minimise the impact on the conservation area.</p> <p>Grateful that the parish council listened to the responses from the Wigmore residents and acted upon them.</p> <p>Aims and objectives in 5.2 perfectly sums up what we a wish for.</p>
Gillian Resident	As the plan highlights the potential for 39-41 new houses, are the houses planned for Moor View brownfield site really necessary, given the problem with access onto Ford Street?
Malcolm Rochefort Resident support	<p>The current version of the plan makes perfect sense as a development plan for the Wigmore parish to guide and control the development of houses, business and open spaces for the area.</p> <p>Fully support the Leinthall Starkes village policies map.</p>
Stephen Denison Resident	<p>Land to the east of Garden House, Leinthall Starkes</p> <p>Seeking a small amendment to the drafting of the settlement boundary for Leinthall Starkes to enable the redevelopment of land to the east of Garden House for a single dwelling. This site lies on the western edge of the village and forms a previously developed sites occupied by redundant buildings.</p> <p>Site can be accessed off the village road and is well related to the village form. The building are within the settlement boundary but the boundary does not allow for amenity space linked to the new dwelling.</p> <p>Amendment is highlighted on map contained within the representation.</p>
Mark Jones Resident	<p>Concerned about the absence of any provision in the plan for the protection of landscape, green spaces, wildlife habitats and any other related environmental concerned that could be adversely affected by inappropriate developments.</p> <p>It was made clear that the only issue to be focussed on was additional housing in Wigmore, Leinthall Starkes at the expense of a more wide-</p>



	<p>ranging document covering environmental impacts and protection.</p>
<p>Sarah Jones Residents</p>	<p>Throughout the creation of the plan the impression have been given that it was solely about housing but now aware that other neighbouring parishes have created a visions for how they want their community to develop in the future and have protection of the environmental and landscape against inappropriate development.</p> <p>Suggested amendments have not been made as told it was too late. But steering group itself have made changes to the settlement boundary and included the Community playing fields.</p>
<p>Linda Rowley Resident</p>	<p>The draft plan was lacking in objective to be consistent with planning principles and excludes the representations from residents of Elton and Pipe Aston by virtue of inadequate consultation and misrepresentation.</p> <p>Number of amendments have been suggested that would:</p> <p>aim to ensure that new development does not create demonstrable harm but reinforces local character</p> <p>ensure overarching support for new development including commercial and industrial development and recognises the character of the natural and historic environment.</p> <p>Ensure compliance with Policy SS6</p> <p>Reinforces LD1 and give added emphasis to the local context and ensure NDP is robust and fit for purpose</p> <p>Seek to protect and enhance the character of the landscape and individual conservation areas</p> <p>Align with Policy SD2</p> <p>Because of inadequate consultation with residents of Elton and Pipe Aston and an inaccurate explanation of the purpose and status of the NDP, residents were omitted form the Reg14 process.</p>
<p>Robert Bilbrough</p>	<p>A number of failings on the part of the parish council who have submitted a plan without</p>

<p>Resident</p>	<p>widespread community support.</p> <p>The Steering Group was not representative of all four villages, each village should have been involved.</p> <p>Meeting were held in private for 5 years, because the consultation period had closed, residents were actively prevented from being involved.</p> <p>Community prevented from expressing a vision for the future.</p> <p>Consultation was very poor, questionnaire was not distributed to all households. Local businesses, community groups and land owners were not consulted and responses from CPRE ignored.</p> <p>No procedure for land owners to propose sites for development or agree criteria. Demonstrates a lack of objectivity and transparency.</p> <p>Settlement boundary has changed considerably to that within the draft NDP. Final map is small scale and barely legible.</p> <p>Residents of Pipe Aston, Elton and other outlying areas have been excluded from any involvement in the NDP. NDP should be sent back for a further fully inclusive period of Reg14 consultation.</p>
<p>Eileen Williams Resident and landowner</p>	<p>Never received any information regarding the NDP. Took part in the consultation at the village hall twice but my land was ignored and not discussed. Never been approached by anyone regarding my land.</p>
<p>Christopher Carter Resident</p>	<p>Think the plan should go back to Reg14, insufficient consultation, correct processes have not been followed and the plan does not cover enough.</p> <p>Amendments put forward by Elton and Pipe Aston should be included and not ignored.</p> <p>All local residents should have the opportunity to become involved in the decision making process.</p>
<p>Josephine Good Resident</p>	<p>Concern about the existing traffic issues in Ford Street. Development of new homes will have an adverse effect on the safe and efficient operation of the existing highway network.</p>

	<p>Extending the volume of homes is going to worsen the congestion at the entrance to Ford Street between The Oak and the Queens House.</p> <p>Resolve existing traffic safety issues and further improve road safety ahead of the commencement of the proposed development.</p> <p>The plan does not put improving road safety at the top of its CIL list. Enhancement of the Bury Lane Community Field is not more important than addressing road safety.</p>
<p>Chris Reeves Resident</p>	<p>Concerned about the proposed development of Perry Fields next to Bury Lane.</p> <p>During medium to heavy rain Bury Lane floods making the road unusable.</p> <p>How will the currently flooding issue be resolved</p> <p>Will you indemnify the residents against flooding</p> <p>Will current speed limit of Bury Lane be limited</p> <p>With CIL be awarded to the parish.</p>
<p>Helen Owen resident</p>	<p>The plan says little about the importance of preserving the rural character of the landscape or the natural environmental or the wildlife of the areas.</p> <p>Absence of emphasis could open door to large scale factory farming, quarrying, fracking, waste disposal, large tourism accommodation and hotel development.</p> <p>15 residents have proposed amendments to the draft plan with a greater visibility to the history and characteristics of the parishes of Elton and Pipe Aston. Amendments not included within the submitted plan.</p> <p>The plan should be sent back for proper consultation at the local level.</p> <p>Initial survey in mid 2013 was amongst a limited number of household.</p> <p>The focus of the plan is too narrowly directed to housing site allocations and not broader issue.</p>
<p>Gladmans</p>	<p>Policy WG1 – suggest a slight alteration of the policy wording where reference is made to 'maintaining' or 'protecting' suggest 'conserve'</p>

	<p>Policy should distinguish between designated and non-designated assets</p> <p>The policy needs to be redrafted and address the lack of evidence to support elements of policy</p> <p>Policy WG3 – the use of settlement boundaries precludes otherwise sustainable development. Policy is restricted as currently drafted</p> <p>Policy WG8 – some of the criteria is over prescriptive and could limit sustainable development.</p>
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**Please note the above are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the examiner in due course.**

### **Officer appraisal**

This plan has met the requirements of the regulations as set out in the table above. The plan has been subject to two regulations 14 consultations and a regulation 16.

Wigmore and Leinthall Starks are highlighted within the Core Strategy for proportional growth within the adopted Herefordshire Core Strategy. The NDP does take account of this and provides the ability for proportional growth to occur either via site allocations or windfall within designated settlement boundaries.

The Strategic Planning team have confirmed conformity with the Core Strategy.

50 representation were received; 4 from Herefordshire Council internal consultees, 9 from statutory consultees and 36 from members of the public, mainly local residents and one from a national developer.

Many local residents have highlighted that there is insufficient detail regarding two parishes within the Group parish NDP

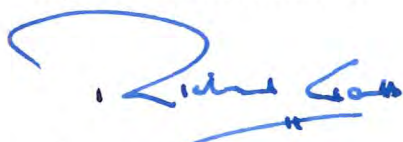
It is considered that there are no fundamental issue regarding the basic conditions which would prevent the plan progressing to examination, however the parish council considered the representation at a meeting on the 31 October 2018 and determined that they would like to consider the comments made by the local community. With this in mind, the parish council resolved to withdraw from the examination process and resubmit a revised Regulation 16 NDP in due course.

Therefore Herefordshire Council will support this resolution and the plan will not proceed to examination at this stage.

### **Assistant Director's comments**

**Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.**

The decision to progress to appoint an examiner for the above neighbourhood plan has been not been approved as the parish council have requested to withdraw to consider the representations received.



**Richard Gabb**

**Programme Director – Housing and Growth**

Date: 01/11/2018

**Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment**

Herefordshire Council Strategic Planning Team

Date: 18/09/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WG1- Protecting and Enhancing Local Landscape Character	SS6; LD1-LD4	Y	<p>Criterion C- Wording of first sentence may need revising. Excluding the words in brackets it currently reads:</p> <p><i>“Preserve and not significantly detract from those parts of locally significant views that are visible from locations that are freely accessible to members of the general public <u>should be.</u>”</i></p> <p>Criterion D- The aim of this is not clear. It reads as though it may actually be seeking more to <i>retain</i> the existing development form where possible rather than enhance. May be worth revising to clarify whether this is the case.</p>
WG2- Dark Skies	SS6	Y	
WG3- New Housing Development in Wigmore	SS2; RA2	Y/N	<p>What is the basis for setting a specific cap on development sizes? This could prove in some cases to be unnecessarily restrictive to schemes with good planning merit coming forward. It is considered that a more flexible approach should be adopted, perhaps setting a preferred approximate size range. In similar fashion to what has been</p>



Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			set out in WG4. For instance, "plots of around 8-12 dwellings".
WG4- New Housing Development in Leinthall Starkes	SS2; RA2	Y	Criterion G- Achieving a mix of dwelling types and sizes may prove difficult in areas where only small scale developments would be permitted. Such contributions are perhaps best sought on larger sites in Wigmore.
WG5- Ensuring an appropriate range of tenures, types and sizes of dwellings	SS2; H3	Y	See above comment.
WG6- Wigmore Village	SS1; SC1	Y	
WG7- Wigmore School	SS1; SC1	Y	
WG8- Design of Development in the Wigmore Group Parishes	SS6; LD1; SD1	Y	
WG9- Design of Development in Wigmore Conservation Area	SS6; LD1; LD4	Y	
WG10- Promoting Local Employment and Tourism	SS5; RA6; E1; E4	Y	
WG11- New Communications Technologies	E3	Y	Insofar as is enforceable by a local land use development plan document. Large scale infrastructure projects are expected to deliver this.