

Withington Group
(Withington, Preston Wynne & Westhide)
Neighbourhood Development Plan



Consultation Statement
December 2018
Issue 1.0

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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.
- 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 Withington Group of parishes 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 media which are laid out in the Timeline below.

These included:-

 - a dedicated NDP section on the Withington Group Parish Council website which can be viewed [here](#), including policy and evidence papers and details, and the content of consultation meetings and comprehensive reporting of all feedback.
 - A regular minuted item in the Parish Council's agenda, examples of which can be viewed [here](#). The more comprehensive reporting notes used at these meetings can be provided upon request.
 - Regular articles in the local newsletter "Withington News" which is available in the local shops and delivered to houses in the parishes, as well as being on the web site [here](#)
 - The use of flyers and banners to communicate progress and upcoming events.
 - Community survey forms hand-delivered and collected to and from all dwellings in the parish.
 - Flyers announcing two public consultation events hand-delivered to all dwellings in the parishes.

2. Withington Group NDP Consultation Timeline

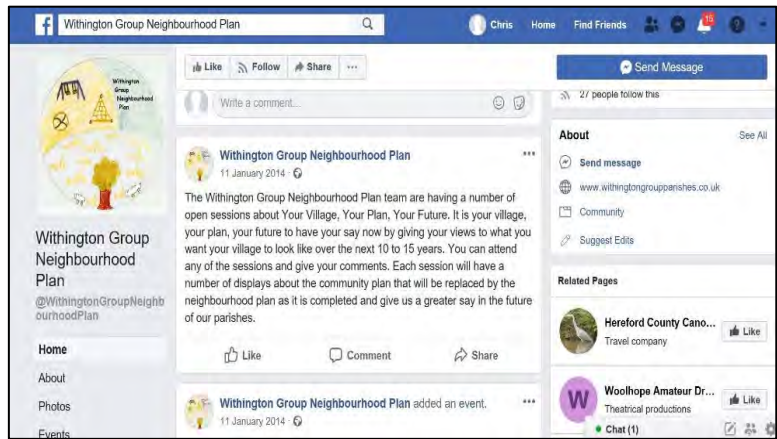
1	2009 to 2013	In early 2009 a Community Led Plan (Parish Plan) Steering Group was formed consisting of volunteers drawn from all three parishes in the group. Extensive consultation with the public took place over the next 2 years including four 'Planning for Real' events and two questionnaires, one for adults and the other for young people up to the age of 18 years. Approximately 980 questionnaires were distributed by hand to all homes in the three parishes in late September 2009. 632 adult and 109 young people questionnaires were completed, giving an overall response rate of 76%. The data gathered from these consultations covered a wide range of topics, including housing, environment, infrastructure and community facilities. As such, it acted as a catalyst for the subsequent development of a Neighbourhood Plan. The information gathered from these consultations also helped to guide the early thinking of the subsequent NDP. The Community Led Plan can be seen here .
	Community Led Plan	
2	16th May 2013	Parish Council agreed to undertake a Neighbourhood Plan and appointed a steering group. Item 5 in the minutes can be viewed here .
	Parish Council Meeting	
3	21 May 2013	Application for area designation submitted. No representations were received.
	Parish Council Meeting	
4	12th July 2013	Designation approved. Communication to the parish via the Parish web site and Parish Magazine. A copy of the introductory article in the "Withington News" (Page 18) can be found here
	Herefordshire Council	
5	July 2013	Flyer created and distributed at the Withington Open Day on 22 June. Communication to the parish also via the Parish web site and Parish Magazine. Copy can be found here
	Publicity	
6	August 2013	Follow-up article in Withington News (Page 16) can be found here
	Publicity	
7	Sept – Nov 2013	Following the flyer hand out, a volunteer came forward to help with the development of the plan. As this person was a retired headteacher, they approached the local primary school with the idea to produce a logo based around what the children wanted for their village. The winning entry was subsequently used on many communications including the Facebook pages and is shown on the front cover of this document.
	Engagement	

8	15 th October 2013	Minutes covered plans for a Logo competition at the local school, including promotional material, communicating the move from the Parish Plan to the Neighbourhood Plan, planning for public drop-in events in January, including publicity, and preparing for questionnaires to every household in April 2014, including recruitment of volunteers to assist with logistics.
	Steering Group Meeting	

9	October/November 2013	Articles in October Withington News (Page 8) by newly recruited member of steering group, encouraging others to get involved and the November Withington News , giving further context to the NDP process.
	Publicity	

10	December 2013	Two-page article in Withington News explaining the reasons for undertaking a plan and giving details of upcoming consultation events in January 2014. The text has been included here as an example of the press releases issued throughout the development of the Plan - See Appendix A below .
	Publicity	

11	11 th January 2014	The Withington Group NDP Facebook Page is launched, advertising a series of Open sessions at Preston Wynne, Westhide and Withington between 17 th January and 1 st February
	Publicity	



12	January 17 th to February 1 st 2014	Public Open Events held in Withington, Preston Wynne and Westhide to publicise progress with the Community Led Plan and getting feedback on the issues to take forward into the proposed Neighbourhood Plan. Preston Wynne had 26% attendance of population, Westhide 27% and Withington 3%. As a result of the much lower turn-out for Withington, a further open session was held on March 29 th at Withington Village Hall, at which 100 people attended.
	Public Events	



13	February 2014	Further update in February Withington News , (page 12) inviting those who did not attend the open days to add their comments on Facebook or by contacting steering group members. This article was updated and repeated in the March Withington News . (page 6)
	Publicity	
14	March 2014	Steering Group Chair gives presentation on the initial feedback from public events, and decision to undertake supplementary event in Withington.
	Parish Council	
15	May 2014	Steering Group Chair gives presentation on the 6 public NDP drop-in sessions held in January and February, showing the preferred development sites. The results to be further tested via a questionnaire to be delivered to every house in the parishes. The presentation also called for volunteers to help with questionnaire delivery and collection. Also fed back on attendance at a forum with other NDP groups, and, as a result, have developed a mission statement and a Vision.
	Parish Council	
16	June 2014	Questionnaire delivered to every household and business in the 3 parishes. The questionnaire covered a range of land use issues including, size of developments, types of new build and potential plots for development. The questionnaire can be seen as Appendix B below . The June Withington News (page 20) publicised the delivery of the questionnaire.
	Questionnaire	
17	July 2014	Questionnaires collected in and analysed. There were a total of 223 questionnaires returned, giving a percentage return rate of 15%. The results can be viewed here .
	Questionnaire	
18	6 th November 2014	The Steering Group Chair presented the results of the questionnaire in the form of graphs. The graphs, along with accompanying commentaries, will be presented at a public meeting on 10 th January 2015. It is planned to also include some draft policy options related to development based on the survey results, and this material will also be displayed on the NDP website.
	Parish Council Meeting	
19	January 2015	Banner erected outside Withington Village Hall publicising upcoming Open Event. The banner also appeared on the NDP Facebook page. An article also appeared in the January Withington News (page 12)
	Publicity	



20	January 2015	63 people attended the drop-in event which displayed the results of the questionnaire, and offered draft objectives and policy options. The results were presented to the Parish Council at their meeting on January 15 th .
	Public Event	
21	March 2015	Article in the March/April Withington News (page 11), gave feedback on the January public events, including the level of support for the objectives and policy options offered (88% of those who voted were in favour).
	Publicity	
22	2015 to early 2017	<p>During this period the steering group became relatively inactive, awaiting the examination and adoption of the Local Authority's Core Strategy before making any further policy decisions. Following the adoption of the Core Strategy there were further changes to the growth targets for the housing market areas and these had to be factored in to local thinking. As a result there was a lengthy debate regarding the merits of continuing with the NDP, given that the housing targets had changed significantly and covered all 3 parishes. There was also the option of the Withington group of parishes being covered by the local authority's proposed Rural Areas Site Allocation Plan</p> <p>This issue was explained in the January/February 2016 edition of the Withington News (page 9). A further update was given in the July/August Withington News (page 12) explaining further negotiations with the local authority over housing quotas and their location.</p>
23	29 th July 2017	Publication of SWOT analysis done on relative merits of continuing with NDP or submitting to RASA (Rural Areas Site Allocation Development Plan Document) – i.e. the Local Authority's plan for those rural communities who are not preparing their own NDP.
	Parish Council	
24	16 th November 2017	Plans for a public meeting in late January 2018 to get feedback on the draft plan prior to going to Reg.14 pre-consultation. The draft plan will be circulated before the January PC meeting, and cllrs were advised that they will be needed to help with the public sessions. Following the public meeting any adjustments necessary will be made to the plan, and then get it ready for putting forward to Reg 14.
	Parish Council Meeting	
25	24 th December 2017	Publicity for Open Session on the draft plan before going to Reg.14.
	Publicity	



26	January 2018	Initial draft of the Neighbourhood Plan published on website and advertised in Withington News and on NDP Facebook Page. Residents were encouraged to attend public events at the end of January where they could view the results of the questionnaire and give feedback on the draft proposals.
	Publication	
27	26 th & 27 th January 2018	Public Events held to receive feedback on the draft plan. The feedback can be viewed here .
	Consultation	
28	March 2018	A 'thank you' in the March/April Withington News (page 4) for those who had attended the open event in January and reminding people where they could find the draft plan and give feedback.
	Publicity	
29	18 th June 2018	The plan was amended and Reg 14 commenced with all relevant documents made available on-line here . The Plan was posted on the Parish Council website and paper copies were made available via the parish clerk. The same page provided a link to enable representations to be made. A reminder regarding Reg 14 was published in the May/June Withington News (page 8), and again in the July/August Withington News (page 3).
	Reg. 14 consultation	
30	November 2018	Reminder in the November Withington News (page 7) that the revised plan had been approved by the Parish Council to go forward to Reg. 16.

Section 3 follows

Section 3

Withington Group Neighbourhood Development Plan

Schedules of Representations received to Draft Plan, Regulation 14 stage, March 2018

Background

The Withington Group NDP was published for the purposes of Regulation 14 in June/July/August 2018.

14 responses were received as listed below. They can be summarised in one of three characteristics:

Neutral responses or **Support** – or ones that can otherwise be just noted

Conditional Support subject to consideration of details and/or minor changes

Objections to the plan as drafted

It is potentially significant that during the consultation period, in July 2018, a revised National Planning Policy Framework was published by Government. Note that paragraph 214 of the Revised Framework does not come into effect for NDPs submitted for examination before 24th January 2019:

214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned. [SEP]

Responses which are **neutral** or are in **support** (and can be noted as such):

- CPRE Herefordshire
- Natural England
- Environment Agency
- Historic England
- Coal Authority
- Homer and Shelwick Parish Council
- National Grid.

Responses giving **conditional** support – subject to modest amendments to the text and/or maps.

- Whitestone Business Park
- David Nicholson
- Herefordshire Council

Responses in **objection** to the Draft NDP

- Gladman Development Ltd
- Westhide Estate
- Rachel Leake
- Mr Corbin, Cross Keys

The responses of the Steering Group and recommended actions for the Parish Council are set out in the schedules below.

[Schedule 1](#) – Summary of Responses to Regulation 14 Consultation

	Respondent	Summary of Response	Issues	Recommended response
01	CPRE	Standard response suggesting careful consideration of the following issues: 1. Large scale economic activities 2. Conserving Landscape Character	In the response these issues are detailed further. The question posed is whether the Draft NDP policies address these issues adequately given the constraints of the NPPF, the Herefordshire Core Strategy (HCS), and the nature of the NDP area itself.	Note that these issues are specifically addressed in the NDP as drafted. Given the standard nature of the response, and the detailed policies covering issues in both the HCS and the NDP it is <i>recommended</i> that no further changes are made
02	Natural England	Neutral response concluding with: "Having looked at the policies in the plan we do not wish to make specific comments".	Noted	Noted
03	Herefordshire Council	General comment thus: "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 allocation of housing in line with the Core Strategy". The response then gives a commentary on each policy to confirm whether or not it is in conformity with the HCS. P1 – in general conformity P2 - in general conformity P3 – object to restricting infill developments to "one or two" houses. Suggested alternative: "small-scale infill sites"	General support Noted Noted This specific policy applies only to Westhide and Preston Wynne – settlements which have no Settlement Boundaries	Support welcomed and noted Support welcomed and noted. Policy P3 – given the very limited application of this restriction, and the character of the two small settlements, the

			<p>at present. It is in the character of these small settlements that multiple developments on one restricted site would be out of character. The policy, as drafted, is therefore of very limited application and does not apply as a general principle through the whole NDP.</p>	<p>limitation of up to two dwellings seems reasonable. However, in the light of the objection and to add some further flexibility changing “one or two” to “no more than three” is <i>recommended</i>. In all other respects the policy should be retained as drafted.</p>
		<p>P4 – concern that the policy may be difficult to interpret and enforce in practice.</p>	<p>The concern appears to be one of interpretation of the policy rather than one of general conformity. The concern relates specifically to criterion d of the policy which seeks to prevent street scenes being dominated by garages</p>	<p>The purpose of criterion d is to ensure a residential character to the appearance of new housing developments such that the street scene is not dominated by garages. This seems entirely appropriate given the character of the settlements within the NDP area anyway. It is <i>recommended</i> that criterion d is retained as drafted.</p>
		<p>Policies P5 to P16 inclusive – in general conformity</p>	<p>Noted</p>	<p>Support welcomed and noted</p>
		<p>Policy P17 – reference should be made to the sequential tests set out in the NPPF and regard should be had to the Strategic Flood Risk Assessment for Herefordshire 2009</p>	<p>Noted</p>	<p><i>Recommended</i> that suitable references be added in the text in the form of new paragraph 4.41</p>
		<p>Herefordshire Council Highways and Transport Team</p>	<p>Policy P7 should include reference to cycle access</p>	<p>Agreed – criterion f added to Policy P16 relating specifically to improvements to cycle access</p>
			<p>Policy P16 – would like reference to be made</p>	

		<p>Herefordshire Council Environmental Health Team</p> <p>Air, Land and Water Protection Team</p>	<p>to encouraging “Active travel measures”</p> <p>Policy P4 – suggest adding a further criterion: “h The amenity of new residential occupiers should not be adversely affected by existing agricultural or commercial activity”. This suggested additional criterion effectively anticipates the application of the revised NPPF published in July 2018, paragraph 182.</p> <p>No specific sites are identified that and hence unable to provide comment with regard to potential contamination</p>	<p>Agreed – text added to paragraph 4.28 accordingly</p> <p>Adding this criterion into the Draft NDP at this stage will bring the NDP into line with emerging national policy. <i>Recommend</i> that criterion h) is added as suggested.</p> <p>Noted</p>
04	Mr. Corbin	<p>Mr. Corbin, of the Cross Keys PH, offers support for Objective 1, and paragraphs 4.1 and 4.3. Additionally, Mr Corbin also seeks an extension to the proposed Settlement Boundary of Withington Marsh to enclose the paddock at the rear of the Cross Keys PH.</p>	<p>Whilst the support for the paragraphs identified and objective 1 is welcomed and noted, the main thrust of the response is to seek an effective release from Open Countryside policies of an area of land at the rear of the public house. The site was subject to a planning application for 8 houses in August 2018 and is thus perceived as being capable of significant new development. (At the time of drafting this report the outcome of the planning application is unknown). The part of the site with a frontage directly onto the A465 is within the proposed Settlement Boundary anyway. Part of the site at the rear also has a</p>	<p>Support for the Objective and paragraphs welcomed and noted. <i>Recommend</i> that consideration be given to a modest extension to the Draft Settlement Boundary to allow for small scale frontage development onto The Stallange – but not the whole site as suggested in the objection because this part of the proposed settlement boundary extension would have no highway frontage and could only be developed by either a form of “backland” development, or by cresting a new road into the rear of the houses fronting the</p>

			frontage to The Stallange (an adopted highway).	A465 – which would be entirely out of keeping with the existing character of Withington Marsh
05	Holmer and Shelwick Parish Council	Unanimous support	Noted	Welcomed and noted
06	Whitestone Business Park	Object to the description “Care Home” in Policy P1 for the approved development of land north of Whitestone Business Park.	The objector suggests that this objection can be overcome with an amendment to the wording of the policy to reflect the nature of the permission as granted.	Outline planning permission for the site was granted in June 2016, Herefordshire Council reference 152042, for a “proposed Extra Care Development”. <i>Recommend</i> that the wording of policy P1 be amended accordingly.
07	Environment Agency	Chose not to offer a “bespoke comment at this time” on the plan. Should any specific and significant new site be proposed for development then further consultation is recommended.	Noted	Noted
08	Westhide Estate	Objects to the draft Settlement Boundary for Westhide and wishes it to be altered to include an area of “largely derelict dairy yard” immediately to the west of the proposed boundary.	As land in former agricultural use the site falls outside the definition of “Previously Developed Land” in the NPPF. Consequently this objection is seeking the release of a “Greenfield” site for development on a site that would create a significant extension to the Draft Settlement Boundary.	There is no overarching need for further land releases in Westhide, especially land of this scale which would amount to a very significant increase in the area of the Draft Settlement Boundary. If developed most of the site would effectively be “backland” development unless a new road were developed into the site. Such forms of development would be entirely out of keeping with the character of

				Westhide. Consideration could, however, be given to a modest extension westward of the Settlement Boundary to allow for frontage development immediately to the west of Townsend Farmhouse. <i>Recommend</i> that a minor adjustment to the Settlement Boundary be made to add a small length of frontage across the front of the objection site.
09	Historic England	“Overall we feel that [the NDP] is a well-considered, concise and fit for purpose Plan constituting a positive example of community led planning.”	Welcomed and noted	Welcomed and noted
10	National Grid	No concerns raised	Noted	Noted
11	Gladmans	The objection commences with a long introduction detailing aspects of National Planning Policy, culminating in a request that the objector should be contacted to take the plan forward. Policy P1 – object to the inclusion of unimplemented planning permissions as allocations	Taken together the objection amounts to an objection to an NDP that has not been drafted by the objector! The suggested changes would amount to relying solely on the NPPF for all future planning guidance, without reference to the Herefordshire Core Strategy or any local circumstances (including the outcome of local consultation and participation in the preparation of the Draft Plan).	Policy P1 - The outstanding permissions exist and could be implemented at any time – it is entirely sensible that they be included in all considerations of housing land supply, especially in the light of the oversupply of land for housing in the NDP area. This could be made clearer by more supporting information of the options considered in

		<p>Policies P2 and P3 – object to the use of Settlement Boundaries</p> <p>Policy P4 – object to detailed policies for Local Distinctiveness and Design.</p> <p>Policy P6 – object to the identification of Green Spaces.</p> <p>Policy P8 object to the policy for Conserving Historic Character</p>	<p>drawing up the Daft NDP.</p> <p>Policy P2 – the use of Settlement Boundaries is a tried and tested planning technique suitable for rural area such as Herefordshire. Their use in the NDP is entirely consistent with the Core Strategy</p> <p>Policy P4 – a specific role of NDPs is to put “local colour” into design policies – and that is exactly what Policy P4 does in the light of local circumstances and character.</p> <p>The NPPF makes specific provision for “Local Green Spaces” as does the Core Strategy. The principle is therefore entirely sound – albeit what is lacking is further commentary in the NDP (and/or associated papers) to explain the rationale behind the choice and extent of Local Green Spaces.</p> <p>Relying on national planning policies alone is fine for general principles – this policy is quite specific in how those policies can be applied in the NDP area.</p> <p><i>Recommend</i> - Overall these objections are not adequate to</p>
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				justify amending the policies – but further explanation of the process by which they were derived could be made explicit by publishing <i>Background Papers on both housing land options and on the selection and assessment of Green Spaces with appropriate references added in the text of the Plan.</i>
12	David Nicholson	Supports policy P6 on Green Spaces, with particular regard to the one in Westhide, but suggests minor amendment to the detailed wording of paragraph 4.26 to clarify its location. Policy P3 Westhide settlement boundary and Policy P12 Employment	Noted Suggests minor amendment to the Draft Settlement Boundary in the vicinity of St Bartholomew’s Church, a grade I listed building.	<i>Recommend</i> amending the wording of paragraph 4.26 accordingly. Point noted: <i>Recommend</i> –making minor adjustment to the boundary accordingly.
13	Rachel Leake	This objection is very detailed and lengthy but, on close analysis, focuses in on just one site: the objector’s land between the main body of Withington and Duke Street – known locally as “The Mintons”. The objection could be overcome by removing the allocation of the site as a Local Green Space and amending the Settlement Boundary to include it within the developable area of the village.	The first issue to consider is whether there is an adequate supply of land for housing in the NDP. As part of the preparation for the NDP a consultation took place locally on 13 potential new sites for housing development including this site. There was a consistent and high level of local opposition to development of this site and, subsequently, advice from Herefordshire Council on housing land supply confirmed the current	In terms of housing land supply there is no need for this land to come forward as land for housing.

			<p>oversupply of land for housing in the NDP area. Thus, with regard to housing land supply alone, this site is not required.</p> <p>The second issue is the nature of the site itself. It is “greenfield” land and thus on any sequential test is not one that would expect to be brought forward for development.</p> <p>Looking at the more specific characteristics of the site, it occupies and creates a locally significant green space between Duke Street and the main body of Withington, and is a significant element in the setting of the listed church and conservation area. It is therefore not an appropriate site for development in terms of its specific characteristics.</p> <p>Finally, there is the question of community involvement. When the 13 potential sites were looked at this one generated the most objection, and did so again at the open days in January 2018 before the Draft NDP was drawn up.</p>	<p>In terms of its specific characteristics it is “Greenfield” land and within the setting of heritage assets; namely the church and conservation area.</p> <p>It is an area greatly valued by the local community as a Green Space and meets all the criteria for Local Green Space as set out in the NPPF both in its original (2012) form and as revised (July 2018).</p> <p>The report on consultation will demonstrate that this site has proved of great importance to the local community</p> <p>It is arguable that the justification for the Local Green Spaces has not been made specific, and the full extent of the Options considered for housing land in drawing up the NDP</p>
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				<p>has not been published.</p> <p>It is <i>Recommended</i> that the designation of the site as Local Green Space be retained and <i>Background Papers</i> on Land For Housing and selection of Local Green Spaces be published to accompany the submitted plan, with appropriate references added into the text of the plan.</p>
14	The Coal Authority	No specific comments	Noted	Noted

<u>Schedule 2</u> – Summary of Recommended Actions			
	Respondent	Object/Support/Neutral	Recommended Action
01	CPRE	Support/Neutral	Noted
02	Natural England	Support/Neutral	Noted
03	Herefordshire Council	Support + various minor changes suggested	Policy P3, minor change to allow for “up to three” houses on infill sites. Policy P4: retain as currently drafted. Policy P17 add suggested reference to supporting text. Minor amendments suggested by transport team to be included. Policy P4 (Environmental Health Team comment) add criterion h to the policy as suggested.
04	Mr Corbin, Cross Keys PH	Object – request extension to Settlement Boundary behind Cross Keys PH	Meet the objection in part by extending the Settlement Boundary to include part of the frontage of the site to The Stallange.
05	Holmer and Shelwick Parish Council	Support	Noted.
06	Whitestone Business Park	Object to Policy P1 by virtue of the description of approved development site – amendment suggested.	Accept objection – reword policy to align with the description of the approved development.
07	Environment Agency	Support/neutral	Noted
08	Westhide Estate	Object – seeks extension of Settlement Boundary	Objection met in part by extending the Settlement Boundary along the site frontage.
09	Historic England	Support	Noted
10	National Grid	Neutral	Noted
11	Gladmans	Object	Objection not accepted – but further explanation of policy choices be made by publishing background papers in respect of housing land supply and selection of Local Green Spaces.
12	David Nicholson	Support – but suggests minor changes to Settlement Boundary and text.	Accept suggested changes and incorporate them into revised plan.
13	Rachel Leake	Object – seeks omission of one Local Green Space and amendment to Settlement Boundary	Objection not accepted – but further explanation of policy choices be made by publishing background papers in respect of housing land supply and selection of Local Green Spaces.
14	Coal Authority	Neutral	Noted

Summary and Conclusions

The draft NDP has received significant support for the most part and most comments and objections can be met either in full or in part without significant alteration to the plan taken as a whole. There are just two objections that remain outstanding in their entirety, items 11 and 13 in the above schedules. It is recommended that an appropriate response to these two objections would be to give a higher profile to the derivation and justification of the policies concerned by publishing Background Papers on Housing Land Supply and Local Green Spaces.

Subject to the modest changes listed in Schedule 2 above the current Draft NDP it is *Recommended* that the Draft NDP can now proceed to submission to Herefordshire Council for the purposes of Regulations 15 and 16 of the Neighbourhood Planning Regulations 2012.

Withington Group Parish Council: NDP Steering Group

28th August 2018

Section 4. Schedule of Changes

Withington Group Neighbourhood Development Plan

Schedule of Changes to Proposed Plan

following pre-submission consultation (Regulation 14)

September 2018

Schedule of Changes between Regulation 14 Consultation and Regulation 15 Submission		
Page	Change	Reason for change
2	List of background papers added to contents page	
10	Paragraph 4.3 – sentence added at end of paragraph to draw attention to Background Paper No. 1	The factors which have led to the over-supply of land for housing are set out in the previous paragraph and table. The Background Paper explains in detail the Options considered in drawing up the plan and why the preferred option was taken forward.
11	Paragraph 4.10, Policy P1. The description of the second allocated site amended to “Proposed extra care home”.	The objection on behalf of Whitestones Business Park pointed out that the description in Policy P1, b did not match the description of the planning permission as granted. The words have been altered to match exactly the description of development in the planning decision notice.
11	Paragraph 4.13 – sentence added at end of paragraph to clarify that no further changes were made to the Withington Settlement Boundary notwithstanding the objection from Gladmans to their client’s land being outside the boundary.	Paragraph 4.13 notes that some changes to the historic Settlement Boundary were made at the pre-submission consultation (Regulation 14) stage. The additional sentence serves to clarify that the no further changes have been made in response to that objection – instead further clarification to justify retaining the Settlement Boundary and to protect the particular site in question is given in Background Papers 1 and 2.
11	Paragraph 4.14 – sentence added in the middle of the paragraph to confirm an adjustment to the Settlement	Mr Corbin of the Cross Keys PH objected to the new Settlement Boundary for Withington Marsh and suggested that extending it at the rear of the Cross Keys would meet his

	Boundary for Withington Marsh.	objection. On reflection this objection has been partly met by extending the Settlement Boundary along part of the frontage to The Stallange (but not including the whole site proposed by Mr Corbin).
11	Paragraph 4.14 – final sentence – description of the Whitestone “Extra Care” home corrected.	To meet the objection of Whitestones Business Park.
13	Withington Marsh – Settlement Boundary amended at rear of Cross Keys PH.	As explained above – (paragraph 4.14) – to meet, in part, the objection of Mr Corbin.
13	Paragraph 4.16 – final sentence added to draw attention to two minor changes to the Westhide Settlement Boundary.	The new Settlement Boundary for Westhide attracted two objections: one seeking a minor adjustment in the vicinity of the church, and one seeking to enclose an area of land at the western edge of the Settlement Boundary in the vicinity of Townsend Farm. The minor change to the boundary next the church has been done to meet the objection in full. In the vicinity of Townsend Farm the change has been to extend the boundary along the highway frontage but not include land at the rear - in this way the objection has been met in part.
14	Policy P3 – wording slightly amended to clarify that it applies solely to Westhide and Preston Wynne, and make the change to allow “no more than three” houses on infill sites.	The first change is for clarification only., The latter change is to meet in part an observation from Herefordshire Council about the desirability of not been too restrictive on forms of infill development.
14	Westhide Settlement boundary map – changed to show new proposed boundary.	See change to paragraph 4.16 above
16	Policy P4 – criterion h added	To meet the suggestion of Herefordshire Council Environmental Health Team
18	Text added to paragraph 4.26 to clarify that the Local Green Space in Westhide is actually outside the Settlement Boundary and to draw attention to background Paper No.2 which explains further the rationale behind	For clarification and to draw attention to Background Paper No. 2

	the selection of Local Green Spaces.	
18	4.27 and Policy P6 – the word Local” added to the description of the Green Spaces	For clarification and because ”Local Green Spaces” is the term used in the NPPF
19	Paragraph 4.28 – reference to “Active travel plans” added.	At the request of Herefordshire Council Transportation team
22	Policy P16, item 2 f added to the list	At the request of Herefordshire Council Transportation team
22	Paragraph 4.41 added referring to the sequential test (in the context of Strategic Flood Risk Assessment)	At the request of Herefordshire Council
24	Dates updated on schedule of “Actions”/ timetable	For clarification

Schedule prepared 13th September 2018

[Appendix A](#)

Withington Group Neighbourhood Plan. Your Village, Your Plan, Your Future

At the November Parish Council meeting an update was given as to the status of the Withington Group Neighbourhood plan. The small steering group have been working on the plan to develop the plan and arrangements are being made to have community events in the new year in Withington, Preston Wynne and Westhide.

At these events you will have the opportunity to get an update on the Community Led plan and what you would like to see in the Neighbourhood plan. In all we are planning six events and you are invited to any to give your views on Withington, Preston Wynne and Westhide or just attend the local one in your parish.

These events will be on

Friday 17th January from 19:00 to 22:00 at
Preston Wynne Village Hall

Saturday 17th January from 10:00 to 16:00 at
Preston Wynne Village Hall

Friday 24th January from 19:00 to 20:00 at
Withington Village Hall

Saturday 25th January from 10:00 to 16:00 at
Withington Village Hall

Friday 31st January from 19:00 to 22:00 at Westhide Church

Saturday 1st February from 10:00 to 16:00 at Westhide Church

We are currently awaiting news of our application for funds to create the questionnaires, cover the costs of printing and other items that need to be done to get your views of what you want our parish to look like in the next 10 to 15 years. People have asked, but we have just done this for the Community Led Plan. Well that was done in 2010, it runs out in 2015 and we have a choice.

1. Do nothing
2. Leave it to the Local plan as created by the County Council
3. Create a Neighbourhood plan that will build on the Community Led plan and also gives us the ability to
 - a. Decide where development should happen in the neighbourhood
 - b. Decide what type of development should happen in the neighbourhood
 - c. And many other areas such as renewable projects.

To recap overall our short term objectives are

- To engage with parishioners of all ages to ensure the plan is shared with the whole community. So please come to one of the open events mentioned above to give your views on the future of your village.
- To ensure all future developments are in keeping with the plan you want to see for your parish. It is your village, your plan, your future have your say now by getting involved with the team developing the plan for the plan,



supporting one of the events by giving your views to what you want your village to look like over the next 10 to 15 years.

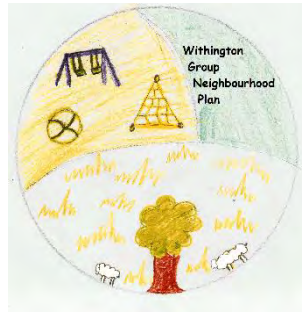
Should you want to get further involved, please contact one of the following people.

Sue Patmore - email: susanpatmore1950@btinternet.com or 851710,

Jonathan Beech – Withington email: jonathandbeech@hotmail.co.uk or 07425 158191

Helen Jones – Preston Wynne email: helenjones007@yahoo.co.uk or 820322

Ralph Barber – Westhide email: ralph.barber@btinternet.com or 853086 Your Village, Your Plan, Your Future



Withington Group Neighbourhood Plan Your Village, Your Plan, Your Future Residents' Questionnaire – June, 2014

Introduction

The Withington Group of Parishes (Withington, Westhide and Preston Wynne) are developing a Neighbourhood Plan.

If the Plan is approved by the community and statutory authorities, it will give the three parishes greater influence and control over future local planning and development.

As part of this process, it is essential that as many local residents contribute to its development as is possible. This questionnaire is one such opportunity for you to get involved.

Filling in the Questionnaire

This questionnaire is for parishioners aged 16 or over, the questions are answered by simply using TICK'S and the questionnaire should take under half an hour to answer.

There are no separate pages in the Questionnaire for Withington, Westhide or Preston Wynne. Instead, you will be asked on the last page which village you live in. Please be sure you answer this question because it will enable our collators to prepare reports based on responses from each village as well as from the group as a whole. We will not be able to identify you from this questionnaire and the information you give us is for the sole use of the development of the Withington group neighbourhood plan.

Please place your questionnaire in the envelope provided and leave outside so that it can be collected from you between the 26th June to 30th June 2014.

Should you require an extra copy of the questionnaire or if you have any questions or concerns, please contact one of the following members of the steering group.

Sue Patmore. Email: susanpatmore1950@btinternet.com or 851710

Jonathan Beech. Email: jonathandbeech@hotmail.co.uk or 07425 158191
Helen Jones. Email: helenjones007@yahoo.co.uk or 820322
Ralph Barber. Email: ralph.barber@btinternet.com or 853086

Housing in the three parishes

Q1. If land is allocated for housing, what should the housing be.

	Yes	No	No opinion
For sale on the open market			
Affordable (<i>low cost for purchase or rent</i>) to meet local needs			

Q2. If new homes are built in the three parishes, how many in total should be permitted in the next five years, and how many in total by 2031? (Tick one box in each column)

	In the next five years	By 2031
No more than 2 houses		
No more than 10 houses		
No more than 20 houses		
No more than 30 houses		
No more than 50 houses		

Q3. If land is allocated for housing, what would be the ideal size of each housing development that could be given priority between now and 2031 (Tick one box in each row)

	Yes	No	No opinion
No more than 2 houses			
Between 3 and 5 houses			
Between 6 and 10 houses			
More than 10 houses			
No more than 20 houses			
No more than 30 houses			
No more than 40 houses			
No more than 50 houses			

Q4. If new homes are to be built what type of homes should they be?

(Tick all those that you think would be appropriate)

Homes for Housing Associations to let	
Homes to be sold at market prices	
Sheltered homes to buy	
Homes with live and work potential	
Self-build homes	
Homes with shared ownership	
Sheltered homes to rent	

Q5. If new homes should be built where should they be located?

(Tick one box in each row).	Yes	No	No Opinion
Within existing villages			
On the edge of the villages			
Elsewhere in the parishes			
On 'brownfield' sites (developed)			
On 'greenfield' sites (undeveloped)			

Q6. If additional houses were to be built, which size or type should they be?

(Tick one box in each row)	Yes	No	No Opinion
Starter Homes (2 bedrooms)			
Family Homes (3 or more bedrooms)			
Executive homes (4 or more bedrooms)			
Adapted/easy access homes, e.g. bungalows			
Flats/apartments (one or more bedrooms)			
Supported housing/retirement homes			
Living/working properties (small scale enterprise located Within or adjacent to the home)			
Homes for local people/people with local connections			

Jobs and the economy of the three parishes

Q7. What types of employment should be encouraged locally?

	Yes	No
Tourism, leisure and crafts		
Transports, storage and distribution		
B&B/Holiday accommodation		
Agriculture-related		
Food and Drink production		
Pubs, Restaurants and cafes		
Financial and professional Services		
Shops –Retail		
Light industrial and manufacturing		
Community Services		

Q8. Should more land be allocated to encourage employment?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	No Opinion	<input type="checkbox"/>
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Q9. Where should employment land be located?

(Tick one box in each row)

	Yes	No	No opinion
In or around Withington village			
In or around Westhide village			
In or around Preston Wynne village			
Elsewhere in the three parishes			

Q10. What do you think would encourage new businesses to locate in any of the three Parishes?

(Tick any that apply)

More purpose-built premises	
Better Broadband	
Better mobile phone reception	
Improved road network/access	

Q11. Should existing employment sites be protected from changes of use?

Yes	
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No	
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No opinion	
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Protecting our environment

Q12. Which of the following ways of protecting and enhancing local heritage and the natural environment are important to you? *(Tick all that apply)*

Improved measures for the conservation of historic or listed buildings and features	
Green space and gardens within the villages	
Enhanced protection of the natural environment: (e.g. ancient woodland, wildlife)	
Protecting important views and vistas	
None of the above	

Creating a sustainable community

Q13. What aspects of community living do you think we need to address to ensure that our parishes thrive as places in which to live, work and play over the next 20 years and beyond?

(Tick one box in each row)

	Yes	No	No opinion
Producing local renewable energy by sun, water or biomass			
Producing local renewable energy by developing wind power			
Building homes that exceed government energy-efficiency			
Allocating land to enable residents to grow their own food.			
Walking, cycling, and going by bus more - driving less			
Attracting younger people to live in our villages (and providing			

Finally any comments you would like to add about the future of your village

And finally...

INFORMATION ABOUT YOU

This will help us to understand the views of different groups within our parishes, and to determine how representative the results are of the community as a whole.

Q14. Are you...?

Male

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Female

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Q15. Within your household could you please note the ages below.

Age	Number within household
0-15	
16-17	
18-24	
25-44	
45-64	
65-74	
75 and over	

Q16. How long have you lived in the group parish?

Less than 1 year		1 – 2 years	
3 – 5 years		6 – 10 years	
Over 10 years			

Q17. In which parish do you live?

Withington	
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Westhide	
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Preston Wynne	
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Thank you for completing and please place your questionnaire in the envelope provided and leave outside with front cover showing so that it can be collected from you between the 26th June to 30th June 2014.