

Pyons Group
Neighbourhood Development Plan Review
2022 - 2041

Consultation Statement

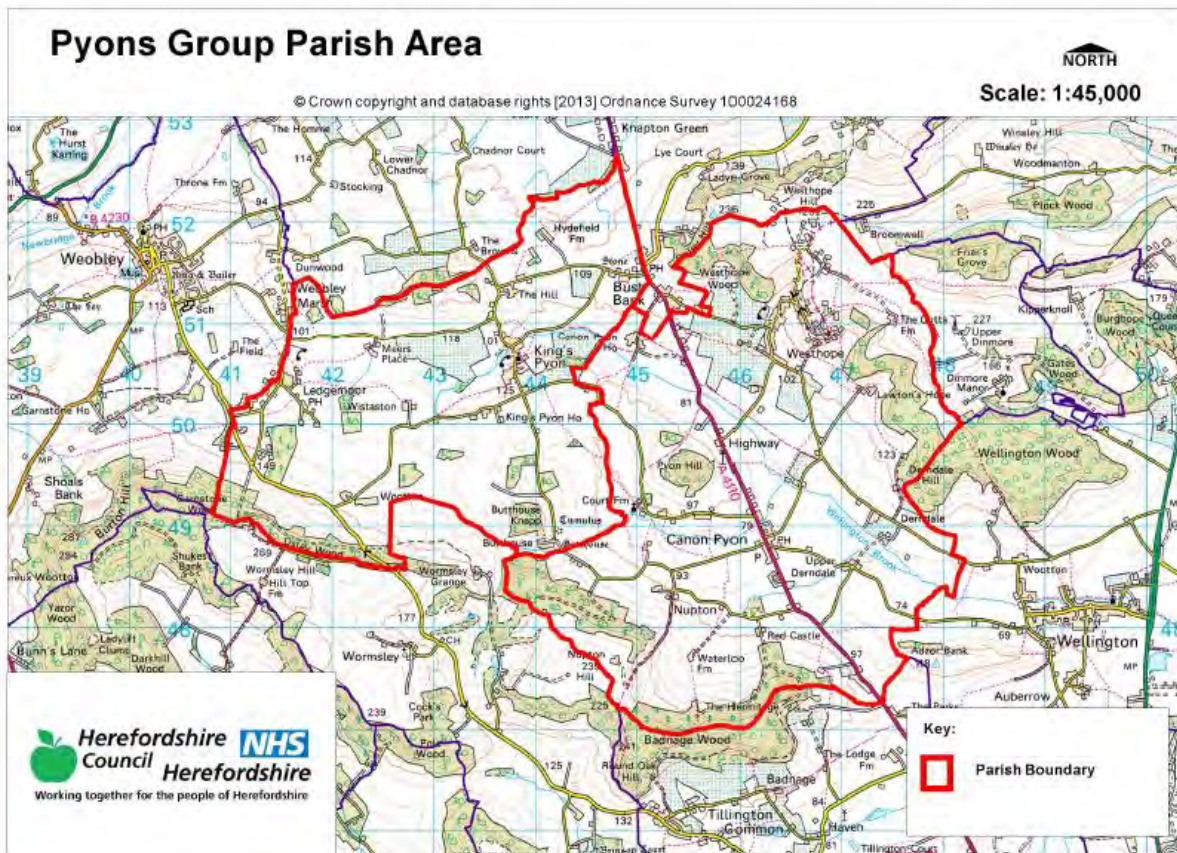


Pyons Group Parish Council
November 2022

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Map 1: Pyons Group Parish and Designated Neighbourhood Area



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 6 Regulation 22 (2) advises that: “consultation statement” means a document which—
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development order or community right to build order;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development order or community right to build order.
- 1.2 National Planning Practice Guidance (PPG) provides further advice:

'A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wider community:

- Is kept fully informed of what is being proposed*
- Is able to make their views known throughout the process*
- Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
- Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).'*

(Reference ID: 41-047-20140306)

- 1.3 The Review NDP updates the previous Pyons Group Neighbourhood Development Plan 2011 - 2031 which was prepared by a Steering Group on behalf of the Parish Council. The former NDP was examined and subjected to a local referendum and was made (adopted) by Herefordshire Council on 16th June 2017. The neighbourhood area remains the same as the designated neighbourhood area for the made NDP and is shown on Map 1.
- 1.4 Officers from Herefordshire Council met with members of the Parish Council on 22nd January 2020 to provide informal advice about the possible scope of an NDP Review.
- 1.5 In February 2020, the Group Parish Council set up a new Steering Group of parish councillors and local residents to review the NDP. The Review updates the policies and proposals in the previous NDP, and addresses new issues identified through discussions with Herefordshire Council and the responses to an informal public consultation held in March 2020.
- 1.6 The Pyons Group NDP Review is considered by the Group Parish Council to comprise material modifications which change the nature of the Plan - see Pyons Group Neighbourhood Development Plan Review 2021 - 2031 Statement of Modifications. However, Herefordshire Council and the independent examiner will each form their own view on whether a local referendum is required.
- 1.7 The process for preparing and consulting on the NDP Review therefore has followed The Neighbourhood Planning (General) Regulations 2012 (as amended) and further advice in PPG. This is very similar to the process for preparing an NDP.

2.0 Informal Consultation on NDP Review, March 2020

- 2.1 At the beginning of the review process an informal drop-in public consultation event was arranged. This was held on the weekend of 14th and 15th March 2020 at the Canon Pyon Parish Hall. A notice (see **Appendix 1**) publicising the event was included in the Pyonear local newsletter which has about 300 copies printed and is distributed monthly. The notice was also printed as a flyer and copies were displayed on all Parish Council noticeboards and spare copies were left out in the village shop. Copies of the flyer were hand delivered by members of the Steering Group and parish councillors to properties in the Group Parish, local farms (as major landowners and residents) and businesses which have premises in the Group.
- 2.2 Copies of the presentation slides are provided in **Appendix 2**, and these were also provided on the Parish Council's website.
- 2.2 The event was supported by a questionnaire (see **Appendix 3**) with hard copies provided at the Village Hall and an on-line version on the website. The content of the questionnaire was guided by input from members of the community, the NDP Review Steering Group, and officers from Herefordshire Council. The event was supported by material posted on-line on the NDP pages of the Parish Council website <https://pyongroup.co.uk/neighbourhood-development-plan/> .
- 2.3 A total of 70 residents attended the public consultation event, with 52 questionnaires returned. It is likely that attendance was affected by the COVID-19 pandemic (the event was held just before the lockdown); however, all material was made available online, and respondents were invited to complete and return questionnaires electronically.
- 2.4 The full report on the Consultation is published on the NDP pages of the Parish Council website and is reproduced in **Appendix 4**. The key findings were:
- **Development:** There was opposition across the Group to any further large-scale housing development, underpinned by support for tighter settlement boundaries. However, there was acceptance for small-scale housing development in the form of brownfield, conversion of existing building and 1-2 house infills including self-build and meeting the needs of home-working and micro-businesses.
 - **Traffic:** There was concern over the speed of traffic along the A4110, in particular through Canon Pyon and outside the village school. There was also concern expressed over the level of traffic, its speed, the general condition of the narrow rural lanes including lack of formal passing places, as well as road drainage and flooding within the parish boundary.
 - **Public Transport:** Although only Canon Pyon and Bush Bank are connected to a regular bus service, and use is not high, many residents

expressed the view that they would consider using public transport if the service ran later into the evening. Moreover, there was indication that with retirement and an ageing population, use of this service would increase. The concept of a community bus for use by local organisations, and as a service for the communities not served by public transport was also raised.

- **Cycling:** Just 1/3 of the respondents indicated that they used the local roads for cycling. In addition to the concerns expressed over the condition of the rural lanes and their narrowness, residents also expressed a need for increased road safety awareness.
- **Walking:** Walking as an activity was strongly supported, and similarly to cycling concern was expressed over the narrowness of the lanes and road safety. In addition, many respondents raised the issues of footpaths not being signposted and access being blocked by cattle fences, crops etc. It was also felt that publicity/maps showing walking routes would be a benefit.
- **Tourism:** There was not a strong response for tourism, 50% of those who commented were negative, the other half more or less supporting the status quo.
- **Agriculture:** There was mixed support for polytunnels, with 20% of respondents opposing them, the remainder in support albeit with consideration given to careful siting and to neighbours, plus 20% preferring small-scale projects. There was support for small-scale enterprises on farms and the conversion of redundant buildings.
- **Renewables and Energy Saving:** There was a lack of support for large-scale solar farms. However, solar panels on new-builds as well as retrofitting to existing buildings were supported. Members of the community also expressed support for group buying schemes for renewables and energy saving.
- **Flooding & Resilience:** Whilst not raised in the questionnaire, in broad terms the issue of community resilience was raised, for example when discussing development and road conditions. This followed the impact of recent storms, floods, and subsequently, the coronavirus pandemic. It was recommended that the Group adopted a community-wide resilience and emergency response plan.
- **Community Website:** There was considerable support for the idea of a community website acting as a portal for local organisations and businesses. However, this should not be in competition with the Pyonear community magazine.

2.5 The findings of the informal consultation were considered carefully and used to inform the content of the emerging Pyons Group Draft NDP Review.

2.6 The Steering Group continued to have monthly meetings online throughout 2020 to progress work on the NDP Review. The meetings were advertised on the NDP pages of the Parish Council website with a link, and members of the public were invited to attend if interested.

- 2.7 The NDP Review Draft Plan was revised and updated several times to incorporate information from various technical reports. This included research undertaken by members of the Steering Group on the environment and ecology and flooding, and a site assessment report on housing sites commissioned through the Locality Technical Support programme to inform decisions about possible site allocations. There was a regular (usually monthly) update report on the progress of the NDP Review to the Parish Council.
- 2.8 The final version of the Draft Plan Review document was approved for consultation by the Steering Group and Parish Council in December 2020.

3.0 Regulation 14 Public Consultation, Monday 1st February until 5pm, Monday 15th March, 2021

- 3.1 The formal public consultation on the Pyons Group Draft Neighbourhood Development Plan Review was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:
- '14. Before submitting a plan proposal [or a modification proposal] to the local planning authority, a qualifying body must—*
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*
 - (i) details of the proposals for a neighbourhood development plan [or modification proposal];*
 - (ii) details of where and when the proposals for a neighbourhood development plan [or modification proposal] may be inspected;*
 - (iii) details of how to make representations; .*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; [and]*
 - [(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;]*
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [or modification proposal]; and*
 - (c) send a copy of the proposals for a neighbourhood development plan [or modification proposal] to the local planning authority.*
- 3.2 The Regulation 14 consultation period fell during the Covid-19 Pandemic when national restrictions on public contact and socialising were in place. The Parish Council and Steering Group gave careful consideration to this and planned a safe and accessible consultation process which was in line with Government advice.
- 3.3 Planning Practice Guidance was updated in May 2019 and then again in September 2019. It set out:

'What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic?'

Public consultation:

The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods and how to reach certain groups in the community.

There are also requirements in the Neighbourhood Planning (General) Regulations 2012 that require at some stages of the process for neighbourhood planning groups and local planning authorities to publicise the neighbourhood planning proposal and publish details of where and when documents can be inspected. It is not mandatory for copies of documents to be made available at a physical location. They may be held available online. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods that will provide communities with access to physical copies of documents.

Paragraph: 107 Reference ID: 41-107-20200925

Revision date: 25 09 2020

- 3.4 The Draft NDP Review was published for formal public consultation for 6 weeks from 9am, Monday 1st February 2021 until 5pm, Monday 15th March 2021.
- 3.5 Copies of the Draft Plan and supporting documents were provided on the NDP pages of the Parish Council website - see www.pyongroup.co.uk. If stakeholders were unable to access the supporting documents electronically, a small number of printed versions were made available for residents on request from the Clerk. These included the Statement of Modifications, HRA Report and SEA Report (both prepared by Herefordshire Council) as well as the Consultation Report, Site Assessment Report, Environment and Ecology Report and Flooding Report (all prepared by members of the Steering Group). Screenshots of the Parish Council home page and NDP pages are provided in **Appendix 5**.
- 3.6 50 printed copies of the complete Draft NDP Review document and 150 printed copies of the response form were made available to consultees on request. Hard copies of the Draft Review Plan were left in the village shop and the churches and were available to borrow from parish councillors and

members of the Steering Group. Some residents requested and received hard copies.

- 3.7 Due to Government restrictions during the Covid-19 pandemic face to face meetings were not held. Instead, residents were advised that if they needed advice, or wished to get in touch to discuss anything they should:
- Telephone and request a call back from a member of the Steering Group (the number was provided on the flyer / notice, notice boards and website); or
 - Email the Clerk (clerk.pyongroup@gmail.com) with any queries for an email response; or
 - Join one of the 2 online NDP Forum meetings. These were held at 11am on Saturday 6th February and on 7.30pm on Tuesday 9th February 2021 and joining details with a link were provided on the NDP pages of the website. A copy of the presentation slides was also placed on the Parish Council's website - see **Appendix 5**. A small number of people joined the event on 9th February.
- 3.8 As for the earlier informal consultation, a notice with contact details (see **Appendix 6**) was included in the Pyonear local newsletter. The notice was printed as a flyer and copies were displayed on all Parish Council noticeboards and spare copies were left out in the village shop. Copies of the flyer were hand delivered by members of the Steering Group and parish councillors to properties in the Group Parish, local farms and businesses. This was also available to view online at [www.pyongroup.co.ukhttps://pyongroup.co.uk/](https://pyongroup.co.uk).
- 3.9 Consultees were invited to respond to the consultation by completing the response form (see **Appendix 7**) which was available to download from the NDP pages of the Parish Council website [www.pyongroup.co.ukhttps://pyongroup.co.uk/](https://pyongroup.co.uk). Further hard copies were available on request from the Clerk.
- 3.10 Completed forms and written responses could be returned to the contact details provided on the response form:
- By email to clerk.pyongroup@gmail.com
 - By post to: The Clerk, PO Box 124, Leominster, HR6 6DE
 - To one of the collection boxes in Kings Pyon church porch or Canon Pyon Shop by 5 PM on 15th March 2021.
- 3.11 A list of the consultation bodies was kindly provided by Herefordshire Council (see **Appendix 8**).
- 3.12 The consultation bodies were notified by an email letter in advance of the consultation period (see **Appendix 9**).
- 3.13 Herefordshire Council was sent a copy of the Draft NDP Review.

Summary of Consultation Responses

- 3.14 The complete responses to the first Regulation 14 public consultation are set out in a series of Response Tables which are provided in **Appendix 10**. These tables also set out how the Parish Council has considered the responses and details any resulting changes to the NDP Review.
- 3.15 Table 1 sets out the responses from Herefordshire Council. Herefordshire Council advised that as the NDP area falls within the River Lugg catchment area, a Regulation 16 version of the Pyons Group NDP would not be able to progress to consultation with a Basic Condition Statement which demonstrated meeting the Conservation of Habitats and Species Regulations 2017. There is therefore a delay in submission was recommended until this issue was resolved.
- 3.16 The Council advised that in relation to Policy PG1, placing a numerical 'cap' on numbers of dwellings in new developments is prescriptive. The reference to 1-2 dwellings has been deleted from the policy and is now included in the supporting text. There were also various detailed comments in relation to promoting more sustainable travel and these have led to a number of minor changes to wording in the supporting text, objectives, various actions and to Policy PG3.
- 3.17 Table 2 sets out the responses from the statutory Consultation Bodies.
- 3.18 Historic England commented that they have no additional comments to those expressed in relation to the made NDP: that Historic England is supportive of the content of the document and believes it takes a suitably proportionate approach to the historic environment of the Parish. Environment Agency commented that part of the proposed safeguarded site for a school falls partially within Flood Zones 3 and 2, the high and medium risk zones. As previously stated there may be scope to site the school building to the west of the site adjacent to the road with playing fields located in areas of medium and high risk of flooding. This is already noted in the NDP Review.
- 3.19 Welsh Water, National Grid and The Coal Authority made no specific comments.
- 3.20 The NFU raised a number of general issues for consideration in the NDP Review, but these are largely already addressed in Policies in the Plan. The NDP supports rural diversification (Policy PG7), the increasing use of Polytunnels (PG8) and community energy schemes and solar farms (PG13).
- 3.21 Natural England raised the same concern in relation to River Lugg as Herefordshire Council.
- 3.22 Table 3 sets out the detailed responses from 23 local residents and stakeholders. These were largely supportive of the Draft NDP Review policies and proposals and the comments have resulted in several detailed amendments to the supporting text and some policies. The Vision Statement has been slightly reworded and amended to include a reference to

maintaining the character of the rural area. Several corrections were made to the Policies maps including an amendment to the settlement boundary of King's Pyon and corrections to identified community facilities. A suggestion to extend the settlement boundary of Westhope was not supported by the Parish Council. Supporting text describing local character was revised, with more detail added in relation to Westhope.

- 3.23 There was a lengthy and detailed objection from a former local resident in relation to the decision to delete former Site B from the Review Plan. This response also set out objections to the NDP Review process and the lack of consultation with the landowner.
- 3.24 There were a number of responses from residents supporting tight settlement boundaries, particularly around King's Pyon and concerns about wastewater and sewage.
- 3.25 Table 4 sets out the responses from Landowners and Developers. There were comments describing a proposal for reinstatement of an abandoned dwelling outside the settlement boundary of Westhope and an amendment has been made to Policy PG2 referring conversions and redevelopment of disused buildings in the countryside, in line with Core Strategy Policies RA3 and RA5.
- 3.26 The landowner and agent for former Site D both objected to the deletion of the site allocation from the NDP Review. The agent provided supporting documentation supporting the proposal together with information about pre-application discussions with Herefordshire Council.
- 3.27 The Parish Council gave further consideration to Site D in the context of the objections from the landowner and resident. In the meantime, a planning application (P213332/F) was submitted in September 2021 for 33 houses on the site and the Parish Council objected on the grounds of access, safety, flooding, light pollution, and overdevelopment of Canon Pyon. On these grounds the Parish Council decided not to include the site as a site allocation in the submission Review Plan and accepted that the decision on housing development would be determined through the development management process.
- 3.28 The landowner also made a number of complaints about the NDP Review process including lack of consultation with landowners and over reliance on limited consultation responses from the start of the Review process in March 2020. Personal information such as the private addresses of Steering Group members has been redacted from the responses in the Table.
- 3.29 An agent for a landowner suggested some revisions and clarifications to Draft NDP Policies as well as an amendment to the settlement boundary for Ledgemoor.
- 3.30 A public meeting to address the Ledgemoor settlement boundary was held on 14th June 2022. Prior to this the landowner (from para 3.31 above) was

consulted, and each house in Ledgemoor was leafleted (55 properties). Notice of the meeting was also advertised on notice boards and via the Parish Council's email cascade (see **Appendix 11**).

- 3.31 The meeting was attended by six members of the public and was supported by a briefing (see copy of slides in **Appendix 11**). Members of the public were given time to study the briefing slides with maps and were then asked for their opinions. No objections to the proposed "two part" boundary were made. The revised boundary includes approved planning applications (for 10 houses), plus three new proposed sites (two single dwellings on infill sites and one for two bungalows). The proposed bungalows are at the eastern end of the boundary and on land of low productivity, and the site will also be used in part for agricultural storage. According to the landowner, who also owns several properties in Ledgemoor, the intent is to use the bungalows to free up two-storey properties for family use. There are two flooding issues that affect the hamlet. Footpaths in the area are used and kept clear by the landowner who also promotes open days and allows permitted access on estate tracks. Policy PG4 has been amended to improve clarity as suggested. The Chapel at Ledgemoor has been added to the Policies Map as a community facility to be protected under Policy PG6. Policies PG12 and PG13 have been amended to improve clarity as suggested. However, the Parish Council did not agree with a proposed extension to the settlement boundary of Ledgemoor as the area has a very rural character and should not be subject to further significant housing growth, also there are concerns about adding to flood risks in the area and possible impacts on public footpaths.
- 3.32 A minor amendment has been made to Policy PG5 criterion 1 in relation to comments about light pollution made by the agent representing the landowner of former Site D.
- 3.33 There was also a representation from agents promoting a development site in Canon Pyon which was the subject of current planning application. The Parish Council objected to the proposed development and for the same reasons does not consider that the site should be included as a site allocation in the NDP Review.
- 3.34 Following careful consideration of all the responses to the first Regulation 14 consultation, and an updated position from Herefordshire Council in relation to the River Lugg nutrient neutrality issue, the Parish Council decided to submit the Review Plan in Summer 2022.

4.0 Conclusion

- 4.1 This Consultation Statement for the Pyons Group Review NDP Review sets out the informal and formal consultation processes which have been undertaken throughout the preparation of the NDP Review.
- 4.2 It demonstrates that the Parish Council has been inclusive and open in the preparation of its Neighbourhood Development Plan Review and that the wider community has been kept fully informed of what has been proposed, has been able to make their views known throughout the process, has had opportunities to be actively involved in shaping the emerging Neighbourhood Plan Review and has been made aware of how their views have informed the Draft and Submission versions of the Neighbourhood Plan Review.
- 4.3 The Pyons Group NDP Review has given the local community the power to develop a shared vision for their area. It provides a local planning framework which has been truly community led, and which should help to protect and enhance those assets which are highly valued by residents, whilst supporting appropriate sensitive and sustainable development in the future.

Appendix 1: Informal Consultation 14th - 15th March 2020 - Copies of Publicity

Copy of Public Notice

**IMPORTANT
CONSULTATION
NEIGHBOURHOOD
PLAN REVIEW**

**10.30am to 1pm Saturday 14 March
and on
2pm to 5pm Sunday 15 March 2020
at
Canon Pyon Parish Hall**

**Drop In Consultation on review of Pyons Group
Neighbourhood Plan**

- **Why the NDP is being reviewed;**
- **Give your views on suggested areas to review, and what other areas you'd like to see reviewed;**
- **Participate in the NDP process and options; and**
- **Help to prioritise the areas to review in the NDP.**

**Further details on Pyons Group Website at
www.pyongroup.co.uk or call 01432 839 514**

Come and have your say

REFRESHMENTS WILL BE PROVIDED

Pyons Group Parish Council

Copy of Notice in the Pyonear, March 2020

Westhope Neighbourhood Watch
AN ADDITIONAL WAY TO DISTRIBUTE INFORMATION? (UPDATE)

Following on from last month's article about the possibility of using the mobile phone app called 'WhatsApp' (as an additional means of communicating news to Westhope's residents) I can now report that there has been some interest in the proposal.

Of the 70+ residents registered with the Westhope Neighbourhood Watch scheme, at the time of going to print, only about 20 have responded to the survey, and of these 50% have expressed a wish to join a new WhatsApp group.

Hopefully this number will increase with time but, meanwhile, the "traditional" methods of making contact with residents in the scheme by using telephone and emails will, of course, continue to be used.

Peter Collins 830 088

King's Pyon Church Home Bingo

Dare I say it, but I think that last month's numbers were without blemish. I haven't been told otherwise, so all seems to be well.

You'll be pleased to know that there's just the one winner this month, and it's someone called Michael Cluett! Michael says he's going to buy a red pom-pom for his biretta – as a prebendary emeritus he's entitled to sport such a distinguished piece of headwear – along with red piping and buttons on his cassock.

Now this is the start of the new Bingo year, with new tickets. These tickets differ from the old set in one respect, which is that, instead of a date, the tickets are coloured – a different colour for each of the twelve months – and the name of the colour is printed on the ticket. There shouldn't be any confusion . . .

Let me also add a note here – to say thank you again to everyone for renewing their membership for yet another year. Do you realise that we've been playing this ridiculous game since 1996? But long may it continue.

And so to March's numbers. They are:
Game No: 281 Month: February 2020 Colour of ticket: Gold

70	10	79	63	42	20	33	9	46	58	53	1	35	37	41	4	74	6	11	56
71	47	15	64	30	86	90	82	34	17	61	13	31	77	87	28	3	73	49	
39	48	24	78	18	50	23	89	19	21	12	83	66	69	68	52	8	67	81	
76	29	51	44	40	85	32	38	26	14	22	88	80	59						

If you're a winner, please tell your distributor by 17 March. *John Griggs*

**IMPORTANT
CONSULTATION
NEIGHBOURHOOD
DEVELOPMENT PLAN
REVIEW**

**10.30am to 1pm Saturday 14 March and on
2pm to 5pm Sunday 15 March 2020
at Canon Pyon Parish Hall**

**Drop-In Consultation on review of
Pyons Group Neighbourhood Plan**

- Why the NDP is being reviewed;
- Give your views on suggested areas to review, and what other areas you'd like to see reviewed;
- Participate in the NDP process and options; and
- Help to prioritise the areas to review in the NDP.

**Further details on Pyons Group Website at:
www.pyongroup.co.uk or call 01432 839 514**

Come and have your say

REFRESHMENTS WILL BE PROVIDED

Pyons Group Parish Council

Appendix 2: Informal Consultation Copy of Presentation

NDP Review

- A review of the Neighbourhood Development Plan is being undertaken by the Pyons Group Parish Council. This will:
 - Present an opportunity to review and update the current NDP, including reflecting current needs.
 - Takes into account the lack of 5 year land supply at County level.



Development – Things to Consider

- Any increase in the number of homes in a community will have an impact on the community, both positive and negative.
- These need to be taken into consideration in order to ensure that future development is sustainable, based on three pillars:
 - Economic benefits.
 - Social benefits.
 - Environmental benefits.



Positive Impacts

- Infrastructure funding from developers (Section 106) to mitigate impact of development.
- Improved viability for local community through support to business, schools and organisations.
- Opportunity for new businesses and organisations.
- Increased income for the precept.
- Bring new people into the community spreading the demographic make-up of the community



Negative Impacts

- Increased pressure on local infrastructure, for example:
 - Roads - congestion, increased wear and tear (especially on rural lanes), traffic levels and noise.
 - School – pressure on places.
 - Sewerage Works – capacity.
 - Impact on local ecology through habitat loss.
- Change in the character of the community.



Population

- Any housing development will lead to an increase in population. Statistics from the ONS indicate that statistically for our community:
 - There are 2.4 per people household.
 - 22% of the population are classed as disabled.
 - 19% are aged under 19.
 - Herefordshire Council predict that by 2031 33% of the rural population will be aged over 65.
 - Average of 1.7 vehicles per household in rural West Midlands.



Factors to Consider

- With any development consideration has to be given to:
 - Access – does the development support:
 - Vehicle access and increase in traffic.
 - Pedestrian access including allowing for disabled/mobility impaired.
 - Visual impact .
 - Light pollution.
 - Impact on local ecology/habitat.
 - Risk of flooding (river and surface).
 - Impact on local infrastructure – roads, school, water supply, sewerage works etc..

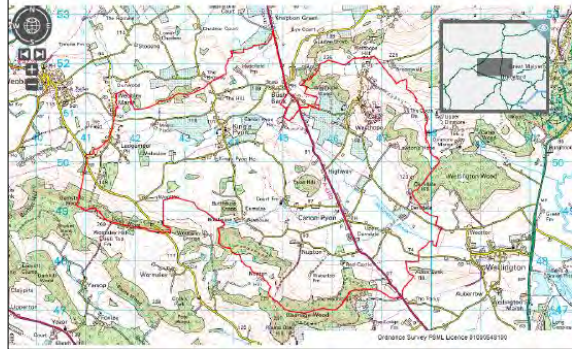


Character of Built Up Areas

- Broadly, the character of the built up areas can be described by:
 - Heritage buildings.
 - The design/design mix of buildings in an area.
 - The density of housing (number of house per hectare).
- What are your views with regard to the character of your community?



Pyons Group Parish Boundary

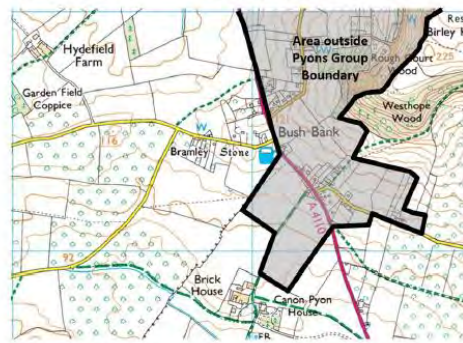


Bush Bank - Development

- Development in Bush Bank (within the Pyons Group Boundary) has been characterised by small private developments.
 - Is there a need for a more defined settlement boundary (within the Pyons Group Area), or should we simply allow ad-hoc infill?



Bush Bank – Settlement Boundary

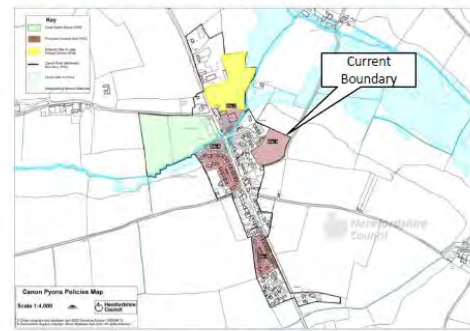


Canon Pyon - Further Development

- Canon Pyon remains main hub for the community. This is due to:
 - On a main road
 - Village shop
 - Pub
 - Village Hall
 - Bus Service
 - School
- Recent developments has substantively increased the size of the village. What are your views on further development in Canon Pyon.
 - Should the settlement boundary be changed?
 - What size of development would be acceptable (1-2 house infills, 10, 20, 20+ developments)?
 - What other development would you like to see?



Canon Pyon – Settlement Boundary

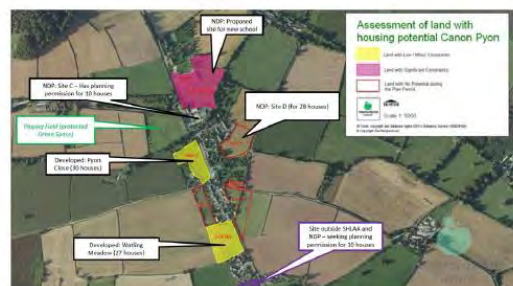


Canon Pyon Development Sites

- The 2012 Strategic Housing Land Availability Assessment (SHLAA) identified 8 potential sites for housing development. The SHLAA was used as the baseline for the NDP.
- The assessment accepted four (two with low/minor constraints, and two with significant constraints), and rejected four.
- As of 2020 three sites remain:
 - Site C at the Old Yeoman’s Garage (has planning permission for 10 houses).
 - Site D adjacent to Brookside/on Mill Road with potential development for 28 houses.
 - The NDP proposed school site (north of the Parish Hall).



Development Land in Canon Pyon



Development Sites in Canon Pyon

SHLAA Sites	Included/Rejected	NDP Sites	Remarks
P842/1	Included	A	Developed - Pyon Close (30 houses)
P842/2	Rejected	D	Rejected in the SHLAA due to technical reasons based on access onto single track road, the restricted visibility Mill Road/A4110 and being outside the linear development of Canon Pyon.
O CP 001	Included	B	Developed - Watling Meadow (27 houses).
HL AA 068 002	Included with Constraints	Proposed School Site	Included in NDP as a potential site for a new village school
Site south of Canon Pyon		C	Brown field site on the former Yeomans Depot. Currently subject to a planning application for 10 dwellings. Planning application pending for 10 houses. Outside boundary defined by NDP. Application opposed by Parish Council

Should the remaining sites in Canon Pyon be reconsidered, what are your views?

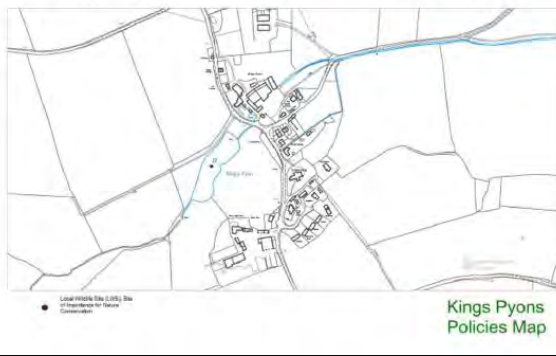


Kings Pyon - Development

- Development in Kings Pyon has been characterised by small private developments.
 - Is the mix of housing right for the community?
 - How should the settlement boundary be defined, tightly or flexibly?



Kings Pyon – Settlement Boundary

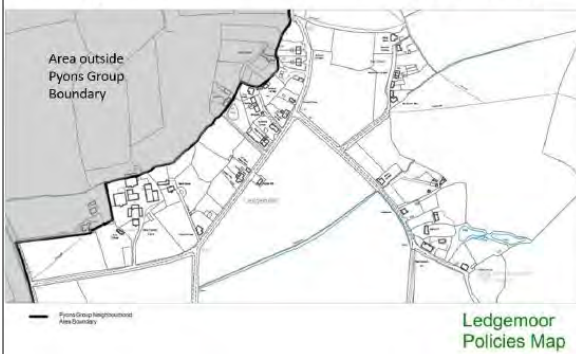


Ledgemoor - Development

- Development in Ledgemoor has been characterised by small private developments.
 - Is the mix of housing right for the community?
 - Is there a need for some affordable housing?
 - How should the settlement boundary be defined, flexibly or tightly?



Ledgemoor – Settlement Boundary



Westhope - Development

- Development in Westhope has been characterised by small private developments.
 - Is the mix of housing right for the community?
 - Is there a need for some affordable housing?
 - Whilst taking into consideration access to Westhope Hill, how should the settlement boundary be defined?



Westhope – Settlement Boundary



Public Transport

- Bush Bank and Canon Pyon have a bus service.
 - Do you/member of your family use it (daily, weekly, occasionally)?
 - Does the service meet your needs?
 - If not, what improvements would you like to see?



Cycling

- Do you use the local roads/lanes for cycling (daily, weekly, occasionally)?
- Accepting that the roads/lanes are probably too narrow for dedicated cycle lanes, what action would you like to see to improve cycling in the community?



Walking

- Do you use the local public footpaths and bridleways (daily, weekly, occasionally)?
- What would you like to see that would help encourage more use of these public rights of way?



Footpaths and Bridleways



Tourism

- Other than some B & B and holiday lets, tourism is not a significant factor within the community. Notwithstanding this, do you have any comments?



Agriculture

- Agriculture and associated businesses play an important economic role in the community.
- What are your views on:
 - Encouraging small scale-enterprises on farms?
 - The use of polytunnels?
 - Encouraging use of existing buildings for development (for example barn conversions)?
 Any other views?



Commercial Enterprises

- Broadly, there is a desire to encourage small scale businesses in the Group. This is to:
 - Encourage local income.
 - Improve the balance between commuting and local working.
- Do you have any comments or views on encouraging small-scale commercial enterprises (including home-working) in the Group?



Renewable Energy/Energy Saving

- What initiatives would you like to see to encourage the use of renewable/energy saving? For example:
 - Solar farms (large and small scale).
 - Group buying scheme for renewables and energy saving. For example:
 - Domestic solar panels.
 - Air and Ground source heat pumps.



Biodiversity

- Biodiversity is the variety and variability of life on Earth. Biodiversity is typically a measure of variation at the genetic, species, and ecosystem level.
- Broadly speaking:
 - Developments should not unduly impact on the natural environment. This means measures such as preventing light pollution, setting aside "green space," planting trees, hedges, funding for off-set etc.
 - Areas within the parish should be identified as habitat areas and not developed (examples being Westhope Hill, the Playing Field, area adjacent to Pyons Close).
- What are your views on how this should be addressed in the Group?



Heritage

- Heritage, both built and natural, defines the character of the places where people live and underpins the quality of life and work.
- This will include the natural environment, areas of archaeological and architectural interest, and the general appearance of a community.
- What are your views on “heritage” within the Pyons Group area and how this can be improved?



Community Website

- Would you like to see a community website, for example acting as a portal for:
 - Local organisations
 - Local services
 - Events
- Any other suggestions?



Appendix 3: Informal Consultation - Copy of the Questionnaire

To comply with data protection, this form has been designed to support anonymity. Please do not include any comments or information that could provide identification.

Pyons Group Neighbourhood Development Plan Review

Community Consultation Questionnaire

*Please return completed questionnaires to the box at the shop and post office at Canon Pyon, or directly to the Clerk by email (clerk.pyonsgroup@gmail.com). The cut-off date for questionnaires to be completed and returned is **Monday 23 March 2020**.*

Are you a resident of (please tick)

Age Group (please tick)

Gender (please tick)

Bush Bank

Under 18

Male

Canon Pyon

18 to 24

Female

Kings Pyon

25 to 34

Prefer not to say

Ledgemoor

35 to 44

Westhope

45 to 54

55 to 64

65 and older

Character of Built Environment

What are your views with regard to the character of your community?

Bush Bank – Development

Is there a need for a more defined settlement boundary (within the Pyons Group Area), or should we simply allow ad-hoc infill?

Comments:

Canon Pyon - Further Development

Should the settlement boundary be changed?

What size of development would be acceptable (1-2 house infills, 10, 20, 20+ developments)?

What other development would you like to see?

Kings Pyon - Development

Is the mix of housing right for the community?

How should the settlement boundary be defined, tightly or flexibly?

Comments:

Ledgemoor – Development

Is the mix of housing right?

Is there a need for some affordable housing?

How should the settlement boundary be defined, flexibly or tightly?

Comments:

Westhope – Development

Is the mix of housing right for the community?

Is there a need for some affordable housing?

Whilst taking into consideration access to Westhope Hill, how should the settlement boundary be defined?

Comments:

Public Transport

Bush Bank and Canon Pyon have a bus service.

Do you/member of your family use it (daily, weekly, occasionally)?

Does the service meet your needs?

If not, what improvements would you like to see?

Comments:

Cycling

Do you use the local roads/lanes for cycling (daily, weekly, occasionally)?

Accepting that the roads/lanes are probably too narrow for dedicated cycle lanes, what action would you like to see to improve cycling in the community?

Comments:

Walking

Do you use the local public footpaths and bridleways (daily, weekly, occasionally)?

What would you like to see that would help encourage more use of these public rights of way?

Comments:

Tourism

Other than some B & B and holiday lets, tourism is not a significant factor within the community. Notwithstanding this, do you have any comments?

Comments:

Agriculture

What are your views on:

Encouraging small scale-enterprises on farms?

The use of polytunnels?

Encouraging use of existing buildings for development (for example barn conversions)?

Any other views?

Comments:

Commercial Enterprises

Do you have any comments or views on encouraging small-scale commercial enterprises (including home-working) in the Group?

Comments:

Renewable Energy/Energy Saving

What initiatives would you like to see to encourage the use of renewable/energy saving? For example:

Solar farms (large and small scale).

Group buying scheme for renewables and energy saving. For example:

Domestic solar panels.

Air and Ground source heat pumps.

Comments:

Biodiversity

Developments should not unduly impact on the natural environment. This means measures such as preventing light pollution, setting aside “green space,” planting trees, hedges, funding for off-set etc.

What are your views on how this should be addressed in the Group?

Comments:

Community Website

Would you like to see a community website, for example acting as a portal for:

Local organisations

Local services

Events

Any other suggestions?

Comments:

*Please return completed questionnaires to the box at the shop and post office at Canon Pyon, or directly to the Clerk by email (clerk.pyongroup@gmail.com). The cut-off date for questionnaires to be completed and returned is **Monday 23 March 2020**.*

Appendix 4: Informal Consultation - Copy of Consultation Report

Pyons Group
Neighbourhood Development Plan Review Public Consultation
(14-15 March 2020)



Document Control

Issue 1.0 Date: 1 August 2020

Prepared by: Jonathan Lee BEM. CSMP, CBCI, RISC, MSyl	NDP Review Steering Group Member
Reviewed and agreed by:	NDP Review Steering Group
To be Approved by:	Pyons Group Parish Council

Copyright Statement

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Summary

The Neighbourhood Development Plan for the Pyons Group is undergoing a review. This is being undertaken to address issues identified in the community following recent housing development, to provide new residents an opportunity to express their views, and due to a reported shortage of development land in Herefordshire. To support the review of the Pyons Group Neighbourhood Development Plan a public drop-in consultation event was held on 14/15 March 2020. The event was held at the Canon Pyon Parish Hall and was supported by material posted on-line, as well as a questionnaire to record the views of residents.

The content of the questionnaire was guided by input from members of the community, the Steering Group, and from feedback from Herefordshire Council. The questionnaire was divided into two areas: future development within each of the five villages in the Group, and community wide issues.

A total of 70 residents attended the public consultation, with 52 questionnaires returned. It is assessed that attendance was to a degree affected by the COVID-19 pandemic (the event was held before the lockdown); however, this was offset through having all material used on line, and the ability to return the questionnaire electronically.

Analysis of the returned questionnaires highlighted the following points:

Development: There is opposition across the Group to any further large-scale housing development, underpinned by support for tighter settlement boundaries. However, there is acceptance for small-scale housing development in the form of brownfield, conversion of existing building and 1-2 house infills including self-build and meeting the needs of home-working and micro-businesses.

Traffic: There was concern over the speed of traffic along the A4110, in particular through Canon Pyon and outside the village school. There was also concern expressed over the level of traffic, its speed, the general condition of the narrow rural lanes including lack of formal passing places, as well as road drainage and flooding within the parish boundary.

Public Transport: Although only Canon Pyon and Bush Bank are connected to a regular bus service, and that use is not high, many residents expressed the view that they would consider using public transport if the service ran later into the evening. Moreover, there was indication that with retirement and an ageing population, use of this service would increase. The concept of a community bus for use by local organisations, and as a service for the communities not served by public transport was also raised.

Cycling: Just 1/3 of the respondents indicated that they used the local roads for cycling. In addition to the concerns expressed over the condition of the rural lane's and their narrowness, residents also expressed a need for increased road safety awareness.

Walking: Walking as an activity was strongly supported, and similarly to cycling concern was expressed over the narrowness of the lanes and road safety. In addition, many respondents raised the issues of footpaths not being signposted and access being blocked by cattle fences, crops etc. It was also felt that publicity/maps showing walking routes would be a benefit.

Tourism: There was not a strong response for tourism, 50% of those who commented were negative, the other half more or less supporting the status quo.

Agriculture: There was mixed support for polytunnels, with 20% of respondents opposing them, the remainder in support albeit with consideration given to careful siting and to neighbours, plus 20% preferring small-scale projects. There was support for small-scale enterprises on farms and the conversion of redundant buildings.

Renewables and Energy Saving: There was a lack of support for large-scale solar farms. However, solar panels on new-builds as well as retro-fitting to existing buildings was supported. Members of the community also expressed support for group buying schemes for renewables and energy saving.

Flooding & Resilience: Whilst not raised in the questionnaire, in broad terms the issue of community resilience was raised, for example when discussing development and road conditions. This follows the impact of recent storms, floods, and subsequently, the coronavirus pandemic. It is recommended that the Group adopts a communitywide resilience and emergency response plan.

Community Website: There was considerable support for the idea of a community website acting as a portal for local organisations and businesses. However, this should not be in competition with the Pyonear community magazine.

Aim

The aim of this report is to document the results and subsequent analysis of the public consultation. This is in order to reflect the current needs and aspirations of the community and to recommend courses of action and policy content for the Group's Parish Council.

Scope and Methodology

The scope of this report is restricted to the public consultation, held in the Canon Pyon on 14/15 March 2020, and subsequent discussion and analysis by the NDP Review Steering Group.

The consultation was supported by a questionnaire which covered two areas, the first related to each specific community in the group, the second covered community wide issues. When analysing each specific community, only the views of the resident from that individual community were considered. Analysis of the topics covered in the questionnaires was based on identifying common themes and key words. These were then collated into sets in order to gauge the depth of support (or lack thereof) for each subject area or theme.

When each area was considered by the Steering Group, consideration was given to the scale and impact of recent development, as well as the objectives of Sustainable Development as identified by the National Planning Policy Framework (NPPF); economic, social and environment.

Where this process has indicated recommendations, these are shown in the corresponding boxes. A consolidated list of these can be found at Annex A.

Introduction

In February 2020 the Pyons Group of Parishes established a Steering Group to review its neighbourhood plan published in 2017, with the intent of covering the period up to 2031. This review is being undertaken to address a number of issues identified in the community following recent housing development, in particular in Canon Pyon, as well as to provide new residents an opportunity to express their views.¹ The need for a review was also influenced by Herefordshire's Council's shortage of development land as part of its 5 Year Land Supply.

As part of the review process a drop-in public consultation was held on 14-15 March at the Canon Pyon Parish Hall. The event was supported by a questionnaire which was available in the Hall and on-line. The content of the questionnaire was guided by

¹ The number of dwellings in the group has significantly increased in the past few years, especially in Canon Pyon, increasing by an estimated 25% since 2015, exceeding the 19% target set by Herefordshire Council in its Core Strategy, which was used to guide the original NDP.

input from members of the community, the Steering Group, and Ms S Banks, the NDP Team Leader from Herefordshire Council. This followed their review of the original NDP. This input was presented to the review Steering Group at its first meeting on 22 January 2020.

The content of this report reflects the collated results from this process.

Description of Area and Infrastructure



Figure 1: Pyons Group Boundary

The Pyons Group is located approximately 6 miles (10 km) north of Hereford. The parish boundary is approximately 7 km wide (east to west) by 5 km (south to north) with an estimated total area of 24.5km² (see figure 1 above).

There are five main settlements within the Group; Canon Pyon, Westhope, Kings Pyon, Ledgemoor and (part of) Bush Bank, as well as outlying hamlets, farms and isolated homes. The A4110, (of which approximately 4 miles is within the Group) connects Canon Pyon and Bush Bank with Hereford (to the south) and Leominster (to the north). All others are either C Class rural lanes (two roads, one leading from Canon Pyon to Wellington, the other linking Canon Pyon to Weobley Marsh via Kings Pyon, and D (U) Class roads. These connecting roads make up approximately 20 miles of metalled roads and are all predominantly single track with few passing places and having negligible verges. All are prone to both fluvial and surface flooding.

The group is well served with footpaths and bridleways covering a total distance of approximately 35km, offering local residents a variety of walking routes. The majority link into the rural lanes, however a number of routes need to cross the A4110. In this case, the routes entry and exit points are often staggered, requiring the walker to negotiate sections of the main road that do not benefit from a separated footpath or

verge along the edge of the road. A long-distance path, the Wyche Way traverses the northern part of the area from just south of Ledgemoor, through Kings Pyon and Bush Bank, leaving the parish at Westhope Hill.

Road usage, including the rural lanes is varied, ranging from heavy goods vehicle, agricultural vehicles, vans and cars, as well as cyclists, walkers and horse riders. In the case of non-vehicle users, the narrowness of the rural lanes can represent a risk of accident. There are no national or other cycle ways in the group's area.

Canon Pyon and Bush Bank are served by a bus service connecting to Hereford (in the south) and Leominster (to the north-east). This service is limited, with no service in the evenings or on Sundays. In addition, there is a market day service connecting Westhope to Hereford each Wednesday. Moreover, there is no direct or adequate bus service linking Canon Pyon and Bush Bank with the main industrial sites in Hereford and Leominster. Kings Pyon and Ledgemoor do not have a bus service.

In addition, from a community perspective there is a lack of full public transport connectivity between its constituent villages and hamlets, nor to the neighbouring communities of Wellington and Weobley. Wellington is part of the parochial group parish. Weobley is the location of the doctor and dental surgeries serving the area. These factors increase the need for access to private transport.

There are limited utilities available to many of the residences, with no mains gas, and a somewhat patchy mobile phone coverage. This increases dependency on more expensive electricity, and on oil, propane and solid fuels for heating and cooking.² Few houses in the community have solar panels.

The villages are connected to mains sewerage with most of the community served by a Primary Sewerage Treatment Works located in Canon Pyon. This was built in the 1960's and relies on settlement tanks from which oils, grease and solids are extracted and taken away by tankers. In addition, there is a sewerage pumping station in Kings Pyon. However, many properties within the community still rely on septic tanks. Electricity supplies are also of a low grade, using overhead cables which are vulnerable to outages during bad weather.

Historically, there has been a relatively low building density per hectare within the Group. This is in keeping with a rural setting; Canon Pyon 26 per hectare, Kings Pyon 16 per hectare, and Westhope at approximately 12 per hectare. Prior to 2010, the housing density in Canon Pyon was estimated at 18-20 houses per hectare. More recent developments, primarily in Canon Pyon have a higher density; estimated at 26-28 houses per hectare. For many residents, this increased density as resulted in a loss of the much valued "rural feel" of the village. As one resident commented, "I used to walk the kids to the school bus past a field with sheep in it, now it is full of houses."

² A consideration is that many cheaper tariffs as well as automated supply systems rely on mobile phone connectivity to send data to the supplier. As a result of this patchy network, many residents are unable to take advantage of them.

Sustainable Development

Whilst there is no formal definition, the National Planning Policy Framework describes sustainable development as

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable development can be broken down into three overarching and mutually supportive objectives; social, environmental and economic:

Social: The development of strong, vibrant and healthy community that has a sufficient number and range of well-designed homes, meeting the needs of present and future generations. Having accessible services, open space that support a communities’ health, social and cultural well-being.

Environment: Contributing and enhancing the natural, built, and historic environment of a community. Making effective use of land, improving biodiversity, using natural resources prudently, minimising pollution and waste and adapting to climate change.

Economic: Supporting a strong, responsive and competitive economy, by ensuring the availability of sufficient land of the right type, in the right place and at the right time to support growth. In addition, identify and coordinate the provision of infrastructure.

So that sustainable development is pursued positively in the community, each objective should be considered, providing a framework for planning decision making. However, the objectives will need to be balanced against local circumstances, infrastructure, reflect the character, needs and opportunities of the community, without compromising those of future generations. In addition, sustainability at a community level should consider the residents age profile/mix, housing mix, transport options, recreation and leisure facilities, biodiversity and climate change, including severe weather events.

In considering future development in the group there should be a presumption for sustainability as described in the NPPF. In particular:

Social – the development should contribute to the social make-up of the community.

Environment – the development should enhance the environment.

Economic – the development should contribute to the local economy, underpinned by having the infrastructure to support it.

Climate Change

An additional factor that has been taken into consideration is Climate Change. Several respondents in the consultation expressed concern that as a rural community this will have a detrimental impact on the local economy and on biodiversity, in particular through habitat loss, as well as to local farming. In addition, there are risks linked to extreme weather events which are predicted to increase in

frequency and severity. Several areas in the Group are historically at risk from both fluvial and surface flooding, as well as storm damage. Therefore, the increase in frequency of such events can only exacerbate this issue. Moreover, such events can put residents at risk, cause damage to property, and disrupt power and road communications. Moreover, such events can lead to residents becoming isolated exacerbating the risk. This is a particular concern for disabled and the more elderly residents.

Development proposals (including those where planning permission is required for renovations or conversions) should, where practicable take into consideration the effects of climate change. In particular, planning proposals should take measures to support effective and sustainable drainage and in addition, not exacerbate the conditions at known flooding hotspots.

Publicity and Attendance

A public consultation on the review of the Pyons Group Neighbourhood Plan was held at the Canon Pyon Parish Hall on 14-15 March 2020. The event was publicised on the Parish Council's website (including notification sent via their email list), on local notice boards, the village shop in Canon Pyon, and by community-wide leafletting. The presentation material, as well as the accompanying questionnaire were also publicised on the Parish Council's website.

Attendance across both days was proportionately low when compared with the total population of the Group. Unfortunately, the event coincided with the start of the coronavirus pandemic, albeit before the implementation of the lockdown. Notwithstanding this, the total attendees over both days was 70 residents. In addition, 51 residents from across the community returned the consultation questionnaire.

By being held over two days it was felt that this allowed a greater opportunity to attend. The format was also open, consisting of a number of stands covering community wide issues, as well as stands for each individual community within the Group.

Attendance by gender was fairly evenly matched with slightly more female attendees on the Sunday (see figure 2 below). Attendance by age was noticeably higher for the older age ranges (see figure 3 below). This can be attributed to an estimated 25% of the population being over 65 (and increasing), as well as rural communities and their quieter way of life being particularly attractive to retirees (anecdotally this is considered to be an especial feature in Kings Pyon and Westhope). Moreover, it is considered that rural communities have little to offer to younger adults (18 to 35), who are more likely to be single, compounded by a shortage of affordable accommodation to meet their needs, and their ability to afford private transport.³

³ According to a 2018 ONS survey the average number of vehicles per household in the rural parts of the West Midlands is 1.7.

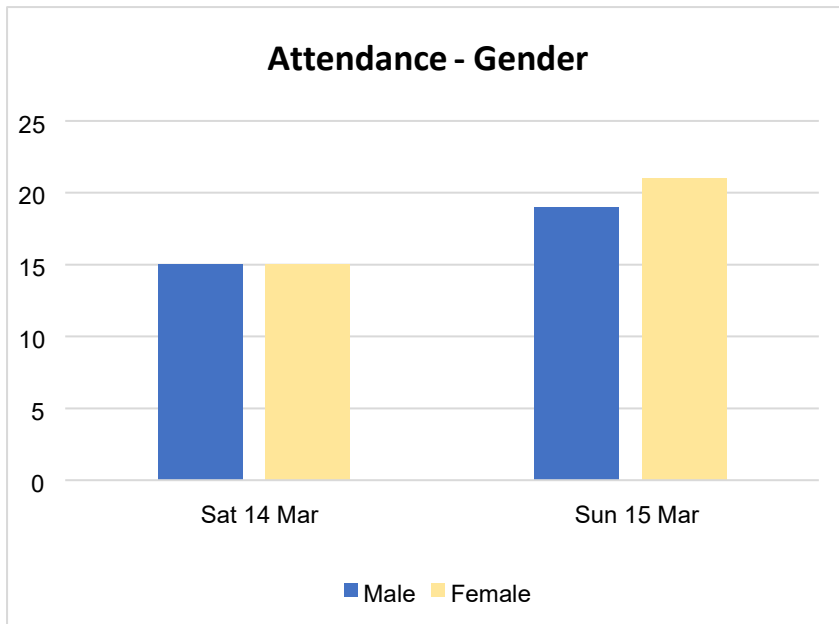


Figure 2: Public Consultation – Attendance by Gender

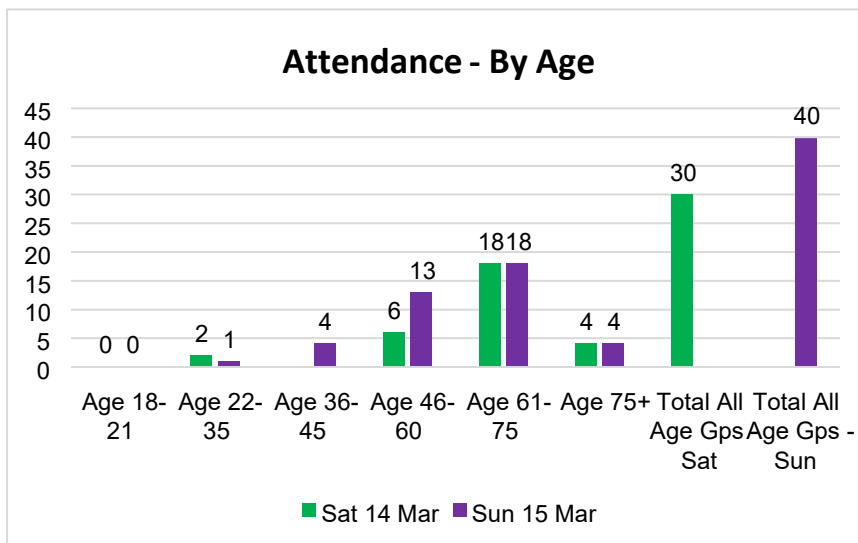


Figure 3: Public Consultation - Attendance by Age Group

As the community that acts as a service hub, as well as having the larger population following recent housing developments, Canon Pyon not surprisingly contributed the highest number of attendees on both days (41 total (see also figure 4 below)). This is followed by Kings Pyon and Westhope (13 and 11 in total respectively). Attendance from Ledgemoor was low (a total of 5), but proportionate considering the size of the hamlet. Another factor in the case of Ledgemoor is their proximity to Weobley which provides shops and other community facilities. Unfortunately, no residents from Bush Bank attended on either day. This can be attributed to only a small proportion of

Bush Bank being within the Pyons Group boundary; the larger part coming under Upper Hill.

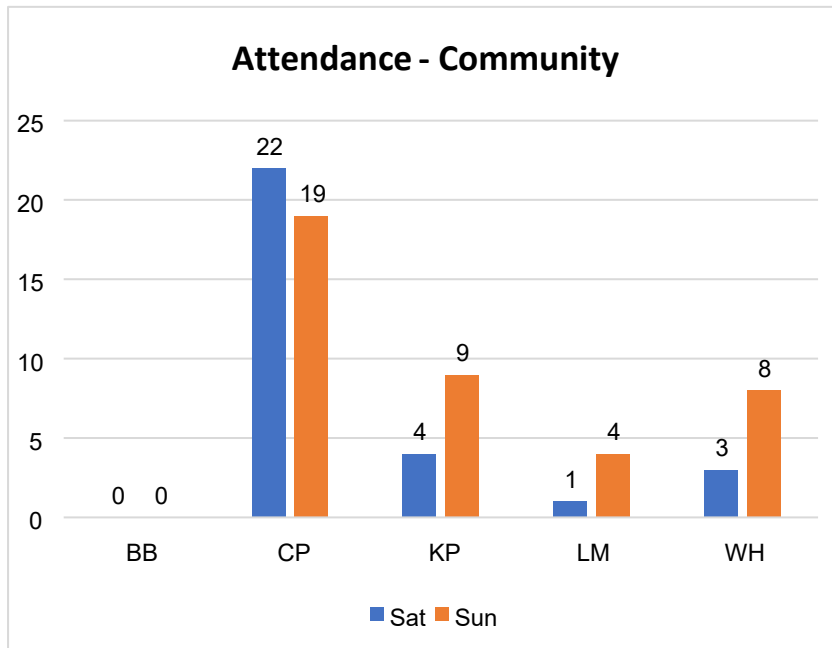


Figure 4: Public Consultation – Attendance by Community

Consultation – Questionnaire

As part of the public consultation residents were asked to complete a questionnaire. This was made available at the public event, as well as being made available online. A total of 51 questionnaires were completed. These were, completed at the consultation event, completed and returned via the village shop in Canon Pyon, or sent electronically (via the Parish Clerk (just 11 (20%) were returned by this method)). Their breakdown by individual community is shown below (see figure 5):

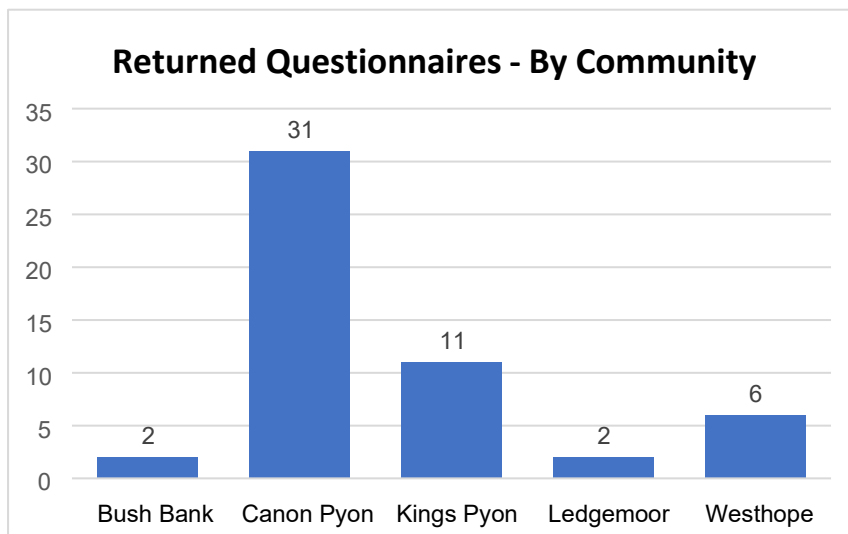


Figure 5: Returned Questionnaires by Community

Similarly, to the breakdown of attendees at the public event, the number of questionnaires completed by residents of Canon Pyon exceeded those for other communities within the Group. This can be attributed to its larger population as well as the level of concern in this community over the scale of recent development in the village.

Similar to the attendance of the public consultation, the low numbers returned questionnaires for Bush Bank and Ledgemoor are assessed to reflect their orientation towards Weobley and Upper Hill respectively. The number of questionnaires returned for Kings Pyon being just below that of that community's attendance at the open event.

In terms of questionnaires completed by age groups, 50% are from those of retirement age and above (65 and over), and 50% from those of working age (see figure 6 below). Otherwise, and notwithstanding the absence of formal census figures, the age range probably reflects that of the five communities that make up the Group, including its bias towards those 34 and over.

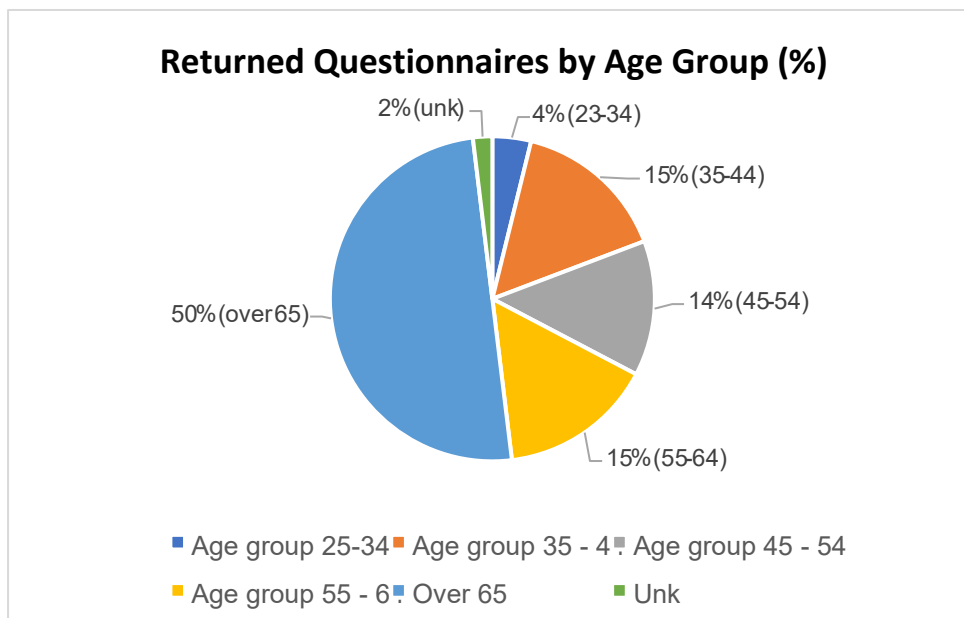


Figure 6: Questionnaire Completion by Age Group

The questionnaire can broadly be broken into two areas; issues related to the settlement boundary and development in each constituent community, and those that affect the Group as a whole.

Settlement Boundary and Development

In addition to the views of the residents expressed in the questionnaire, hand-drawn maps provided by residents as part of the consultation. These were used to support the deliberations of the Steering Group. In particular, both have been used to help determine settlement boundaries for each community with consideration given to the wider community concerns. These included:

Traffic levels, including increasing traffic flows on the A4110, and the increased number of vehicles using the lanes that connect the communities in the Group.

The narrowness of the rural lanes, including their use by cars, agricultural vehicles, trade vehicles, cyclists, walkers and horse riders.

Flooding, both river and surface, and the increasing vulnerability of properties and the disruption to road movement in the community this can cause.

The capacity of the local water treatment plant.

Taking each community in turn, from the comments recorded in the questionnaires, and from hand drawn maps presented at the consultation (these are shown at Annex B), it is concluded that:

Bush Bank: Notwithstanding the low return (just two residents), in reflecting their comments, it is considered that the settlement boundary should be defined along the road (C1094) from the Bush Bank PH towards Weobley, ending at the junction with Lower Bush Road which leads to Kings Pyon. The outer property boundary being along the line of the existing rear gardens.

This would restrict future development to a few single-depth infills, reflecting the views of the other communities in the Group. This would also ensure that there are no property entrances directly onto the A4110 with the 40mph speed limit and visibility restricted by the brow of the hill. Moreover, there is no pedestrian walkway along the A4110 or C1094, raising an additional consideration over road safety.

Recommendation: It is recommended that the Bush Bank boundary follows the C1094 from the junction with the A4110 to the junction with Lower Bush Road. The boundary should be restricted to a single property depth, thereby only allowing 1-2 "infill" developments, and subject to planning considerations.

Bush Bank

Development in the Pyons Group portion of Bush Bank is restricted by only being served by a C Class road which narrows at the T Junction to single lane. This would restrict development to single depth.

1. Reflects recent build of a property in orchard.
2. Reflects recent small-scale housing developments north of the C Class road
3. Line follows current property boundaries.

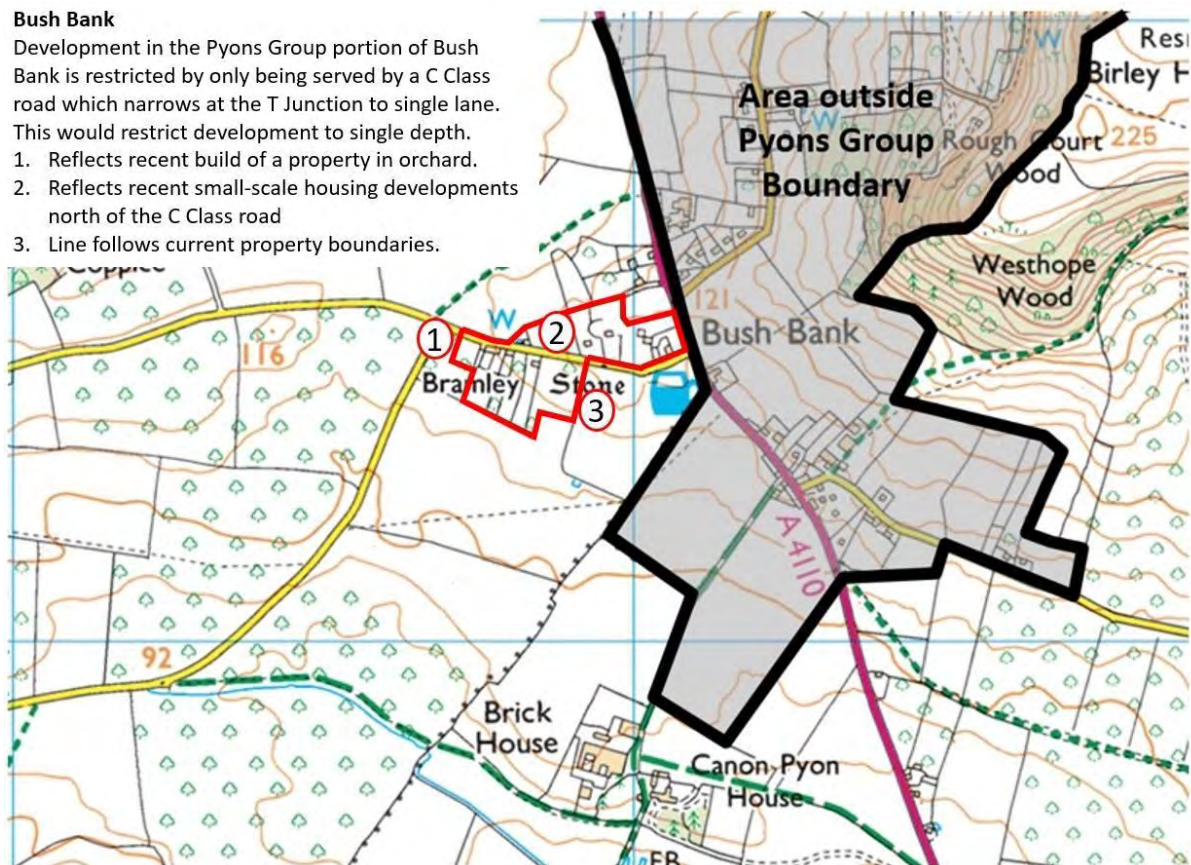


Figure 7: Bush Bank Settlement Boundary

Canon Pyon: From the drop-in consultation and completed questionnaires it is concluded that the majority of respondents (62%) do not support further development in the village. The exception to this being acceptance of development on redundant brownfield sites and 1-2 house infills (49% of respondents).

In addition, the Steering Group believe that the village “hub”, currently defined as the shop, pub, village hall and playing field is too elongated (approximately 440m, or 40% of the length of the settlement). This has led to confusion over where the centre of village life is, especially in social terms. In order to better define the hub, and to reflect pattern of life activity, it is recommended that the “hub” is redefined as the Village Hall, Playing Field and adjacent Car Park and Bus Stops.⁴ These are seen as natural areas where members of the community meet as groups. In the case of the bus stop, this is also the pick-up and drop-off point for the school bus, and therefore represents a natural point for social inter-action for those parents with school-age children.

Recommendation: It is recommended that the village hub is redefined as the Village Hall, Playing Field and adjacent Car Park and Bus Stops.

⁴ In addition, to the north of the car park, and opposite the Village Hall is the War Memorial providing another focal point. This area is also immediately adjacent to the proposed location of the new school, giving further weight to this area as a community hub.

There was a common theme that following recent developments, the village has grown enough. Just under a half of respondents do not want to see changes to the boundary, although this sometimes conflicts with the same respondent not wanting any further development. This could be due to seeing further changes to the boundary being linked to further enlargement, rather than “tighter” managed control. Approximately 40% of respondents specifically expressed that they would like to see the boundary being tightened including not wanting to see development on the side roads, including Site D (an issue raised by 6 respondents (18%).

There was some very limited support for the possibility of limited small scale, single depth houses along the C1092 (Church Road) as far as Shire Glat (where the road narrows). This view was restricted to two hand-drawn maps (see Annex B) and one questionnaire. However, development here would be outside the current boundary, thereby contradicting the desire for it to be drawn in more tightly, as well as outside areas supported by street lighting and raised footpaths. In addition, this area is considered to be habitat rich, including some well-established Badger Setts and the presence of bats, the disturbance of which could prevent development. It was therefore concluded that this area would be unsuitable.

In addition, a few residents identified the land opposite Watling Meadow (three maps and two questionnaires) for possible single-depth development with one suggesting a miniroundabout opposite Watling Meadow as a traffic calming measure. Once again, this suggestion would be outside the current boundary, and thereby contradicting the aim of “tighter” management of development, as well as being even further away from the Village Hall “hub”. Therefore, this area is not seen as suitable for development.

It was noted that Site C from the original NDP is still available for development, and for which planning permission has been granted for 10 dwellings. During the consultation this development of this site was welcomed by residents; the site being regarded as somewhat of an eyesore. In addition, as a brownfield site and development here would represent a positive environmental benefit. It is also adjacent to the Village Hall centred hub. In addition, this area is covered by streetlighting, and its development would presumably include a new raised pavement, thereby overcoming a current shortfall. It has also been observed that this potential development would increase the number of dwellings in the Group by a further 2.5% (and 10% for Canon Pyon). This should be added to the estimated 25% increase across the Group and the Core Strategy of an 18% minimum target and set against future housing need. It is felt that with this site, the Group, and in particular Canon Pyon will have more than met any obligation under the Core Strategy, including its aim of proportionate growth.

When deciding on future development, the Steering Group also took into consideration infrastructure issues. As covered elsewhere, there are concerns over traffic levels, the state of roads in the area of Canon Pyon, as well as drainage; both foul and surface water.

With increasing traffic levels, combined with a lack of separated pedestrian footways to the north and south of the village,⁵ as well as a lack of street lighting, the Steering Group concluded that this supported drawing in the Settlement Boundary.

Flooding, whilst a concern across the whole Group, is a historical problem in Canon Pyon with several properties being inundated on a regular basis. Moreover, the number of areas, and thereby properties, at risk is, according to data from the Environment Agency increasing, including areas covered by the two recent developments, and an increasing spread elsewhere. This surface flooding includes flash flooding when the drainage to the (upstream) west fails.

Recommendation: Due to the lack of support for any further substantive house building, as well as concerns over the supporting infrastructure, the boundary is tightened and future development is restricted to 1-2 house infills and brownfield. This includes the former Yeomans (brownfield) site for which planning permission for a 10-house development has been granted and is taken into consideration when addressing future housing need. Due to concerns over traffic, the narrowness of the lanes leading off the A4110, as well as the increased risk of flooding, as well as light-pollution, development on these rural lanes is avoided.

Canon Pyon

The village has witnessed considerable development in the past few years putting a strain on infrastructure which has not kept pace. Reflecting the strong views in the consultation against further large scale development, as well as particular concerns over flooding, drainage, traffic levels including those on the side lanes, light pollution and habitat loss, that the settlement boundary is drawn in. In addition:

1. Settlement boundary redrawn to reflect actual line of playing field.
2. Desired school site is preserved.
3. Northern settlement boundary is collapsed to the south due to the lack of a pedestrian walkway and street lighting on A4110.
4. Southern (Sizebrook) boundary collapsed due to the lack of a pedestrian walkway and streetlighting on A4110.
5. Site C (10 houses) is retained and held against future demand.
6. Due to strong opposition Site D is removed for the foreseeable future.
7. Traditional orchards/habitat rich areas are excluded due to potential habitat loss and to support biodiversity.
8. Areas prone to flooding (surface and/or fluvial).

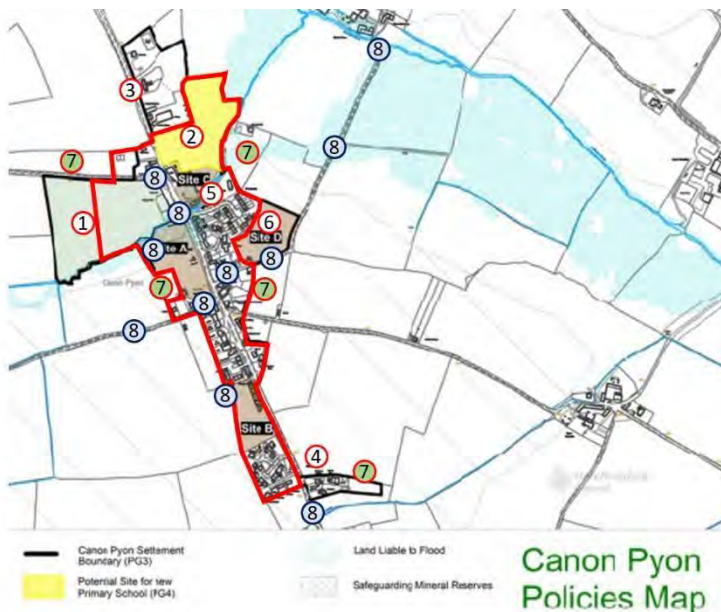


Figure 8: Canon Pyon Settlement Boundary

Kings Pyon: Of the eleven returned questionnaires for Kings Pyon eight indicated a “tight” boundary (plus two indicating no-further development, and one no-comment). A single hand drawn map was also returned. Taking this into consideration, it is felt that the road structure, especially their narrowness, the lack of supporting infrastructure and community facilities would not support large scale development in

⁵ To the north of the village (from the Village Hall to Redlands) there isn’t even a verge for residents to avoid traffic (a distance of some 240m) when walking to/from their homes. In addition, this area is not covered by street lighting.

the village. Comments from residents indicated that the boundary should be centred on St Mary's Church, and be road facing in order to maintain single depth (accepting that due to the road layout, the village is not as linear as Canon Pyon). It is also considered that the use of brownfield and conversion of redundant buildings would be acceptable as a way of meeting local needs.

Recommendation: Due to the lack of supporting infrastructure that there are no large-scale developments in the village. That the village boundary is defined tightly in order to maintain single depth road facing development. Brownfield, conversions and single house “infills” to meet local needs are accepted, subject to appropriate planning.

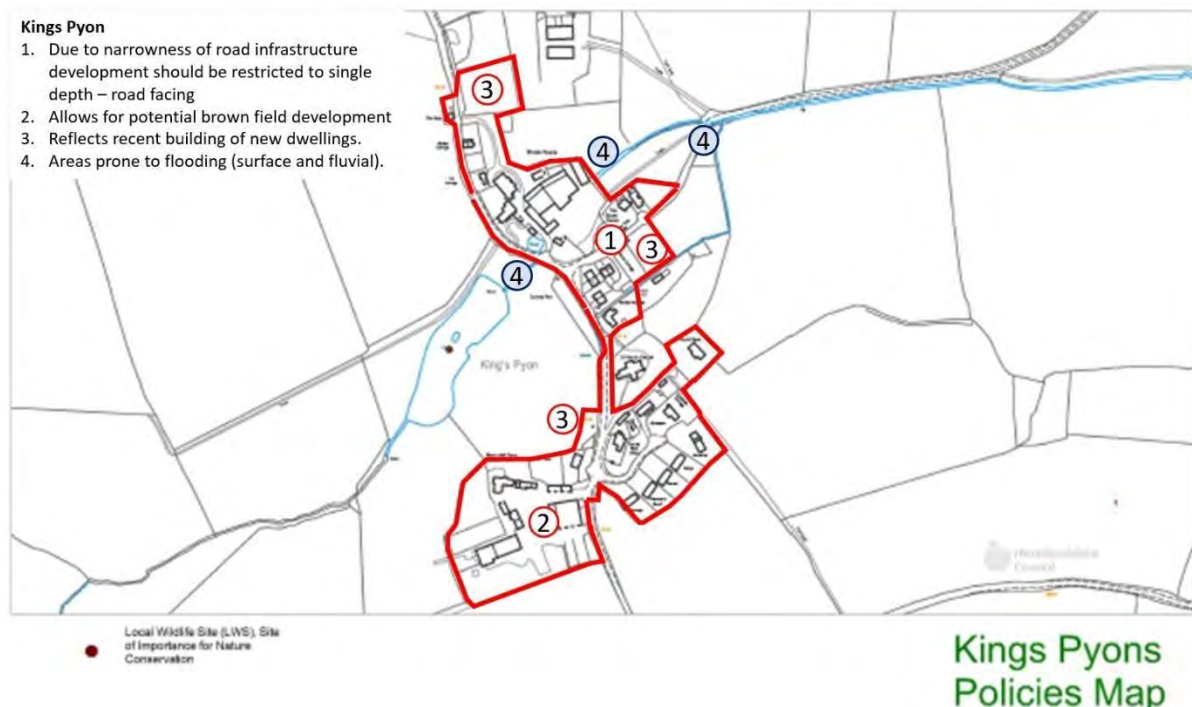


Figure 9: Kings Pyon Boundary

Ledgemoor: There were conflicting views on boundary, albeit with only two questionnaires returned. Access into Ledgemoor is via narrow single-track roads, and in addition, the hamlet has limited facilities. It is also low-lying and in an area of glacial ponds (former/filled in and existing) indicating that the area is vulnerable to surface flooding which could be exacerbated if over-developed. This would play against any large (multi-house) developments. Allowing an open boundary could potentially allow multi-house developments outside the current limits including the two-lane C road to the west (Hereford Road). This would also move the community centre of gravity to the west, away from the current one based on the meeting hall/single track road leading to the Fishpools PH. Drawing it more tightly would restrict future development to 1-2 house in-fills allowing these to meet local needs. This would also correspond to the limited facilities in the community.

Recommendation: The boundary is drawn tightly along Ledgemoor Road. Single depth development and infills are accepted to meet local needs and subject to planning considerations.

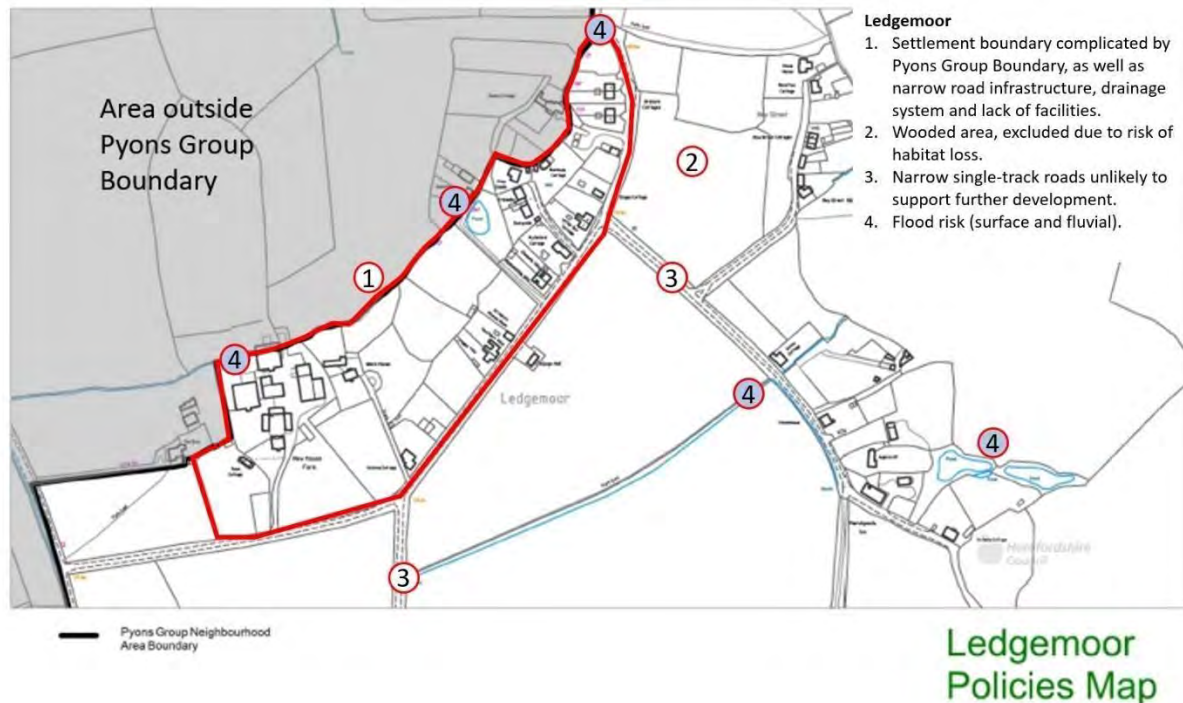


Figure 10: Ledgemoor Boundary

Westhope: As the second largest community within the Group, at present, Westhope does not have a defined boundary. From the returned questionnaires and maps, it is concluded that a defined boundary is preferred. From the returns, there was no support for large scale development, which due to the narrowness of the roads leading to, or through the hamlet, would be seen as untenable. A major consideration is the narrowness of the road leading up West Hope Hill, including the lack of passing places. Due to this, development above the start of the hill (before the junction with Chapel Lane) is seen as impractical. The feedback showed (three out of eight questionnaires, and the three returned maps) support a defined boundary on the line from the Fullbridge Road junction and then north to the junction with Chapel Lane. This will restrict development to small scale infill capable of meeting local needs. Such smallscale development will also reflect the lack of facilities; restricted to the Chapel, which is also used as a community meeting place. Moreover, as the outer boundaries are defined by common land, commercial orchards and farmland, which would restrict any future house building to small scale developments.

Recommendation: The boundary for development is limited to single depth/infills from the junction with Fullbridge Road to the start of Westhope Hill before the junction with Chapel Lane.

Westhope

1. Northern boundary not beyond the start of Westhope Hill due to narrow and steep road and lack of passing places.
2. Due to narrowness of road through village, restricted to single depth, road facing infill and brownfield development.

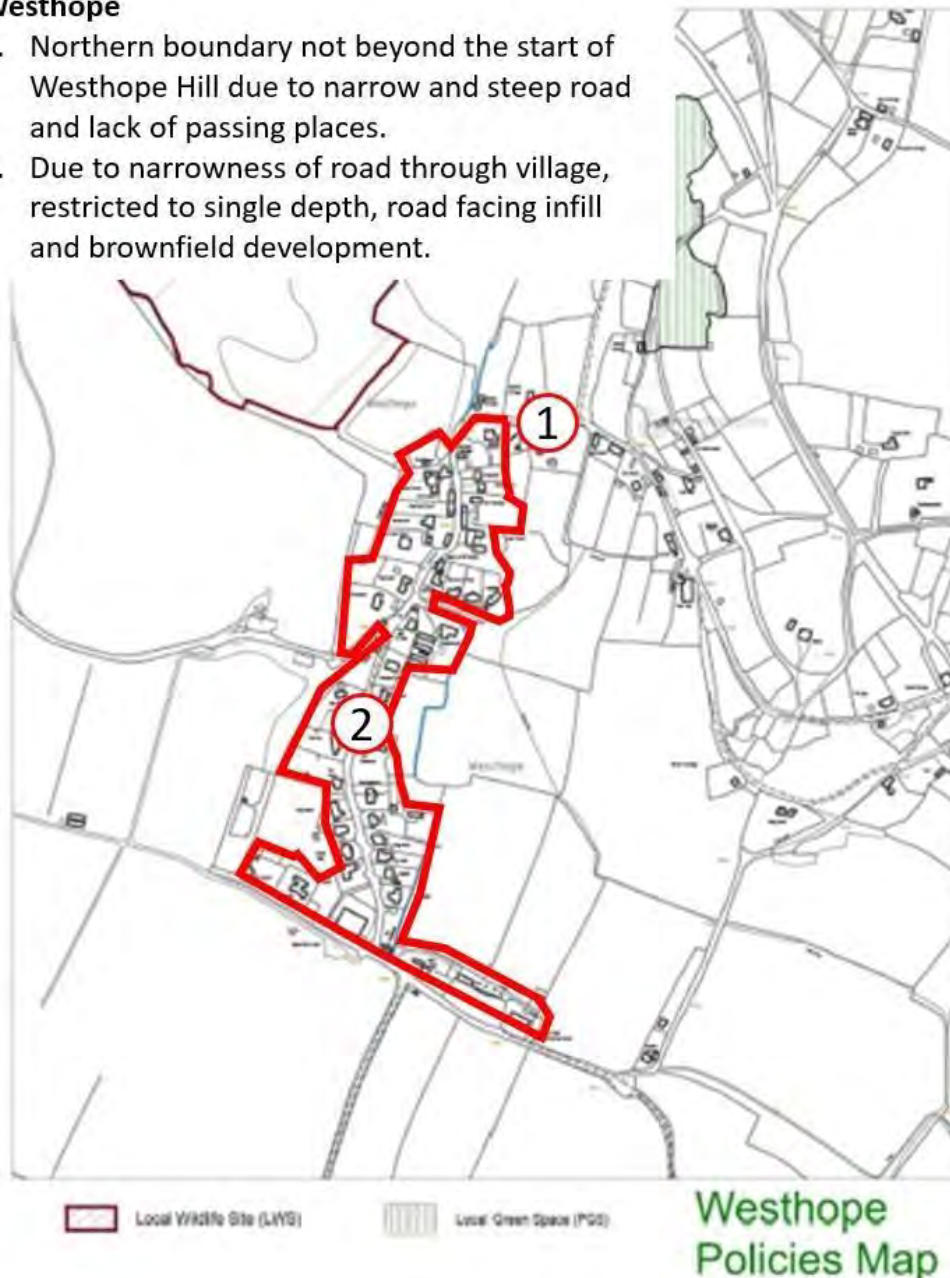


Figure 11: Westhope Boundary

Meeting Local Housing Need

Whilst recent housing development in the Group has exceeded the minimum target set by Herefordshire Council's Core Strategy (71% over target), and notwithstanding the concerns expressed over infrastructure, it is envisaged that there will be need for new dwellings across the Group, although some will be met by the development of Site C.

This will be in order to meet local needs, for example those of disabled or elderly residents, the need for agricultural housing etc. In addition, it is envisaged that building improvements, extension and the like, may be required to assist home working and other micro-businesses.

The Steering Group believe that these should be supported in principle on a case by case basis, and subject to normal planning considerations.

Linking in with the views expressed above over accepting 1-2 house infills, as well as the use of brownfield, and conversion of otherwise redundant buildings, these can be expected to meet local housing needs until at least 2031; the end of the period covered by the current NDP. Whilst forecasting the scale of such small-scale development is difficult, subject as it is to individual circumstances, it is concluded that, and given the scale and pace of current smallscale development,⁶ this could see a further 20-30 houses in the Group over the time-span of the plan. Moreover, as these will more likely be outside the defined settlement boundaries, such applications should be considered on a case by case basis, provided that they meet a recognised local need, are of benefit to the community, and subject to normal planning considerations.

Recommendation: It is recommended that in order to meet housing needs up to 2031, this is restricted to the 1-2 house “infill” approach, including converting redundant buildings and utilising brownfield sites. This should be considered on a case by case basis, in order to meet a specific local requirement and subject to normal planning requirements. For example, meeting the needs of the disabled, elderly, agricultural housing, as well as homeworking and micro-businesses.

Community Issues

The questionnaire addressed a number of issues shared across the Group, the majority of which reflecting feedback on the original Neighbourhood Plan from the Herefordshire Council Planning Office. The questionnaire had a deliberately open format as it was designed to capture the views and wishes of members of the community which now include established residents, and importantly, those who have moved into the community more recently. Whilst this approach is more free-roaming, albeit within a number of identified “themes”, it is an approach which can present challenges when quantifying the responses. Moreover, as these responses were more free-roaming it is felt that all ideas expressed will have some validity, regardless of the number of responders expressing the same or broadly similar views.

Public Transport

There is no bus service for Kings Pyon and Ledgemoor, this having been withdrawn several years ago for both communities. However, one respondent from Kings Pyon indicated that they would use it if it was restored. Otherwise, for both communities their nearest bus service would be Bush Bank (1.9 km) and Weobley (2.3 km) respectively.

⁶ Of the 117 new houses built in the Group since 2017, as at April 2020 (Source: Herefordshire Council), 51% have been outside formal large-scale developments. Moreover, there are several building plots across the area currently on hold due to a moratorium on new buildings. This moratorium is due to phosphate contamination in the Lugg valley catchment, in which the Pyons Group is located.

In the case of West Hope there is a very limited service on market day each week where services connecting Hereford, Canon Pyon and Leominster divert through the village. On other days of the week residents have to walk to Bush Bank (just over 1 km). A compounding factor in the delivery of a public transport service is the narrowness of the lanes serving these communities, making their use by public transport difficult.

Canon Pyon and Bush Bank are connected by bus services that link Hereford and Leominster. From the consultation there is some indication that the current service meets the needs of residents (regular and occasional users 21%). However, 47% of respondents indicated that they would consider using the service more if it ran more frequently, and if there was a better service in the evening. Currently the last bus from Hereford on weekdays leaves the city at 17:49, a service that, for example, would not meet the needs of anyone working until 18:00 or later, or making use of leisure facilities in the evening. Another restriction with the current service is that it does not directly connect to the main industrial estates in Hereford (Rotherwas) and Leominster. This further restricts their utility as a means of commuting to work.

Another supporting theme from respondents at a personal level was that with retirement/approaching retirement the need for a bus service as an essential service would increase.⁷ Linked to this is the fact that within the area covered by the group there are no supported care or retirement homes. This would increase the importance of having a bus service as the population ages in order to reach services in either Hereford or Leominster.

Recommendation

Taking into consideration the views expressed by residents, the ageing population and the desire to reduce traffic, it is recommended that the Parish Council: Given the apparent support, explores with service providers the viability of a service through Canon Pyon and Bush Bank that better match work patterns and ran later into the evening.

In order to provide a service to the smaller communities, the possibility of a community bus is considered. This service could for example provide a school service, matching timings to those of before and after school activities helping to link in the outlying communities. This could help to reduce traffic outside the school, as well as a provide a link for residents to services such as the surgeries in Weobley, as well as nearby retail outlets, and help support for local organisations.

Cycling

Some 33% of the respondents indicated that they used the local roads for cycling, either on a regular basis or occasionally. However, this group also stated that they found cycling in the area hazardous due to the narrowness and condition of local lanes, the amount of traffic and lack of passing places. Of those that did not cycle,

⁷ By 2030, an estimated 33% of residents in rural communities will be aged over 65.

65% of these also mentioned the same reasons as why they did not take part in such activity.

Recommendation

Respondents (cyclist and non-cyclists) suggested that cycling as an activity in the community could be improved by:

Putting pressure on the local authority to improve the physical condition of the roads.

Mount road safety programmes and awareness campaigns.

Use signage (i.e. beware of cyclists) to increase the awareness of drivers.

Ensure that new dwellings in the community include storage space for cycles.

Walking

Walking is an activity enjoyed by a large majority of local residents; 97% of respondents across the Group's area indicating that they walked on a regular or daily basis. This response reflects one of the most popular attractions of living in a rural community. Moreover, with an increasing population, including those age 65 and over, it is an activity that can be expected to increase in popularity.

However, several respondents raised concerns over access to footpaths commenting on paths being obstructed by crops, electric fences, cultivation right up to the edge of fields etc. In addition, several also commented on the desire to have stiles replaced by gates, reflecting on the increasing issue of mobility in an ageing population.

Respondents also commented on the level of traffic on the side lanes, including their narrowness, lack of space to allow vehicles to pass, and their state of repair. This reflects similar comments over safety made by those who cycled.

There was also comment on extending the pavement from Canon Pyon to the school. This would be attractive not only to those with children, but would also help open up some longer circular walking routes which need to negotiate this section of the A4110.

Recommendation

It is considered that there are a number of common themes from the questionnaire that could be adopted by the Parish Council:

Carryout a survey of footpaths and bridleways in the Group's area in order to identify missing signs, stiles, gates etc. This is in order to identify a plan of action to address any shortcomings.

Liaison with local landowners to ensure that footpaths are kept clear, for example ensuring that paths are not blocked by crops, stock fence/electric fences, cultivation up to the edge of the field etc.

Improving access by adopting a programme of replacing stiles with gates where practicable. In this, it would be recommended that this programme radiates outwards from the five main centres of population, thus covering the more popular routes first.

Encourage more walkers through publicity; maps, guides, better signage, waymarking, and information on places of interest and local history.

Extend the paved footpath from the village hall to the school in order to allow pupils and their parents to walk to school (approx. 775m). This would have the added benefits of helping improve health, as well as reduce the number of vehicles conducting the school-run.

Note: Publicity material to encourage walkers in the Group would also support local tourism.

Tourism

Tourism did not attract much attention in the consultation questionnaire; 20 responses out of 52. Of these, half were negative, citing issues such as traffic and poor infrastructure (roads, public transport) as reasons why tourism would not be seen as a viable prospect. The other half ranged from continuing with the current mix of B&B and holiday lets, to more positive comments. These comments ranged from ideas such as promoting camping including glamping, having craft-based workshops to attract visitors, and advertising the area with promotional material.

Recommendation

Given the lack of a strong response it would be recommended that the Parish Council adopt a policy of supporting tourism on an as and when basis through the planning process. This should take into consideration issues such as the potential impact on traffic, and on other residents.

Agriculture

The question on agriculture suggested three main areas for residents to comment on:

Polytunnels.

Small-scale commercial enterprises on farms (diversity).

Conversion of redundant farm building.

The use of polytunnels offers several advantages for the farmer including providing an extended growing season, a controlled environment and reducing food miles. This would bring an economic benefit to the community.

However, polytunnels have faced criticism due to their visual impact and impact on biodiversity if not properly managed. From the consultation just over 20% of the respondents stated their opposition to polytunnels, principally due to their visual impact. Some 60% indicated support for polytunnels, albeit that this was typically qualified by being subject to careful siting and with full consideration given to neighbours, with the remainder preferring small-scale projects.

In the case of small-scale enterprises on local farms there was fairly strong support (68%) to encourage this form of diversification. A majority of respondents also supported the conversion of redundant farm buildings for housing. However, several respondents voiced concern over the potential for increased traffic, noise and other pollution.

Recommendation

It is recommended that the Parish Council adopts a policy of encouraging small-scale enterprises on local farms, as well as barn conversions through the planning process, taking into consideration the potential impact on the local community.

Recommendation

In order to manage the use of polytunnels each application will be considered on an individual basis taking into consideration its merits, as well as the views of local residents.

In particular attention will be given to:

The potential visual impact and screening.

The overall scale of the proposal, including supporting infrastructure.

Drainage and flood risk, including protecting local watercourse against pollution.

The impact on the local ecology and measures to mitigate habitat loss including replacement of hedging and trees.

The preservation of existing rights of way.

Measures to mitigate potential nuisance such as noise, artificial lighting and traffic.

A suggested policy on polytunnels is set out at Appendix 1 to Annex A.

Renewable Energy and Energy Saving

The consultation indicated that there was very low support in the community for large scale solar farms (6%), although smaller scale carefully sighted installations had slightly more support (7%). Domestic use of solar panels, including being part of any new-build had has stronger support (38%). Just under one third of the respondents indicated support for group buying and information schemes for both renewables, and energy saving schemes. This included information on grants and other financial support.

Recommendation

Following the comments from the consultation it is recommended that:

- The design of new developments should encompass energy saving and renewable technology, use sustainable materials and be appropriate to the locality.

Due to the lack of support it would be recommended that the building of large-scale solar farms within the group is not supported.

As a principle, the installation of solar panels on new-builds, and as retro-fits to existing buildings should be encouraged, subject to planning regulations.

Given the indicated support, the possibility of group buying schemes for renewables and energy saving, as well as the provision of information is explored.

Biodiversity

Some 71% of respondents expressed support for maintaining biodiversity and habitats in the community in order to protect the Group's rural feel. This includes using brownfield sites in preference to the further loss of greenfield. This view also ties in with comments describing the former Yeomans site in Canon Pyon as an eyesore, as well as support for the conversion of redundant buildings on farms. Concern was also expressed over light pollution, both current and any increase that any new builds would bring. This concern was also reflected in support for reducing, or controlling, external security and flood lighting.

Several residents also expressed the view that any off-set should be kept within the community, as well as insisting that developers plant trees and hedgerows as compensation for habitat loss. A desire for additional tree planting throughout the community was also expressed, as well as the wilding of green space to improve habitat. In the case of Canon Pyon, the two new developments faced some criticism for the lack of "greenery," (trees and lack of substantive gardens) and in addition for Watling Meadow, the loss of the hay meadow on which it was built.

Recommendation

Linking into the lack of support for further large-scale development (especially in Canon Pyon), it is recommended that the Parish Council adopts policies that:

- Protect the rural character of the communities and habitats in the Group.
- Preference is given to the development of brownfield sites.
- Insist that new developments include hedge and tree planting.
- Hedgerows and trees removed during development should be replaced.
- Any offset is kept within the community.
- Encourage the concept of "wilding" of green spaces.
- Avoid developments that extends light pollution in order to preserve the dark night skies around each community.

Community Website

The questionnaire indicated strong support for the concept of a community website (91% of those who commented supported this), albeit several respondents indicated that this should not be in competition with the Pyonear community magazine. There was also comment on who would actually manage and maintain the site.

Notwithstanding this, the suggested potential purposes of such a site ranged from support to local organisations and businesses and resilience. In the case of resilience this reflects concern over recent flooding, as well as the coronavirus pandemic.

Recommendation

Whilst there is strong support for the concept of a community website, the comments that this should not be in competition with the Pyonear and the service this provides should be noted.

It is recommended that the concept of a community website is explored with the aim of this acting as a portal for local organisations and businesses. In addition, the site can be used for wider community information, for example home security, flood mitigation, community resilience, information on new services etc.

Note: Some respondents made reference to having a community social media site. However, this would require a higher level of maintenance than a website acting as a portal or depository of community information.

Annex A – Consolidated List of Recommendations

Sustainable Development

In considering future development in the group there should be a presumption for sustainability as described in the NPPF. In particular:

Social – the development should contribute to the social make-up of the community

Environment – the development should enhance the environment

Economic – the development should contribute to the local economy, underpinned by having the infrastructure to support it.

Climate Change

Development proposals (including those where planning permission is required for renovations or conversions) should, where practicable take into consideration the effects of climate change. In particular, planning proposals should take measures to support effective and sustainable drainage and in addition, not exacerbate the conditions at known flooding hotspots.

Development and Settlement Boundaries Bush Bank

Recommendation: It is recommended that the Bush Bank boundary follows the C1094 from the junction with the A4110 to the junction with Lower Bush Road. The boundary should be restricted to a single property depth, thereby only allowing 1-2 “infill” developments, and subject to planning considerations.

Canon Pyon

Recommendation: It is recommended that the village hub is redefined as the Village Hall, Playing Field and adjacent Car Park and Bus Stops.

Recommendation: Due to the lack of support for any further substantive house building, as well as concerns over the supporting infrastructure, the boundary is tightened and future development is restricted to 1-2 house infills and brownfield. This includes the former Yeomans (brownfield) site for which planning permission for a 10-house development has been granted and is taken into consideration when addressing future housing need. Due to concerns over traffic, the narrowness of the lanes leading off the A4110, as well as the increased risk of flooding, as well as light-pollution, development on these rural lanes is avoided.

Kings Pyon

Recommendation: Due to the lack of supporting infrastructure that there are no large-scale developments in the village. That the village boundary is defined tightly in order to maintain single depth road facing development. Brownfield, conversions and single house “infills” to meet local needs are accepted, subject to appropriate planning.

Ledgemoor

Recommendation: The boundary is drawn tightly along Ledgemoor Road. Single depth development and infills are accepted to meet local needs and subject to planning considerations.

Westhope

Recommendation: The boundary for development is limited to single depth/infills from the junction with Fullbridge Road to the start of Westhope Hill before the junction with Chapel Lane.

Meeting Local Housing Need

Recommendation: It is recommended that in order to meet housing needs up to 2031, this is restricted to the 1-2 house “infill” approach, including converting redundant buildings and utilising brownfield sites. This should be considered on a case by case basis, in order to meet a specific local requirement and subject to normal planning requirements. For example, meeting the needs of the disabled, elderly, agricultural housing, as well as home-working and micro-businesses.

Community Issues

<p>Public Transport</p> <p>Taking into consideration the views expressed by residents, the ageing population and the desire to reduce traffic, it is recommended that the Parish Council: Given the apparent support, explores with service providers the viability of a service through Canon Pyon and Bush Bank that better match work patterns and ran later into the evening.</p> <p>In order to provide a service to the smaller communities, the possibility of a community bus is considered. This service could for example provide a school service, matching timings to those of before and after school activities helping to link in the outlying communities. This could help to reduce traffic outside the school, as well as a provide a link for residents to services such as the surgeries in Weobley, as well as nearby retail outlets, and help support for local organisations.</p>
<p>Cycling</p> <p>Respondents (cyclist and non-cyclists) suggested that cycling as an activity in the community could be improved by:</p> <p>Putting pressure on the local authority to improve the physical condition of the roads.</p> <p>Mount road safety programmes and awareness campaigns.</p> <p>Use signage (i.e. beware of cyclists) to increase the awareness of drivers.</p> <p>Ensure that new dwellings in the community include storage space for cycles.</p>
<p>Walking</p> <p>It is considered that there are a number of common themes from the questionnaire that could be adopted by the Parish Council:</p>

Carryout a survey of footpaths and bridleways in the Group's area in order to identify missing signs, stiles, gates etc. This is in order to identify a plan of action to address any shortcomings.

Liaison with local landowners to ensure that footpaths are kept clear, for example ensuring that paths are not blocked by crops, stock fence/electric fences, cultivation up to the edge of the field etc.

Improving access by adopting a programme of replacing stiles with gates where practicable. In this, it would be recommended that this programme radiates outwards from the five main centres of population, thus covering the more popular routes first.

Encourage more walkers through publicity; maps, guides, better signage, waymarking, and information on places of interest and local history.

Extend the paved footpath from the village hall to the school in order to allow pupils and their parents to walk to school (approx. 775m). This would have the added benefits of helping improve health, as well as reduce the number of vehicles conducting the school-run.

Tourism

Given the lack of a strong response it would be recommended that the Parish Council adopt a policy of supporting tourism on an as and when basis through the planning process. This should take into consideration issues such as the potential impact on traffic, and on other residents.

Agriculture

It is recommended that the Parish Council adopts a policy of encouraging small-scale enterprises on local farms, as well as barn conversions through the planning process, taking into consideration the potential impact on the local community.

A suggested policy on polytunnels is set out at Appendix 1 to Annex A.

Polytunnels

In order to manage the use of polytunnels each application will be considered on an individual basis taking into consideration its merits, as well as the views of local residents.

In particular attention will be given to:

The potential visual impact and screening.

The overall scale of the proposal, including supporting infrastructure.

Drainage and flood risk, including protecting local watercourse against pollution.

The impact on the local ecology and measures to mitigate habitat loss including replacement of hedging and trees.

The preservation of existing rights of way.

Measures to mitigate potential nuisance such as noise, artificial lighting and traffic.

Renewable Energy and Energy Saving

Following the comments from the consultation it is recommended that:

The design of new developments should encompass energy saving and renewable technology, use sustainable materials and be appropriate to the locality.

Due to the lack of support it would be recommended that the building of large-scale solar farms within the group is not supported.

As a principle, the installation of solar panels on new-builds, and as retro-fits to existing buildings should be encouraged, subject to planning regulations.

Given the indicated support, the possibility of group buying schemes for renewables and energy saving, as well as the provision of information is explored.

Biodiversity

Linking into the lack of support for further large-scale development (especially in Canon Pyon), it is recommended that the Parish Council adopts policies that:

Protect the rural character of the communities and habitats in the Group.

Preference is given to the development of brownfield sites.

Insist that new developments include hedge and tree planting.

Hedgerows and trees removed during development should be replaced.

Any offset is kept within the community.

Encourage the concept of “wilding” of green spaces.

Avoid developments that extends light pollution in order to preserve the dark night skies around each community.

Community Website

Whilst there is strong support for the concept of a community website, the comments that this should not be in competition with the Pyonear and service this provides should be noted.

It is recommended that the concept of a community website is explored with the aim of this acting as a portal for local organisations and businesses. In addition, the site can be used for wider community information, for example home security, flood mitigation, community resilience, information on new services etc..

Appendix 1 to Annex A – Poly tunnels

Poly tunnels

It is recognised that poly tunnels offers benefits to agriculture in terms of crop protection, the ability to grow a wider variety of crops and for extended periods, and some protection against pests and diseases. Their use can also lead to less use of fungicides, insecticides and other chemicals, as well as a creating a more controlled growing environment, along with cutting food miles by reducing the need to import out of season crops; factors that have wider benefits in managing the impact of climate change.

Whilst the use of poly tunnels for food production is accepted, their use can result in increased levels of noise, the use of artificial lighting, increased labour, as well as their visual impact. Un-managed use of poly tunnels also has the potential for causing an unwanted ecological and environmental impact, including the loss of habitat. This can lead to local opposition which requires management in order to mitigate against the more unwanted impact.

In order to manage the use of poly tunnels each application will be considered on an individual basis taking into consideration its merits, as well as the views of local residents. In particular attention will be given to:

The potential visual impact and screening.

The overall scale of the proposal, including supporting infrastructure.

Drainage and flood risk, including protecting local watercourse against pollution.

The impact on the local ecology and measures to mitigate habitat loss including replacement of hedging and trees.

The preservation of existing rights of way.

Measures to mitigate potential nuisance such as noise, artificial lighting and traffic.

The policy applies to poly tunnels sites of significant size and used for commercial growing, and which have a substantial degree of permanence and physical attachment to the ground. The measures are not seen as applicable to domestic use.

Annex B – Public Consultation - Settlement Boundaries

As part of the public consultation printed maps were provided to allow residents to draw their view of a revised settlement boundary. Their breakdown by community was:

Canon Pyon – 7


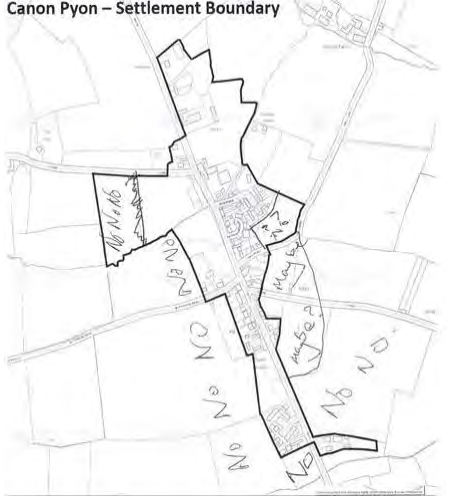
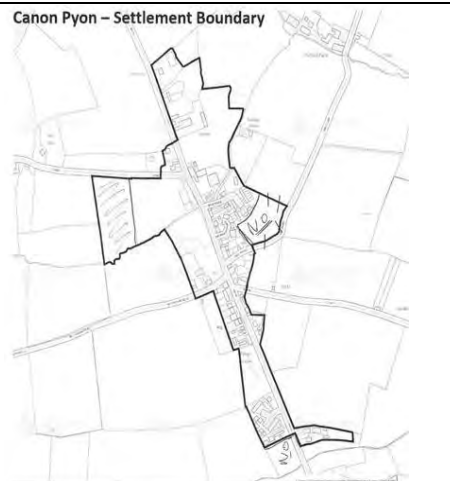
Kings Pyon – 1

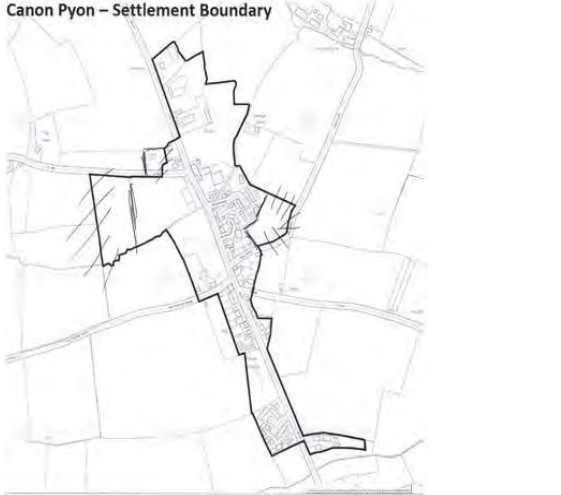


Westhope – 3

No drawn maps were produced by residents of Bush Bank or Ledgemoor.

The maps, with a description are shown below:

<p>Canon Pyon – Settlement Boundary</p>	<p>CP MAP 1</p> <p>Due to absence of pavement, draw-in northern settlement boundary to the parish hall. Amend line of playing field. Retain reserved site for new school. Remove traditional orchards (would be protected). Remove site D (access, road flooding, vis impact and light pollution). Consider linear development opposite Watling Meadow and Meadow Drive if required.</p>
<p>Canon Pyon – Settlement Boundary</p>	<p>CP MAP 2</p> <p>Extension of settlement boundary by: Allow 10 dwelling in linear development along Church Road (corresponds to wider part of road). Extend boundary behind Nag Head – this would require destruction of traditional orchard. Small plot behind Corner Cott & West View (note: West View is listed). 5/6 dwellings to south of Meadow Drive</p>
<p>Canon Pyon – Settlement Boundary</p>	<p>CP MAP 3</p> <p>Allow self-build along first part of Church Road. Remove Site D Remove site south of Meadow Drive Don't allow development behind village shop</p>

<p>Canon Pyon – Settlement Boundary</p> 	<p>CP MAP 4</p> <ul style="list-style-type: none"> • Extend settlement boundary by allowing development opposite Village Shop/Watling Meadow (with access onto A4110 and Wellington Road. This would also allow a roundabout which would help slow down traffic.
<p>Canon Pyon – Settlement Boundary</p> 	<p>CP MAP 5</p> <p>No development to west or south of current boundary. Remove Site D. Possible development in Orchard east of Nags Head/Orchard View (development to west. As a traditional orchard this would be protected. Possible development opposite village shop and Watling Meadow.</p>
<p>Canon Pyon – Settlement Boundary</p> 	<p>CP MAP 6</p> <p>Amend boundary to west of playing field. No site D. No development south of Meadow Drive.</p>

<p>Canon Pyon – Settlement Boundary</p> 	<p>CP MAP 7 Amend boundary to west of playing field. Remove Site D.</p>
	<p>KP MAP 1</p> <ul style="list-style-type: none"> • Boundary remains tight along present development boundary, however, it allows building along Lower Bush Road (to north-east of church).
<p>Area Outside Pyons Group Area</p> 	<p>WH MAP 1 Boundary follows current settlement line but restricted to southern portion of hamlet. No development north of Chapel Lane or east of Dove Cottage.</p>

	<p>WH MAP 3</p> <p>Boundary follows current settlement line but restricted to southern portion of hamlet.</p> <p>No development north of Chapel Lane or east of the Weedlands.</p> <p>Extends boundary around Westhope Nurseries. However, in the case of the bungalows at the bottom of the village, this could infringe on land used as soakaways.</p>
	<p>WH MAP 2</p> <p>Boundary tightly follows current settlement line but restricted to southern portion of hamlet.</p> <p>No development north of junction Lower Derndale Lane/Westhope Lane.</p> <p>No development behind Holy Lodge/Dove Cottage or just north of Westhope Nurseries.</p>

Appendix 5: Regulation 14 Public Consultation, 1st February until 5th March 2021 - Screenshots of Parish Council website

Parish Council Homepage

The screenshot shows the homepage of the Pyons Group Parish Council website. The browser address bar displays 'pyongroup.co.uk'. The main header features a landscape image with the council's name 'Pyons Group Parish Council' and a logo. Below the header is a green navigation bar with links: Home, Planning Applications, Council Business, News, Calendar, The Parishes, and Contact. The main content area has a white background with the council's name and a tagline: 'Your Parish council = The closest tier of government to you. The voice of local people.' To the right, there is a subscription form with the text 'You live locally? Want to know what's going on? Subscribe and get updates. — Its FREE' and an 'E-mail *' input field with a 'Subscribe' button. A central green box contains the following text: 'Agendas will be posted on notice boards and this website. Minutes will be posted within one month of the previous meeting. Regulation 14 PUBLIC CONSULTATION NEIGHBOURHOOD PLAN REVIEW 9am Monday 1 February to 5pm on Monday 15 March 2021'. The Windows taskbar at the bottom shows the date as 05/02/2021 and the time as 14:14.

This screenshot shows the same website but with the central green box expanded to show more details. The text in the green box includes: 'Agendas will be posted on notice boards and this website. Minutes will be posted within one month of the previous meeting. Regulation 14 PUBLIC CONSULTATION NEIGHBOURHOOD PLAN REVIEW 9am Monday 1 February to 5pm on Monday 15 March 2021. Have your say on the modifications to the Neighbourhood Development Plan. The Draft NDP Review and supporting documents are available online (please see link below). A small number of printed copies are available on request. Please see the publicity notice for contact details to request a copy - NDP Review - Reg. 14 consultation - publicity notice. Join one of the online NDP Forums: 11am on Saturday 6 February 2021 (https://us02web.zoom.us/j/86889582742); and/ or 7.30pm on Tuesday 9th February 2021 (https://us02web.zoom.us/j/85872071699). Your comments will inform the next draft of the NDP Review document. The documents for the Regulation 14 public consultation on the'. To the right, the 'Upcoming Events' section is visible, showing a calendar with the following entries: FEB 6 Sat 11:00 am NDP Forum for Reg 14 consultatio...; FEB 9 Tue 7:30 pm NDP Forum for Reg 14 consultatio...; FEB 20 Sat (all-day) Last day for Pyonear copy; MAR 2 Tue 7:30 pm Parish Council meeting @ Online - see agenda and click on link to join the meeting; MAR 20 Sat (all-day) Last day for Pyonear copy. The Windows taskbar at the bottom shows the date as 05/02/2021 and the time as 14:14.

Home Planning Applications Council Business News Calendar The Parishes Contact

Join one of the online NDP Forums: 11am on Saturday 6 February 2020 (<https://us02web.zoom.us/j/86889582742>); and/ or 7.30pm on Tuesday 9th February 2021 (<https://us02web.zoom.us/j/85872071699>).

Your comments will inform the next draft of the NDP Review document.

The documents for the Regulation 14 public consultation on the draft neighbourhood development plan review, and representations form, are available via the following link - [Reg 14 Public Consultation on draft NDP Review, February-March 2021](#).

For information on COVID-19 and Herefordshire Council please click here - [Herefordshire Services and Covid-19](#).

Visit [GOV.UK](#) for the latest coronavirus information and the current situation in the UK.

NOTICE IS HEREBY GIVEN THAT PYONS GROUP PARISH COUNCIL WILL MEET ONLINE AT 7.30PM ON TUESDAY 2 FEBRUARY 2021 THIS WILL BE AN ONLINE MEETING VIA ZOOM

7:30 pm Parish Council meeting @ Online - see agenda and click on link to join the meeting

Last day for Pyonear copy

Latest Planning Applications

Canon Pyon

P203796/F - Planning Permission
4th November 2020
Canon Pyon, Weobley, Crown House Canon Pyon Hereford Herefordshire HR4 8PE, Crown House Canon Pyon Hereford Herefordshire HR4 8PE, Proposed improvements to existing vehicular access., Determination Made

NDP Pages

Home Planning Applications Council Business News Calendar The Parishes Contact

Pyons Group Parish Council

Reg 14 Public Consultation on draft NDP Review, February-March 2021

Regulation 14 PUBLIC CONSULTATION NEIGHBOURHOOD PLAN REVIEW

9am Monday 1 February to 5pm on Monday 15 March 2021

Have your say on the modifications to the Neighbourhood Development Plan

Pyons Group Draft Neighbourhood Development Plan (NDP) Review has been published for formal consultation by Pyons Group Parish Council (Reg 14) - [NDP Review - Reg. 14 consultation - publicity notice](#)

Search this website

Search ...

Recent Posts

Agenda - 2 February 2021 28th January 2021
Public Consultation (Reg. 14) on the Pyons Group NDP Review - 1 February to 15 March 2021 28th January 2021

The screenshot shows a web browser window with the URL pyongroup.co.uk/public-consultation-february-march-2021/. The website has a green navigation bar with links for Home, Planning Applications, Council Business, News, Calendar, The Parishes, and Contact. The main content area features a heading: **9am Monday 1 February to 5pm on Monday 15 March 2021**. Below this is a sub-heading: **Have your say on the modifications to the Neighbourhood Development Plan**. The text explains that the Pyons Group Draft Neighbourhood Development Plan (NDP) Review has been published for formal consultation by Pyons Group Parish Council (Reg 14) - [NDP Review - Reg. 14 consultation - publicity notice](#). It states that the Draft Neighbourhood Development Plan Review has been prepared by a neighbourhood plan steering group of local residents and parish councillors on behalf of the Parish Council. The consultation period runs for 6 weeks from **9am Monday 1 February to 5pm on Monday 15 March 2021**. The revised Draft Plan, Statement of Modifications, Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment documents are available to download (please see links below):

- Pyons Group Draft Neighbourhood Development Plan Review - [NDP Review \(Reg 14\)](#)
- Statement of Modifications - [Statement of Modifications](#)
- Habitats Regulations Assessment (HRA) - [HRA Report](#)

The right-hand sidebar contains a 'Recent Posts' section with the following items:

- Agenda - 2 February 2021 28th January 2021
- Public Consultation (Reg. 14) on the Pyons Group NDP Review - 1 February to 15 March 2021 28th January 2021
- NDP Review steering group meeting - 11 January 2021 6th January 2021
- Agenda - 5 January 2021 30th December 2020
- NDP Review steering group meeting - 8 December 2020 3rd December 2020

Below 'Recent Posts' is a 'Categories' section with the following items:

- Chairman's Report (20)
- Herefordshire Local Council Elections (3)
- Neighbourhood Development Plan

This screenshot shows a different section of the same website. The main content area lists the following items:

- Pyons Group Draft Neighbourhood Development Plan Review - [NDP Review \(Reg 14\)](#)
- Statement of Modifications - [Statement of Modifications](#)
- Habitats Regulations Assessment (HRA) - [HRA Report](#)
- Strategic Environmental Assessment (SEA) - [Environmental Report](#)

The text continues: "The Draft Neighbourhood Development Plan (NDP) Review has been informed by a comprehensive evidence base which can be reviewed at: [NDP Review Evidence base](#)." It also states: "The NDP Review is being undertaken to update the current Pyons Group Neighbourhood Development Plan ([Pyons Group NDP March 2017](#)) which was made by Herefordshire Council on 16th June 2017." A note mentions: "Due to current Government restrictions during the Covid-19 pandemic face to face meetings and in person public consultation/ drop in events will not take place. A small number of printed versions of the revised Draft Plan are available on request." It then states: "There will be two **NDP Forum meetings** held online. Please use the links below to join the NDP Forums:"

- 11am on Saturday 6th February 2021 - <https://us02web.zoom.us/j/86889582742>; and/or
- 7.30pm on Tuesday 9th February 2021 - <https://us02web.zoom.us/j/85872071699>.

At the bottom, it says: "A **Representations Form** is provided for comments, but the Parish Council also

The right-hand sidebar contains a 'Chairman's Report (20)' section with the following items:

- Herefordshire Local Council Elections (3)
- Neighbourhood Development Plan (15)
- News Updates (98)
- PC Agenda (16)
- Safer Neighbourhood Team (4)

Below this is an 'Archives' section with the following items:

- January 2021 (3)
- December 2020 (2)
- November 2020 (2)
- October 2020 (3)
- September 2020 (1)
- August 2020 (3)
- July 2020 (3)
- June 2020 (1)
- May 2020 (2)
- March 2020 (1)

pyongroup.co.uk/public-consultation-february-march-2021/

Home Planning Applications Council Business News Calendar The Parishes Contact

NDP Forums:

- 11am on Saturday 6th February 2021 – <https://us02web.zoom.us/j/86889582742>; and/or
- 7.30pm on Tuesday 9th February 2021 – <https://us02web.zoom.us/j/85872071699>.

A **Representations Form is provided for comments**, but the Parish Council also welcomes comments by email or in writing – **Pyons Group – Reg 14 NDP Review – Representations form**. To comply with the requirements of Data Protection legislation, please confirm whether you give your consent for your details to be passed on to Herefordshire Council for the purposes of the consultation. If you use the Response Form there is a box to tick to consent. If you respond by email or letter please indicate whether you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations .

Please submit all comments on the Draft Neighbourhood Development Plan (NDP) Review as follows:

- By email to clerk.pyongroup@gmail.com (recommended)
- By post to: **The Clerk, PO Box 124, Leominster, HR6 6DE**
- To one of the collection boxes in **Kings Pyon church porch or Canon Pyon Shop**

by **Monday 5 PM on 15th March 2021**.

September 2020 (1)
 August 2020 (3)
 July 2020 (3)
 June 2020 (1)
 May 2020 (2)
 March 2020 (1)
 February 2020 (4)
 January 2020 (3)
 November 2019 (2)
 September 2019 (1)
 August 2019 (1)
 June 2019 (1)
 May 2019 (3)
 April 2019 (4)
 March 2019 (1)
 February 2019 (2)
 January 2019 (2)
 November 2018 (5)
 October 2018 (1)
 September 2018 (1)
 August 2018 (4)

Type here to search

pyongroup.co.uk/public-consultation-february-march-2021/

Home Planning Applications Council Business News Calendar The Parishes Contact

by **Monday 5 PM on 15th March 2021**.

Following the public consultation process (Reg. 14) on the Draft Neighbourhood Development Plan Review, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP Review meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before subjecting the revised NDP to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the revised NDP meets the required Basic Conditions, it may then be subject to a local Referendum. Should there be a referendum, if there is a 'Yes' vote, then the NDP Review will be made (adopted) by Herefordshire Council and used to help determine planning applications in the Parish.

September 2018 (1)
 August 2018 (4)
 July 2018 (3)
 June 2018 (2)
 May 2018 (2)
 April 2018 (4)
 March 2018 (2)
 February 2018 (1)
 January 2018 (2)
 December 2017 (3)
 November 2017 (4)
 October 2017 (2)
 September 2017 (1)
 July 2017 (1)
 May 2017 (2)
 April 2017 (1)
 March 2017 (1)
 February 2017 (1)
 January 2017 (1)
 December 2016 (1)
 November 2016 (1)

Type here to search

Copy of Presentation at Virtual Community Engagement Events, Saturday 6th February 11.00am - 12.00pm and Tuesday 9th February, 7.30pm - 8.30pm

(Also placed on NDP pages of the Parish Council website)



Pyons Group NDP Review

Regulation Public Consultation

1st February to 15th March 2021

Background

- The Pyons Group NDP was 'made' by Herefordshire Council in 2017.
- Most housing site allocations are now developed or committed so the minimum housing target figure in the HC Core Strategy is now met and exceeded.
- Some policies are out of date.
- Discussions with HC and responses to the community consultation in March 2020 suggested some new policies could be added.
- Pyons Group is one of the first to undertake an NDP Review in Herefordshire.



Why Review?

- Herefordshire Council does not currently have a 5 year supply of housing land and therefore more applications, including in rural areas, are likely to be approved.
- An up to date NDP provides a stronger defence against planning applications for new housing in the Group Parish.
- The Parish Council would like local residents to have a stronger say in planning decisions in the Parish.
- New Government guidance sets out the process for NDP Review.



NDP Review planning Policies

- **Policy PG1: Development Strategy** supports development in the identified settlement boundaries of Canon Pyon, Westhope, Bush Bank (that part within the Group Parish), Kings Pyon and Ledgemoor.
- **Policy PG2: Housing** supports a suitable mix of housing including family accommodation, housing for young people, first time buyers, older residents and those with mobility impairments.
- **Policy PG3: Improving Accessibility for All** requires development to be located and designed to provide improved accessibility for all, and to reduce reliance on private cars.
- **Draft Policy PG4: Waste Water and Sewerage** addresses capacity of existing sewage works drainage, and other infrastructure.



NDP Review Planning Policies

- Draft Policies PG5 and PG6 protect and enhance landscape and built character.
- Draft Policies PG7 and PG8 address the rural economy and polytunnels.
- Draft Policy PG9: Community Facilities identifies and protects local community facilities, PG10 safeguards land for the relocation of the Primary School and PG11 carries forward the 2 Local Green Spaces from the last NDP.
- There is a new chapter with policies relating to Sustainable Design and Resilience which promotes low carbon technologies and community energy schemes in Policies PG12 and PG13.



What next?

- The Steering Group and Parish Council will consider all responses to the consultation very carefully and make amendments to the NDP.
- The NDP will be submitted to Herefordshire Council with supporting documents.
- Herefordshire Council will consult for another 6 weeks.
- The NDP Review will be examined by an independent examiner against the 'basic conditions'. The examiner may recommend further changes.
- The final NDP Review will go to a local referendum and if there is a Yes vote will be made (adopted) by Herefordshire Council and used to help determine planning applications.



Please let us have your comments!

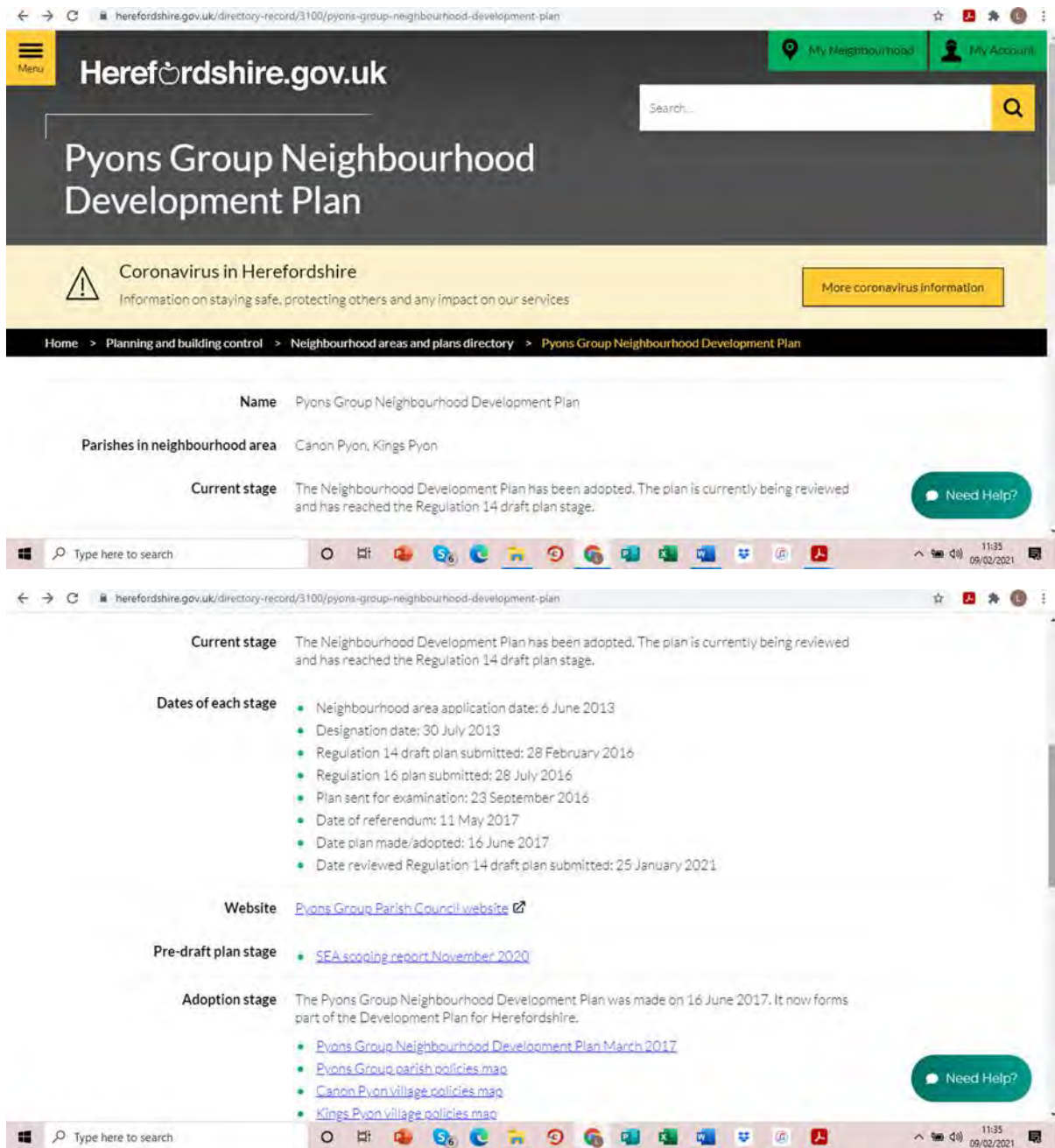
- Complete the response form which is available to download from the NDP pages of the Parish Council website www.pyongroup.co.uk.
- Hard copies are available via the Clerk.
- Please return completed forms and written responses to the contact details provided on the response form:
- By email to clerk.pyongroup@gmail.com
- By post to: The Clerk, PO Box 124, Leominster, HR6 6DE
- To one of the collection boxes in Kings Pyon church porch or Canon Pyon Shop.
by 5 PM on 15th March 2020.

Thank you for listening.

Any Questions?



Screenshots of Herefordshire Council NDP webpages for Pyons Group NDP



The screenshot displays a web browser window with the URL herefordshire.gov.uk/directory-record/3100/pyons-group-neighbourhood-development-plan. The page content is as follows:

Pre-draft plan stage

- [SEA scoping report November 2020](#)

Adoption stage

The Pyons Group Neighbourhood Development Plan was made on 16 June 2017. It now forms part of the Development Plan for Herefordshire.

- [Pyons Group Neighbourhood Development Plan March 2017](#)
- [Pyons Group parish policies map](#)
- [Canon Pyon village policies map](#)
- [Kings Pyon village policies map](#)
- [Ledgemoor village policies map](#)
- [Westhope village policies map](#)
- [Made decision document](#)
- [Made site notice](#)
- [Council report](#)
- [Cabinet member decision](#)

Reviewed Plan: Regulation 14 draft plan stage

Pyons Group Parish Council submitted their reviewed draft Neighbourhood Development Plan to Herefordshire Council on 25 January 2021.

The consultation runs from 1 February to 15 March 2021.

Please visit the [Pyons Group Parish Council website](#) which contains details on the consultation and how to respond.

All queries and comments to this draft plan should be sent directly to clerk.pyonsgroup@gmail.com and not to Herefordshire Council's neighbourhood planning team.

[Need Help?](#)

Reviewed Plan: Regulation 14 draft plan stage

Pyons Group Parish Council submitted their reviewed draft Neighbourhood Development Plan to Herefordshire Council on 25 January 2021.

The consultation runs from 1 February to 15 March 2021.

Please visit the [Pyons Group Parish Council website](#) which contains details on the consultation and how to respond.

All queries and comments to this draft plan should be sent directly to clerk.pyonsgroup@gmail.com and not to Herefordshire Council's neighbourhood planning team.

- [Draft Neighbourhood Development Plan January 2021](#)
- [Pyons Group NDP statement of modifications](#)
- [Draft environmental report January 2021](#)
- [Draft habitats regulations assessment January 2021](#)

Other pages

- [Search for another neighbourhood plan](#)
- [Neighbourhood areas and plans consultations](#)

[Need Help?](#)

Footer: [Terms](#) [Privacy](#) [Sitemap](#) [Disclaimer](#) [Copyright](#) [Feedback](#) [Accessibility](#) [Contact us](#)

Appendix 6: Regulation 14 Public Consultation - Copy of Leaflet / Notice

Regulation 14 PUBLIC CONSULTATION NEIGHBOURHOOD PLAN REVIEW

**9am Monday 1 February to
5pm on Monday 15 March 2021**

Have your say on the modifications to the
Neighbourhood Development Plan.

Copies of the Draft NDP Review and supporting
documents are online. A small number of printed copies
are available on request.

Join one of the online NDP Forum meetings: 11am on
Saturday 6 February and/ or 7.30pm on Tuesday 9
February 2021.

You can respond to the public consultation by:

- Email: clerk.pyongroup@gmail.com;
- Post: Pyons Group NDP Review, PO Box 124,
Leominster, HR6 6DE;
- Collection box in Kings Pyon church porch or
Canon Pyon Shop.

**Your comments will inform the next draft of the
NDP Review document**

Further details on Pyons Group Website at
www.pyongroup.co.uk or call 01432 839 514

Copy of Notice in Pyonear, February 2021 edition

Norman Davies

Norman has stepped down from being churchwarden at St Lawrence and St Francis. Because of the current restrictions, there was no formal appreciation, so Lydia addressed Norman and Daisy from outside their farmhouse window! This is what Lydia said:

Norman:

So many thanks from the church community, the PCC and the parish for your service and dedication over the last forty-five years as churchwarden of St Lawrence and St Francis. Your practical knowledge and application in keeping the church building and its contents in good order have been very much appreciated over the years – not to mention the drains, gutters, roof and churchyard!

You have served under the Revd William Tavernor, Revd Michael Burke, Revd Preb. Michael Cluett and now Revd Preb. Jane Davies. Having been elected in April 1975, you served with fellow warden Mr Dick Patrick until 1994. Then Mr Vivian Powell joined you from 1995 until 2004 and I myself have had that privilege from 2004 until your resignation in October 2020.

Your quiet way of welcome at services and funerals over the years has been a constant, and will be remembered by all who met you in that time. We salute you and your dear wife, Daisy, for the hours and love given to St Lawrence church over that time. Daisy has not only supported you, but kept the church clean, the brasses polished, and produced beautiful flower arrangements for festivals, weddings, funerals and other special occasions. Also, her hospitality at many services, including the school nativity productions, Easter Experience and being a member of the school governors and “Open The Book” group. This shows that you come as a team, supporting each other in your work for this church. We hope this doesn't mean that you won't continue to be active members of our church – health and Covid allowing.

Please accept these gifts as a small token of our love and thanks for all you have done – the thumb stick replacing your churchwarden's staff of those many years. The cheque we hope you can use for something you would like or perhaps an experience you can enjoy together.

This appreciation would have been part of a much bigger, more public event including a celebration, but I'm afraid that the continuous restrictions and virus have prevented it at present.

LD

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Regulation 14 PUBLIC CONSULTATION NEIGHBOURHOOD PLAN REVIEW

**9am Monday 1 February to
5pm on Monday 15 March 2021**

**Have your say on the modifications to the
Neighbourhood Development Plan.**

**Copies of the Draft NDP Review and supporting
documents are online. A small number of printed copies
are available on request.**

**Join one of the online NDP Forum meetings: 11am on
Saturday 6 February and/ or 7.30pm on Tuesday 9
February 2021.**

You can respond to the public consultation by:

- Email: clerk.pyongroup@gmail.com;
- Post: Pyons Group NDP Review, PO Box 124,
Leominster, HR6 6DE;
- Collection box in Kings Pyon church porch or
Canon Pyon Shop.

**Your comments will inform the next draft of the
NDP Review document**

**Further details on Pyons Group Website at
www.pyongroup.co.uk or call 01432 839 514**

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Please use the box below for any further comments.

Thank you for your time and interest.

Please return this form by 5pm on Monday 15 March 2021 via email, post, or collection box. Comments received after this time and date may not be considered:

- **Email: clerk.pyongroup@gmail.com;**
- **Post: Pyons Group NDP Review, PO Box 124, Leominster, HR6 6DE;**
- **Collection box in Kings Pyon church porch or Canon Pyon Shop.**

Appendix 8: Regulation 14 Public Consultation - List of Consultation Bodies and Other Organisations

Neighbourhood Plan Reg'n 14 Consultation – External Bodies

A (National)

1. **Historic England:** west.midlands@HistoricEngland.org.uk
2. **English Heritage:** customers@english-heritage.org.uk
3. **Highways England:** info@highwaysengland.co.uk
4. **National Trust:** mi.customerenquiries@nationaltrust.org.uk
5. **Sport England:** ian.silvera@sportengland.org
6. **Woodland Trust:** justinmilward@woodland-trust.org.uk
7. **AMEC Environment and Infrastructure UK Ltd:**
<http://www.amec-ukenvironment.com/index.html>
8. **Homes and Communities Agency:** mail@homesandcommunities.co.uk
9. **RWE Npower Renewable Limited:** jeremy.smith@rwe.com
10. **Campaign to Protect Rural England:** <http://www.cpreherefordshire.org.uk/contact-us.aspx>
11. **Natural England:** consultations@naturalengland.org.uk

B (Welsh Water)

12. **Dwr Cymru Welsh Water:** forward.plans@dwrcymru.com

C (Environment Agency)

13. **The Environment Agency:** graeme.irwin@environment-agency.gov.uk
14. **Ditto -** SHWGPlanning@environment-agency.gov.uk

D (Local)

15. **Herefordshire Council -** neighbourhoodplanning@herefordshire.gov.uk
16. **Western Power Distribution –** via website
17. **Wye Valley NHS Trust:** john.burnett@wvt.nhs.uk
18. **West Mercia Police:** contactus@westmercia.pnn.police.uk
19. **Hereford and Worcestershire Fire and Rescue Service:** hfs@hwfire.org.uk
20. **Marches Local Enterprise Partnership:** enquiries@marcheslep.org.uk
21. **2gether NHS Trust:** 2gnft.comms@nhs.net
22. **Hereford and Worcester Chamber of Commerce:** goodbusiness@hwchamber.co.uk
23. **Herefordshire Wildlife Trust:** enquiries@herefordshirewt.co.uk
24. **Stonewater Housing Association -** went via website -
<https://www.stonewater.org/contact-us/contact-us-business-enquiries/>
25. **Herefordshire Housing -** ajones@hhl.org.uk
26. **Dilwyn Parish Council -** parish.clerk@dilwyn.com
27. **Birley and Upper Hill Parish Council –** Mr M Hopkins, 18 Orchard green, Marden, Herefordshire, HR1 3ED - mikehopkins@btinternet.com
28. **Hope under Dinmore Parish Council –** thelesleyhay@hotmail.co.uk
29. **Dinmore Parish Council –** Mr R Dawes, Dinmore Manor, Dinmore, Hereford, HR4 8EE – to be confirmed...

30. **Wellington Parish Council** - via website – www.wellingtonparish.org.uk; Chris Bucknell wellingtonclerk@btopenworld.com
31. **Burghill Parish Council** – Ms Hazel Philpotts, the Vineyard, Bowley Lane, Bodenham, Hereford, HR1 3LF - burghillparishclerk@gmail.com
32. **Foxley Group Parish Council** – Mr B Barrett The Old School House, Mansel Lacy, Hereford, HR4 7HQ - brianbarrett99@btinternet.com
33. **Weobley Parish Council** - weobley.pc@talk21.com

Statutory Consultees

Company	Email address
Campaign to Protect Rural England	admin@cpreherefordshire.org.uk
Diocese of Hereford	diooffice@hereford.anglican.org
Dwr Cymru Welsh Water	Ryan.norman@dwrcymru.com and forward.plans@dwrcymru.com
Environment Agency	WestMidsPlanning@environment-agency.gov.uk and Graeme.irwin@environment-agency.gov.uk
Education Funding Agency	Yasmin.holmberg@education.gov.uk
Natural Resources Wales	enquiries@naturalresourceswales.gov.uk
Herefordshire Nature Trust	Enquiries@herefordshirewt.co.uk
Herefordshire Primary Care Trust	Hw.primarycare@nhs.net
Highways England	info@highwaysengland.co.uk
Historic England	e-midlands@historicengland.org.uk
Homes England	enquiries@homesengland.gov.uk
National Grid	Nationalgrid.uk@avisonyoung.com
National Trust	enquiries@nationaltrust.org.uk
Natural England	consultations@naturalengland.org.uk
Network Rail (West)	townplanningwestern@networkrail.co.uk
Hereford Travellers Support Group	paebkam@aol.com
RWE Npower Renewable	Jeremy.smith@rwe.com
Severn Trent Water	Growth.development@severntrent.co.uk
The Coal Authority	planningconsultation@coal.gov.uk
Woodland Trust	Justin.milward@woodland-trust.org.uk

Appendix 9: Notice of Consultation

PYONS GROUP PARISH COUNCIL

Orchard View, Brinshope, Wigmore, Herefordshire HR6 9UR

Tel: 07963 845358

28 January 2021

Dear Consultee

Notification of Formal Public Consultation on the Pyons Group Draft Neighbourhood Development Plan (NDP) Review (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012, as amended)

I am writing to advise you that the Pyons Group Draft Neighbourhood Development Plan (NDP) Review has been published for formal consultation by Pyons Group Parish Council (Reg 14).

The Draft Neighbourhood Development Plan Review has been prepared by a neighbourhood plan steering group of local residents and parish councillors on behalf of the Parish Council. The NDP Review has been undertaken to update the previous Pyons Group NDP which was made by Herefordshire Council on 16th June 2017.

The NDP Review is considered to comprise material modifications which change the nature of the plan (see Planning Practice Guidance Paragraph: 106 Reference ID: 41-106-20190509 Revision date: 09 05 2019). This is because the NDP Review includes significant amendments to former planning policies and deletion of former site allocations and sets out new planning policies including for development in identified settlement boundaries, the rural economy, and climate change and resilience.

The consultation period runs for 6 weeks from 9am Monday 1 February to 5pm on Monday 15 March 2021.

Due to current Government restrictions during the Covid-19 pandemic face to face meetings and in person public consultation/ drop in events will not take place.

The revised Draft Plan, Statement of Modifications Habitats Regulations Assessment (HRA), Strategic Environmental Assessment and supporting documents are available on the NDP pages of the Parish Council website – **Reg 14 Public Consultation on draft NDP Review, February-March 2021** and via the links below:

- Pyons Group Draft Neighbourhood Development Plan Review – **NDP Review (Reg 14)**
- Statement of Modifications – **Statement of Modifications**
- Habitats Regulations Assessment (HRA) – **HRA Report**
- Strategic Environmental Assessment (SEA) – **Environmental Report**

A small number of printed copies of the Pyons Group Draft Neighbourhood Development Plan (NDP) Review are available on request. There will be two NDP Forum meetings held online:

- 11am on Saturday 6th February 2021 – **<https://us02web.zoom.us/j/86889582742>**; and/ or
- 7.30pm on Tuesday 9th February 2021 – **<https://us02web.zoom.us/j/85872071699>**.

Please use the links to join the NDP Forum meetings which are available as well on the NDP pages of the Parish Council website.

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan (NDP) Review as follows:

- By email to clerk.pyongroup@gmail.com (recommended)
- By post to: The Clerk, PO Box 124, Leominster, HR6 6DE
- To one of the collection boxes in Kings Pyon church porch or Canon Pyon Shop.

by Monday 5 PM on 15th March 2021.

Following the public consultation process on the Draft Neighbourhood Development Plan Review, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP Review meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before subjecting the revised NDP to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the revised NDP meets the required Basic Conditions, it may then be subject to a local Referendum. Should there be a referendum, if there is a 'Yes' vote, then the NDP Review will be made (adopted) by Herefordshire Council and used to help determine planning applications in the group parishes.

When submitting the plan, personal information, including your name, address and email may be shared with Herefordshire Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations.

To comply with the requirements of Data Protection legislation, please confirm you have read and understood this statement and give consent for your details to be passed on to Herefordshire Council for the purposes of the consultation. If you use the Response Form there is a box to tick to consent. If you respond by email or letter please indicate whether you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties in respect of the review.

If you require any further information, please use the contact details provided above.

Richard Hewitt,
Clerk to Pyons Group Parish Council.

Appendix 10 Regulation 14 Consultation Response Tables

Table 1 Responses from Herefordshire Council

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
1.1 Hereford shire Council	All			Comment	Please find attached comments from a number of Herefordshire Council service providers to the Draft Pyons Group Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.	Noted.	No change.
1.2	All			Comment	Planning Services Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
1.3	All			Comment	<p>1) Neighbourhood Planning</p> <p>As highlighted with the recent position statement give the location of the parish with the River Lugg catchment area, any Reg16 version of the Pyons Group NDP would not be able to progress to consultation with a Basic Condition Statement which demonstrated meeting the Conservation of Habitats and Species Regulations 2017.</p> <p>Work is ongoing within Herefordshire Council to find a timely solution to this issue and the parish will be updated.</p>	<p>Noted.</p> <p>The Parish Council understands the position and will liaise with Herefordshire Council when the submission documents have been prepared.</p> <p>It is understood that this may cause a delay in the timescales.</p> <p>(Update July 2022: HC has advised that the Review NDP may be submitted with an additional policy relating to nutrient neutrality. This has been added to the Submission Review Plan as new Policy PG5)</p>	<p>Amend NDP.</p> <p>Insert new text and Policy and PG4:</p> <p><u>'River Lugg Catchment and Nutrient Neutrality</u></p> <p><u>7.27 Pyons Group Parish lies within the River Lugg catchment. The River Lugg is a tributary of the River Wye Special Area of Conservation (SAC), and forms part of the SAC from Hope under Dinmore. The River Lugg is currently exceeding its limits for phosphates as a result of water pollution from both 'point' source (in particular sewage outlets) and 'diffuse' source (in particular agricultural run-off).</u></p> <p><u>7.28 Herefordshire Council is unable to approve planning consent for new developments within the River Lugg Catchment area unless it is certain that the development will not lead to an increase in phosphate levels discharged into the river Lugg</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
							<p><u>through Welsh Water Treatment Plants (Nutrient neutrality).</u></p> <p><u>7.29 Policy PG5 provides wording to help ensure development will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance.</u></p> <p><u>Policy PG5: River Wye Special Area of Conservation (SAC)</u></p> <p><u>All proposals must demonstrate that they protect, conserve, and enhance the natural environment in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3. This includes demonstrating to a high standard, so that the competent authority may be sure, that the proposal will not have an adverse effect on the conservation objectives of the River Wye Special Area of</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
							<p><u>Conservation (SAC) and to species of European importance.</u></p> <p><u>Planning permission will only be granted if it is shown so that the planning authority can be certain that the proposal, with mitigation, will not increase nutrient inputs to the SAC.'</u></p>
1.4	All				2) Strategic Policy [please see comments on policies below]	Noted.	No change.
1.5			PG1- Develop ment Strategy	Comment	Equivalent CS policies: SS2; RA1; RA2 In general conformity: Y/N Seemingly placing a numerical "cap" on numbers of dwellings in new developments is prescriptive. It has the potential to unnecessarily preclude schemes coming forward that represent small scale development as per	Noted. Policy PG1 defines small scale as 1-2 dwellings. It is accepted that this may be too prescriptive and some small scale sites could accept say 3 units and be well designed. Therefore it is	<p><u>Amend NDP.</u></p> <p><u>Amend Policy PG1: (delete '1-2 units')</u></p> <p><u>Amend paragraph to:</u></p> <p><u>'NDP Review Policy PG1: Development Strategy sets out the revised proposed development strategy for the Group Parish. The Policy has</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					the aim of the policy, that happen to be over 2 dwellings in size.	recommended that '1-2 units' should be deleted from the policy but noted and explained in the supporting text. (Note further changes related to home working and supporting business development were made to Policy PG1 prior to submission following steering group concerns that the Plan should support homeworking etc more strongly)	<u>been prepared taking into account the detailed responses to the informal public consultation and concerns about further large-scale housing development in the Group Parish. Small scale new residential development (such as 1 to 2 units or slightly more when a well-designed scheme justifies a slightly larger development) and development on brownfield (previously developed) sites will continue to be supported, as will business development that supports home working such as extensions and garden studios to provide office space or a workshop. Concerns about access and flooding are also addressed but are considered in more detail in other NDP Review Policies and the Core Strategy.'</u>
1.6			PG2-Housing	Comment	Equivalent CS policies: SS2; H1; H3 In general conformity: Y The ability to seek development comprising a	Noted. See 1.5 above - this clause has been deleted.	No further change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					range and mix of housing types will be more limited with developments being restricted to 1-2 dwellings		
1.7			PG3- Improving Accessibili ty for All	Comment	Equivalent CS policies: SS4; MT1 In general conformity: Y	Noted.	No change.
1.8			PG4- Waste Water and Sewerage	Comment	Equivalent CS policies: SD4 In general conformity: Y	Noted.	No change.
1.9			PG5- Protecting and Enhancing the Natural Environme nt	Comment	Equivalent CS policies: SS6; LD2; LD2 In general conformity: Y	Noted.	No change.
1.6			PG6- Protecting and Enhancing Built Character	Comment	Equivalent CS policies: SS6; LD1; LD4 In general conformity: Y	Noted.	No change.
1.7			PG7- Rural Enterprise	Comment	Equivalent CS policies: RA6; E4 In general conformity: Y	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
			and Tourism				
1.8			PG8- Polytunnels	Comment	Equivalent CS policies: n/a In general conformity: Y	Noted.	No change.
1.9			PG9- Community Facilities	Comment	Equivalent CS policies: SC1 In general conformity: Y	Noted.	No change.
1.10			PG10- Safeguarded Land for Potential Relocation of Canon Pyon Church of England Academy Primary School	Comment	Equivalent CS policies: n/a In general conformity: Y	Noted.	No change.
1.11			PG11- Local Green Space	Comment	Equivalent CS policies: OS3 In general conformity: Y/N It is not considered that the LGS designation is appropriate for the site at Westhope.	Noted. This Local Green Space was identified in the previous made NDP and has been carried forward into the NDP Review.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>National guidance states that these spaces should not be extensive tracts of land and should be related to the existing settlement. This appears to be geographically divorced from Westhope and its settlement boundary. It also appears to comprise a large area.</p> <p>In any case, the designation is not considered necessary to protect against development of what is an open countryside location.</p>	<p>The Parish Council would prefer to see the LGS retained in the NDP Review. The justification is provided in paragraph 10.19. It is recommended that the site is retained and considered at the examination stage by the independent examiner.</p>	
1.12			PG12- Promoting Sustainable Design and Resilience	Comment	<p>Equivalent CS policies: SS7; SD1</p> <p>In general conformity: Y</p>	Noted.	No change.
1.13			PG13- Community Energy Schemes and Solar Farms	Comment	<p>Equivalent CS policies: SS7; SD2</p> <p>In general conformity: Y</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
2.1				No comment	3) Development Management No comments received	Noted.	No change.
3.1	All			Comment	Transportation and Highways [please see comments on paragraphs or policies below]	Noted.	No change.
3.2		Para 7.2		Comment	This would be better expressed as 'a route which encourages walking and cycling' and also feature in the priority list of projects in Objective 4. The NDP later 'supports provision' of a path on 7.15 (p40) and indirectly in Policy PG3 (p42) so including it would help bring it to the attention of developers looking for potential 'added value projects'.	Accepted. Amend text as suggested.	Amend NDP. Amend 7.2 second sentence to: 'However, the school is not connected to the village <u>by a route which encourages walking and cycling.</u> '
3.3			Obj 3	Comment	Objective 3 also proposes relocating the school more to the 'Hub' in the village centre, but would have thought a route was more readily achievable in the short term than relocating	Accepted. Amend Obj 3 to refer to the proposed route.	Amend NDP. Amend Obj 3: A further development to this would be the building of a new Primary School in the 'Hub' as suggested in the strong response from residents

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					the school and in any event once the school relocates the existing site would presumably then be available for housing which would also benefit from the route.		on this issue, <u>'and in the short-term securing a safe walking and cycling route linking the existing school site to the village.'</u>
3.4		Para 7.8		Comment	The second Key Action bullet "promote cycling and walking within the community" would be enhanced by installing secure cycle parking in community venues and amenities as well as in new developments	Accepted.	Amend NDP. Add to bullet point as suggested: ' Promote cycling and walking within the community <u>by installing secure cycle parking in community venues and amenities as well as in new developments'</u>
3.5		Para 7.16		Comment	The six bullet points refer only to pedestrians. Bridleways are also legally available to cyclists and cycling could help address accessibility to public transport for longer journeys if suitable interchange facilities were available (see 7.8 comment above).	Accepted. Add further text to refer to bridleways as suggested.	Amend NDP. Insert further bullet point to 7.16: <u>'Promote use of bridleways for cycling and improve accessibility to public transport for longer journeys if suitable interchange facilities are available.'</u>
3.6		Policy		Comment	Could add: "Where developments are not within	Accepted.	Amend NDP.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
		PG3 para 2			reasonable walking distance of public transport measures that encourage interchange for cyclists should be provide for”, and in the ‘Developers may be required ...’ paragraph the reference in the final paragraph on the policy box could be extended to providing secure cycle storage and charging facilities could be extended to interchange points and amenities too (identified in PG9 on p59).	Amend PG3 as suggested.	Amend Policy PG3: 2. Are located, wherever possible, within reasonable walking distance of bus routes and services <u>'and where developments are not within reasonable walking distance of public transport, provide measures that encourage interchange for cyclists;'</u> Amend final paragraph to: Developments should also include safe and secure cycle storage and charging points to facilitate charging of electric cycles <u>'and support interchange facilities and amenities.'</u>
3.7		Para 10.1 5		Comment	Eighth bullet: Improved pedestrian and cycle access to the school and throughout Canon Pyon village; Additional bullet: Secure cycle parking and charging points at Community Facilities (PG9 on p59)	Accepted. Amend text as suggested.	Amend NDP. Amend eighth bullet point to: 'Improved pedestrian <u>and cycle</u> access to the school and throughout Canon Pyon village; Add further bullet point:

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
							<u>' Secure cycle parking and charging points at Community Facilities.'</u>
4.1				No comment	Environmental Health (Environmental Protection – noise/air) No comments received	Noted.	No change.
4.2			PG10	Comment	Environmental Health (Environmental Protection – contaminated land) The potential Primary School site is located on area of ground which has been classed as unknown filled ground (pond, marsh, river, stream, dock etc.) Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material,	Noted. This is a detailed matter and should be addressed through the development management process.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.		
5.0	All			No comments	Strategic Housing Landscape/Conservation/Archaeology Building Conservation – none received Landscape – none received Archaeology – none received Economic Development None received Education None received Property Service None received	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					Parks and Countryside None received Waste None received If any additional comments are received before the closing date, this will be forwarded separately.		

Table 2 Responses from Statutory Consultation Bodies

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
1.1 Foxley Group Parish Council	All			Comment Support	I can't see anything in the plan that FGPC would wish to comment on. Beyond that, I compliment you on a very professional document. I hope it works for you.	Noted.	No change
2.1 The Coal Authority	All			No Comment	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.	Noted.	No change

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
3.1 Historic England	All			Comment Support	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England notes that this relates to the previously made Neighbourhood Plan having been reviewed. Nevertheless, our comments remain substantively the same as those expressed in relation to the "Made" Plan, that is:</p> <p>"Historic England is supportive of the content of the document and believes it takes a suitably proportionate approach to the historic environment of the Parish".</p> <p>Beyond those observations we have</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					no further comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.		
4.1 Environment Agency			All	Comment	I refer to your consultation on Pyons Group Draft Neighbourhood Plan (NP) Review. consultation. We have reviewed the submitted document and would offer the following comments at this time. As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p> <p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with Herefordshire Councils drainage team as the Lead Local Flood Authority (LLFA).</p>		
4.2			PG10	Comment	Notwithstanding the above the NP does seek to safeguard	The NDP Review refers to the need for a FRA in paragraph 10.14.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>land for a potential primary school (PG10), carried forward from the previous plan. It is acknowledged that part of the site falls partially within Flood Zones 3 and 2, the high and medium risk zones. As previously stated there may be scope to site the school building to the west of the site adjacent to the road with playing fields located in areas of medium and high risk of flooding.</p> <p>A Flood Risk Assessment (FRA) will be needed to determine the most appropriate location for any buildings in accordance with National Planning</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					Policy and Herefordshire Council's Core Strategy (Policy SD3). It should be noted that a detailed FRA was undertaken to support the development on land at the former Yeomans Coach depot (Planning Reference: 151698), to the immediate south, and this work would be a good starting point for any forthcoming assessment in consideration of the proposed school site. I trust the above is of assistance at this time.		
5.1 NFU	All			Comment General	The West Midlands NFU welcomes the opportunity to comment on the	Noted. The NDP Review addresses many of the	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>Pyons Group Neighbourhood Development Plan. The West Midlands NFU represents approximately 5400 Farmers and Growers across the West Midlands region and over 50,000 farmers and growers nationally. In Herefordshire we represent over 1000 farmers and landowners. Our response is given below along with some key priorities.</p> <p>We welcome the support expressed for agricultural businesses and agricultural production within the current draft NDP. As you will be aware the farming community continues</p>	<p>issues raised. It supports rural diversification (Policy PG7), the increasing use of Polytunnels (PG8) and community energy schemes and solar farms (PG13).</p>	

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>to face formidable challenges with increasing regulation, volatile markets and fluctuating farming returns. In response to these challenges farmers have had to consider the resources available to them and look at new ways of developing their businesses so that they can grow and remain competitive. This might include the need for modern agricultural buildings either to meet regulations or to change the use of existing buildings in order to respond to changing market demand.</p> <p>Our vision for the area is:</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>Pyons Group is a sustainable rural community that is underpinned by an innovative rural economy, and thriving farming and food industry, which is profitable and supports viable livelihoods, underpins sustainable and healthier communities and enhances the environmental assets that are vital to the counties prosperity. Food production is a key priority for economic growth both nationally and is vitally important in a rural area such as Pyons Group. Therefore for the farming community the vision above can be achieved by the following themes:</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>1. Strengthening our farming businesses to help them build profitability and respond to new opportunities</p> <p>2. To create thriving localities that meet the needs of their communities, businesses and their environment.</p> <p>3. Realising the value of the region's environmental assets</p> <p>In addition we would see some of the key priorities for farms to include (not in order of priority):</p> <p>1. The ability for the next generation to take on management of farms and to support this through the provision of affordable housing to allow succession.</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>2. Develop farming enterprises that can meet the challenges of food security through modernising and becoming more efficient</p> <p>3. Diversifying farming enterprises to meet new opportunities such as, inter alia, business units or tourism.</p> <p>4. Developing renewable energy which meets the needs of the farm and are appropriate to the location and renewable resources available.</p> <p>5. Access to high speed broadband and mobile phone coverage.</p> <p>Diversification is in line with National Planning Policy Framework (NPPF)</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					that provides that local authorities should support development that enables farmers to become more competitive and sustainable and diversify into new opportunities. A key message within the NPPF is the need for economic growth, paragraph 80 states that "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>wider opportunities for development.”</p> <p>Pyons Group neighbourhood plan has the opportunity to help support farms diversify and create new employment and income opportunities for the area. These will range from the provision of business units through to farm shops.</p> <p>The NPPF also covers “Supporting a prosperous rural economy”. Paragraph 83 states that “Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Review NDP
					<p>buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside”</p> <p>Paragraph. 84 goes on to state that “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it</p>		

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					<p>will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</p> <p>The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”</p> <p>In the NPPF the government makes a number of very</p>		

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					<p>important statements related to the development of renewable energy. Paragraph 151 states that "To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting</p>		

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					infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”		
5.2			PG13	Comment	Renewable energy represents an important opportunity for farms to reduce their energy bills and also to create revenue that can help support farming activity. We understand that this can be a contentious issue within communities as has been highlighted by	Noted. Proposals for wind turbines should be determined in accordance with national and HC planning policies.	No change.

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					<p>the government with the policy it has introduced for requiring areas to be identified for wind development in local or neighbourhood plans such as yours. Some of our members will be looking to erect wind turbines for electricity to be used on farm at a very small scale. We ask that you consider the issue of scale and how you can support our farmers.</p> <p>Succession within farming businesses is often critical to their ongoing sustainability. This will often require the need for additional housing to enable the next generation to take over the farming enterprise and to</p>		

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					allow the current generation to take a less involved role. We ask that the neighbourhood plan supports farms to build new housing.		
5.3	All			General comments	To help guide any work we have developed some principles which we believe will help Pyons Group shape any activity in the area. These are: <input type="checkbox"/> Food security is a crucial issue for now and the future and any actions must ensure that we do not compromise our ability to feed ourselves <input type="checkbox"/> We should look to increase farm productivity and decrease impact on the environment.	Noted. The NDP already addresses most of the issues raised through various policies.	No change.

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					<ul style="list-style-type: none"> <input type="checkbox"/> The achievement of sustainable development in rural areas through the integration of environmental, social and economic objectives. <input type="checkbox"/> Meet the needs of a diverse rural population and ensure equality of opportunity. <input type="checkbox"/> Maintain and enhance the areas natural asset base. <input type="checkbox"/> Farmers and landowners should always be consulted and listened to with regard to developing the area. <input type="checkbox"/> Support sustainable growth in the rural economy. <input type="checkbox"/> Sustainable farming will support the wider community. 		

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					<p><input type="checkbox"/> Not one system of farming is the answer and all should be supported for maximum benefit to society and the environment</p> <p><input type="checkbox"/> Encourage links between rural areas and urban centres.</p> <p>Many thanks for the opportunity to respond to this consultation and we hope that these comments are helpful and will be taken into account.</p>		
6.1 National Grid	All			Comment	National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with	Noted.	No change.

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					<p>regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution</p>		

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					<p>networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include</p>		

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					<p>high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks Information regarding the electricity</p>		

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					distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com		
7.1 Welsh Water	All			No comment	I refer to your email dated the 28th January 2021 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation: We have no specific comments to make on the Review and will continue to engage with any planning applications that we are consulted on within the Group	Noted.	No change.

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					<p>Parish area. If you require any specific information from us, please let me know.</p> <p>We hope that the above information will assist as the NDP progresses. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.</p>		
8.1 Natural England	All			Comment	<p>Planning consultation: Pyons Group Neighbourhood Plan Thank you for your consultation on the above. Natural England is a non-departmental</p>	Noted. Refer to Table 1 HC comments.	No change.

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					<p>public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>It is noted that this is a Neighbourhood Plan Review, with the original adopted in 2017. The Pyons Group Neighbourhood Plan appears to be allocating land for the relocation of a new primary school along with two dwellings, that are within the catchment of the River Lugg.</p> <p>Clarification is required as to whether this is a new allocation, and</p>		

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					<p>whether the primary school will have any additional capacity. Natural England notes that Herefordshire Council, as competent authority, has undertaken a Habitat Regulations Assessment (HRA) Screening of the proposal, in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.</p>		

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					<p>The HRA Screening concludes that the proposal has no likely significant effects on the sites in question. Natural England does not agree with this conclusion.</p> <p>The River Lugg is part of the River Wye Special Area of Conservation (SAC) which is a European designated site (also commonly referred to as Natura 2000 sites). European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations'). The SAC is notified at a national level as the River Lugg Site of</p>		

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					<p>Scientific Interest (SSSI).</p> <p>Following the recent Coöperatie Mobilisation judgement (the 'Dutch Case') (Joined Cases C-293/17 and C-294/17), proposals that would increase Phosphate levels in the River Lugg part of the River Lugg SAC are deemed to be having an adverse effect on the integrity of the site.</p> <p>The HRA Screening relies upon strategic mitigation provided in policy SD4 of the Herefordshire Core Strategy and the Nutrient Management Plan, in order to reach its conclusion that there are no Likely</p>		

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					<p>Significant Effects. However the application of the Dutch Case means that these plans cannot be relied upon as strategic mitigation, as they do not provide sufficient 'certainty' that river targets can be met.</p> <p>We suggest that if the allocation(s) in the Lugg catchment are to be retained, consideration could be given to a nutrient neutrality approach within the Neighbourhood Plan area. We advise speaking to Herefordshire Council about this in the first instance.</p>		

Table 3 Responses from Residents

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1.1	Page 17		Vision statement	Comment	The Vision Statement does not read properly. Needs re-writing to make grammatical sense.	Noted. Amend Vision statement so it reads better.	Amend NDP Amend Vision to: Canon Pyon has become remains the centre for mixed housing development in the Parish and to promote where the provision of public services, community facilities and potential employment opportunities that contribute to the evolution of the Parish as a whole are concentrated . <u>Development within the Group will be supported where it meets identified local needs.</u> <u>The distinct rural character of the Group is maintained.</u>
1.2	Page 23		PG1 Map 3	Comment	With regards to Westhope the proposal is based on a settlement boundary that excludes at least half the village and	Noted. The Parish Council considered the settlement boundary for Westhope again in the	No change.

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					<p>even a greater percentage of the land. The existing plan mentions a loose knit settlement. These proposals put all the burden on the (already) densest part of the village. There is ample land to improve passing opportunities on the hill road, and improve safety.</p>	<p>light of these and other comments and decided to retain the existing boundary.</p> <p>Following the informal consultation in March 2020 the Steering Group proposed a tight settlement boundary taking into account the main built up area of the village, the narrow road and linear pattern of development.</p>	
1.3	Page 28		Map 3	Comment	<p>With reference to Westhope's Settlement Boundary as shown on the map on Page 28.</p> <p>I believe that there is an error regarding the red line. To the south of the village there is a large paddock behind the western bungalows. This</p>	<p>Noted.</p> <p>The Parish Council considered the comment and decided to retain the existing settlement boundary.</p>	No change.

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					paddock extends to the access road by Bulmer's Farm building. The current drawing effectively shows a potential building plot. This site does have planning history that was unsuccessful, chiefly due to existing and future drainage issues. If the whole paddock is meant to be excluded then the line needs re-drawing.		
1.4	Page 42		PG3	Comment	PG3: given the size of future development (self-build, 1 or 2 dwellings) the concept of any levy to finance any improvements seems far fetched. What benefit have we seen from the two large estates already built?	Noted. There are planning applications outstanding and other applications may come in that may contribute towards improvements.	No change.
1.5	Page 49		PG6	Comment	PG6: I have lived in Westhope since 2006	Noted.	No change.

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					<p>and witnessed the process of the first NDP. Since 2019 I entered the murky world of Planning to realise an ambition for a self build project at XX (REDACTED). To be brief here, but happy to enlarge, Herefordshire Council Planners to do not give ANY weight to the Plan or Local Democracy. According to them a brick faced bungalow under a slate roof would do harm to the village. One conversation stated that the parish Council 'are just consultees'. Bill Wiggins MP wrote to the Council on my behalf regarding the issue of democracy and nothing changed. My planning went to</p>	<p>Planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.</p> <p>The NDP is supportive of self build projects (see PG2) but the emphasis is on development within settlement boundaries as development in the countryside is often considered less sustainable and proposals for development are assessed against Core Strategy Policy RA3.</p> <p>PG6 seeks to ensure designs are sympathetic to local character.</p>	

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					<p>appeal and my case was upheld.</p> <p>I am trying to remain positive but this whole exercise is an expensive waste of time and money if the County Council will not listen to or act for the benefit of their taxpayers/employees. Given what has already happened in Canon Pyon against local wishes why should this plan have any certainty of influence?</p>		
1.6	Page 62			Comment	<p>With regards to a Community Hub. I would like to raise the suggestion that we construct a NEW Village Hall on the existing playing fields. The current building is not fit for the 21st Century and certainly</p>	<p>Noted.</p> <p>Refer to Parish Council for consideration as a possible future project. This would be an ambitious and costly project and is not something that has been</p>	No change.

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					not green. We should be ambitious to offer proper modern facilities which could also possibly include a Medical Surgery.	considered in the NDP Review process so far.	
2.1	N/A			Comment	<p>Our only comment on the prospect of future development in the Pyons is the inevitability of flooding in the low areas of the neighbouring parishes in consequence of the development.</p> <p>We have now experienced not just the risk of flooding, but the actual event, regularly and inexorably. The 'once every 100 year' event has become an annual event.</p> <p>The knee-jerk response that this is the result of 'climate</p>	<p>Noted.</p> <p>The NDP notes the problems of flooding in the Parish and includes policies to help ensure new development does not exacerbate existing problems (see Policies PG1, PG4 and PG12).</p>	No change.

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					<p>change' (the altered description for the doctrine of 'global warming' (interpreted as 'man-made') is patent nonsense.</p> <p>If you cover large areas with concrete, bricks and mortar, the rainfall, which, hitherto seeped slowly into the porous soil, flows rapidly off the impermeable new development causing flooding of homes lower down the catchment from the development.</p>		
3.1	Page 29			Comment	The Westhope Policies Map (page 29) appears to show the Social and Community Facilities for the village (purple on the map) as being the private residence of XX (REDACTED)	Noted. Amend Map 3 as suggested.	Amend NDP. Amend Map 3 Community Facility 5 as suggested. (Refer to annotated map provided by Steering Group - see 1.3 above)

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					(Lower House). I believe it is meant to be the smaller 'Tin Chapel' to the south-west corner of their property?		Insert photo of church previously provided.
3.2	Page 31-33		PG6	Comment	<p>Under 'Draft Policy PG6 – Protecting and Enhancing Built Character' (beginning page 31) the entry for Westhope (page 33), item No.11 states:</p> <p>"Use of local materials is encouraged including Herefordshire red brick and tiled roofs."</p> <p>Building materials to be encouraged for all other villages and hamlets; Canon Pyon, Bush Bank, King's Pyon and Ledgemoor contain a more comprehensive statement including:</p>	<p>Accepted.</p> <p>Amend PG6 as suggested.</p>	<p>Amend NDP.</p> <p>Amend PG6 11 to:</p> <p><u>'Use of local materials is encouraged including traditional timber frames, local stone, Herefordshire brick or rendered brick construction with Welsh slate or clay tile roofs and timber windows and doors'</u></p>

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					<p>Timber frame, Plaster Infill, Stone, Dressed Stone, Local Stone, Rendered Brick and Slate as well as Tile Roof.</p> <p>I am a resident of Westhope and, though I have restored a 16th century cottage in the hamlet, I do appreciate a diversity of architecture and development.</p> <p>I would suggest item number 11 (for Westhope) should read: "...Use of local materials is encouraged including traditional timber frames, local stone, Herefordshire brick or rendered brick</p>		

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					<p>construction with Welsh slate or clay tile roofs and timber windows and doors..."</p> <p>Please note: I've mentioned Welsh slate as it's an oxymoron to suggest 'local materials' with the majority of roof slate now coming from Spain and Brazil. Furthermore I mention timber windows and doors as opposed to UPVC.</p> <p>I do not see the harm in using such descriptors as these statements are to encourage material use based on the historic character of the locale – they are not definitive.</p>		
3.3	All			Comment Support	Lastly, I would like to say how well presented the review	Noted.	No change.

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					<p>was. It was easy to navigate, used plain english and the multi-column format with old policy 'struck-through' made it easy to follow. It came across as written by local people, for local people – and not a 'corporate' document. The plan itself encompasses all aspects of modern development including ecology, the landscape, architectural heritage and accessibility without shying away from the issues associated with new housing in rural settings.</p>		
4.1	N/A			Comment	<p>Having studied the above plan, I would like to comment as follows.</p>	Noted.	No change.

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					<p>I live in Westhope, and cannot see any problems with boundary issues for this area.</p> <p>Canon Pyon however I consider a potential problem, as existing new housing already exceeds the numbers agreed in the last plan.</p> <p>Infrastructure struggles already and any further development would place even more pressure on it. I strongly object to any further development, with the exception of the ex Yeomans yard which is an eyesore, and which I believe has already received planning consent in the past.</p>		

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5.1	N/A		All Vision	Support	<p>I support all policies.</p> <p>If any amendments are to be made I would like to add to the Canon Pyon vision that the rurality of the village should be protected and enhanced.</p> <p>I.e. no further large scale urban type development. Any further housing should enhance the 'village feel'. All green space, particularly prime agricultural land, should be protected and not built on.</p> <p>Thank you to all those involved in the review. I appreciate what a lot of work has gone into this and hope that it will be given the credence it deserves</p>	<p>Noted.</p> <p>The vision could be amended to refer to protecting and enhancing the rural character.</p>	<p>Amend NDP.</p> <p>Add further sentence to the Vision:</p> <p><u>'The distinct rural character of the Group is maintained.'</u></p>

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					by the Local Authority as intended by the localism Act 2011.		
6.1			All	Support	I support all policies. Suggestions below.	Noted.	No change.
6.2			Vision Statement	Comment	Vision Statement should include something about maintain/developing/enhancing the rural village style.	Noted. Refer to 5.1 above.	No change.
6.3			PG1	Comment	Add narrative to cover developing prime agricultural land as this should be avoided.	Noted. This is covered in paragraph 170 (b) and footnote of the NPPF: 170. Planning policies and decisions should contribute to and enhance the natural and local environment by: b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and	No change.

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						<p>ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>Footnote 53: Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.</p>	
6.4			PG2	Comment	Houses should be restricted to, two storeys in height.	<p>Noted.</p> <p>Refer to PG6 which requires buildings to be of an appropriate height and to address detailed criteria for settlements and the rural area.</p>	No change.
6.5			PG3	Comment	Due to the level of traffic, footpaths should be provided for	<p>Noted.</p> <p>This is not always possible in rural areas</p>	No change.

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					access to developments.	due to the narrowness of the roads, and shared spaces can help to calm traffic.	
6.6			PG5	Comment	Watercourses, ponds etc. should be "protected" and enhanced, rather than being "retained" and enhanced.	Accepted. Amend PG5 as suggested.	Amend NDP. Amend PG5 Point 4: <u>Change 'retained' to 'protected'.</u>
6.7			PG2	Comment	As we have an aging population, bungalows should be considered on infill sites within the relevant boundaries.	Noted. This is covered in PG2.	No change.
7.1			All	Support	I have read the revised Pyons Group Neighbourhood Development Plan and I would like to register my agreement with it. I would not request any changes.	Noted.	No change.
8.1			Process	Object	Please find attached my objection to the NDP Review – Regulation 14 – Public Consultation.	Noted. The NDP Review process has followed and will continue to	No change.

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					<p>In my view and very like the Final NDP Review, it does waffle on a bit and may be full of hot air but I felt compelled to explore this proposal because it just doesn't feel right or compatible with the current climate, is out of sync with the changing landscape and I am questioning the whole process from start to finish as to whether or not protocol and regulations have been properly followed.</p> <p>Thank you in advance to you and the Parish Council for any considerations you may give to the myriad of intertwined thoughts within and we hope for a better</p>	<p>follow the process set out for updating an NDP in Government guidance and regulations. More detail about this is provided in the NDP Review document, see pp8-9 in particular.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					and more appropriate NDP Review going forwards, for the good local people it claims to represent – thank you.		
8.2			PG1 Map 2 Site D	Objection to deletion	As a member of the public interested in local government, living in Hereford but who has lived in Canon Pyon and Bush Bank, I wish to object in the 'strongest' terms about the deletion attempt of Site D from the adopted 2017 Pyon Group NDP and for a number of intertwined reasons. I can see reasons why and how to incorporate such a revision of allocations but this is not being applied here.	Noted. Refer to Table 4 Respondents 2 and 5.	No change. Refer to Table 4 Ref 5.6.
8.3			PG1 Map 2	Objection to deletion	There is no law against and it is in the	Noted.	No change.

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			Site D		<p>gift of the Parish Council but still, when asked recently, Ms Banks Herefordshire Council's own NDP advisor responded to state that a 'call-for-sites would be 'highly recommended'".</p> <p>One also sees in Parish Steering Group minutes, when explaining the NDP Review Process, Ms Banks said the following things ". . . . substantial changes will require examination and in the case of substantial changes a further referendum before the NDP is remade (or adopted) by Herefordshire Council. Examples of substantial changes include housing</p>	<p>Pyons Group Parish has already exceeded its housing guideline of 68 dwellings for the Plan Period 2011-2031, set out in the Herefordshire Local Plan Core Strategy Policies RA1 and RA2 . A total of 97 dwellings are committed or under construction in the Parish area, including two large developments in Canon Pyon. In addition further planning applications for new housing have yet to be determined. Therefore a Call for Sites was not considered to be needed as part of the NDP Review. Refer to Table 4 Respondents 2 and 5.</p> <p>The NDP Review recognises that the changes to the made</p>	

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					<p>allocations, sites and settlement boundaries.”</p> <p>“ Under the NPPF an NDP requires a housing allocation site in order to be made or adopted by the planning authority.”.</p> <p>“ There is no requirement for a call for land if the site allocations remain unchanged.”</p> <p>This latter comment clashes with her recent ‘general’ advice asked about because it especially implies that if there are changes, then there must be a requirement for a call-for sites. There has been no call for sites</p>	<p>plan comprise material modifications and that these are likely to change the nature of the plan.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					during this NDP review.		
8.4			PG1 Map 2 Site D	Objection to deletion	So, here we have a PC trying to delete one of four sites, the only remaining site for 28 houses in the area up to 2031. What IS in the regulations, is that whatever is being put forwards, it must be doable, available and able to be carried out within the period.	Noted. Sites have to be suitable, available and achievable. Refer to Table 4 Respondents 2 and 5.	No change.
8.5			PG1 Map 2 Site D	Objection to deletion	However, they are only suggesting unsubstantiated 'infill' windfalls and a questionable site for 10 houses already granted 10 years ago (presumably already counted as part of a different quota therefore???), which wasn't in the original NDP or in the 2017 adopted NDP but which hasn't been	Not accepted. The Parish has a history of windfall development in recent years. The NDP Review notes the existing commitment on Site C which has planning consent for 10 houses. The minimum housing target for the Parish set out in the Local Plan Core Strategy has been	No change.

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					<p>developed during the last decade, questionable if it is at all 'doable' (as is the regulatory requirement) because it may be contaminated (cost prohibitive)! Nowhere does the regulation permit to reduce or delete a site without providing alternative quota.</p> <p>Nowhere do the regulations promote that a site can be deleted if a PC has over achieved.</p> <p>This suggests that the alternative idea that Ms Banks then suggested is not available as an option. Ms Banks suggested that they could try to 'reduce the numbers</p>	<p>met and exceeded, partly due to the development of sites allocated in the made NDP.</p> <p>It was therefore reasonable to look again at the remaining site allocations identified in the previous made NDP.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					within the allocated sites (but not reduce the sites) and claim that they have overachieved with housing. However, the PC mix these two ideas up in my opinion but don't do a call for sites????		
8.6			PG1 Map 2 Site D	Objection to deletion	The SG and so, the PC believes they can justify the deletion of Site D, completely re-write their main 2017 adopted local Policy PG1 to avoid future similar larger developments but without any 5 year rolling provision substantiated and altogether, because they claim to have exceeded the 2015 Core Strategy 'minimum' protected target figure of 68 houses in the whole	Noted. The NDP Review provides an opportunity to review all policies and proposals in the previous made NDP. Refer to Table 4 Respondents 2 and 5.	No change.

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					area and believe that this material deletion is justified by this alleged housing provision over-achievement. This cannot be correct protocol or rationale and it certainly all is travelling against the general flow.		
8.7			PG1 Map 2 Site D	Objection to deletion	So, my view is that that this is not following regulation, the Parish Council are not following Herefordshire Council's good advice, they are pushing ahead in spite of knowing that the Core strategy itself is under review, they are technically reversing the decision of the 2017 referendum, in spite of the White Paper and the general economic	Not accepted. The NDP Review provides an opportunity to review all policies and proposals in the previous made NDP. The NDP Review process has followed and continues to follow government guidance, regulations and advice in relation to updating an NDP. The March 2020 consultation provided	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>climate following the pandemic, by holding public NDP events to canvass public opinion just as the Coronavirus Act 2020 kicks in and we're all getting ready to protect the NHS and STAY AT HOME, by accepting the findings of a member of the public who lives on XX (REDACTED) and who joined the Steering Group from the start of the review, who provides non-expert, housing reports and flood surveys which go on to be re-iterated and incorporated in the anti-Site D rhetoric, used by their paid-for consultants all the way through, old news which quite frankly was superseded by</p>	<p>opportunities for stakeholders to take part and submit comments online and by email as well as at a face to face event, (which at the time was allowed, as it was before lockdown restrictions were imposed.)</p> <p>A member of the public informed the Parish Council of the availability of sales particulars for Site D in October 2019, set out a number of concerns about the site and referred to background documents provided in a technical information pack for potential buyers. The sales particulars for Site D were on the Parish Council's agenda on 12th November 2019. Pre-application advice is confidential, and the</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>the Pyon Group's own 2017 adopted NDP which had no such concerns about Site D and it is clear that altogether, we have a nimbyist agenda being rushed through by a few XXX (REDACTED) nimbyists who live XX (REDACTED). Let me tell you now that the worst part of all of this is that the landowner, with the opportunity, had invested and consulted and completed pre-planning application 191165 by August 2019, ahead of the Steering Groups first decision to include Site D for consideration for deletion in the NDP</p>	<p>Parish Council is not consulted by Herefordshire Council at that stage. The development management process is separate from NDPs and site allocations.</p> <p>Landowners and developers are welcome to contact the Parish Council at any time to raise awareness about their proposals.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					<p>Review in September 2019.</p> <p>The phosphate pollution moratorium then kicked in October 2019 causing delays and further consultations but did nothing to become included or considered by this Parish Council in their pushy NDP Review, which carried on regardless of this and of many other major extenuating factors.</p> <p>Is this what the people of the Pyon Group area want from their PC?</p> <p>Is this correctly following NDP regulatory protocol?</p>		

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					Is this even democratic given the pandemic backdrop? Has the Parish Council fallen asleep at the wheel and been infiltrated by nimbyists on eth Steering Group who XXX (REDACTED)		
8.8			PG1 Map 2 Site D	Objection to deletion	So, my apologies to you for any waffle or repetition as I further dissect and question the PC about some procedural and NDP Review content concerns and somewhat unfiltered (no time to edit further), as follows: Backward travelling? The speculative, out-of-date, developer viability perspective information from the 2012 SHLAA assessment Study, is	Not accepted. It was appropriate to ask for views on remaining sites in the made NDP as part of the Review process in the March 2020 consultation. The SHLAA information for the various sites was provided as background information, but in any case the site was assessed independently by AECOM later in 2020 and found to have constraints that made it unsuitable for development.	No change.

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					<p>just that, it's speculative. So it is in my view, inappropriately and misleadingly being used to steer the alleged 'strong' public opinion against larger developments, to support an agenda to change the status of and to block Site D XXX (REDACTED) yet, it is the very same old information that was available but did not similarly prevent Site D's allocation when; after extensive consultations and a public referendum, it was adopted into the Herefordshire Core Strategy 2015, via the Final 2017 NDP and all without dispute or such concerns about Mill Lane or access for examples! Is this</p>	<p>Refer to Table 4 Respondents 2 and 5.</p>	

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					Parish Council saying that everyone and the independent examiner all got that wrong?		
8.9			PG1 Map 2 Site D	Objection to deletion	<p>Mud-Slinging Rationale? If the rationale about targets is a strong argument to ask for this 'deletion' then, why do they need to 'look back for', find and use old, irrelevant pre-adopted 2017 NDP information, to now discredit Site D, if it isn't just mud-slinging?</p> <p>Confused rationale? If the PC believe and worry that willy-nilly local developments are possible if there isn't 'enough' provision of available sites and as their plan is currently unprotected too then,</p>	<p>Not accepted.</p> <p>The AECOM site technical assessment was an updated independent assessment, but it refers to previous site assessments as part of the background evidence.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	No change.

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					isn't it better to allocate some 'doable'. 5 year housing provisions and not give them reason to focus, instead of deleting the only existing one left, Site D?		
8.10			PG1 Map 2 Site D	Objection to deletion	Again, less is more? How does taking away the only viable, adopted housing provision option available make sense, if the NDP is all about alignment with the central Core Strategies for 5 year rolling housing growth and beyond 2031, if the county and national drive is for even more housing demand, given the current Brexit/Pandemic and the slower house building negatives	Noted. These are general concerns about matters far outside the NDP Review process. However the NDP Review does consider matters such as the rural economy, climate change and community resilience in planning policies and supports appropriate new housing development. The Draft NDP Review provides a positive planning framework to	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>resulting and all much needed for recovery, if the county's bypass and 6000 homes relied upon are scrapped, if Herefordshire Council awaits the upcoming White Paper, making such planning parameters wider to encourage more developments? Nimbyists in the Parish Council? Yes! We see that people XXX (REDACTED) have; during the NDP Review period and since after February 2019, infiltrated the PC NDP Review Process, joined the Steering Group, one becomes XXX (REDACTED) and they are tasked with what to include in the NDP review, in my</p>	<p>support further appropriate, small scale development within the settlement boundaries. This approach was informed by responses to the March 2020 consultation, updated technical evidence and changes in national planning policy.</p> <p>The NDP Review will be amended prior to submission and submission will be delayed until the Nutrient Management Plan is finalised, in line with Herefordshire Council and Natural England guidance and advice.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>view they misunderstand the initial Herefordshire Council NDP review advisor (see below), they work out how to design and present it, to get public opinions in a public drop-in on the 1st lockdown weekend in March 2020, to analyse the limited questionnaires they designed and report findings back to the PC for their eventual approval in September 2020 and altogether, pushing this as quickly forward as possible and one has to ask if this is appropriate, if it can also reasonably be assumed that one prolific Steering Group member in particular and on public record</p>		

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					known as XXX (REDACTED) No doubt, a FOI will determine who the members of the public in the PC minutes and meetings were, who were not so named but who were asking about Site D.		
8.12			PG1 Map 2 Site D	Objection to deletion	Professional Expert Consultant? No! We see that the consultants AECOM, paid to assess 'available' sites, did so using the same irrelevant and since superseded information to discredit Site D, creating reports with typos and factual errors which was amended here and there until approved by the Parish Council, replicating the findings put forward by the	Noted. The Parish Council will respond separately on the appointment of consultants. The supporting text of the NDP Review refers to the technical evidence and information documents which are published as background documents on the NDP web pages and form part of the evidence base of the NDP Review. This a standard approach in NDP preparation.	No change.

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					<p>'helpful' Steering Group-member!</p> <p>We have to ask therefore, if that was worth the money paid, if all they did was copy and paste from misinformation from the same old 'developer viability' led study?</p> <p>If AECOM's assessment is just lifted from this then, is it right that 'Kirkwells' further discredit Site D with all of their copy and pasting, by re-iterating this misleading, out-of-date and speculative, commentary, by taking it forward into the Final NDP Review and to Regulation 14?</p>	<p>Refer to Table 4 Respondents 2 and 5.</p>	

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					<p>Disclaimer or no disclaimer, perhaps the PC should ask for their money back.</p> <p>Is this following Protocol? We must ask if it is appropriate to use tax payers money to survey or assess unqualified land for the benefit of that landowner or did that 'aspirational' landowner pay for that privilege? Can the PC tell this Regulation 14 Process now about how it appointed Kirkwells and AECOM and if others were properly tendered?</p>		
8.13			PG1 Map 2 Site D	Objection to deletion	Nimbyism: Is it a majority view? Growth is necessary. It provides much needed housing, especially in the rural hub regions. The	<p>Noted.</p> <p>Refer to PG1 Development Strategy.</p> <p>The Draft NDP Review provides a positive</p>	No change.

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					people that come to live here will only benefit the local economy, the service providers, the school and are all vital. So, just wondering if all of the good people of Canon Pyon for example, people who do benefit from living in Brookside, Patrick Orchard and the newer developments, if they also don't think they should have been given such an opportunity to live in and particularly help grow the Canon Pyon central hub area?	planning framework to support further appropriate, small scale development within the settlement boundaries. Refer to Table 4 Respondents 2 and 5.	
8.14			PG1 Map 2 Site D	Objection to deletion	Democratic? With the NDP Review's public 'opinion-gathering' drop-in held on 14th & 15th March 2020, as people were fearing about the virus, with Matt Hancock	Noted. The consultation in March 2020 was an informal consultation and the responses provided information about the broad areas to be	No change.

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					<p>announcing and confirming in the House of Commons for the 1st time on 16th March and with Prime Minister Boris Johnson all over the news telling us to “Stay Home, Save Lives and Protect the NHS” on 23rd March, was it democratic to continue with the drop-in event and the use of the limited number of alleged ‘opinions’ collated by the same ‘helpful’ member of the Steering Group and are those low numbers and opinions representative of the wider community as a whole, a community this process is all claiming to represent?</p>	<p>considered and addressed in the NDP Review.</p> <p>The Regulation 14 consultation was the first formal wide-ranging consultation on the emerging draft plan's policies and proposals.</p> <p>The responses will inform decisions about amendments to the Plan, including whether or not to include Site D.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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8.15			PG1 Map 2 Site D	Objection to deletion	Open and transparent? The landowner has not been given a chance to learn about all of this, to explain the truth about the poor timings, the actual status of the land at any given time, the investments made, the pre-planning advice completed ahead or anything, not by the PC nor any of it's representatives. Was it therefore wise to have spent such large amounts of tax payers grant money and to waste everyone's time and efforts, if it turns out that this failure to consult is a fundamental error? From a liability standpoint, It certainly doesn't look good to	Not accepted. Early brief discussions about the proposed NDP Review began in 2019. The process started in September 2019 when the decision was taken to review the NDP, and a working group of councillors then met to recommend areas that might be reviewed/ updated in the Pyons Group NDP. A Steering Group was formed by the parish council in December 2019, and met for the first time on 22nd January 2020. However work only began to progress properly in 2020 with meetings of the newly formed Steering Group	No change.

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					<p>have kept this agenda hidden behind his 'local' back! Out of Step? Given the current pandemic, the post Brexit economic climate and everything the PC and everyone else knows about, do they now see that this process is likely to be deemed out-of step, if not flawed, even misleading or inappropriate given the nimbyist-driven agenda and even, pointless? What else is all of this about except to block Site D and to stop further larger developments?</p>	<p>of parish councillors and local residents. The informal consultation was undertaken in March 2020 and the Steering Group on behalf of the Parish Council went on to commission and undertake studies to underpin the evidence base and inform policies and proposals in the Draft Plan Review. Steering Group Agendas and Minutes of meetings dating from January 2020 are published on the website - see https://pyongroup.co.uk/neighbourhood-development-plan-review/</p>	
8.16			PG1 Map 2 Site D	Objection to deletion	<p>2nd Referendum? The Parish Council along with Kirkwells, are also entirely re-writing the main</p>	<p>Noted. The NDP Review provides an opportunity to look again at the</p>	No change.

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					<p>adopted 2017 NDP Policy PG1 so as to incorporate all of the flawed anti-growth, anti-development rationale, the backward travelling, nimbyist agenda and without continuing to get the available technical support for 'design code' dropped for example.</p> <p>They seek to distribute only 'potential' infills and will especially look to do that in the hamlets, in those back yards instead. My view is, this is nimbyist, anti-central growth and anti-tourism, a much needed economic driver for the county and stay-cationing country, going forwards. It this all</p>	<p>former made NDP in its entirety.</p> <p>The NDP Review sets out a strategy and way forward which plans positively for the Group Parish up to 2031.</p> <p>The Review process has followed and will continue to follow the advice and guidance set out in PPG for updating neighbourhood plans.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					appropriate and is this all what the majority of the good people of the Pyon Group areas have asked for? Think again.		
8.17			PG1 Map 2 Site D	Objection to deletion	<p>Value for money? Kirkwells are at the same time and for similar amounts of cash, are carrying out the only other NDP Review in Herefordshire, for Marden Parish Council!</p> <p>Are Kirkwells from Lancashire, the only planning consultants? For the duplicated money invested, why do both Reviews look so copy & pasted and read the same? Perhaps we the public should be questioning this use of tax-payers money?</p>	<p>Noted.</p> <p>The NDP Review has been and will continue to be a lengthy and complex process. Policies and proposals have to be supported by technical evidence and informed by consultation responses. The Plan has been prepared by a Steering Group of hard working volunteers on behalf of the Parish Council with the advice and support of independent planning consultants.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					Expert Advice by Experts? What new expert evidence or input have Kirkwells, AECOM or XX (REDACTED) provided to justify their collaborative attack on Site D? Nothing.		
8.18			PG1 Map 2 Site D	Objection to deletion	End of the world? No! The good people of Canon Pyon may now demand better local government, accountability, scrutiny and leadership. They may demand to be more engaged and to take part more going forwards, especially if like me, they think that this has all been a frivolous, fear-factoring fiasco, flawed from start to finish and closely	Noted. Complaints about the Parish Council should be addressed through the proper processes. Refer to Table 4 Respondents 2 and 5.	No change.

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					controlled by just a few from within the Steering Group, claiming it to be the local public's opinion!		
8.19			PG1 Map 2 Site D	Objection to deletion	<p>Bullets! Here are some word associations to help put over my interpretation of all of this Pyon Group NDP Review Process as follows:</p> <p>PARISH-COUNCIL BLINKERED INFILTRATED STEERED OUT-OF-TOUCH</p> <p>STEERING-GROUP INFILTRATED STEERING FEAR-FACTORING REVERSING DELETING REWRITING MISREPESENTING OUT-OF-DATE</p>	<p>Noted.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	No change.

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					<p>NIMBY-AGENDA HIDDEN WRONG INFILTRATING BIAS NIMBYIST MOTIVATED OPPORTUNISTIC NARROW MINORITY OUT-OF-ORDER</p> <p>REVIEW-PROCESS BLINKERED EXPENSIVE INFILTRATED FLAWED? MISLEADING DEMOCRATIC? MANIPULATED? LIABLE? DUE-DILIGENCE? PROTOCOL? RUSHED CLOSED OUT-OF-LINE</p> <p>BACKDROP</p>		

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					HOUSING-SHORTAGE BREXIT WHITE PAPER COVID-19 BLACK-HOLE POLLUTION MORATORIUM DIRECTION-OF-TRAVEL BUILD-BETTER-FASTER EAT-OUT-TO-HELP-OUT SITE D AVAILABLE OVEN-READY SUSTAINABLE NEEDED DOABLE POSITIVE ACCESSIBLE DRY ADOPTED INVESTED OPPORTUNITIES OUT-OF-THE-BOX		

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					<p>LANDOWNER INVESTED LOCAL-BORN-&- BRED NOT-CONSULTED TARGETED BYPASSED ANGRY LITIGIOUS BUILDING-CASE VACCINATED NOW-OUT-&-ABOUT</p> <p>LOCAL-PEOPLE MISLED MISREPRESENTED LIMITED-VOICE MANIPULATED? FAKE/OLD-NEWS GRANT-WASTED? OUT-OF-THE- PICTURE</p> <p>HEREFORDSHIRE- COUNCIL ADVISED CALL-FOR- SITES NO-BYPASS (-6000 HOMES)</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>NO-5-YEAR- HOUSING-PLAN UNDER-CORE- REVIEW FAILED-HOUSING- DELIVERY-TEST WAITING-WHITE- PAPER OUT-OF-OFFICE</p> <p>PG-POLICIES PG1-COMpletely- REWITTEN? SITE-D-DELETION- REQUEST? SCHOOL-JUST- RESERVED? SO-NO- SCHOOL/HOUSING- MIX? HYPOTHETICAL- HOUSING TOURISM-IGNORED HAMLETS- TARGETED DESIGN-CODE- FUNDING-DROPPED RETRO-SOLAR-YES SOLAR-FARM-NO</p>		

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					IGNORE-WIND- POWER IGNORE- ELECTRIFICATION IGNORE-PASSIVE- HOUSING STOP-GLOBAL-YES POLYTUNNEL- DEPENDS? IGNORE- DRAINAGE/FLOODIN G SHRINK-GROWTH SHRINK-PLAN WANTS-NEW- CENTRE WANT-TO-BE-AREA- HUB BUT-IGNORES- GROWTH- REQUIRED DESIRES-PRIMARY BUT-NO-MORE-KIDS SHOP-PUB- PROTECT? BUT-NO-MORE- PEOPLE? IGNORE-NEXT-5- YEARS		

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					IGNORES-FUTURE NOTHING-MUCH- POSITIVE BACKWARD- TRAVELLING DEATH-OF-A- VILLAGE? OUT-OF-STEP		
8.20			PG1 Map 2 Site D	Objection to deletion	<p>Throughout the minutes reviewed and assessed, it was clear that there was no majority appetite to focus on Site D or Mill Road until XX (REDACTED)</p> <p>It is clear that all the way through, people have been repeatedly asking about things that matter to them such as unblocking the road drains around the war memorial but does that ever get fixed and</p>	<p>Not accepted.</p> <p>Site D was considered alongside the proposed school site in the technical site assessment.</p> <p>Other non-planning matters such as blocked drains are noted in the NDP but these should be referred to Herefordshire Council.</p> <p>The NDP supports electric vehicles by promoting charging points in new</p>	No change.

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					<p>isn't this one of a number of Balfour Beatty maintenance issues which the Parish Council never get around to pursuing hard enough and isn't this perhaps a factor in the incidences of localised flooding? There are many factors for flooding but the biggest must be climate change. People should be rewarded for ditching their fossil fuel (diesel) cars for example but where is the electric-car charging points for the village? My view is these are all things which should come from the central government and do not need to feature in an NDP, unless they wish to go 'further'</p>	<p>developments (see PG3). Refer to Table 4 Respondents 2 and 5.</p>	

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					than the Core Strategy somehow.		
8.21			PG1 Map 2 Site D	Objection to deletion	It is clear that people have been asking over and over about speeding through the village. However again, they have to keep asking over the years because this Parish Council hadn't pushed for that change hard enough but we see that 'speeding' is now being addressed in this NDP Review but why and it finally looks like the village will get something but, speeding through Canon Pyon along the A4110 main road has been an issue since we can remember so, why has it taken the Parish Council so long to do anything?	Noted. Again speeding is a non planning matter and should be referred to Herefordshire Council. Refer to Table 4 Respondents 2 and 5.	No change.

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					Perhaps, they have been too busy and side-tracked with blocking progress for the Pyon Group areas, especially Canon Pyon, by blocking the housing provision opportunity provided by Site D?.		
8.22			PG1 Map 2 Site D	Objection to deletion	XX (REDACTED) In other words, is it right that NIMBYs who presumably believe and are fearful that their house prices may be impacted by the development of Site D, should they be so closely involved with the steering of any NDP Review agenda XX (REDACTED) XX (REDACTED)	Herefordshire Council's guidance on letters of representation for planning has been applied to this comment. https://www.herefordshire.gov.uk/downloads/file/14557/letters_of_representation_-_privacy_and_guidance Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>Coincidence? Perhaps all of this is why grant money was attributed to investigating on behalf of that aspirational landowner and the existing school landowner, to see if it were possible to mitigate against the wall of constraints that 'reserved' land does have? Just wondering if this is an appropriate use of public funding, if the land is only aspirational, not committed or available and when analysing AECOM's rubbish assessments, it becomes clear that the nimbyist or school-manoeuving agenda operating from within is to trash</p>		

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					the viable Site D whilst pitting and selling the virtues of the 'reserved for school' land to the public, perhaps as some kind of distraction tactic, some kind of public brainwashing or perhaps because they could get the grant money.		
8.23			PG1 Map 2 Site D	Objection to deletion	In an anonymous public information gathering event; no matter the really poor pandemic timing which they pushed ahead with regardless and understandably resulting in disproportionately low and so, not representative public numbers by any stretch, isn't there motive and opportunity for	Not accepted. The informal consultation considered the possible scope and key themes to be addressed in the NDP Review and comprised a questionnaire and public consultation drop in events on 14th - 15th March 2020 held at Canon Pyon Parish Hall. There were 70 attendees across the 2 days and 52 questionnaires were	No change.

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					manipulation of the information presented and used to inform the process?	<p>completed and submitted. Questionnaires were provided at the village hall events and online versions were available on the website.</p> <p>The events were open to anyone and were well publicised (see Consultation Statement).</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	
8.24			PG1 Map 2 Site D	Objection to deletion	Just wondering again why they needed to do this if the 2015 Core Strategy 'minimum' target figures were so successfully exceeded. Was it perhaps a ploy to grab the opportunity Site D has for the 'reserved for school' site and why they tried to explore to stick a	<p>Noted.</p> <p>The consultation was undertaken at an early stage to help inform the content the scope of the proposed NDP Review.</p> <p>The parcel of land reserved for the school was allocated in the NDP that was made in 2017.</p>	No change.

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					housing and education mix on the same land?? All very suspicious. ! Just also wondering how that parcel of 'reserved for school' land, how it became so 'reserved' in the first place? Were other parcels of land considered or is that a done deal?	Refer to Table 4 Respondents 2 and 5.	
8.25			PG1 Map 2 Site D	Objection to deletion	What was the rush? Clearly they all must have known that the government was bringing in the Coronavirus Act 2020 on 16th March 2020, the day after they pushed forward and astonishingly held the public drop-in event at the village hall and let's hope that no one was adversely affected by that blinkered, negligent,	Noted. There was 'no rush'. The consultation event was planned in early 2020 and undertaken before lockdown. Respondents could also complete questionnaires online and submit hard copies. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>belligerent decision, to go ahead regardless on the 14th and 15th March 2020!!</p> <p>Do we assume that this Parish Council did not understand the gravitas of the extenuating global pandemic factors? Are these representatives in touch, responsible and can the public confidently put their trust in them to do the right thing when such a crisis is afoot?</p>		
8.26			PG1 Map 2 Site D	Objection to deletion	All the way through the NDP Review process, this PC has missed many important social, economic and environmental truths and circumstances about the current pandemic, the	<p>Not accepted.</p> <p>These are general concerns about matters far outside the NDP Review process.</p> <p>However the NDP Review does consider matters such as the rural</p>	No change.

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					<p>resulting economic climate, with UK internal tourism becoming paramount for recovery, along with house-building but worst of all, they totally miss to discuss, factor-in or even recognise the construction industry moratorium, currently preventing new developments in the catchment and since 2019. They miss how sewage systems and run-off from farm practices are all contributing to the river pollution resulting in the phosphate catastrophe and right now,</p>	<p>economy and tourism, climate change and community resilience in planning policies and supports appropriate new housing development.</p> <p>The Review NDP will be amended and updated prior to submission and submission will be delayed until HC advise that NDPs can be submitted inline with the Nutrient Management Plan.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	
8.27			PG1 Map 2 Site D	Objection to deletion	DURING this NDP Review, Regulation 14 - Public Consultation Stage,	Noted. The NDP Review will be amended prior to	No change.

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					<p>that very moratorium they chose to ignore, is now suspending all NDP Reviews, canvassing and referendums in the catchments and until further notice.</p> <p>Herefordshire Council will not be processing anything any further, any time soon so, with this death-nail to the process and with it being completely out-of-step with everything else everyone knows is going on around them, hasn't this all been a rushed and pushy waste of time and money?</p> <p>One has to now ask, with nimbyists at the helm, are these the right local people to make decisions about future housing</p>	<p>submission and submission will be delayed until HC advises otherwise.</p> <p>The NDP addresses tourism in PG7.</p> <p>Refer to Table 4 Respondents 2 and 5.</p>	

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					<p>provision on the local public's behalf, for this local area and for the next generation to come? Are they not just stuck in the past, blocking the Pyon Group area citizen's potential?</p> <p>All of this would make a little bit of sense if tourism was top of the Pyon Group's agenda but oddly, there is nothing in this NDP review to promote local tourism???</p>		
8.28			PG1 Map 2 Site D	Objection to deletion	Perhaps the good people of the Pyon Group areas will come together, demand better local government and elect a new, fresh, open-minded and progressive Parish Council, one which	<p>Not accepted.</p> <p>The NDP Review will be amended prior to submission but has been prepared through a lengthy and thorough process.</p>	No change.

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					<p>isn't afraid of growth, who isn't afraid to lead during difficult times, who is able to steer this community to a wider and more prosperous future for the Pyon Group area? The whole NDP Review Process and recommendations are questionably nimbyist by design, with over paid replication consultants appointed at the trough, using questionable nimbyist-driven old information fed to them from within the narrow Steering Group, to 'present' just that as sufficient evidence-base to warrant their agenda and worse still, those 'consultants get paid, no matter the outcomes!!!</p>	<p>Refer to Table 4 Respondents 2 and 5.</p>	

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					<p>In my view, everyone should go back to the drawing-board, clear out the nimbyist ranks from within, get the local public properly informed and engaged, take time, prepare and wait for the inevitable existential central guidance and parameters from Herefordshire Council and the UK government, for the next necessary surges and changes required for recovery and then, start the NDP Review over from scratch. Use a different planning consultant next time. Use a better land assessor next time. Do a call-for-sites next time. However this</p>		

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					<p>time, be more open, more encompassing, more proactive and with a wider more progressive agenda for housing provision compliance and for economic growth, agendas which 'follow' the Core Strategy as it next emerges and doesn't set out to fly against it!! What is the point of going against that direction of travel? What were they thinking about when they all knew that this Core review is all coming down the line? What will it take to stop and restart this process properly? So, in spite of nimbyist attempts to discredit from within, there was and is nothing wrong with Site D and nothing</p>		

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					much wrong with policy PG1 as it was written either		
8.29			PG1 Map 2 Site D	Objection to deletion	People voted in a 2017 referendum for all of this! Were they all wrong? They, the Parish Council at the time, the independent examiner at that time and all of the local public who participated that last time? NDP reviews are meant (in my view) so that the parishes and other areas can make sure they are following the central Core Strategy as it evolves. It's a case of follow my leader. It can be for adding or changing allocations but there are rules and regulations wrapped around all of that which are clear but	Noted. The NDP Review will also be subjected to an independent examination and if the examiner recommends it, a further referendum. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>which this Review seems to miss. It seems to me that the NDP Review, to become upto-date and relied upon; which was the ultimate rationale given, all they had to do was continue on with the 'current' NDP without any changes, without any grant money required, just simply reinstating it and notwithstanding the actual central Core strategy Review in progress which might change everything down the line this approach would have; to some extent, safeguarded their NDP and would NOT have required any independent examination or 2nd</p>		

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					referendum. So it really beggars belief that the Pyon Group Parish Council would use this opportunity to Other policies could be added to or improved better and there should be a local design-code (but the PC with grant funding available, dropped this???), there should be more conservation for tourism written in to only ever enhance or protect, with landscape and amenity policies introduced which consider the need for progressive energy and climate considerate futures for all communities.		
8.30			PG1 Map 2 Site D	Objection to deletion	People need to quickly read up on and factor in	Noted.	No change.

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					electrification, energy from solar to battery and wind power, conserving energy better with sustainable passive housing technologies, work around environmental pollution factors to find solutions and promote growth over decline, to help the nation with the economic black-hole left by this global pandemic.	Refer to Policies PG12, PG13 and the section on community resilience. Refer to Table 4 Respondents 2 and 5.	
8.31			PG1 Map 2 Site D	Objection to deletion	So sorry labour this point but there are Parish Council Members and Steering Group members who XX (REDACTED) do not want larger developments in their back yards, they would prefer on your	Noted. Refer to various responses above. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>behalf to reverse the flow of progress but however, they were all prepared to re-write policies to promote to expand in the hamlets back yards instead!! What is this if it isn't nimbyism? Shouldn't the central hub grow and accommodate and the out-lying areas be protected for tourism?</p> <p>In my view, the central hub of Canon Pyon should relish and take the brunt and benefit from that for all, with continued but controlled growth in housing, small businesses, produce and tourism and the outlying areas should only be conserved, protected or enhanced, so as to bolster the beautiful</p>		

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					backdrop and encourage tourism and investment to this very special area.		
8.32			PG1 Map 2 Site D	Objection to deletion	Maybe I'm missing something here but when we look at the PC minutes for the SG, Ms Banks; who is the go to person in Herefordshire Council for NDP draft and review guidance, did say that a call-for site was a lengthy process as it was much more stringent then/now in the beginning of 2019. She explains that any change to the allocated sites of which Site D is one of four, would require a call-for sites. She did however suggest that perhaps if using the target figures and if they can show they have over	Noted. Refer to various responses above. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>achieved with house building numbers . . . that they could 'reduce' the number of houses allocated to a site (number of houses permitted within a given site).</p> <p>It is clear that in hindsight, such advice would not be given, knowing what we all know now nearly two years later. However, wanting to press ahead and hear what they needed to hear anyway, this SG, sells the incorrect idea that if they can show over achievement of provision based on the now out of date 2015 Core Strategy 'minimum' target figure then, they could justify to get rid of Site D, along with all future</p>		

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					<p>large developments until 2031, by completely also rewriting the main policy, PG1!!</p> <p>However, they miss that there are 5 year rolling provisions needed to be allocated in the run up to 2031 and beyond.</p> <p>They miss that stopping or reversing growth is a detriment to the local community and there is clear recent historical local evidence for this.</p> <p>They miss that it's a 'minimum' target figure but there was no maximum and it is past it's sell-by-date anyway. They miss that the county as a whole is woefully low on housing provision with Herefordshire Council having now</p>		

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					<p>ended the 6000 homes associated with the bypass and is reviewing their own out-of-date 2015 Core Strategy as they don't have a current 5 year housing strategy, which may take a few years. Herefordshire Council have failed the Housing Delivery Test (HDT). They miss that there is a White Paper looming which is expected to open up and quicken housing provision opportunities, of which Site D definitely fits the bill already, being approved in the original NDP, adopted by Herefordshire Council in 2017 and importantly, being available. They continue to miss the national economic</p>		

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					<p>effects of the pandemic from all of their thinking and planning. They totally miss the point made by Ms Banks from the very get-go (in my opinion) by getting rid of a site allocation but without carrying out a call-for-sites and so, started off from the beginning on the wrong foot.</p> <p>Then, what about this landowner? Has anyone spoken, engaged or consulted with that important to-consult-with, legal entity? Isn't it a requirement of Regulation 14 & 15 to show/prove how the Parish Council did engage, consult with for them to have an opportunity to explain their objectives and</p>		

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					concerns and where relevant, how the NDP review process is factoring any of those 'relevant' concerns in? It's all very odd indeed if the plan is for that to be the last thing one should do!!		
8.33			PG1 Map 2 Site D	Objection to deletion	Never mind the Regulations or the fact that the landowner is a local born & bred individual known to many, including those within the Parish council itself, when the first mention of Site D's looming planning was made to them back in February 2019, wouldn't it be reasonable to conclude that someone from the process, from the	Noted. Refer to various responses above. Refer to Table 4 Respondents 2 and 5.	No change.

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					Parish Council or someone from the village would have consulted with the landowner BEFORE taking everyone and the NDP Review Process down that rather narrow rabbit hole?		
8.34			PG1 Map 2 Site D	Objection to deletion	XX (REDACTED) In front is the Nags Head, which back in 1900 was owned and run as the grocery store and village hotel, was by the same family as the landowner! In fact with his mother and grandfather born at The Nag, the vast majority of the central aspect of Canon Pyon was all owned and/or run at one time in the past by this same family which the	Noted. Refer to various responses above. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>landowner of Site D belongs to. I think it would be difficult to claim that it was not possible to find a way to communicate and consult with this land owner about what the plans were for Site D, after the surveyor was first 'chatted to' back in early 2019? Had anyone done this, they would have discovered that before and since 2018 and through 2019, expert consultants were paid and a Herefordshire Council planning officer for large developments was engaged to carry out and complete the pre-planning, with no outstanding issues of concern to mitigate about. This was all completed by the end</p>		

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					of August 2019. The Parish council minutes indicate that the first mention of the inclusion of Site D in the process was after this in September 2019 but then the moratorium arrives in October 2019.		
8.35			PG1 Map 2 Site D	Objection to deletion	Finally, if the 'minimum' target figures are surpassed by such a great amount, the Parish Council Steering Group are so confident and if the school site will continue only as 'reserved for school' then, why waste the whole process and time by assessing, presenting and pitting against each other, the unavailable, 'reserved' school site,	Noted. Refer to various responses above. Refer to Table 4 Respondents 2 and 5.	No change.

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					against adopted and viable 'made' Site D and in that bogus charade, need to discredit site D's credentials or viability? Altogether, it just seems like a lot of mudslinging and hot air generated by XX (REDACTED)		
8.36			PG1 Map 2 Site D	Objection to deletion	Having reviewed this NDP Review, I would like to thank the reader for reviewing my review of the NDP review and it is my hope that having read my review of their NDP Review that the NDP reviewers will now go back and review their review of the adopted NDP made in 2017, which led to their NDP Review Regulation 14 and once reviewed, we must hope that	Noted. Refer to Table 4 Respondents 2 and 5.	No change.

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					<p>their next NDP Review will review all that this review of their NDP Review has reviewed and highlighted and incorporate this review into their final review of the NDP Review, once reviewed.</p> <p>Having assessed all of this, these assessments of their assessments which need to be re-assessed and assessed alongside the consultant AECOM's 'land assessment' document assessments, which assessed the site allocations and so, assess whether those assessments altogether are now</p>		

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					<p>relevant assessments when assessing all of these new assessment perspectives, to re-assess and produce a final assessment of those assessments previously assessed but hopefully, reassessed again into a final and more accurate 'land-assessment' evidence based assessment, of course, once any new evidence base becomes available for them to assess.</p> <p>Thank you for any consideration you may give to the above essay.</p>		
9.1		5.19 and 5.20	Map 5	Comment	A tightly defined boundary for Kings Pyon.	Noted.	No change.

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10.1		5.19	Map 5	Comment	Kings Pyon should have a tightly defined settlement boundary.	Noted.	No change.
10.2		5.20	Map 5	Comment Support	The village boundary settlement should meet all the requirement set out in paras 5.20 – 1, 2, 3 &4 which I fully support,	Noted.	No change.
11.1		5.19	Map 5	Comment Support	Kings Pyon should have a tightly defined village boundary.	Noted.	No change.
11.2		5.20	Map 5	Comment Support	Settlement boundary Kings Pyon – support points 1/2/3/4.	Noted.	No change.
12.1		5.19	Map 5	Comment	Kings Pyon should have a tightly defined village boundary.	Noted.	No change.
12.2		5.20	Map 5	Comment	Settlement boundary Kings Pyon – support points 1, 2, 3, 4.	Noted.	No change.
13.1		5.19	Map 5	Comment	Kings Pyon should have a tightly defined village boundary.	Noted.	No change.
13.2		5.20	Map 5	Comment Support	Settlement boundary Kings Pyon. Support points 1, 2, 3, 4.	Noted.	No change.

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14 .1		5.19	Map 5	Comment	The village (Kings Pyon) should have its boundary tightly defined.	Noted.	No change.
14.2		5.20		Comment Support	Kings Pyon settlement boundary – Agree with all the points 1-4.	Noted.	No change.
15.1		5.19 and 5.20	Map 5	Comment	Kings Pyon must have a tightly defined village boundary. Also supporting points 1, 2, 3,3, 4.	Noted.	No change.
16 .1		5.19	Map 5	Comment	Kings Pyon should have a tightly defined village boundary.	Noted.	No change.
16.2		5.20	Map 5	Comment Support	Settlement boundary Kings Pyon – support points 1, 2, 3 & 4.	Noted.	No change.
17.1		5.19	Map 5	Comment	Tightly defined boundary for Kings Pyon.	Noted.	No change.
17.2		5.20	Map 5	Support	Settlement boundary support 1, 2, 3 + 4 at Kings Pyon.	Noted.	No change.
18.1		4.1-4.4		Support		Noted.	No change.
18.2		5.1-5.22		Support		Noted.	No change.

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18.3		6.1- 6.9		Support		Noted.	No change.
18.4		7.1- 7.3		Support		Noted.	No change.
18.5		7.4		Object	<p>The 'villages' are NOT connected to mains sewage.</p> <p>As it appears that, despite Welsh Water's assurances, the sewage treatment plant in Canon Pyon cannot cope with the present demand, would it not be beyond the wit of man, or Welsh Water, to install a mains drainage system in Westhope and take the effluent, via a pipe using free gravity to a new 'state of the art' facility in Canon Pyon? (The bulk of Westhope properties might be connected to this system, perhaps</p>	<p>Noted.</p> <p>The Parish Council may consider raising these issues with Welsh Water. The Parish Council considers that considerable capital investment may be required to connect Westhope to mains sewerage and this may not be viable.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>as far as 'Kilbullock' or even 'The Hafod'. Those dotted around the hill and common pose more of a problem for spatial reasons. Obviously the route of the pipe would involve negotiations with landowners but I'm sure that W/Water have overcome similar problems before).</p> <p>It does seem puzzling, to say the least, that in the 21st century, Parish Councils are being asked to consider and approve, single dwelling or multiple dwelling developments, each with their private sewage treatment facilities, usually resulting in a</p>		

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					<p>soakaway. With the increase in housing density, the land available for soakaways is reduced, with the increased possibility of cross-contamination. As the weather forecast for the foreseeable future is for wetter, warmer winters, the raised groundwater level is only going to increase the problem. Property owners would presumably be required to pay for their individual connections to the system. Could W/Water, who have invested a King's ransom, at least twice, to install a new mains water pipe from Bewdley Bank to Hereford plus sundry</p>		

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					works at Weobley and Bewdley Bank and points in between, be persuaded to invest a few million in our patch.		
18.6		7.5- 7.21		Support		Noted.	No change.
18.7		7.22- 7.26 +10.1 4		Support	As it appears that, despite Welsh Water's assurances, the sewage treatment plant in Canon Pyon cannot cope with the present demand, would it not be beyond the wit of man, or Welsh Water, to install a mains drainage system in Westhope and take the effluent, via a pipe using free gravity to a new 'state of the art' facility in Canon Pyon? (The bulk of Westhope properties might be connected to this system, perhaps	Noted. The Parish Council may consider raising these issues with Welsh Water.	No change.

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					<p>as far as 'Kilbullock' or even 'The Hafod'. Those dotted around the hill and common pose more of a problem for spatial reasons. Obviously the route of the pipe would involve negotiations with landowners but I'm sure that W/Water have overcome similar problems before).</p> <p>It does seem puzzling, to say the least, that in the 21st century, Parish Councils are being asked to consider and approve, single dwelling or multiple dwelling developments, each with their private sewage treatment facilities, usually resulting in a</p>		

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					<p>soakaway. With the increase in housing density, the land available for soakaways is reduced, with the increased possibility of cross-contamination. As the weather forecast for the foreseeable future is for wetter, warmer winters, the raised groundwater level is only going to increase the problem. Property owners would presumably be required to pay for their individual connections to the system. Could W/Water, who have invested a King's ransom, at least twice, to install a new mains water pipe from Bewdley Bank to Hereford plus sundry</p>		

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					works at Weobley and Bewdley Bank and points in between, be persuaded to invest a few million in our patch.		
18.8		8.1-8.14		Support		Noted.	No change.
18.9		9.1-9.18		Support		Noted.	No change.
18.10		10.1-10.13		Support		Noted.	No change.
18.11		10.15-10.19		Support		Noted.	No change.
18.12		11.1-11.31		Support		Noted.	No change.
18.13		Appendix 2 – Listed buildings - Camelot		Comment	The property listed as 'CAMELOT' in Westhope, has since February 2002, been known as 'WESTHOPE HOUSE'. (Possibly to celebrate the then owner, Mrs X's 85 th birthday!). Prior to this, the property was known as 'Camelot', from approx.. 1977	Noted. If this refers to a listed building the name change should be referred to Historic England.	No change.

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					and prior to that, I understand that is was again named 'Westhope House'.		
18.14		Appendix 1		Comment	NB. While I appreciate the SEA Maps 1 and 2 in Appendix 1 are not contemporary, they, together with the Pyons Group Parish Area on page 6, all show public telephones in Westhope and Ledgemoor where none exist and don't show one in Canon Pyon where one does. Might be confusing to visitors!	Noted. These maps were prepared by Herefordshire Council. Refer to Herefordshire Council.	No change.
19.1				Comment Support	I am writing on behalf of my Brother (lifelong resident of the Parish) as he has asked to contact you to give some thoughts before tonight's meeting.	Noted.	No change.

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					<p>First of all, to say 'Thank you' for all the hard work members of Council have obviously done in producing such a comprehensive and well put together 'Neighbourhood Development Plan' for the Pyon's Group. Overall he agrees with the plans to ensure future developments are done in such a way to enhance the Village(s) and environment but is concerned that no additional large developments are allowed outside the agreed settlement boundaries shown in the Report. Small infill builds would be fine. Drainage, sewerage and flooding prevention are to his</p>		

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					<p>mind of utmost importance.</p> <p>I was lucky enough to be able to attend the Consultation at the Parish Hall last March (2020) as I was staying with Peter. Before Covid changed all our lives. Although I live in Jersey I have always taken an interest in things going on in and around Canon Pyon so I hope you don't mind me contacting you to pass on his feelings.</p> <p>Good Luck and Thanks again to all Council Members.</p>		
20.1	All			Support	I would like to commend everyone involved with drafting the NDP for their hard work and commitment in producing such a	Noted.	No change.

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					comprehensive document. I have just a few comments to make, including some typos and grammatical errors.		
20.2		2.4		Comment	This and other references to the development at Watling Meadow should say Watling Close, as that is what the development is now called.	Noted.	Amend error - <u>check references to Watling Meadow and replace with Watling Close.</u>
20.3		2.9		Comment	Spelling error – bout instead of about.	Noted.	Amend error.
20.4		4.2		Comment	VISION STATEMENT IS BADLY WORDED AND NOT GRAMATICALLY CORRECT. I assume that what you are trying to say is that as Canon Pyon is the focal point for housing development then that is where	Noted. Refer to 1.1 above and check.	PC to review proposed amended vision statement under 1.1.

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					facilities, services and employment opportunities should be concentrated.		
20.5			Objective 2	Comment	<p>I don't think Westhope and Ledgemoor should be particularly singled out here. In Westhope for example there is nowhere where there could be a small development as such. 5.15 refers to single depth infills only in Westhope, not small developments.</p> <p>There is no mention in the Westhope Section of the planning application at Summerlease for 4 dwellings, which has outline planning permission.</p>	<p>Noted.</p> <p>These are all settlements identified as suitable for some growth in the Core Strategy.</p> <p>The NDP does not reference all schemes with planning permission in the Parish.</p>	No change.
20.6	P32		Map 5	Comment	King's Pyon settlement boundary is different on the	Noted.	<u>Amend Map 5</u>

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					policies map. Does not take into account the bungalow build by Black Hall farm.		<u>Refer to Map Change provided by Steering Group.</u>
20.7		9.1		Comment	Spelling error – dairy not diary!	Noted.	Amend spelling error.
20.8			Local Economy and Employment	Comment	We need to consider the impact of Brexit and Covid on these eg. home working/diversification Would it be worth doing a survey of the small scale enterprises in the area, with a view to asking them about the impact of Brexit and Covid and what their needs and aspirations are with regard to help them grow their businesses. eg. Encouraging local markets in the villages	Noted. All stakeholders have been offered the opportunity to comment during the consultation process.	No change.
20.9		9.17		Comment	“Polytunnels has been prepared building”. What does this mean?	Noted.	Put 'Policy PG8: Polytunnels' in speech marks

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20.10		10.2		Comment	No picture of Westhope Church	Noted.	New photo to be added to the submission plan.
20.11		10.6		Comment	Canon Pyon Playing Fields. Mention should made of the re-formed Playing Field Committee which is looking into making improvements to the Playing Fields using Section 106 funding from the new developments	Noted.	Add a sentence to 10.6 as suggested. <u>' The re-formed Playing Field Committee is looking into making improvements to the Playing Fields using Section 106 funding from the new developments.'</u>
20.12		10.16		Comment	No mention of common land – Westhope Common and Knapton Common Historic Trees and protection of hedgerows – should we include these in the NDP In King's Pyon the Wellingtonia below the church is a tree of historic importance having been planted for Queen Victoria's	Noted. Knapton Common is not in the Group Parish. The respondent should be asked to provide any further information on historic trees or this could be a future project for the Parish promoted through the Pyonear.	Add information about historic trees to Key Actions for woodlands and trees: Catalogue trees of historic value in order to add them to the cultural records of the parish. <u>In King's Pyon the Wellingtonia below the church is a tree of historic importance having been planted for Queen Victoria's Diamond Jubilee. There is another historic tree in Ledgemoor and one on Westhope Common.</u>

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					Diamond Jubilee. There is another historic tree in Ledgemoor and one on Westhope Common which should be identified somewhere in the NDP.		
20.13		11.27		Comment	"approaches that enable the community"	Noted.	Revise text to improve clarity.
20.14		11.31		Comment	Pyonear. I am commenting on this as one of the editors of the Pyonear but have not discussed it with the rest. I don't think there is any issue about the website and social media competing with the Pyonear as the people who use those forms of interaction probably do not and would not buy the magazine. The website definitely	Noted.	No change.

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					needs to be improved and we should be more positive and proactive about encouraging other means of social media.		
20.15	P86			Comment	Westhope. No mention of bungalows in Westhope nor the outline planning permission for four flat roofed dwellings at Summerlease.	Noted.	Note in planning consent in text.
20.16	P87			Comment	King's Pyon and there is a missing "as" after acting. Par 5 should read "houses in King's Pyon"	Noted.	Amend text as suggested.
20.17	P89			Comment	Ledgemoor Road is a narrow single lane in places	Noted.	Amend text as suggested.
20.18	P90			Comment	at bottom "several houses" not several few	Noted.	Amend text as suggested.
20.19				Comment	I have identified a few spelling errors along the way but I assume the document will be	Noted.	Amend text as suggested.

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					proof read before publication. If you need any help with that please do let me know.		
21.1		5.19	Map 5	Support	Define a tight boundary around the village – Kings Pyon.	Noted.	No change.
21.2		5.20	Map 5	Support	Village boundary indicated by red line highlighting restrictions, flooding risk and positioning of new builds – Kings Pyon.	Noted.	No change.
21.3		7.16		Support	Maintain PROW around the parish group area.	Noted.	No change.
22.1		5.20	Map 5	Support	Settlement boundary Kings Pyon	Noted.	No change.
22.2		5.19	Map 5	Support	Settlement boundary Kings Pyon	Noted.	No change.
22.3		7.16		Support	Walking PROW	Noted.	No change.
23.1		5.20	Map 5	Support	Settlement boundary Kings Pyon	Noted.	No change.
23.2		5.19	Map 5	Support	Settlement boundary Kings Pyon	Noted.	No change.
23.3		7.16		Support	Walking PROW	Noted.	No change.

Table 4 Responses from Landowners and Developers

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
1.1			PG1 Map 3	Comment	<p>I'm writing with regards to Westhope Hill and the 'plot' that I have there.</p> <p>I have spoken to various parish councillors about what was formerly a house (Little Plock) who have all seemed supportive of the potential reinstatement of the dwelling for my own use and am wondering what impact these changes may have on my potential planning proposal.</p>	<p>Noted.</p> <p>The settlement boundary for Westhope identifies the main built-up area of the village. The north of the settlement boundary to the is at the start of Westhope Hill due to narrow and steep road and lack of passing places.</p>	No change.
1.2			PG1 Map 3	Comment	<p>Having spoken to a planning officer about it his main point of refusal was that it was too far from the centre of the village and indeed just off the</p>	<p>The site of Little Plock lies some distance from the boundary and is considered to be in the countryside where Core Strategy Policy RA3 – Herefordshire's countryside would apply.</p>	<p>Amend NDP Policy PG2:</p> <p>Add further text to the end of the Policy: <u>'Proposals for the conversion of a disused building, or the redevelopment of an abandoned</u></p>

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					edge of the map of Westhope provided in the current incarnation of the NDP.	<p>This sets out that residential development will be limited to proposals that satisfy one or more criteria including 3. It involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. It would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting.</p> <p>Further text should be added to NDP Review Policy PG2 to support the development of brownfield sites in the rural area.</p>	<u>building in the countryside to provide an equivalent replacement residential dwelling, will be supported where they meet the criteria set out in Core Strategy Policies RA3 - Herefordshire's Countryside and RA5 - Re-use of rural buildings.'</u>
1.3	5.16		PG1 Map 3	Comment	I have also noticed on the proposed changes that they seem to lean	Noted.	No change.

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					against ANY development on the actual hill with tight boundaries around the valley cluster and alienating any residents further up the hill.	<p>The justification is provided in the supporting text.</p> <p>The settlement boundary is drawn tightly around existing development which is of a low density, in a linear pattern, following the line of the road.</p> <p>1. Northern boundary not beyond the start of Westhope Hill due to narrow and steep road and lack of passing places.</p> <p>2. Due to narrowness of road through village, restricted to single depth, road facing infill and brownfield development.</p> <p>The settlement boundary is drawn tightly around existing development which is of a low density, in a linear pattern, following the line of the road.</p>	
1.4			All	Comment	Disappointingly I was also hoping to join the meeting but was unable to find out if	<p>Noted.</p> <p>The informal consultation in March 2020 invited written</p>	No change.

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					there was any possibility of adding in a clause about brown field sites (which I believe mine to be as the gable end wall/chimney/bread oven and other remains of the house are still present). I believe this would be a beneficial addition parish, county and country wide as the reinstatement of historic dwellings and spacings of houses supports and maintains the original structure of the village and also supports individuals like myself rather than developers building for profit.	<p>responses from all stakeholders, using questionnaires.</p> <p>The NDP Development Strategy is to concentrate development in the settlements identified as appropriate for housing development in the Core Strategy. This helps to promote a more sustainable pattern of development and to help support local services.</p>	
1.5				Comment	Very sadly I think I am getting to the point where, I think, I should give up on	The respondent is advised to consider how their proposals could address the	

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					<p>perusing my plans in Westhope despite verbal support for them. Any insight or help would be greatly appreciated.</p>	<p>criteria in Core Strategy Policies RA3 and RA5.</p>	
2.1 Landowner , Site D			<p>PG1 Map 2 Canon Pyon Policies Map Former Site D</p>	<p>Object</p>	<p>Please pass this on to all of those concerned within the Parish Council, some of whom know me indirectly and/or personally and please see the attached representation.</p> <p>Whilst we and others are more than happy to work with the Parish Council, it had come as a disappointment to hear from a 3rd party source, that the Pyon Group Parish Council and an NDP Review Steering Group had</p>	<p>Noted.</p> <p>The Parish Council and NDP Steering Group have been preparing the NDP Review since 2019 with a thorough and detailed assessment of the former NDP in its entirety. There was no intention to target any landowners' 'financial opportunities'.</p> <p>The process started in September 2019 when the decision was taken to review the NDP, and a working group of councillors then met to recommend areas that might be</p>	<p>No change.</p>

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					<p>been targeting my financial opportunity since 2019 but without my knowledge.</p>	<p>reviewed/ updated in the Pyons Group NDP.</p> <p>A Steering Group was formed by the parish council in December 2019, and met for the first time on 22nd January 2020.</p> <p>The Review process considered the former made NDP sites and policies and updated them taking account of public consultation responses to the informal questionnaire and public consultation drop in events in March 2020, recent developments and changes to national planning policy. Paragraph 1.16 in the NDP Review lists the various main issues that have informed the Review.</p>	
2.2			<p>PG1</p> <p>Map 2 Canon</p>	<p>Object</p>	<p>Given my standing and reputation, I find that all very unpalatable and</p>	<p>Not accepted.</p>	<p>No change.</p>

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			Pyon Policies Map Former Site D		cannot understand the rationale behind keeping me out of that equation. So it is necessary for this representation to address this non-disclosure in the strongest possible terms and one hopes that logic will prevail. We look forward to learning the eventual outcomes.	There was no intention to keep anyone 'out of the equation.' The work on the NDP Review was publicised regularly and the Draft Plan is the first public consultation on the emerging draft policies and proposals.	
2.3			PG1 Map 2 Canon Pyon Policies Map Former Site D All / general	Object	Without Prejudice, Save as to Costs. As a locally born and bred, Canon Pyon, ex-resident and the landowner of Site D, I wish to object in the strongest possible terms to the majority of the backward-travelling ideas, we see presented for the	Noted. The NDP Review is forward looking and not 'backward travelling'. It includes several new policies to help address new issues such as climate change and resilience. It sets out a strategy and way forward which plans positively for the Group Parish up to 2031.	No change.

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					good people of the Pyon Group (PG) areas, within the Pyon Group Parish Council's (PG-PC) Final Review of the 'made' Neighbourhood Development Plan (NDP) as presented at the Regulation 14 – Public Consultation stage (Reg14), a plan adopted into law under the Herefordshire Council (HC) –2015 Core Strategy (2015 CS), in 2017.	The Review process has followed and will continue to follow the advice and guidance set out in PPG for updating neighbourhood plans.	
2.4			PG1 Map 2 Canon Pyon Policies Map Former Site D	Object	With that 2017 housing provision and financial opportunity made, plans were afoot; as was known and is evident below, the opportunity was invested in, expert consultants were employed who did	Noted. A member of the public informed the Parish Council of the availability of sales particulars for Site D in October 2019, set out a number of concerns about the site and referred to background documents	No change.

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			All / general		<p>mitigate fully against the only potential constraint for access by 2018 and with a planning consultant engaged, a request for 'Pre-Planning Application Advice' was undertaken, the planning officer for larger developments is appointed and all of this process is completed by the end of August 2019.</p> <p>However then, everyone is hit with the phosphate moratorium in October 2019.</p> <p>Of course we see that no one knew any of this because no one bothered to ask this local landowner!</p>	<p>provided in a technical information pack for potential buyers. The sales particulars for Site D were on the Parish Council's agenda on 12th November 2019.</p> <p>Pre-application advice is confidential, and the Parish Council is not consulted by Herefordshire Council at that stage. The development management process is separate from NDPs and site allocations.</p> <p>Landowners and developers are welcome to contact the Parish Council at any time to raise awareness about their proposals.</p> <p>For example, landowners of other sites at Canon Pyon have approached the parish council to share their plans for development.</p>	

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2.5			PG1 Map 2 Canon Pyon Policies Map Former Site D Process / backgroun d	Object	<p>We have been shocked to learn about all of this Review, investigated the background leading up to it and here is what we see as follows:</p> <p>It is clear that the first time on 5th February, 2019 a member of the public asks about Site D: We then don't see any mention of Site D or of the NDP for some time, no one else is concerned further about Site D and the NDP Review isn't mentioned in the May 2019 AGM minutes either.</p> <p>With no prior mention in minutes about him being co-opted, we then see on 4th June</p>	<p>Noted.</p> <p>The Parish Council meeting minutes are published on the Parish Council's website and are a matter of public record.</p> <p>Progress on the NDP Review was reported at key stages and as work on the evidence base was commissioned and undertaken.</p> <p>Cllr Perruzza was co-opted to the parish council on 4 June 2019 under minute 2019/234.</p> <p>The process started in September 2019 when the decision was taken to review the NDP, and a working group of councillors then met to recommend areas that might be reviewed/ updated in the Pyons Group NDP.</p>	No change.

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					<p>2019, a Mr Perruzza is now Cllr Perruzza. Cllr Perruzza lives on Mill Lane with limited views to but is very much in the vicinity of Site D. (Mill Road is known as Mill Lane to local people).</p> <p>Nothing is then mentioned by anyone until 3rd September, 2019, the minutes include as follows:</p> <p>2019/264 PYONS GROUP NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)</p> <p>A member of the public asked whether the plan can be updated to highlight areas where no development is</p>	<p>A Steering Group was formed by the parish council in December 2019, and met for the first time on 22 January 2020.</p> <p>However work only began to progress properly in 2020 with meetings of the newly formed Steering Group of parish councillors and local residents.</p> <p>The informal consultation was undertaken in March 2020 and the Steering Group on behalf of the Parish Council went on to commission and undertaken studies to underpin the evidence base and inform policies and proposals in the Draft Plan Review. Steering Group Agendas and Minutes of meetings dating from January 2020 are published on the website - see</p>	

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					<p>possible. A member of the public raised concern at the viability of one of the housing allocation sites and said there was a sewage leak recently by the brook in Canon Pyon.</p> <p>Herefordshire Council's neighbourhood planning team has provided some information on updating a neighbourhood plan but does not have a guidance note or an update on the status of the Core Strategy review scheduled to begin in 2020. As the neighbourhood plan needs to be in conformity with the core strategy, a review of the county plan may affect parish</p>	<p>https://pyongroup.co.uk/neighbourhood-development-plan-review/</p>	

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					neighbourhood plans. The group parish council resolved to review the neighbourhood development plan and formed a working group (WG) of councillors for this purpose (Cllrs. Dickson, Barber, Perruzza, Spooner and Vaughan).		
2.6			NDP Review Process	Comment	We then see . . . on 1st October, 2019 . . . : MINUTES OF THE PYONS GROUP PARISH COUNCIL MEETING HELD AT 7.30 PM ON TUESDAY 1 OCTOBER 2019 AT CANON PYON PARISH HALL Present: Mr H. Ray (Chairman), Mr. G. R. Vaughan (Vice	Noted. See 2.5 above. The informal consultation considered the possible scope and key themes to be addressed in the NDP Review and comprised a questionnaire and public consultation drop in events on 14th - 15th March 2020 held at Canon Pyon Parish Hall. There were 70 attendees across the 2 days	No change.

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					<p>Chairman), Mr D. Bowen-Jones, Mr I. Barber, Mr M. Perruzza and Mr B. Thomas. In attendance: Mr N. Pullen Warner, Ward Cllr. M. Jones; and Mr R. Hewitt, Clerk.</p> <p>There were eight (8) members of the public present.</p> <p>2019/279 VIEWS OF LOCAL RESIDENTS</p> <p>A member of the public suggested steps are installed to reach the stile on Mill Road, Canon Pyon, which accesses CP19 towards Brookside. (This is a dead-end PROW since 'Brookside' was developed by the</p>	<p>and 52 questionnaires were completed and submitted. Questionnaires were provided at the village hall events and online versions were available on the website.</p> <p>The events were open to anyone, and were well publicised (see Consultation Statement).</p> <p>Working groups are not decision making. They come together to discuss a particular matter and report back to the parish council. Minutes are not usually taken for working group meetings.</p> <p>The recommendations of the working group were supported by the parish council on 1 October 2019 (minute 2019/ 286). A review of Site D was among</p>	

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					<p>council in the 1960s so why ask???)</p> <p>A member of the public asked about the inclusion of Site D in the neighbourhood development plan. (This is only the 2nd time ever in the minutes that anyone is asking).</p> <p>2019/286 PYONS GROUP NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) The neighbourhood development plan working group (WG) reported on a meeting held in September (no minutes available ???), and recommended sections of the NDP to review. The recommendations</p>	<p>the recommendations from the working group.</p> <p>The 'housing need plan' document (as described in the representation) minuted in 2019/ 321 was not used by the Steering Group or parish council in the review of the NDP.</p> <p>The Steering Group first met on 22nd January 2020 and set a date of 14th March 2020 for a consultation event. The format of the consultation event was changed to an informal drop in consultation at the following Steering Group meeting in February 2021.</p>	

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					<p>were supported by the parish council. Cllrs. Dickson, Barber and Thomas kindly agreed to attend Herefordshire Council's NDP review workshop on 6 November 2019. (The landowner's birthday).</p> <p>It is only by 4th December, 2019 that a member of the public did produce a housing need plan and asked if Site D could be included in the NDP Review.</p> <p>This is the first time we know that Site D is targeted for inclusion in the NDP Review but in the minutes, in no specific way. In this same December meeting, that member of the public, Mr Lee</p>		

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					<p>joins the PC Steering Group! . . . and between them all, they decide to organise the public drop-in information gathering event at the Parish Hall, aiming for 14th & 15th March 2020. Of course, the pandemic hit and one day later, on 16th March 2020, everything is made clear by Matt Hancock and the Coronavirus Act 2020 came into effect but still, this PC and SG push/rush ahead with their agenda!! With everything the PC knew at that time, that public indoor event should have been cancelled and the turnout was understandably low.</p>		

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					Notwithstanding health and safety, this was not in the spirit of democracy, not for this rural demographic, in my view.		
2.7			NDP Review Process	Objection	<p>IMPORTANT: As the landowner of Site D with Pre-Planning application 191165 completed around August 2019, my main grievance with all of this is this time-line coupled with the complete lack of consultation: As far as I would have been concerned; had I learned about this at the most appropriate time at the start, everyone would have established that they were already too late: Site D was already good-to-go and with pre-planning BEFORE</p>	<p>Noted.</p> <p>The NDP Review process was publicised locally using posters and updates in the Pyonear magazine and the agendas and minutes on the NDP Review pages of the Parish Council website.</p> <p>This information is in the public domain and landowners, residents and stakeholders have a responsibility to keep themselves informed about progress on development plans.</p> <p>The Steering Group and Parish Council agreed that the Draft Plan for the NDP</p>	No change.

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					<p>they blindly embarked on this journey in September 2019.</p> <p>In fact, BEFORE the first question by the member of the public who witnessed the surveyor in February 2019, this landowner had already started to explore and invest in this opportunity.</p> <p>It is only when reading minutes and presentation documents about the March 2020 drop-in, that we learn the full extent of the nimbyist agenda to target, discredit and block Site D and so, without talking to this landowner or finding out otherwise, they incorrectly continue to present Site D as</p>	<p>Review should progress straight to formal Regulation 14 public consultation, taking account of restrictions on public meetings during the COVID-19 pandemic. However it should be noted that this is still just a draft plan and amendments can and will be made prior to submission.</p> <p>The Parish Council and Steering Group do not have a 'nimbyist' agenda. The NDP Review has been informed by various technical background documents including an environmental report, a flooding report and a technical site assessment of Sites D and the safeguarded school site by independent consultants AECOM through the Locality Technical Support programme. The NDP</p>	

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					<p>'rejected', as not viable in this Reg 14 stage and the rest is history.</p> <p>I find it very odd indeed that with some family (one a recent Parish Council member who developed Pyon Close), with folks who run businesses and all of the historical connections within my home town of Canon Pyon, that any public, open NDP Review publicity requirements, could not be sufficient to be heard from that particular grapevine and so, known and one must question therefore, the validity of the entire process, if they did take appropriate and</p>	<p>Review has also been informed by the responses to the informal consultation in March 2020 and the objections to Site D. (Approximately 40% of respondents specifically expressed that they would like to see the boundary being tightened including not wanting to see development on the side roads, including Site D (an issue raised by 6 respondents (18%)).</p>	

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					sufficient steps to make people aware!		
2.8			Reg 14 Process	Comment	We can read the '2018 revised' legislation around this and see that in Regulation 14: Pre-submission consultation and publicity 14. Before submitting a plan proposal [F1 or a modification proposal] to the local planning authority, a qualifying body must— (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area— (As we communicate today (Monday, 15th March, 2021), this landowner has not been notified by the	Noted. The Parish Council has worked hard to ensure the formal NDP consultation process complies with the requirements set out in Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). Taking account of up to date Government advice on consulting during the COVID pandemic, the Draft NDP Review consultation was publicised on the Parish Council website, the Herefordshire Council NDP webpages, in the local community magazine the Pyonear and via the school, posters placed on notice boards and in the shop and notices posted to all	No change.

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					<p>qualifying body. My understanding is that this NDP Review Reg –14 was advertised in the Parish Council’s local magazine ‘The Pyonear’ but not in the Hereford Times, the latter which is a manner more likely to bring it to a wider attention, to this landowner who lives in Hereford).</p> <p>(i)details of the proposals for a neighbourhood development plan [F2or modification proposal]; (ii)details of where and when the proposals for a neighbourhood development plan [F2or modification proposal] may be inspected;</p>	<p>households. Hard copies of documents were provided on request. Consultees were invited to attend one of two online consultation events which were well publicised and attended by residents.</p> <p>There is no requirement to direct email landowners as was done with the consultation bodies listed in Schedule 1.</p> <p>Further information is provided in the Consultation Statement.</p>	

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					<p>(iii)details of how to make representations; F3...</p> <p>(iv)the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; [F4and] [F4(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying</p>		

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					<p>body is of this opinion;] (b)consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [F2or modification proposal];</p> <p>(Again and as we communicate today (Monday, 15th March, 2021), this landowner has not been consulted with by anyone from the Pyon Group areas and not from the qualifying body in question ???) and</p>		

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					(c)send a copy of the proposals for a neighbourhood development plan [F2or modification proposal] to the local planning authority.		
2.9			NDP Process - Submission	Comment	Then in Regulation 15: Plan proposals [F1and modification proposals] 15.—(1) Where a qualifying body submits a plan proposal [F2or a modification proposal] to the local planning authority, it must include— [F9(f)]in relation to a modification proposal, a statement setting out the whether or not the qualifying body consider that the modifications contained in the	Noted. The NDP Review has not reached submission stage. When submission stage is reached the Reg 16 requirements will be addressed.	No change.

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					<p>modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.] (Just wondering how much more straight forward this all could have been if those operating from within the PC and SG, weren't so intent on blocking the only remaining provision.) (2) In this regulation "consultation statement" means a document which— (a) contains details of the persons and bodies who were consulted about the</p>		

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					<p>proposed neighbourhood development plan [F10or neighbourhood development plan as proposed to be modified.]; (Presumably with a date which will prove that no one had contacted this landowner prior). (b)explains how they were consulted; (Presumably, by letter to the address below but after the Reg 14 – ‘Public’ Consultation stage and so, at the last minute as opposed to the very start of this NDP Review Process)</p> <p>(c)summarises the main issues and concerns raised by the persons consulted; and (Such</p>		

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					<p>as parish councillors liabilities perhaps based upon non-disclosure and interference in this financial opportunity).</p> <p>(d)describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan [F11or neighbourhood development plan as proposed to be modified.]</p> <p>(One expects that the only option which will adequately address the unwarranted interference would be to stop interfering and remove any reference to the deletion of Site D.).</p>		

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2.10			PG1 Map 2	Object	<p>It is apparent to me that a nimbyist minority is operating from within this Parish Council, especially on the Steering Group XX (REDACTED)</p> <p>They were intrinsic by instigating, discrediting and promoting Site D's inclusion for consideration XX (REDACTED) in my considered view.</p> <p>To back-up this nimbyist agenda, these local government representatives are going for a complete re-writing of policy PG1 to try to limit similar future growth but with no 'design code' bothered with, with no quantified</p>	<p>Not accepted.</p> <p>Herefordshire Council's guidance on letters of representation for planning has been applied to this comment. https://www.herefordshire.gov.uk/downloads/file/14557/letters-of-representation-privacy-and-guidance</p> <p>Policy PG1 has been prepared to provide the broad approach to development in the Group Parish and sets out the overall development strategy. Other policies in the NDP Review address more detailed planning matters such as design. They are not 'half baked' but have been prepared with the support of an independent planning consultant (Kirkwells), taking into account the policies in the previous</p>	No change.

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					<p>alternatives offered, with no call-for-sites completed and they have presented other half-baked policies but missed out very important current and future factors, events and changes afoot but instead, their main 'material' focus is to propose the deletion of Site D . . . and to stop all future larger developments!</p> <p>Altogether a very backward travelling and nimbyist idea: What these people are proposing does not provide any growth but is instead, is reducing, limiting and shrinking growth and opportunities to stop other good people to come to live in Canon Pyon but</p>	<p>made NDP and local character descriptions and local knowledge of members of the Steering Group. As they are draft policies, they may be amended taking into account consultees' responses prior to submission.</p> <p>The 'main material focus' in the NDP Review was not Site D. The site was considered within the context of a wide-ranging review of all aspects of the former made NDP.</p> <p>This included the fact that Pyons Group Parish has already exceeded its housing target of 68 dwellings for the Plan Period 2011-2031, set out in the Herefordshire Local Plan Core Strategy Policies RA1 and RA2. A total of 97 dwellings are committed or</p>	

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					<p>whilst at the same time, looking to stick development opportunities into the hamlet's back yards instead.</p>	<p>under construction in the Parish area, including two large developments in Canon Pyon. In addition further planning applications for new housing have yet to be determined. Therefore a Call for Sites was not considered to be needed as part of the NDP Review.</p> <p>The NDP area has well documented issues with flooding and waste water which are constraints to development and are of great concern to local residents.</p> <p>There is no intention to stop people coming to live in Canon Pyon. The Parish Council and local residents welcome new people to the community.</p> <p>The approach in the Draft NDP Review therefore is to support small scale infill</p>	

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						development and development on brownfield (previously developed) sites within the identified settlement boundaries.	
2.11			PG1 Map 2 PG10	Object	Site D has been misrepresented to help them with that nimbyist agenda, one of which is by misleadingly pitting Site D against an unavailable, new-school-pipe-dream site, presenting that it could also accommodate housing, using paid-for consultants AECOM to 'professionally' assess both and who do make conclusions using information fed to them by XX (REDACTED) irrelevant and out-of-date 2012 SHLAA findings, findings	Not accepted. AECOM were commissioned through the national Locality technical support programme, to undertake an objective technical site assessment of the 2 remaining sites from the made NDP. There remains an aspiration within the Parish for the school to be relocated to a more accessible location in the village, allowing children from Canon Pyon to walk to school. Therefore this proposal from the made NDP was retained in the NDP Review, with a safeguarded site. The constraints are noted in the supporting text and the	No change.

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					<p>which were merely speculative and subjective from the point of view of a hypothetical developer as to whether they were financially viable and so, not expert opinion, . . . to conclude that Site D is not viable . . . but in spite of many constraints to mitigate; including flooding, trees, access, height . . . that the 'reserved school site is nevertheless viable . . . and then after all of that distraction and waste of grant money, made no changes whatsoever to the current status of that 'reserved for school' land in the Final NDP Review and so, when putting that to the</p>	<p>need to address them is incorporated into the Policy (PG10).</p> <p>The technical site assessment was not a waste of public money but is an important part of the NDP Review Evidence Base and has been used to inform decisions about sites.</p> <p>The proposed site for the school is not 'unavailable'. As the NDP notes in paragraph 10.10, it remains the aspiration of the landowners that the site by the hall is developed for new school.</p>	

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					<p>Regulation 14 – public consultation stage, that ‘unavailable’ site is continuing as ‘reserved for school’!</p> <p>So what was all of that about except if it was to distract and discredit Site D to the unwitting public in their reports ahead of the public (poorly pandemic timed) drop-in for example, manipulating opinions in my view and all so that the minority nimbyists, operating from within the Parish council system, can block Site D.</p> <p>Should grant money be used to assess private land which isn’t available or committed by that landowner?</p>		

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2.12			Site D	Comment	<p>See a more honest assessment table below:</p> <p>Site D – Presented as . . . NOT VIABLE even though</p> <p>Unavailable School/Housing Site presented asVIABLE ???</p> <p>Back Line and not visible from main village or passers by 1.5m higher than road, open to main A4110 and visible to all Centre of village, adjacent existing developments</p> <p>Edge of village adjacent sewage works and river</p>	<p>Noted.</p> <p>The Parish Council notes the landowners' own assessment of and opinions about these various planning issues related to Site D and the proposed safeguarded land for the new school.</p> <p>The decision not to include Site D in the Draft NDP Review was based on the AECOM technical site assessment and the most up to date and available information at that time, and responses to the consultation in March 2020.</p> <p>Some of these findings are disputed by the landowner and a planning application has been submitted to Herefordshire Council – see below.</p>	<p>No change. Refer to 5.6 below.</p>

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					<p>Impacts one listed building but views from are very limited Impacts 2 heritage assets but still . . .</p> <p>Described as outside the natural village linear boundary No such negative presented by AECOM</p> <p>Described as visually sensitive No such negative presented . .</p> <p>Described as 'slightly higher' and 'looking down on' No such negative Presented . . .</p> <p>Exists as available, adopted and viable provision, had anyone checked</p>	<p>The establishment of a 'village hub' is not a new idea but was incorporated into the made NDP - see Para 10.3 of the Draft NDP Review.</p> <p>The NDP Review process did not seek to establish a 'choice' between the proposed safeguarded land for the new school and Site D; rather it has considered each site on its own merits.</p> <p>A planning application (P213332/F) for the proposed erection of 33 new affordable dwellings, new access and visibility splays, internal roads and new drainage infrastructure was submitted to Herefordshire Council in September 2021. The Parish Council objected to the application on the grounds of access, safety, flooding, light pollution, and</p>	

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					<p>Is not available and goes forward as just 'reserved' for 'potential' school . . . nothing about housing.</p> <p>Was OK to be legally allocated and adopted in 2017 NPD following a referendum but with no new evidence, is now being presented as not viable in this NDP Review?</p> <p>Has no such status or relevant assessment given or included but was presented as viable (subject to constraints) during the assessment and public engagement stages of the NDP Review?.</p> <p>Is closer to all of the village facilities</p>	<p>overdevelopment of Canon Pyon. Other objections were also submitted. The Parish Council has decided that Site D should not be re-instated as a site allocation for housing into the submission version of the Review NDP and the planning application will be determined in due course through the development management process.</p>	

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					<p>Is further away except for the village hall</p> <p>NDP2017 – Nags Head is the historical centre (hub)</p> <p>This NDP Review seeks to establish 'idea' of a new primary school, the village hall, some bus stops and a playing field (given in trust to all of the villager by the way), as the NEW centre of the village (hub).</p> <p>Site D is Ready with Pre-Planning completed in 2019 and can provide much needed housing, especially now in 2021,</p>		

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					<p>especially affordable housing.</p> <p>Reserved School Site is a pipe dream and so, unable to provide anything</p> <p>SITE D does not flood and isn't near watercourse</p> <p>Large parts of reserved School Site does flood and is beside brook</p> <p>Site D has no trees to destroy Reserved School Site does have trees and power lines to consider</p> <p>Following 'expert' scrutiny, Site D has no constraints to mitigate about access to Mill Lane or onto</p>		

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					<p>the A4110 and so, is ready to go</p> <p>Reserved school Site has many constraints to mitigate about including poor access out onto A4110 but hasn't been committed to or made available to make such explorations.</p> <p>Against all of the above logic, they demonised Site D in presentations ahead and during, painting it as RED and REJECTED.</p>		
2.13				Comment / Object	<p>Here is an example link - Boundary Maps (pyongroup.co.uk) . . . and scroll down to 'Development Sites In Canon Pyon'. On this 'warning' page, the</p>	<p>Noted.</p> <p>Herefordshire Council's guidance on letters of representation for planning has been applied to this comment.</p>	No change.

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					<p>viewer is asked “Should the remaining sites in Canon Pyon be reconsidered, what are your views?”.</p> <p>The people are being led to think about deleting Site D. XX (REDACTED)</p> <p>In my view, if this information was available and did inform the made NDP as adopted in 2017 then, it really shouldn't be represented to now try to retrospectively discredit Site D in this Review which would require a 2nd referendum but . . . they have nothing else one can call 'new evidence' that would do this manipulation for them.</p>	<p>https://www.herefordshire.gov.uk/downloads/file/14557/letters of representation - privacy and guidance</p> <p>This appears to relate to the presentation slides for the public consultation in March 2020 which are provided on th website.</p> <p>The question was an open question and did not lead residents to object to Site D.</p> <p>It was appropriate to ask for views on remaining sites in the made NDP as part of the Review process. The SHLAA information for the various sites was provided as background information, but in any case the site was later assessed independently by AECOM later in 2020 and found to have constraints that made</p>	

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					Under the same hand, they then pushed ahead with the compilation and/or perhaps manipulation of anonymous, so-called, wider-public-opinions from that poorly timed 'anonymous' COVID drop-in event.)	it unsuitable for development.	
2.14			General comments	Object	Even now, without asking the landowner, they push further and harder against the general, national direction of travel whilst flying in the face of everything else that is going on around them: We've got Brexit, the pandemic with the Coronavirus Act 2020, the economic black hole following lockdowns, the national housing	Noted. These are general concerns about matters far outside the NDP Review process. However the NDP Review does consider matters such as the rural economy, climate change and community resilience in planning policies and supports appropriate new housing development. The Draft NDP Review provides a positive planning	No change.

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					<p>shortage before and still, the Core Strategy review, the failed housing delivery test (HDT), the loss of 6000 houses with the end of the bypass, the While Paper on opening and speeding up planning and in the spirit of UK recovery, the need to work harder and faster for a better future for us all.</p> <p>We now see that the phosphate pollution moratorium which they have also ignored, is now blocking/suspending this and all NDP Reviews in the catchment.</p>	<p>framework to support further appropriate, small scale development within the settlement boundaries.</p> <p>The NDP Review will be amended prior to submission and submission will be delayed until HC advise that NDPs can be progressed following the agreement on a Nutrient Management Plan.</p>	
2.15			Lack of a Call for Sites in NDP Review	Comment Object	Those 'steering' from within have in my opinion, also shot themselves in the other foot from the	<p>Noted.</p> <p>The Steering Group and Parish Council decided that a call for sites was not</p>	No change.

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					<p>getgo, having ignored the 'highly recommended guidance advice' given from Ms Banks,) the advisor on NDPs from Herefordshire Council, regarding the need for a call-for-sites if the made allocations were to be materially changed, a legal process that this Parish Council has overlooked or bypassed to do, no doubt because it would take too long.</p> <p>Please see in this link, section 5 - SG-Notes-22-January-2020.pdf (pyongroup.co.uk)</p> <p>Notwithstanding the bypass of the call-for-sites, Ms Banks also advises that Under the NPPF an NDP</p>	<p>required as part of the NDP Review as there remained some undeveloped sites allocated in the made NDP, there were several outstanding planning applications for new housing and the minimum housing growth target for the Group Parish had already been met and exceeded.</p> <p>There is no 'legal requirement' for a Call for Sites and site allocation in an NDP but including a site allocation strengthens the NDP - see paragraph 14 of the NPPF in terms of applying the presumption in favour of sustainable development. The proposed site for the new school and some limited housing is considered to be a site allocation.</p>	

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					<p>requires a housing allocation site in order to be made or adopted by the planning authority.</p> <p>However, here we have a clear reduction, with only 'infill' windfalls or a site for 10 houses, possibly already counted from 10 years ago elsewhere but which hasn't been developed and is also unlikely to be so, because of contamination else, why hasn't it been developed?</p> <p>So, here we have an NDP with no substantiated housing provision whatsoever provided, not at least for the foreseeable 5 years, trying to go and</p>		

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					get 'made or adopted' by the central body which is desperate to provide more, not less housing.,		
2.16			PG1 Site D Map 2 Process	Comment	Summarising: It all just beggars belief and if the landowner was bothered to be consulted, the Parish Council would have been better informed that it was already too late. In spite of the attempts to discredit Site D, we can confirm that Site D remains as an existing, available, viable and invested site.	Noted. A planning application (P213332/F) for the proposed erection of 33 new affordable dwellings, new access and visibility splays, internal roads and new drainage infrastructure was submitted to Herefordshire Council in September 2021. The Parish Council objected to the application on the grounds of access, safety, flooding, light pollution, and overdevelopment of Canon Pyon. Other objections were also submitted. The Parish Council has decided that Site D should not be re-instated as a site allocation for housing into the submission version of the	No change but refer to 5.6 below.

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						Review NDP and the planning application will be determined in due course through the development management process.	
2.17				Comment	The public should continue to see that as positive and as a benefit to their future prosperity. This last remaining adopted Site provision is not front line, doesn't flood, is in the village envelope, does provide some provision up to 2031 and does support their community growth and contribution in their central Canon Pyon area, for Herefordshire.	Noted.	No change.
2.18	All		General	Comment	Finally, whilst the clerk is protected, perhaps you could politely remind the Parish Council	Not relevant planning matter.	No change.

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					members and individuals involved, that none of them are beyond being jointly and severally liable for any financial loss resulting from such continued interference.		
3.1	N/A			Comment	<p>I have been looking at this online in my capacities as a landowner/ farmer within the parish, and also as agent XX (REDACTED).</p> <p>In my latter capacity, I note that my cousin's land is coloured yellow on one of the plans on page 4 of the document.</p> <p>I do have a practical problem which is that, even at 200% enlargement, I cannot read the text against</p>	<p>Not understood.</p> <p>There is no map on page 4 of the Draft NDP Review. This could refer to the Policies Map for Canon Pyon and the proposed site for the school (Figure 1 and Map 2).</p> <p>The respondent should be contacted and advice / explanation provided.</p>	No change.

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					<p>the key box coloured yellow.</p> <p>I should be grateful if you could devise a way of solving this problem for me.</p>		
4.1			General	Comment / Support	<p>1. Introduction</p> <p>1.1 This representation is submitted by CR Planning Solutions on behalf of Garnstone Farms and is being made to the Reviewed Regulation 14 draft of the Pyons Group Neighbourhood Development Plan (Reviewed PGNDP) which is currently out on its public consultation when representations are invited. This consultation period ends on 15/03/21.</p>	Noted.	No change.

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					<p>1.2 The NDP review process has focused on a number of issues including the identification of settlement boundaries for the settlements of Westhope, Bush Bank (part), Kings Pyon and Ledgemoor and an update to the housing policy to refer to 'defined local need' and to consider the needs of older residents. In addition, NDP Policies have been revisited whilst new Policies have been included.</p> <p>1.3 The Reviewed PGNDP has to meet four basic conditions which include:</p> <ul style="list-style-type: none"> • Having regard to National planning policy. • Being in conformity with the strategic 		

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					<p>policies of the development plan.</p> <ul style="list-style-type: none"> • Contributing to the achievement of sustainable development. • Being compatible with EU obligations and Human Rights. <p>1.4 This representation welcomes the overall approach set out in the reviewed PGNDP, however, seeks some amendments as detailed in section 3 of this representation.</p> <p>These amendments include some revisions/clarifications to Draft NDP Policies as well as an amendment to the settlement boundary for Ledgemoor to ensure provision of a</p>		

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					settlement boundary which better reflects the built form of the village in its entirety and enables the whole village to fulfil its role as an RA2 settlement as well as meeting the identified housing needs of the Parish.		
4.2			Vision	Support	<p>2. Reviewed PGNDP - Areas of Support</p> <p>2.1 The following aspects of the reviewed PGNDP are welcomed as detailed below.</p> <p>2.2 The NDP's Vision which seeks to build a firm foundation for the ongoing sustainable development of the village communities is commended and supported.</p>	Noted.	No change.

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4.3			PG1	Support	2.3 The review PGNDP continues to recognise the sustainable role of Ledgemoor as a focus for proportionate housing growth within the Parish in accordance with Policy RA2 of the Core Strategy.	Noted.	No change.
4.4		10.2		Comment	2.4 A list of community facilities which are located in Ledgemoor village and benefit the local community are provided at para 10.2 which includes a stone mission church, a public house (Marshpools Country Inn) and a club room for community meetings.	Noted.	No change.
4.5		5.6 5.7		Comment Support	2.5 The review PGNDP accords with the NPPF in that it recognises, at para	Noted.	No change.

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					<p>5.6, the need for a positively prepared Plan which 'should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies in accordance with the NPPF'.</p> <p>2.6 Para 5.7 furthers this by stating that 'It would not be appropriate therefore for the NDP Review to resist new development completely; rather the NDP policies should provide a positive planning framework which supports some continued, small scale growth, which meets the local community's needs and aspirations and which is targeted to areas within</p>		

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					defined settlement boundaries.'		
4.6			Obj 2	Comment	2.7 In terms of delivering this small scale growth, Objective 2 at para 4.4 of the NDP supports 'Secondary Development in Other Villages ... Opportunities will be identified that will allow for other smaller developments across the Parish, in particular Westhope and Ledgemoor, making use of available sites that would add to sustainability and the rural nature of the Parish; this would be taken on a case by case basis with some local sanction on design.'	Noted.	No change.
4.7			PG2	Comment	2.8 With regards to the type of housing	Noted.	No change.

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					that is sought, Draft Policy PG2 requires delivery of a suitable mix of housing to support a sustainable future for the local communities to include smaller units for family accommodation, housing suitable for young people and first time buyers, and accommodation which meets the needs of older residents and those with mobility impairments, such as bungalows. Proposals for Self-Build housing projects in the Parish are also encouraged.		
4.8			App 3	Comment	2.9 It is noted that Appendix 3 of the review PGNDP provides character descriptions of the settlements in the Parish including	Noted.	No change.

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					<p>Ledgemoor which it describes as: 'The hamlet of Ledgemoor is located on the western edge of the Group Parish. It is served by the Ledgemoor Road, a rural lane that links the locality to nearby Weobley (1.3 miles), Kings Pyon (1.9 miles), and Hereford (10 miles). Ledgemoor Road is narrow, single lane in places, and does not have a separated pedestrian walkway, or street-lighting. The homes in the hamlet are in two main areas; those dwellings along Ledgemoor Road, and a secondary and more dispersed settlement, centred on the cul-de-sac serving the</p>		

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					Marshpools public house.'		
4.9			All above and see below	Comment	<p>2.10 This representation supports these positive and sound starting points, however, has concerns that these are not fully followed through into the detail of the reviewed PGNDP as detailed in Section 3.</p> <p>3. Reviewed draft PGNDP - Areas of Concern</p> <p>3.1 The following areas of concern are raised:</p>	Noted.	No change.
4.10			PG4	Comment	<p>Draft Policy PG4: Waste Water and Sewerage</p> <p>3.2 There is confusion regarding the wording of Draft Policy PG4</p>	<p>Noted.</p> <p>Refer to Welsh Water comments in Table 2. (no comments)</p>	<p>Amend NDP.</p> <p>Amend NDP Policy PG4 to:</p> <p>'New development proposals will be assessed on a case by case basis in</p>

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					and what the Policy is providing guidance on. Is it referring to developments which rely on the WwTWs? Most of the Parish will operate off a non mains drainage solution. In addition, what is meant by 'other infrastructure is sufficient'. Further clarity is requested on the wording of this Policy and what it relates to.	This Policy should be applied to developments in Canon Pyon and Kings Pyon that rely on the WwTWs. The Policy should be amended to improve clarity.	relation to waste water management and drainage. New development <u>in Canon Pyon and Kings Pyon which rely on the Waste water Treatment Works</u> will only be supported where the capacity of existing sewage works and drainage , and any other <u>drainage</u> infrastructure is sufficient, or where the WwTW have been sufficiently upgraded to a) support new development and b) service new housing developments that have already come forward. <u>'Where connection to the wastewater infrastructure network is not practical, alternative foul drainage will be required in accordance with Local Plan Core Strategy 2011 - 2031 Policy SD4 - Wastewater treatment and river water quality.'</u>
4.11			PG9	Comment	Draft Policy PG 9: Community Facilities.	Accepted.	Amend NDP. <u>Add The Chapel, Ledgemoor to Policy PG9 and Maps 6 and 7.</u>

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			Ledgemoor Policies Map 6 Map 7		<p>3.3 Paragraph 10.2 of the NDP notes that Ledgemoor benefits from a number of community facilities including the stone mission church, a public house (Marshpools Country Inn) and a club room for community meetings. That said, the stone mission church, known as The Chapel, is not included within the list of community facilities provided at Draft Policy PG9.</p> <p>This representation seeks an amendment to Draft Policy PG9 to include The Chapel within the list of community facilities and that a corresponding amendment is also</p>	Add the stone mission chapel to Policy PG9 and Maps 6 and 7.	

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					made to both Map 6 and Map 7 of the NDP to identify the location of The Chapel within Ledgemoor village.		
4.12			PG12	Comment Support	<p>Draft Policy PG12: Promoting Sustainable Design and Resilience</p> <p>3.4 The direction and detail of Policy PG12 is generally commended, however, there is concern that the requirement at criteria 4 for development 'wherever possible' to 'Include internal living space which is capable of accommodating indoor exercise and physical activity;' may result in an increase in the overall scale and build costs of future developments</p>	<p>Noted.</p> <p>The proviso, 'wherever possible' is used to provide some flexibility for all the criteria but just using the word 'encouraging' would weaken the intention of the Policy. An amendment is suggested which incorporates both terms.</p>	<p>Amend NDP.</p> <p>Amend PG12 para 2, last sentence to:</p> <p>'In particular, residential developments should are encouraged wherever possible to:'</p>

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					<p>in the Parish which in turn may result in the delivery of more expensive housing which does not meet local housing requirements.</p> <p>Furthermore, larger developments will likely give rise to more significant visual impact which could conflict with the local design policies which have been drafted for the settlements. As a result, it is requested that criteria 4 is either deleted from Policy PG12 or if this is not supported then the words 'wherever possible' are softened and substituted for 'encouraged'.</p>		
4.13			PG13	Comment	Draft PG 13 Community Energy	Accepted.	Amend NDP.

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					<p>Schemes and Solar Farms</p> <p>3.5 The NDP, through draft Policy PG13, supports small scale community led renewable energy schemes, however, resists large scale commercial solar farms where there will be an impact on landscape character. Furthermore, the Policy does not indicate what is meant by large scale/small scale schemes.</p> <p>3.6 In response to the current PGNDP approach, it is well evidenced and documented that global warming is currently one of the biggest known threats to all life on earth and</p>	<p>Amend Policy PG13 as suggested but with reference to biodiversity as this is included in the paragraph relating to community led schemes.</p>	<p>Amend PG13:</p> <p>'Small scale community-led renewable energy schemes will be supported in Pyons Group Parish, where any adverse impacts on biodiversity and landscape character are avoided or mitigated by siting, design and landscaping.</p> <p>Proposals for large scale commercial solar farms will be resisted where there is a significant adverse impact on landscape character.</p> <p><u>'Proposals for large scale commercially led renewable energy schemes will be supported within the Parish only where it can be demonstrated that the proposal will not have a significant adverse impact on the local landscape character and biodiversity.'</u></p>

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					<p>as a result, opportunities should therefore be taken to reduce its causes, including the reduction of Co2 through the use of renewable technology such as solar panels. As a result, the NDP should take this opportunity to promote a more positive and supportive policy approach to larger scale renewable projects including solar schemes, reflecting the approach which has been taken in the NDP towards Polytunnels within Draft Policy PG8.</p> <p>3.7 Arguably polytunnels and larger scale solar</p>		

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					<p>developments have similar impacts on the landscape, however, Draft Policy PG8 takes a more positive approach and recognises the benefits of polytunnels and provides a list of criteria where they will be supported. A similar approach is sought for larger scale renewable projects which will ensure that the Parish plays its part in taking a positive approach to addressing the impact of global warming.</p> <p>3.8 In support of this approach it should also be recognised that fewer well placed larger renewable schemes maybe far less intrusive than multiple smaller ones.</p>		

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					<p>In addition, they will be easier to operate and more likely to benefit from technology, such as battery storage, that will make them more efficient.</p> <p>3.9 As a result, a more positive approach is sought towards commercially led renewable scheme including solar operations and that Policy PG 13 is redrafted as follows:</p> <p>'Proposals for commercially led renewable energy schemes will be supported within the Parish where it can be demonstrated that the proposal will not have a significant adverse</p>		

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					impact on the local landscape character'		
4.14			Map 6	Comment	<p>Redraft of the settlement boundary for Ledgemoor</p> <p>3.10 Draft settlement boundaries have been included within the review PGNDP to help manage delivery of growth with Draft Policy PG1 stating that 'Proposals for development will be supported within the defined settlement boundaries of Canon Pyon, Westhope, Bush Bank (that part within the Group Parish), Kings Pyon and Ledgemoor as shown on the NDP Policies Map'.</p> <p>3.11 The character description of Ledgemoor which is</p>	<p>Not accepted.</p> <p>The Parish Council considered the arguments presented for extending the Ledgemoor settlement boundary as shown on the map provided (see Appendix 1). However it was agreed that the boundary should not be extended for the following reasons:</p> <ul style="list-style-type: none"> - the area has a very rural character and should not be subject to further significant housing growth; - there are concerns about adding to flood risks in the area; and - there could be an impact on public footpaths. 	No change.

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					<p>provided at Appendix 3 of the NDP and as detailed in para 2.7 of this representation has identified the built form of the village as being 'in two main areas'. This, however, has not been reflected within its draft settlement boundary which has been drawn to only include development which aligns the Ledgemoor road and has excluded the other main part of the village around the Marshpools Public House, which is identified as a valued community facility.</p> <p>3.12 Herefordshire Council's Neighbourhood Planning Guidance Note 20 provides a</p>		

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					<p>guide to preparing settlement boundaries. This advice confirms that a set of criteria should be used when defining the settlement boundary and details that settlement boundaries should trace the edge of the built up area and include buildings that make up the village form.</p> <p>3.13 No such criteria for defining settlement boundaries have been included within the review PGNDP and the resulting draft boundary for Ledgemoor does not trace the edge of the built up area and include the buildings which make up the two main areas of the</p>		

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					<p>village as detailed in Appendix 3 of the Plan. One of the defined main housing areas of the village, located around the public house, has been excluded from the boundary.</p> <p>3.14 Furthermore, the area around the public house, has been recognised by Herefordshire Council as forming part of Ledgemoor village through the granting of recent planning permissions on two infill plots along the lane for four dwellings (ref 181956/F for three dwellings and application ref 182030/F for one dwelling).</p>		

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					<p>3.15 As such this representation seeks an amendment to the settlement boundary of Ledgemoor to include the dwellings located around the Marshpools Public House as detailed at Appendix A of this representation. This extended settlement boundary reflects the two main built-up parts of Ledgemoor, as described in Appendix 3 of the NDP, and reflects the recent planning approvals which have been permitted in this part of the village.</p> <p>3.16 This revised settlement boundary allows the defined built form of Ledgemoor, in its entirety, to meet its</p>		

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					role as an identified Policy RA2 settlement and provides small scale proportionate growth opportunities to meet the specified housing requirements of the area and support a sustainable future for the local communities and the facilities that the village benefits from.		
4.15			See above.	Comment	Conclusion 4.1 The review PGNDP recognises the need to plan positively and to support appropriate local development, however, to achieve this an amendment is sought to the settlement boundary of Ledgemoor to better reflect the built	Noted.	No further changes.

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					<p>form of the village, as described at Appendix 3 of the document, and to enable the whole settlement of Ledgemoor and its two identified main areas of housing along Ledgemoor Road and around Marshpools Public House to be included within a settlement boundary allowing Ledgemoor in its entirety to fulfil its role as an identified Policy RA2 settlement and ensure that the PGNDP is in accordance with the adopted Core Strategy.</p> <p>4.2 In addition amendments are sought to draft Policies PG4 PG9, PG12, PG 13 as</p>		

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					<p>detailed in this representation.</p> <p>4.3 Thank you for this opportunity to make comments on the reviewed PGNDP which we trust will be given full consideration.</p>		
4.16			Map 6	Comment	See 4.14 above.	<p>Noted.</p> <p>See Appendix 1 for map showing proposed amendment to settlement boundary.</p>	No further changes.
5.1			PG1 Map 2 Site D	Comment	<p>Please see cover letter.</p> <p>Pyons Group Neighbourhood Development Plan (NDP) Review (Regulation 14 consultation)</p>	Noted.	No change.

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					<p>I write in relation to the above on behalf of my client, Great Oak Homes Ltd, who control the land subject to the site allocation for Site D ('land adjacent to Brookside and to rear of the Nags Head') in the current version of the NDP.</p> <p>The NDP Review which is now subject to public consultation seeks to remove this allocation to which we strongly object. This letter sets out that such an approach would not be consistent with the evidence base nor, the policies under the NPPF regarding the appropriate approach of Neighbourhood Planning.</p>		

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					<p>This letter will set out the policy and legal basis that the NDP Review will be considered against when it comes to its examination by an independent inspector and thus the considerations that must be made at the early stages of the plan making process. The letter will then set out the importance of the NDP Review being in general conformity with the Herefordshire Core Strategy and national planning policy followed by a review of the available evidence relevant to the allocation of Site D.</p>		

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5.2	All		General	Comment	<p>Policy and legal background</p> <p>The preparation of neighbourhood plans is primarily guided by the Neighbourhood Planning Act (2017) and, the Town and Country Planning Act 1990 (as amended), much of this legislation has been translated into national planning policy. One of the key element of the Act is the requirement that draft neighbourhood plans meet 'basic conditions' which, are detailed below.</p> <p>National Planning Policy Framework (NPPF) The key elements of the NPPF relevant to the production of</p>	<p>Noted.</p> <p>Refer to the Basic Conditions Statement for more detail setting out how the NDP Review meets the required basic conditions. These will be tested at the examination by the independent examiner.</p>	No change.

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					<p>neighbourhood plans are:</p> <ul style="list-style-type: none"> • Paragraph 13: “neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.” • Paragraph 29 requires neighbourhood plans not to promote less development than set out in the strategic policies for the area or undermine those strategic policies. • Paragraph 37 and footnote 21 state that neighbourhood plans must meet certain ‘basic conditions’ and other legal 		

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					<p>requirements (as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)) before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p> <p>Planning Practice Guidance (PPG)</p> <p>The PPG sets out the 'basic conditions' that are relevant to preparing a Neighbourhood Plan if it is to proceed to referendum (ref: 065 Reference ID: 41-065-20140306), these are:</p> <p>a. having regard to national policies and</p>		

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					<p>advice contained in guidance issued by the Secretary of State.</p> <p>b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.</p> <p>c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.</p> <p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>e. the making of the order (or</p>		

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					<p>neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). It is in this context we provide comments to draft Policies PG1 and</p>		

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					PG5 of the NDP Review.		
5.3			PG1 Map 2	Object	<p>Draft Policy PG1: Development Strategy</p> <p>We strongly object to the proposed removal of Site D from the NDP Review and for the reasons given below we consider this would mean the document would fail the 'basic condition' test required by legislation.</p> <p>Meeting Housing Need The NDP Review sets out that at paragraph 1.4 that: "recent housing developments and commitments, primarily in the settlement of Canon Pyon, have meant that the minimum</p>	Noted.	No change - see 5.6 below.

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					<p>housing target for the neighbourhood area of 18%, as set out in the Herefordshire Council Local Plan Core Strategy 2011 - 2031, has been met and exceeded. The NDP Review provides an opportunity for a fresh look at local housing and other planning policies in the light of ongoing development pressures, and the current lack of a 5 Year Land Supply in Herefordshire.”</p> <p>Paragraph 5.4 goes on to explain that the indicative housing growth target of 18% equates to 68 new dwellings in the Group Parish up to 2031.</p>		

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5.4			PG1 Map 2 Site D	Objection	<p>We raise a fundamental concern with this approach given the Herefordshire Core Strategy was adopted in October 2015 and is now in excess of five years old. The NPPF (paragraph 33) recognises the requirement for relevant strategic policies in local plans to be updated once every five years. To date, no such review has been concluded although Herefordshire Council agreed in November 2020 to commence a review.</p> <p>It should thus be recognised that the housing requirement figure currently set out in the Herefordshire</p>	<p>Noted.</p> <p>The Core Strategy remains the Council's adopted strategic local plan. Proposals to review the Local Plan are at an early stage and the NDP Review has been prepared to be in general conformity with the strategic policies in the adopted Local Plan Core Strategy as required in the basic conditions.</p> <p>Herefordshire Council now has a 5 year supply – see Five Year Housing Land Supply (2021 - 2026) Annual Position Statement at 1 April 2021 July 2021. See 6.0 2021 Housing land supply for Herefordshire 'When assessed against the recommended Standard Method, the current supply is 6.90 years.'</p>	No change.

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					<p>Core Strategy, at Policy SS2, of 825 dwellings per annum (dpa), may be altered through a more up to date assessment of housing need. In this context paragraph 60 of the NPPF would require strategic policies to be informed by a local housing needs assessment, conducted using the standard method.</p> <p>Indications for Herefordshire are that its standard method figure would increase the housing requirement to 846 dwellings per annum (dpa).</p> <p>Given there is every indication that the housing need figure</p>	<p>As the Local Plan review does not yet provide a revised housing target for the NDP areas, the NDP Review takes into account the fact that the minimum housing target has been met and exceeded and plans for some further growth within settlement boundaries.</p>	

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					<p>for the county would increase, the guidance in the PPG in relation to reviewing and updating neighbourhood plans is pertinent:</p> <p>“to reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance (ref: Paragraph: 084 Reference ID: 41-084-20190509) (my emphasis).</p>		

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					Given the age of the adopted Core Strategy and more up to date evidence on housing need through the standard method, it is imperative that as a minimum the NDP Review does not seek to remove existing allocations previously secured in the adopted NDP. Such an approach would be inconsistent with national policy.		
5.5			PG1	Comment Objection	Notwithstanding the above, the approach set out in the NDP Review is inconsistent with the currently adopted Herefordshire Core Strategy (Policy RA1) which describes the housing target as a minimum figure and figure 4.14 which identifies Canon Pyon	Noted. The approach is not inconsistent with the Core Strategy. Policy PG1 supports development within the settlement boundaries of all the settlements identified in Figs 4.14 and 4.15 within the Group parish.	No change - see 5.6 below.

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					<p>as one of the settlements to be the main focus of proportionate housing growth. The approach is also at odds with the NPPF (paragraph 59) which emphasises the importance of significantly boosting the supply of homes.</p> <p>Further, the PPG states in relation to housing requirements: "neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it" (ref: Paragraph: 103 Reference ID: 41-103-20190509) (my emphasis).</p>	<p>The NDP Review noted that the minimum target figure has been met and exceeded but takes a positive approach to further development in the Parish. Paragraph 8 sets out ' Small scale infill development and development on brownfield (previously developed) sites will continue to be supported.' This approach is reflected in Policy PG1 and takes account of extensive recent development in Canon Pyon on former allocated sites and existing commitments.</p>	
5.6			PG1 Map 2 Site D	Objection Comment	It is therefore essential that the NDP Review ensures	Not accepted.	Amend NDP to explain why Site D has not been included.

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					<p>allocations of sufficient new homes in the area. The site which is allocated in the adopted Neighbourhood Plan (2017) 'Site D' was at the time recognised as a suitable location for new housing. We provide evidence in this submission to highlight the deliverability of the site and rebut conclusions in the AECOM report which put forward reasons for its exclusion. Given this, we will set out why there are no technical reasons preventing the site's delivery and hence why it is essential that it remains an allocated site.</p>	<p>The Parish Council has reviewed the supporting documentation and that submitted with the subsequent planning application in September 2021.</p> <p>The Parish Council maintains its objections to housing development on Site D and has decided to not include the site in the submission Review Plan.</p>	<p>Insert text into Development Strategy section:</p> <p><u>'Site D was not carried forward into the Review Draft Plan and at the Regulation 14 consultation stage, objections were submitted by the landowner of Site D and their agent. Various background reports and supporting information were provided which sought to address the various constraints, and this information is included in the Consultation Statement.'</u></p> <p><u>A planning application (P213332/F) for the proposed erection of 33 new affordable dwellings, new access and visibility splays, internal roads and new drainage infrastructure was submitted to Herefordshire Council in September 2021 . The Parish Council objected to the application on the grounds of access, safety, flooding, light pollution, and overdevelopment of Canon Pyon. Other objections</u></p>

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							<u>were also submitted. The Parish Council has decided that Site D should not be re-instated as a site allocation for housing into the submission version of the Review NDP and the planning application will be determined in due course through the development management process.'</u>
5.7			PG1 / General	Comment	The consequences of neighbourhood plans climbing back on previous commitments to deliver housing will compound the land supply issues that Herefordshire is facing at present which, according to the Council's 5 Year Housing Land Supply Statement 2020-2025 (January 2021 Addendum) is only 4.22 years (a shortfall of circa 1,000 dwellings). This is a	Noted. Refer to 5.4 above for the updated position.	No further change.

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					change to the figure presented by the Council in its April 2020 update of 3.69 years merely due to the application of a 5% buffer as per the latest Housing Delivery Test results as opposed to the previously applied 20% buffer.		
5.8			PG1 / General	Comment	Nevertheless the latest figure still demonstrates a substantial shortfall in housing. The land supply position is also being challenged at present through a planning appeal for a refused outline planning application for 625 units at Ledbury (PINS ref: 20/3244410) where	Noted. Refer to 5.4 above for the updated position.	No further change.

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					the appellant presents a case demonstrating the Council has a 2.71 year land supply. The outcome of this appeal is expected in March 2021.		
5.9			PG1 General	Comment	The Neighbourhood Plan indeed recognises the issues Herefordshire is facing in terms of land supply and this is one of the reasons stated as a driving force behind production of the NDP Review (as referenced in the Forward of the NDP).	Noted.	No further change.
5.10			PG1 General	Comment	However, the consequences of excluding deliverable sites will compound the land supply issues faced by the county and will be in conflict with paragraph 29 of the NPPF which requires	Noted. The NDP Review does not promote less development than that set out in the Core Strategy. In fact it promotes more as the minimum housing target has been met and exceeded and the NDP supports further	No further change.

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					<p>neighbourhood plans not to promote less development than set out in the strategic policies for the area or undermine those strategic policies.</p> <p>The approach taken would clearly undermine the Core Strategy and thus would will fail the basic condition test of ensuring general conformity with the strategic policies of the development plan. It would also fail the basic condition of having regard to national planning policy as set out above.</p>	<p>development over the plan period.</p>	
5.11			PG1 Map 2 Site D	Objection	<p>Removal of Site D allocation</p> <p>A key issue for the Neighbourhood Plan</p>	<p>Noted.</p> <p>Refer to 5.6 above.</p>	No further change.

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					<p>review was identified as the consideration of the suitability and viability of the former housing site allocation Site D (paragraph 3.3). The plan (paragraph 5.2) later states the reasons why the allocation is now proposed for removal through the NDP Review citing the conclusions of the Site Options and Assessment Report (AECOM - September 2020) which, concluded: "PGNP02 is found to be not suitable at present for residential development due to the lack of sustainable access and visual sensitivity, and therefore not appropriate for allocation in the Plan."</p>		

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5.12			PG1 Map 2 Site D	Comment	<p>Table 3 of the AECOM report considered Site D was not appropriate for allocation in the NDP Review due to the following:</p> <ul style="list-style-type: none"> • “The site is situated within a larger open field with its northern boundary marked by a Public Right of Way, without a natural boundary feature. A number of adjacent dwellings overlook the site, giving it sensitivity in terms of neighbouring residential amenity. • While the site’s existing access through a narrow, single-track lane could potentially support a limited number of dwellings, there is no safe pedestrian 	<p>Noted. Refer to 5.6 above.</p>	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
					<p>access. Provision of footways would require third party land. In addition, the junction of the lane with the A4110 has restricted visibility due to placement of existing buildings and there is limited potential to provide an additional entrance. Development at this location is therefore unsustainable and would be in contrary to Policy SS7 of the Herefordshire Local Plan Core Strategy.</p> <ul style="list-style-type: none"> • The site is in close proximity to a Grade II listed building but has very limited visibility from the building, although design of any potential development at this location would need to 		

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					be sympathetic to the setting of heritage assets.”		
5.14			PG1 Map 2 Site D	Objection	<p>The NDP Review (paragraph 5.14) states that due to strong opposition Site D is removed for the foreseeable future due to the following:</p> <p>a. Concerns over road access onto Mill Road including its narrowness (single-lane), lack of discernible verge to allow safe separation of vehicles and pedestrians and other nonvehicle users.</p> <p>b. The poor line of sight at the junction with the A4110.</p> <p>c. Mill Road is identified by the Environment Agency</p>	<p>Noted.</p> <p>Refer to 5.6 above.</p>	No further change.

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					<p>as being at "High Risk" from surface flooding preventing use by pedestrians and most vehicles.</p> <p>d. It is considered that run-off from the site will exacerbate surface flooding, in particular at Kinford.</p> <p>e. The site will extend light pollution into what is currently a dark area.</p> <p>f. The loss of habitat.</p> <p>g. The site is on slightly higher ground than the adjoining Patrick Orchard and Brookside and would thereby overlook these homes.</p> <p>We set out below responses to each of</p>		

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					the issues raised based on a review of the AECOM Site Options and Assessment Report and, evidence from previous pre-application dialogue with Herefordshire Council on the suitability of the site for development.		
5.15			PG1 Map 2 Site D		Access The AECOM Site Assessment Report, Site Assessment Proforma (Appendix A of the document) sets out for Site PGNP02 (i.e. Site D) that: "the junction of the lane with the A4110 has restricted visibility due to placement of existing buildings and have little potential to provide an additional vehicular entrance"	Noted. Refer to 5.6 above.	No further change.

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					and, that “there is currently no safe pedestrian access to the site. Provision of footways would require third party land.”		
5.16			PG1 Map 2 Site G		Earlier pre-application engagement with Herefordshire Council was supported by an assessment of the suitability of the access produced by Cotswold Transport Planning (CTP) on behalf of the developer (enclosure 1). This sets out that there is no recent pattern or history of collisions in the immediate locality of the site and it is considered that there is no existing safety issue on the local highway network that would be exacerbated	Noted. Refer to 5.6 above.	No further change.

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					<p>by the development proposals.</p> <p>It proposes an access arrangement onto Mill Road in accordance with Herefordshire Council's Highways Design Guide for New Developments. The accompanying Proposed Access Arrangement Plan shows how there is land available to widen Mill Road within the vicinity of the site access to 4.5m. This will allow for provision of a passing place to enable two cars to pass providing a benefit for existing and proposed road users. The letter demonstrates that the required emerging visibility splays are achievable in both</p>		

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					<p>directions within land in the ownership of the applicant, within the extent of the adopted highway and not reliant on third party land. Visibility from the proposed access is therefore considered acceptable.</p> <p>The letter goes on to demonstrate the deliverable off-site highway improvements; minor kerb line amendments to enable two cars to pass more comfortably at the A4110 junction and the provision of a formal passing place to enable cars, cyclists, pedestrians & horses to wait to enable another vehicle to pass</p>		

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					<p>between site access and the A4110 junction. These improvements can be provided along Mill Road to the west towards the A4110. The CTP letter considers that these highway improvements are suitable to mitigate the impact of the development.</p> <p>Further evidence is provided in relation to pedestrian safety. The CTP letter clarifies that Mill Road is a road where the carriageway is shared by all road users. As per pages 82 and 83 of Manual for Streets (MfS), research on shared space streets indicates that there is a selflimiting factor on</p>		

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					<p>pedestrians sharing space with motorists of around 100 vehicles per hour.</p> <p>Automated Traffic Count (ATC) data provided sets out that the maximum recorded daily flow on Mill Road was 148 vehicles, this equates to an average of six vehicle movements per hour over a 24-hour period.</p> <p>Therefore, Mill Road can be considered appropriate to operate as a 'shared surface street'.</p> <p>It is also important to note that the existing Public Right of Way which runs across the site would necessitate existing pedestrian to walk along Mill Road</p>		

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					<p>at some point so there is every indication it is already used as a shared surface.</p> <p>The evidence presented therefore demonstrates that site access arrangements are considered suitable for the proposed development and appropriate junction visibility splays can be provided.</p> <p>The exclusion of Site D from the NDP Review on the basis of highway issues is therefore not justified by the evidence presented. Further there are no new issues presented which would negate the support provided for originally allocating the site.</p>		

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					<p>The AECOM Report (Table 1) identifies that the conclusions of the 2012 SHLAA Assessment identified these issues however, this did not prevent the NDP later adopting the allocation in 2017.</p> <p>There are clearly no material changes in circumstances to warrant a different conclusion on highway and access matters now being reached in respect of the allocation of Site D.</p>		
5.17			PG1 Map 2 Site D	Object Comment	<p>Flooding / drainage</p> <p>Paragraph 5.14 of the NDP Review states that Mill Road is at 'high risk' from</p>	Refer to 5.6 above.	No further change.

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					<p>surface water flooding and that development of the site will exacerbate surface flooding.</p> <p>However, pre-application discussions with Herefordshire Council on development of the site included a response from the Land Drainage Officer (enclosure 2) which indicated that issues of surface water flood risk and flow along the southern boundary of the site (i.e. Mill Road) should be considered in the assessment of flood risk and design of the scheme. The issue was not raised as an issue preventing delivery of the scheme.</p>		

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5.18			PG1 Map 2 Site D	Object Comment	<p>Light pollution</p> <p>The Environment and Ecology report supporting the NDP Review sets out issues and considerations relevant to light pollution. However, no evidence is presented to demonstrate that Site D will specifically cause issues of light pollution nor, how such impacts would be any different from those generated from other sites previously allocated.</p> <p>In terms of mitigating any potential impacts of light pollution from development, we note that draft Policy PG5 of the NDP Review suggests a number of mitigation options to</p>	<p>Noted.</p> <p>Refer to 5.6 above.</p>	No further change.

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					<p>minimise light pollution including low level lighting and movement detectors on security lighting. The NDP Review clearly recognises that such mitigation is appropriate to address light pollution issues. Therefore, there is no evidence to support exclusion of Site D on light pollution issues.</p> <p>We also separately comment on Policy PG5 below.</p>		
5.19			PG1 Map 2 Site D	Objection Comment	<p>Habitat loss</p> <p>The NDP Review refers to habitat loss as a reason for the removal of the Site D allocation but does not appear to provide</p>	<p>Noted.</p> <p>Refer to 5.6 above.</p>	No further change.

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					<p>further evidence to support this.</p> <p>Through pre-application engagement with Herefordshire Council a response from the Council's Ecologist was received (enclosure 3). This did not raise objection to the proposals and suggested material in relation to biodiversity surveys that should be provided to support a planning application.</p>		
5.20			PG1 Map 2 Site D	Objection Comment	<p>Overlooking of adjacent homes</p> <p>Through pre-application dialogue a proposed layout for the site has been prepared by the developer. The initial pre-application</p>	<p>Noted.</p> <p>Refer to 5.6 above.</p>	No further change.

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					engagement was on the basis of a scheme for 30 dwellings. This was revised down to 28 dwellings (see enclosure 4) following feedback from Herefordshire Council (see enclosure 5). The feedback set out that the revised scheme layout was welcomed and no issues were raised in respect of overlooking of adjacent properties.		
5.21			PG1 Map 2 Site D	Objection Comment	Conclusion on draft Policy PG1 Based on the above it is clear that there is no evidence to warrant removal of Site D's allocation and, to the contrary, sufficient evidence to support its inclusion in the NDP Review.	Noted. Refer to 5.6 above.	No further change.

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					<p>The approach of the NDP Review to remove the allocation is inconsistent with the Core Strategy which describes the housing requirement as a minimum. Noting the age of the Core Strategy the approach is also inconsistent with more up to date evidence on housing need through the standard method which indicates a potential increase in the housing requirement. This is pertinent to note in terms of the requirements of the PPG that neighbourhood plans should take account of the latest evidence available and meet 'and where possible exceed' their</p>		

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					<p>minimum housing requirement.</p> <p>Given there is no evidence to support the removal of Site D, and the importance of the NDP Review positively supporting housing growth, the current approach of Policy PG1 would clearly fail the basic condition tests by not having regard to national policy and, not being in general conformity with the policies contained in the development plan. This issue can only be rectified through the retention of Site D's allocation.</p> <p>If the NDP Review were to proceed with the proposed removal of Site D, the change</p>		

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					<p>would be of an extent to be considered as a material modification which would change the nature of the plan and thus would require examination and a further referendum (noting the provisions of PPG Paragraph: 106 Reference ID: 41-106-20190509).</p> <p>The scaling back of development previously allocated is also likely to compound the housing land supply issues currently faced by Herefordshire. It would also go against the results of the previous referendum on the currently adopted Neighbourhood Plan</p>		

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					<p>where the site was included. The site is fully deliverable and the developer is keen to work with the Parish Council to progress development proposals.</p> <p>(Supporting Documentation is in Appendix 2.)</p>		
5.22			PG5	Objection Comment	<p>Draft Policy PG5: Protecting and Enhancing the Natural Environment</p> <p>We object to the policy wording that "light pollution should be minimised to protect dark skies and local wildlife. Developments should not increase light pollution in terms of</p>	<p>Accepted.</p> <p>Amend PG5 as suggested.</p>	<p>Amend NDP.</p> <p>Amend Policy PG5 criterion 1 second sentence as suggested to: <u>'light pollution should be minimised to protect dark skies and local wildlife. Developments should seek to minimise light pollution in terms of either the extent of the lit area or the intensity and luminosity.'</u></p>

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					<p>either the extent of the lit area or the intensity and luminosity.”</p> <p>It may not be feasible for development to ensure no increase in extent of lit areas given the nature of residential schemes. Whilst the aspirations of the policy are supported we consider more appropriate wording would be: “light pollution should be minimised to protect dark skies and local wildlife. Developments should seek to minimise light pollution in terms of either the extent of the lit area or the intensity and luminosity.”</p>		
5.23				Comment	We trust that these representations can be taken into account	Noted.	No further change.

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					in preparing the next stages of the NDP Review and would be happy to discuss with the Parish Council the positive contribution that Site D can make to the Neighbourhood Plan.		
5.24					Enc: Enclosure 1 – Letter from Cotswold Transport Planning Enclosure 2 - Land Drainage Officer Comments Enclosure 3- Ecology Comments Enclosure 4 – Illustrative Site Layout Enclosure 5 – Pre-application feedback from Herefordshire Council	See Appendix 2. Documents also provided on NDP website under 'Consultation Responses - Supporting Documents'	No further change.
6.1 Hook Mason Consulting			PG1 PG2	Comment	Draft Policy PG1 Development Strategy & PG2 : Housing	Not accepted. Refer to Table 1 Herefordshire Council's	No change.

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on behalf of GP Thomas & Son Ltd					<p>The respondent acknowledges the PC's objective to limit further residential development to minor development (i.e less than 10 dwelling units) and additionally that future residential development should be restricted within the defined settlement boundary of the five settlements with comprise the Pyons Group neighbourhood area; other than presumably in circumstances which comply with Herefordshire's Core Strategy Policy RA3- Herefordshire's countryside.</p> <p>As currently drafted, the draft Policies PG1 & PG2 does not directly align with CS</p>	<p>comments. A small amendment has been made to delete the reference to 1-2 dwellings and to provide more information in the supporting text, but overall Herefordshire Council is supportive of the Policy wording.</p>	

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					<p>Policy RA2 – Housing in settlements outside Hereford and the market towns, which states that: 'Housing proposals will be permitted where the following criteria are met: 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area' The respondent therefore requests that the wording of draft Policy wording is amended to directly align with CS Policy RA2.</p>		
6.2			Map 2	Comment	It is additionally requested that the proposed settlement boundary for Canon Pyon is revised to	<p>Not accepted.</p> <p>The Parish Council has objected to this planning application.</p>	No change.

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					<p>incorporate the area of land immediately opposite the recently completed development at Watling Close, which is the subject of current planning application ref P201913/F on the basis that the proposed development is sited immediately adjacent to the min built up area of the settlement and as such represents sustainable development entirely compliant with CS Policy RA2. Residential development on this land would represent a logical rounding off of the settlement towards its southern end.</p>	<p>Please refer to Herefordshire Council website planning applications / representations:</p> <p>Nature of feedback: Objecting to the application</p> <p>Comment: Pyons Group Parish Council objects to the planning application for the following reasons:</p> <p>1. The site falls outside the settlement boundary in the neighbourhood development plan (policy PG1 and PG3), and by proposing to extend the village in a linear manner, is contrary to the NDP's objective to "emphasise the 'centre' of the Village by creating a hub that is defined by the Village Hall, the Playing Field, the Shop</p>	

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					<p>The candidate site is detailed on location plan drawing 7654.01A attached with this representation.</p> <p>The current draft plan references in para 5.4 that the Pyons Group Parish has already exceeded its housing target provision of 68 dwellings within the plan period to 2031, with a total of 97 dwellings either committed or constructed . This statement fails to acknowledge however that such housing targets represents the minimum requirement as opposed to any maximum provision.</p> <p>See Appendix 3.</p>	<p>and the Pub” (3.3.2. Primary Development, page 14).</p> <p>2. The proposal is therefore contrary to policies SS1, SS7, RA2, RA1 and SD1 of the Herefordshire Local Plan Core Strategy.</p> <p>3. The housing policies in the neighbourhood development plan have delivered approximately 60 dwellings over two sites (sites A and B), and planning permission has been granted for development of 10 dwellings at site C. The parish council believes this demonstrates the plan has been genuinely pro-development, far exceeding the housing guideline for the group parishes, and that therefore the settlement boundary should carry full weight.</p> <p>4. There is no housing need. Houses remain</p>	

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						<p>unsold on the recent developments in Canon Pyon in Watling Close and Pyon Close as well as elsewhere in the parish.</p> <p>5. The proposed access to the A4110 is considered to be unacceptably hazardous due to the staggered crossroads that would be formed with the entrance to Watling Close opposite, and because of the significant difference in the level of pavement relative to the A4110. This, combined with the speed of traffic (there is known to be a speeding problem which is why the Safer Roads Partnership undertakes enforcement at Canon Pyon), should be sufficient grounds alone for refusal of the application.</p> <p>6. The sewerage infrastructure is at capacity, as was demonstrated by the effluent that was observed during the recent flood</p>	

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						<p>events at Canon Pyon. The sewerage infrastructure needs to be upgraded to prevent such pollution incidents and to help reduce phosphates in the Lugg and Wye. Currently, with two brooks at either end of the village, it is all too easy for leaks from the sewerage system to get into the river systems. When consulted on the NDP Welsh Water stated that: "It is unlikely that capacity exists within Canon Pyon WwTW to accommodate the foul flows from the number of units proposed on [a further development site]. There are no improvements planned at the WwTW within our current regulatory investment programme (Asset Management Plan 6 - 2015-2020). If [a further development] is to progress in advance of our future regulatory improvements, it</p>	

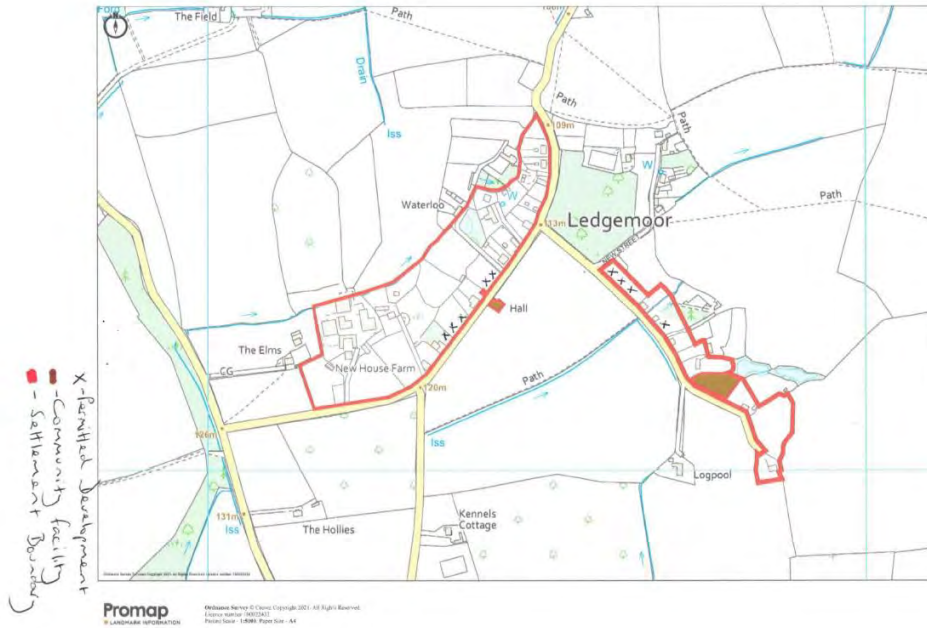
Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective/ Policy No.	Support/ Object/ Comment	Comments received	Parish Council's Consideration	Amendments to NP
						<p>will be necessary for a feasibility study to be undertaken on the capabilities of the WwTW at the developer's expense. The conclusion of the study will determine the upgrade works required". The parish council is not aware that any such study has been carried out and believes that there should be no further development in Canon Pyon until the sewerage infrastructure has been appropriately upgraded. 7. Flooding cut off the village, including the proposed site, earlier this year when the two brooks flooded the A4110 at each end of the Canon Pyon. Climate change may mean such events increase in frequency making the proposed development unsustainable. It is believed that development of the site will exacerbate the</p>	

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						<p>problems of increasing incidents of surface water run off flooding and sewerage leaks.</p> <p>8. The proposed development is not considered sustainable due to the lack of local jobs and extremely limited bus service, which makes it impossible to use public transport to commute to Hereford or Leominster. People will need to use their cars to get about, which is not considered to be a responsible and sustainable approach to development. In summary, Pyons Group Parish Council considers the proposed development to be contrary to the neighbourhood development plan/ Local Plan Core Strategy, and to have significant constraints which make it unsustainable. The parish council respectfully urges</p>	

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						that the planning application is REFUSED.	

Appendix 1

Supporting document for Reference 4



Appendix A: Amended Settlement Boundary Ledgesmoor

Appendix 2

Supporting Documents for Reference 5



Herefordshire Council
 Planning Services
 PO Box 230
 Blueschool House
 Hereford
 HR1 2ZB

Date: 27th March 2019
 Our ref: CTP-18-645

Dear Sirs,

Mill Road, Canon Pyon

Cotswold Transport Planning Ltd (CTP) has been appointed by Jeffrey Hancorn to provide preliminary transport planning advice in support of a pre-application enquiry of up to 30 dwellings to Herefordshire Council (HC) for a proposed residential development, with a new vehicular access, at land adjacent Mill Road, Canon Pyon.

This letter considers the feasibility of a residential development, based on the appropriateness of the proposed access arrangements, in capacity terms, to accommodate the additional vehicle trips associated with up to 30 residential dwellings, in Canon Pyon.

Site Location

The application site is located within the village of Canon Pyon, Herefordshire on an undeveloped plot of agricultural land. The site is bound to the south by Mill Road, to the west by residential properties associated with Mill Road, Patrick Orchard and the A4110, to the north by residential properties associated with Brookside and to the north-east by undeveloped agricultural land. The site, its context and relationship with immediate adjoining areas is illustrated in **Appendix A**.

It should be noted that to the west of the application site along the A4110, adjacent to the junction with Mill Road, planning permission was granted conditionally by HC for the construction of 27 dwellings with a new access off the A4110 (Planning Ref: P141917/F). The development is currently in the process of being built. Therefore, the principle of development in this village location has been established.

Local Highway Network

Mill Road

Mill Road, which fronts the southern boundary of the site, is a single-track rural lane that accommodates two-way traffic. It runs in a roughly south-west to north-east alignment. It forms a priority junction with the A4110 to the west and merges into Lower Demdale to the north-east.

It is subject to the National Speed Limit (50mph), within proximity to the site, which reduces to 30mph, upon approach to the junction with the A4110. Mill Road is bordered by hedgerows along the majority of its length and does not benefit from pedestrian footways or street lighting.

The application site currently takes access off Mill Road via an existing agricultural gated field access.

A4110

The A4110, a distributor road, is a single carriageway that routes north-south and provides access to the A44 to the north and Hereford to the south. Throughout Canon Pyon it is subject to a 30mph speed limit.

Walking and Cycling

In terms of pedestrian access there are no formal footways on either side of Mill Road, until its junction with the A4110. Inspection of HC's online mapping portal confirms that there are Public Rights of Ways (PROW) within proximity to the site. Public Footpath CP19 runs through the centre of the site, between Mill Road and Brookside, and routes in a south-east to north-west direction. There are no formal cycling facilities or designated cycle routes in proximity to the site.

Illuminated footways are provided along both sides of the A4110 throughout the village. The local shop / post office and bus stops are located 220m (approximately 2 ½ minute walk) to the south of the site along the A4110. The bus stops provide access to bus routes 498, 501, 502, 504, 602 for northbound and southbound travel to Leominster and Hereford respectively. Both stops are formal stops that consist of a flag, pole and timetable provision.

Highway Safety

A review of highway safety has been undertaken using the Crashmap database for the most recent five-year period available to the end of December 2018. The review confirmed that no collisions have taken place within proximity to the site during the most recent five-year period. An extract from the Crashmap database is provided in **Appendix B**.

In conclusion, there is no recent pattern or history of collisions in the immediate locality of the site and it is considered that there is no existing safety issue on the local highway network that would be exacerbated by the development proposals.

Traffic Surveys

An Automatic Traffic Count (ATC) was undertaken on Mill Road, 15m to the east of the existing access, by 360TSL, an independent traffic surveyor, between Wednesday 30th January 2019 to Tuesday 5th February 2019. The results are included in **Appendix C** and the combined average weekday peak hour flows are summarised in **Table 1** and speeds are summarised in **Table 2**.

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Time Period	Direction	Total
AM Peak (08:00 - 09:00)	Northbound	11
	Southbound	5
	Total	16
PM Peak (17:00 - 18:00)	Northbound	6
	Southbound	7
	Total	13

Table 1: Summary of Average Weekday Vehicle Traffic on Mill Road

As Table 1 highlights, two-way flow of 16 vehicles were recorded on Mill Road in the AM peak (08:00 - 09:00) and two-way flow of 13 vehicles in the PM peak hour (17:00 - 18:00).

As the proposed development will result in an intensification in use of Mill Road, it is necessary to demonstrate that junction visibility will be suitable, based on the recorded 85th percentile traffic speeds.

Direction	Average Speeds (mph)	85 th ile Speeds (mph)
Northbound	21.6mph	25.9mph
Southbound	23.0mph	25.9mph

Table 2: Summary of Average Speeds on Mill Road

As Table 2 indicates, for northbound traffic the average speed was 21.6mph and the 85th percentile speed was recorded at 25.9mph. For southbound traffic the average speed was 23.0mph and the 85th percentile speed was recorded at 25.9mph.

For design purposes, the 85th percentile speeds used for new major/minor junctions or accesses on existing roads, should be adjusted for 'wet weather speeds' (generally taken as being 4kmph (2.5mph) lower than dry weather speeds as per TA22/51 of DMRB. It should be noted that 85th percentile speeds were not recorded under wet conditions; therefore, wet weather adjustments have been made.

Site Access

The proposed access arrangement is illustrated in CTP Drawing SK01-B, attached at Appendix D, and is in accordance with HC's Highway Design Guide for New Developments.

The proposed access will be in the form of a simple priority junction with a 5.5m wide carriageway, 6.0m kerb radius and a 2m footway to the west to the site boundary. As shown on Drawing SK01-B, its proposed to widen Mill Road to approximately 4.5m within the vicinity of the site access to the east to provide a passing place to enable two cars to pass providing a benefit for existing and proposed road users. Junction visibility plays of 2.4m x 28m, in both directions, commensurate with the recorded 85th wet weather percentile speeds are proposed to be provided.

Drawing SK01-B demonstrates that the required emerging visibility plays are achievable in both directions within land in the ownership of the applicant, within the extent of the adopted highway and not reliant on third-party land. Visibility from the proposed access is therefore acceptable.

Off-site Highway Works

An indicative plan, Drawing SK02, provided at Appendix E, demonstrates the deliverable off-site highway improvements (minor kerb line amendments to enable two cars to pass more comfortably at the A4110 junction and the provision of a formal passing place to enable cars, cyclists, pedestrians & horses to wait to enable another vehicle to pass between site access and the A4110 junction) that can be provided along Mill Road to the west towards the A4110. It is considered that these highway improvements are suitable to mitigate the impact of the development.

Pedestrian Safety

Mill Road is a road where the carriageway is shared by all road users. As per pages 82 and 83 of Manual for Streets (MfS), research on shared space streets indicates that there is a self-limiting factor on pedestrians sharing space with motorists of around 100 vehicles per hour. Above 100 vehicles per hour, pedestrians treat the street as a 'road to be crossed' rather than a space to occupy. On this basis, a shared surface road is suitable where traffic flows are below 100 vehicles per hour.

As per the ATC data, which is provided in Appendix C, the maximum recorded daily flow on Mill Road was 148 vehicles, this equates to an average of six vehicle movements per hour over a 24-hour period, or one vehicle movement every ten minutes. Mill Road can therefore be considered appropriate to operate as a 'shared surface street'.

Furthermore, Manual for Streets 2 (MfS2) states that many rural villages and lanes are unlikely to conform to a standardised highway layout where carriageways are often narrow and where footways may be narrow or non-existent. It also states that as a result of this, vehicle speeds are often low (as confirmed by speed surveys in relation to this scheme). MfS2 also recognises that the urbanisation of rural lanes and streets is not desirable and that a place sensitive approach should be used.

Trip Generation

The TRICS database has been consulted to determine the estimated trip generation of the proposed development.

Based on residential sites with similar site location characteristics within the TRICS database version 7.5.4; calculated vehicular trip rates and estimate traffic generation for 30 privately owned residential dwellings in this location is set out in Table 3.

Land Use / Floor Area	Peak Period	Forecast Trip Generation - Proposed 30 Dwellings					
		Trip Rate (per dwelling)			Estimated Trips		
		Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
C3 Residential (30 Dwellings)	AM Peak (08:00 - 09:00)	0.088	0.284	0.352	2	9	11
	PM Peak (17:00 - 18:00)	0.284	0.105	0.389	9	3	12

Table 3: Proposed Vehicular Trip Rates and Forecast Trip Generation (30 Dwellings)

30 proposed open market residential dwellings are predicted to result in just 11 two-way vehicle trips in the AM peak and 12 two-way vehicle trips in the PM peak period, which equates to an additional vehicle trip every 5 to 5 ½ minutes in both the AM and PM peak periods. Consequently, it is reasonable to conclude that, in view of the relatively modest trip generation for the site, it is predicted that the level of increase would not have a detrimental impact on the safe and efficient operation of the local highway network.

Suggested Planning Application Inputs

CTP have completed this feasibility study on behalf of Jeffrey Hancorn, to provide preliminary transport planning advice in support of a pre-application consultation enquiry to HC for a proposed residential development, with a new vehicular access, at land adjacent Mill Road, Canon Pyon.

For the scale of development proposed, we would recommend a Transport Statement (TS) report as being the commensurate level of assessment required for the planning application.

Given the scale of the proposed development it is not considered that a Travel Plan (TP) or a Walking, Cycling and Horse-Riding Assessment and Review (WCHAR) are required as part of the planning application.

Transport Statement

The TS will provide a detailed review of the proposed development within the context of the local highway network, and will then provide justification for the proposal, and advise on the measures considered appropriate to make the site suitable (policy compliant), all with a view to obtaining a positive recommendation from the highway officer.

At this stage, based on experience with other sites within this Authority, it is anticipated the TS will comprise the following detailed below:

Existing Conditions

- I. A review of the site location and composition;
- II. A review of the local highway network;
- III. A brief accessibility critique identifying the proximity of local services and amenities, plus any infrastructure available to promote travel by sustainable means; and
- IV. Analysis of local highway safety data for the most recent three-year period available.

Proposed Conditions

- I. A description of the development proposals, including confirmation of no. of dwellings;
- II. Description and justification for the access arrangement (with visibility splay drawings for each access), off-site highway improvements, internal layout, car and cycle parking provision, and access for service and emergency vehicles, including all necessary swept-path assessments; and
- III. Forecast traffic generation assessment using TRICS to demonstrate there will be no overall material impact on the local highway network.

Summary

The development proposals consist of up to 30 dwellings, with a new vehicular access, at land adjacent Mill Road, Canon Pyon.

In view of the potential trip generation of the site for vehicles, and in the spirit of the National Planning Policy Framework (NPPF), it cannot be considered that the impact on the capacity of the local highway network as a result of traffic arising from the development proposal for 30 dwellings can be considered severe.

The site access arrangements are considered suitable for the proposed development and appropriate junction visibility splays can be provided.

Mill Road currently operates safely as a shared surface route and can be considered as suitable to continue operate in this manner with the addition of the development traffic. It is expected that even with the additional development traffic pedestrians will continue to walk along the Mill Road carriageway.

It is CTP's opinion that a residential development could be achievable on the undeveloped plot of land and there are no valid highway reasons why residential development is not suitable at this site.

I trust the information set out in this letter is of benefit to pre-application assessment. However, please do not hesitate to contact me if there are any further matters you wish to discuss.

Yours Sincerely



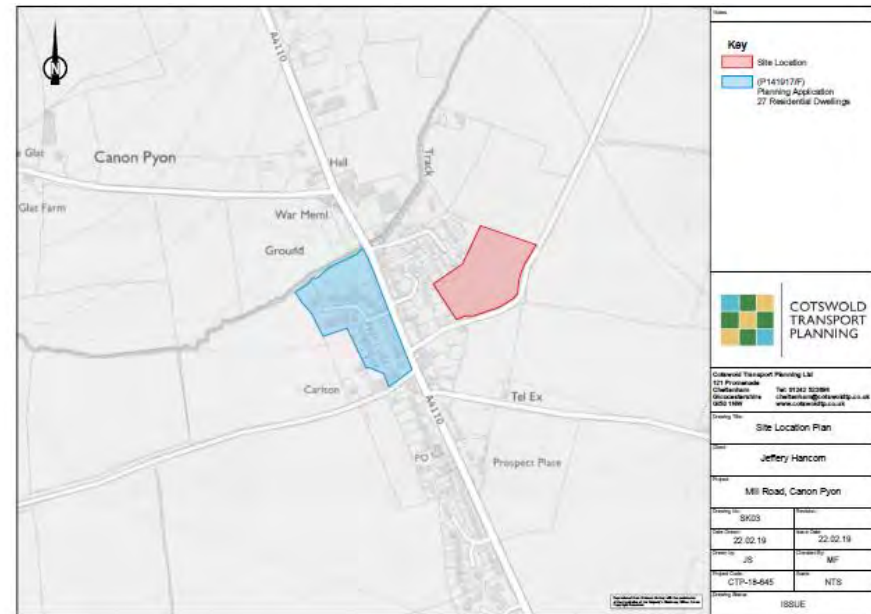
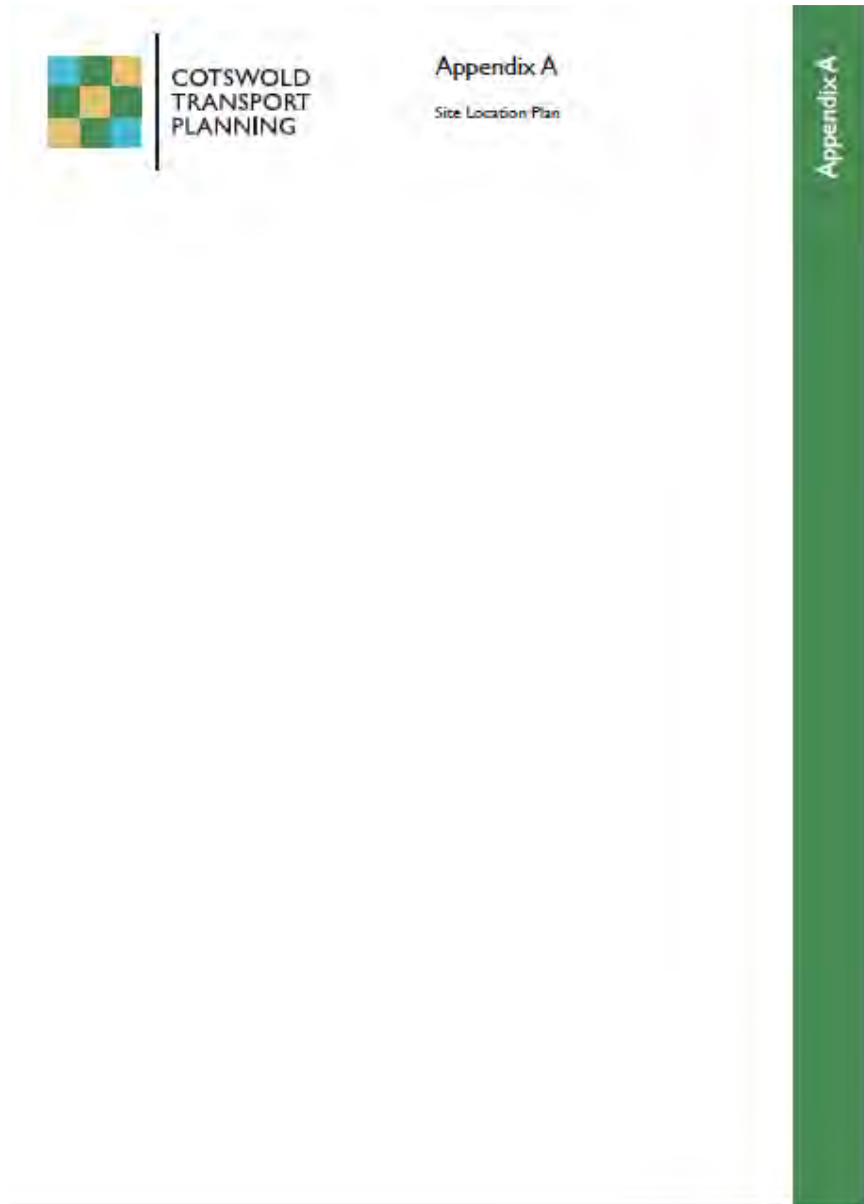
Mike Fuller

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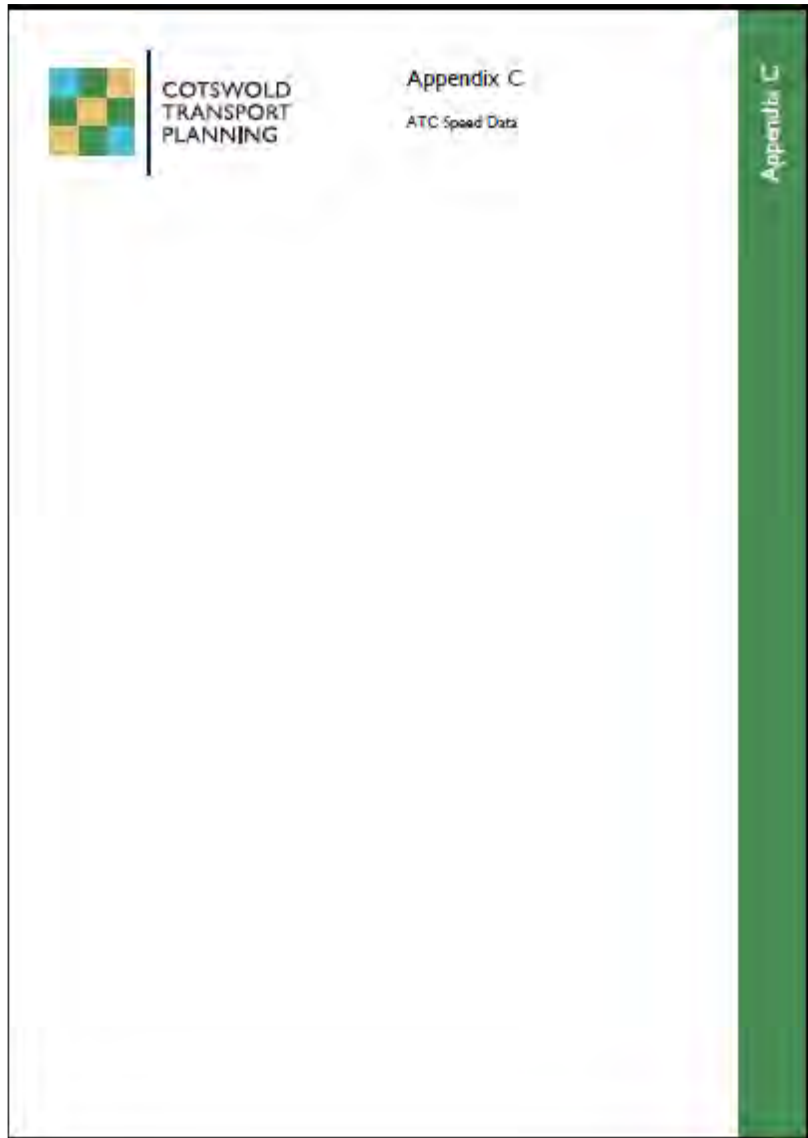
Enclosures - Appendix A, B, C, D & E





Appendix B
CrashMap Data





Canon Pynon ATC, Mill Lane

Channel 1 - Northbound Average Speed Week 1

Tr Ending	30/01/2019 Wednesday	31/01/2019 Thursday	01/02/2019 Friday	02/02/2019 Saturday	03/02/2019 Sunday	04/02/2019 Monday	05/02/2019 Tuesday
1	--	--	25.5	--	--	25.5	25.5
2	--	--	--	--	--	--	--
3	--	--	--	--	--	25.5	--
4	--	--	--	--	--	25.5	--
5	--	--	25.5	--	--	25.5	--
6	--	--	--	--	--	--	--
7	--	--	--	--	--	--	--
8	25.5	25.5	18.5	25.5	25.5	19.5	25.5
9	25.5	24.5	19.5	25.5	24.5	19.4	24.1
10	21.1	19.5	18.5	21.5	22.4	19.2	23.0
11	14.5	14.2	18.5	15.5	15.5	13.0	14.3
12	22.5	23.0	18.5	22.5	20.5	17.5	23.0
13	28.5	28.5	24.5	23.5	23.5	17.0	28.5
14	25.5	25.5	21.5	25.5	24.5	22.5	25.5
15	18.9	18.3	15.5	18.3	18.9	15.5	17.1
16	21.0	21.2	17.5	20.5	20.8	18.4	21.8
17	19.2	25.5	21.5	19.8	21.3	21.5	19.2
18	21.2	23.8	20.5	22.5	22.3	20.5	20.8
19	25.5	24.0	18.0	25.5	25.5	18.0	25.5
20	25.5	--	25.5	25.5	25.5	25.5	25.5
21	21.3	22.5	--	17.5	19.2	--	22.4
22	18.0	25.5	22.5	18.0	18.0	25.5	18.0
23	--	--	25.5	--	--	--	--
24	--	25.5	25.5	--	--	--	--
19-23	18.8	20.3	14.0	20.2	18.2	20.5	18.8
19-24	22.5	18.5	17.5	18.5	19.5	19.5	18.5
20-24	21.5	23.1	20.5	21.8	21.8	20.8	22.0
							Average 21.8

Channel 1 - Northbound 90th Percentile

Tr Ending	30/01/2019 Wednesday	31/01/2019 Thursday	01/02/2019 Friday	02/02/2019 Saturday	03/02/2019 Sunday	04/02/2019 Monday	05/02/2019 Tuesday
1	--	--	25.5	--	--	--	--
2	--	--	--	--	--	--	--
3	--	--	--	--	--	--	--
4	--	--	--	--	--	--	--
5	--	--	25.5	--	--	25.5	--
6	--	--	--	--	--	--	--
7	--	--	--	--	--	--	--
8	26.5	26.4	18.5	25.5	25.4	18.3	26.1
9	26.0	25.9	18.4	25.4	25.1	18.2	25.5
10	26.1	26.0	18.0	26.1	26.1	18.1	25.2
11	18.3	18.8	--	18.4	18.4	--	18.3
12	25.0	25.8	--	25.5	25.5	25.4	25.5
13	25.5	26.1	18.0	25.2	25.1	--	25.6
14	25.5	26.0	26.1	25.0	26.3	25.5	25.9
15	26.3	26.3	18.1	26.1	26.4	18.2	25.8
16	26.3	26.1	18.1	25.5	26.3	18.3	25.5
17	26.5	26.1	25.8	25.5	25.5	26.6	26.0
18	26.5	26.8	25.8	26.1	26.0	26.0	26.2
19	25.5	25.8	--	25.8	26.4	17.1	26.0
20	--	26.8	--	--	--	--	--
21	26.3	--	--	26.4	26.3	--	25.6
22	18.4	--	--	18.3	18.3	--	18.2
23	--	--	--	--	--	--	--
24	--	25.5	--	--	--	--	--
19-23	25.9	26.4	18.0	25.0	25.0	25.8	25.1
19-24	26.5	27.1	20.5	26.0	26.0	26.0	26.5
20-24	26.8	28.3	25.8	26.6	26.8	26.8	26.8
							90th 26.8

Canon Pynon ATC, Mill Lane

Channel 2 - Southbound		Average Speed							Week 1
HP Ending	30/01/2019 Wednesday	31/01/2019 Thursday	01/02/2019 Friday	02/02/2019 Saturday	03/02/2019 Sunday	04/02/2019 Monday	05/02/2019 Tuesday		
1	--	--	--	--	--	--	--		
2	--	--	--	--	--	--	--		
3	--	--	--	--	--	--	--		
4	28.5	28.5	--	--	--	--	28.5		
5	--	--	28.6	--	--	28.5	--		
7	30.0	30.0	--	--	--	--	30.0		
8	24.4	24.2	23.9	--	--	23.8	24.5		
9	18.9	18.8	18.5	24.5	25.5	18.4	18.4		
10	28.2	28.5	18.4	24.5	--	18.5	28.5		
11	21.8	23.8	18.0	20.5	18.3	18.0	21.8		
12	23.6	24.2	--	23.0	18.0	24.5	23.0		
13	23.0	23.0	23.0	--	24.7	23.0	23.0		
14	18.8	18.3	23.3	18.4	18.4	23.0	17.4		
15	25.5	25.5	19.2	25.5	25.5	19.2	25.5		
16	28.3	28.3	23.4	24.7	24.3	25.4	24.8		
17	19.4	24.3	24.3	18.2	18.1	24.3	18.1		
18	25.5	25.5	24.2	23.3	23.4	24.4	24.8		
19	33.0	24.5	24.5	33.0	33.0	25.5	33.0		
20	--	24.4	24.4	24.5	24.4	25.5	24.4		
21	--	24.5	24.5	24.5	24.5	24.5	24.5		
22	--	25.5	--	--	25.5	--	--		
23	--	--	25.5	--	--	25.5	--		
24	--	--	--	24.5	--	--	24.5		
100%	23.8	24.0	18.6	21.0	19.4	23.3	23.8		
75%	24.2	24.2	21.2	23.2	22.7	24.3	24.2		
50%	23.2	24.8	22.2	23.1	23.1	22.4	23.3		
Average								23.0	

Channel 2 - Southbound		95th Percentile						
HP Ending	30/01/2019 Wednesday	31/01/2019 Thursday	01/02/2019 Friday	02/02/2019 Saturday	03/02/2019 Sunday	04/02/2019 Monday	05/02/2019 Tuesday	
1	--	--	--	--	--	--	--	
2	--	--	--	--	--	--	--	
3	--	--	--	--	--	--	--	
4	28.8	--	--	--	--	--	28.8	
5	--	--	--	--	--	28.1	--	
7	--	--	--	--	--	--	--	
8	28.4	25.3	18.4	--	--	24.3	28.7	
9	28.0	24.3	24.8	25.8	30.0	18.4	28.5	
10	25.8	26.0	26.0	--	--	26.0	26.3	
11	28.3	28.3	--	28.4	18.3	18.2	28.0	
12	28.9	28.8	--	28.0	--	28.2	28.1	
13	28.0	24.5	18.1	--	24.4	20.2	28.7	
14	26.0	25.8	24.9	18.4	18.5	26.1	26.0	
15	28.7	28.3	28.2	28.3	28.7	28.3	28.2	
16	28.3	28.3	28.3	28.3	30.1	28.7	28.3	
17	24.8	24.7	24.4	24.3	19.2	24.3	19.2	
18	26.1	26.0	26.1	26.2	26.2	25.7	26.4	
19	--	28.8	--	--	--	28.5	--	
20	--	28.8	24.8	25.8	25.9	--	28.8	
21	--	24.3	26.0	--	--	24.8	--	
22	--	--	--	--	--	--	--	
23	--	--	--	--	--	--	--	
24	--	--	--	--	--	--	--	
100%	28.2	25.7	18.2	24.2	20.2	24.3	28.3	
75%	28.4	28.4	18.4	24.4	24.4	24.3	28.3	
50%	28.3	28.7	24.2	24.4	24.7	24.8	28.3	
95th %ile								28.3

Canon Pynon ATC, Mill Lane

Channel 1 - Northbound		Vehicle Flow							Week 1
HP Ending	30/01/2019 Wednesday	31/01/2019 Thursday	01/02/2019 Friday	02/02/2019 Saturday	03/02/2019 Sunday	04/02/2019 Monday	05/02/2019 Tuesday	T Day Ave	T Day Ave
1	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0
11	4	4	1	2	2	1	4	4	3
12	8	4	0	3	3	0	8	3	3
13	4	5	2	4	3	1	4	3	3
14	3	4	2	3	3	1	3	4	4
15	5	0	2	7	4	2	8	4	0
16	7	7	10	10	4	8	8	8	8
17	8	8	8	8	2	8	8	8	8
18	4	8	10	10	4	8	8	8	8
19	3	5	1	4	2	2	2	3	3
20	1	1	1	1	1	1	1	1	1
21	3	1	3	3	3	4	4	3	3
22	2	1	1	3	3	1	2	1	2
23	0	0	1	0	0	1	0	0	0
24	0	0	1	0	0	1	0	0	0
7 Day	41	48	50	51	31	54	46	45	48
100%	0	0	0	0	0	0	0	0	0
50%	0	0	0	0	0	0	0	0	0
100%	0	0	0	0	0	0	0	0	0

Canon Pynon ATC, Mill Lane

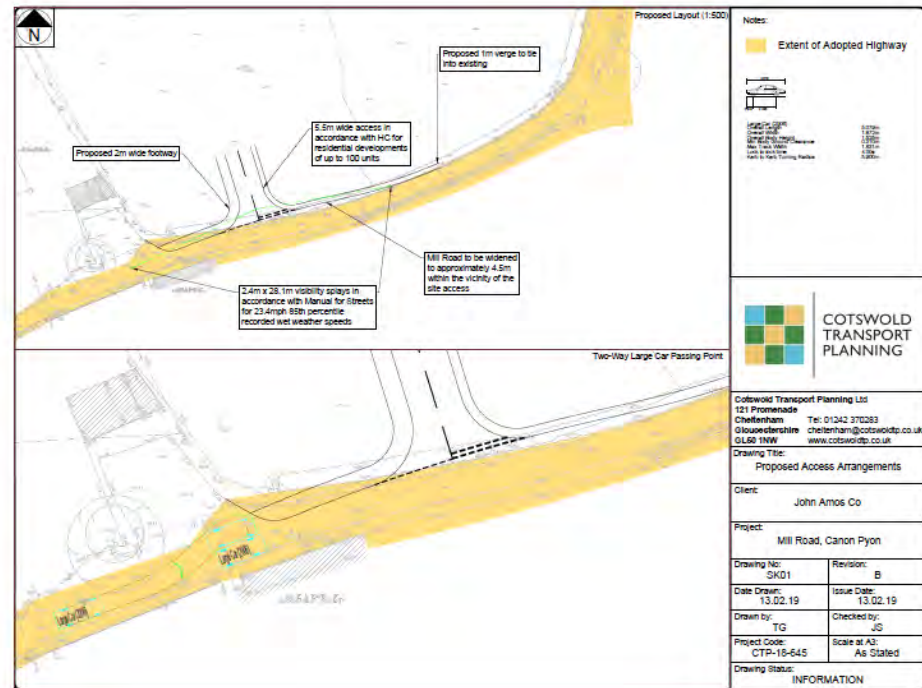
Channel 2 - Southbound Vehicle Flow Week 1

VR Ending	30/10/2012	31/10/2012	01/11/2012	02/11/2012	03/11/2012	04/11/2012	05/11/2012	5 Day Ave	7 Day Ave
	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday		
1	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	2	1	0	0	0	0	3	1	1
6	0	0	1	0	0	4	0	1	1
7	1	1	0	0	0	0	1	1	0
8	1	0	4	0	0	4	0	2	4
9	5	4	5	4	2	7	8	5	8
10	2	3	8	1	0	8	2	4	3
11	2	4	1	7	3	3	3	3	3
12	4	8	0	3	1	3	3	3	3
13	3	3	3	0	3	3	2	3	2
14	3	3	3	2	2	3	4	3	3
15	5	4	4	3	2	2	4	4	3
16	8	10	7	8	5	7	8	8	8
17	11	4	3	8	8	3	7	8	8
18	4	4	8	17	12	7	14	7	8
19	1	3	1	1	1	2	1	2	1
20	0	8	2	2	2	0	2	2	2
21	0	2	2	1	1	3	1	2	1
22	0	1	0	0	1	0	0	0	0
23	0	0	1	0	0	1	0	0	0
24	0	0	0	0	0	0	1	0	0
25	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
27	30	34	43	53	37	55	56	51	50
28	34	38	39	38	41	35	36	37	34
29	37	38	37	38	31	35	35	33	34
30	38	31	32	31	41	30	33	30	31



Appendix D
Access Arrangements

Appendix D



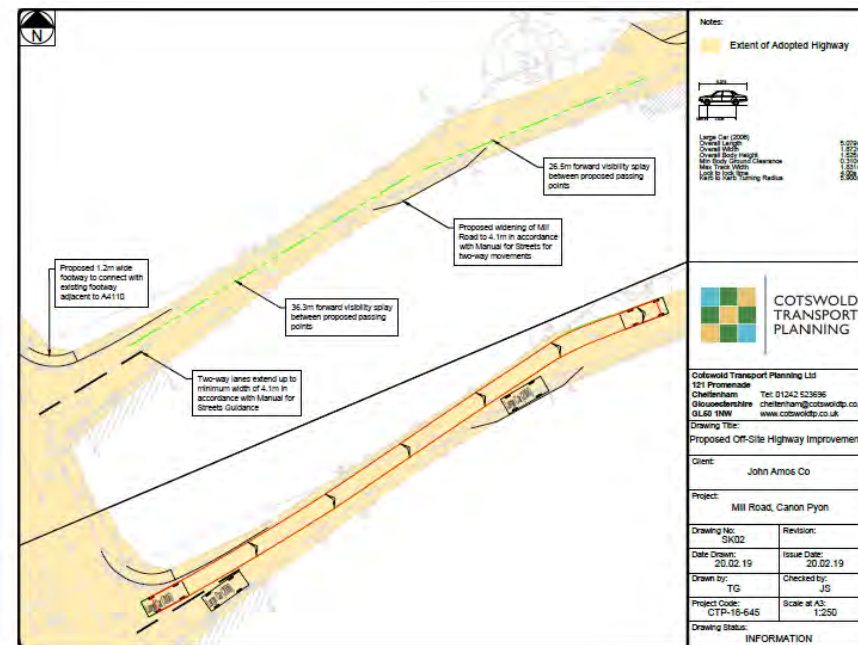


**COTSWOLD
TRANSPORT
PLANNING**

Appendix E

Off-Site Highway Improvements

Appendix E



Pre-Application Advice: Flood Risk and Drainage

This document provides a list of the information that, in general, must be submitted to support full planning applications in relation to flood risk and drainage.

Application details

SITE: Land north and west of Mill Road and Southeast of Brookside, Canon Pyon, Hereford
TYPE: Pre Application Advice
DESCRIPTION: Propose to create a new access junction northeast of Doran directly onto the Mill Road, the creation of necessary vision splays, the consequent removal of hedgerow, the construction of an internal estate road, shared driveway and footpaths, 30 accessible parking spaces, 30 dwellings, necessary landscaping and the possible construction of a drainage attenuation lagoon
APPLICATION NO: 191165
GRID REFERENCE: OS 346371, 248965
DATE OF THIS RESPONSE: 26/04/2019

This response is in regard to flood risk and drainage aspects, with information obtained from the following sources:

- Pre App Request (dated 29 March 2019)

Site location and extract of flood map(s)

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), April, 2019



Development description

The Applicant proposes the construction of 30 dwellings and associated infrastructure. The site occupies an area of approx. 1.06ha and is currently used for agricultural purposes.

Identifying the need for a Flood Risk Assessment

Fluvial flood risk

Review of the Environment Agency’s Flood Map for Planning (Figure 1) indicates that the site is located within the low risk Flood Zone 1. Flood Zone 1 comprises land assessed as having less than a 0.1% (1 in 1,000) annual probability of river flooding.

The site is located approximately 70m from the indicated floodplain. The site is unlikely to be at risk when the potential effects of climate change are considered however this should be confirmed by the applicant as part of the planning application.

Surface water flood risk

Review of the EA’s Risk of Flooding from Surface Water map indicates that the site is not located within an area at significant risk of surface water flooding. However, there is a significant surface water flow route along the southern boundary of the site that should be considered in the assessment of flood risk and design of the scheme.

Sequential Test

In accordance with NPPF new development should be steered away from areas at flood risk through the application of the Sequential Test. The site is located entirely in Flood Zone 1 hence it fulfils the requirements of the Sequential Test and Exception Test.

Need for a Flood Risk Assessment

In accordance with Environment Agency standing advice, the planning application should be supported by a Flood Risk Assessment (FRA) undertaken in accordance with National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance for sites that:

- a) Are located in Flood Zone 2 or 3;
- b) Are greater than 1 hectare;
- c) Are located in Flood Zone 1 but are at significant risk from another source of flooding other than fluvial flooding.

These requirements are discussed in detail in the forthcoming Herefordshire SFRA. Based on the site being greater than 1 hectare and located in close proximity to an area of high surface water flood risk, and FRA is required for this site.

The FRA should focus on flood risks from other sources, such as surface water, and the management of the additional surface water runoff generated by the proposed development. Consideration must also be given to the provision of safe access/egress and the implications of the mapped surface water flow route.



Other Considerations

Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Local residents may have identified other local sources of flood risk within the vicinity of the site, commonly associated with culvert blockages, sewer blockages or unmapped drainage ditches. If the public come forward with any additional flood risks these should be investigated by the Applicant.

Surface Water Drainage

The Applicant should provide a surface water drainage strategy showing how surface water from the proposed development will be managed. The strategy must demonstrate that there is no increased risk of flooding to the site or downstream of the site as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change. At minimum, drainage systems should be designed for a 20% increase in rainfall intensity, and tested for a 40% increase in rainfall intensity to ensure no increased flood risk to the site or elsewhere.

In accordance with the NPPF, Non-Statutory Technical Standards for Sustainable Drainage Systems and Policy SD3 of the Core Strategy, the drainage strategy should incorporate the use of Sustainable Drainage (SuDS) where possible. The approach promotes the use of infiltration features in the first instance. If drainage cannot be achieved solely through infiltration due to site conditions or contamination risks, the preferred options are (in order of preference): (i) a controlled discharge to a local watercourse, or (ii) a controlled discharge into the public sewer network (depending on availability and capacity).

Reference should be made to The SuDS Manual (CIRIA C753, 2015) for guidance on calculating runoff rates and volumes. FEH methods are expected using FEH 2013 rainfall data. The assessment of pre and post-development runoff rates should consider a range of storm durations to determine those which are critical for the site and receiving watercourse or sewer and demonstrate sufficient storage has been provided. Allowances for climate change should not be included in the calculation of existing discharge rates.

Review of Cranfield University Soils Mapping indicates that the proposed development is underlain by freely draining soils. The use of infiltration techniques may therefore be viable and should be promoted within the development (subject to review of likely groundwater levels). However it is recommended that the Applicant either: a) provides an alternative strategy should infiltration prove not to be viable, or b) undertakes infiltration testing in accordance with BRE365 to support the application. If infiltration testing is not undertaken to support the planning application, on-site testing will need to be undertaken prior to construction to confirm assumed ground conditions.

If discharge to a watercourse or sewer is required, where site conditions and groundwater levels permit the use of combined attenuation and infiltration features are promoted to provide treatment and reduce runoff for smaller rainfall events. We would expect best practice SuDS measures to be investigated and, where appropriate, incorporated into the design.

For any proposed outfall to an adjacent watercourse, the Applicant must also consider the risk of water backing up and/or not being able to discharge during periods of high river levels in the receiving watercourses.

The drainage system should be designed to ensure no flooding from the drainage system (which can include on-the-ground conveyance features) in all events up to the 1 in 30 year event. The Applicant must consider the management of surface water during events that overwhelm the surface water drainage system (including

temporary surcharging of gullies) and/or occur as a result of blockage. Surface water should be managed within the site boundary and directed to an area of low vulnerability.

Consideration should also be given to the control of potential pollution of ground or surface waters from wash down, vehicles and other potentially contaminating sources. Evidence of adequate separation and/or treatment of polluted water should be provided to ensure no risk of pollution is introduced to groundwater or watercourses both locally and downstream of the site, especially from proposed parking and vehicular areas. SuDS treatment of surface water is considered preferential for a development of this size. Reference should be made to the Herefordshire SuDS Handbook regarding expected levels of treatment.

The Applicant must confirm the proposed adoption and maintenance arrangements for the surface water drainage system. We recommend that this is clarified, in principle, prior to granting approval as this may influence the type of systems considered appropriate. If adoption by Herefordshire Council or Welsh Water is proposed, the Applicant must give consideration to any requirements that these authorities may have regarding the type of SuDS features they are willing to adopt. If it is intended that the access roads and road drainage is to be adopted by Herefordshire Council, the below ground piped network should also be adopted by Herefordshire Council or a statutory water company. If the below ground piped network is adopted by a statutory water company, associated attenuation features such as ponds will require adoption by Herefordshire Council or a statutory water company. Details regarding the process for Herefordshire Council to adopt such features is outlined in the Herefordshire SuDS Handbook.

Foul Water Drainage

In accordance with Policy SD4 of the Core Strategy, the Applicant should provide a foul water drainage strategy showing how it will be managed. Foul water drainage must be separated from the surface water drainage. The Applicant should provide evidence that contaminated water will not get into the surface water drainage system, nearby watercourse and ponds.

If it is feasible to connect to a public foul sewer then this must be sought and an agreement in principle with the relevant authority submitted with any forthcoming planning application.

If a connection to a public foul sewer is not considered feasible, the applicant will be required to complete a Foul Drainage Assessment (FDA) Form and submit this as part of any forthcoming planning application. The FDA Form can be found on the GOV.UK website at this link: <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>.

For any non-mains drainage the Applicant should demonstrate that alternative proposals are compliant with the general Binding Rules and are in accordance with the Building Regulations Part H Drainage and Waste Disposal.

The Applicant should undertake percolation tests in accordance with BS6297 to determine whether infiltration techniques are a viable option for managing treated effluent (see Section 1.32 of Building Regulations Part H Drainage and Waste Disposal).

If infiltration testing results prove soakage is viable, the following must be adhered to for Package Treatment Plants:

- The drainage field should be located a minimum of 10m from any watercourse, 15m from any building, 50m from an abstraction point of any groundwater supply and not in any Zone 1



groundwater protection zone. The drainage field should be sufficiently far from any other drainage field, to ensure that overall soakage capacity of the ground is not exceeded.

- Drainage fields should be constructed using perforated pipe, laid in trenches of uniform gradient which should not be steeper than 1:200. The distribution pipes should have a minimum 2m separation.
- Drainage fields should be set out in a continuous loop, i.e. the spreaders should be connected. If this feature is missed, it will gradually clog with debris and the field will become increasingly ineffective.

If infiltration testing results prove soakage is not viable, outfall to a watercourse or ditch with a non-seasonal constant flow may be permitted if the following is true for the site. The site is not within:

- 500m of a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, Biological Site of Special Scientific Interest (SSSI), freshwater pearl mussel population, designated bathing water, or protected shellfish water;
- 200m of an aquatic local nature reserve;
- 50m of a chalk river or aquatic local wildlife site.

If the above is not true for the site, the Applicant should consider using a drainage mound. Please refer to Sections 1.27 to 1.44 of the Building Regulations, Part H Drainage and Waste Disposal, for further information about drainage mounds.

Ecology Response



MEMORANDUM

To : Internal Consultee
 From : Ms Chloe Smart, Planning Services, Plough Lane – H26
 Tel : 01432 260139 My Ref : 191165
 Date : 4 April 2019

SITE: Land North and West of Mill Road and Southeast of Brookside, Canon Pyon, Herefordshire
 APPLICATION TYPE: Pre App Advice
 DESCRIPTION: Pre application advice - Propose to create a new access junction northeast of Doran directly onto the Mill Road, the creation of necessary vision splays, the consequent removal of hedgerow, the construction of an internal setate road, shared driveway and footpaths, 30 accessible parking spaces, 30 dwellings, necessary landscaping and the possible construction of a drainage attenuation lagoon
 APPLICATION NO: 191165
 GRID REFERENCE: OS 346371, 248965
 APPLICANT: Mr J Hancock
 PARISH: Canon Pyon

CONFIDENTIAL - PRE APPLICATION ADVICE REQUEST
 (Please use the following box to enter your response)

The site is within the River Wye SAC catchment and this proposed development triggers the legal requirement for a Habitat Regulations Assessment process to be carried out by the LPA on any planning application submitted. The final HRA 'appropriate assessment' completed by the LPA must be formally approved by Natural England PRIOR to any future planning consent being granted.

Sufficient and detailed information will be required to be submitted with any future outline or full applications to allow the authority to assess the proposal through its Duty of Care under NERC Act and Habitat Regulations. Natural England will also need to be a statutory consultee and will require sufficient information, like ourselves, to formally undertake a Screening Assessment for 'Likely Significant Effects' and then subsequently undertake a relevant Appropriate Assessment to determine and recommend relevant and appropriate Conditions to secure that the development(s) will have NO 'likely significant adverse effects' on the relevant SAC.

In support of a further application I would request:

Four Water is proposed to be managed through connection to the local Mains Sewer network - confirmation that this practical and possible and that the local network has sufficient capacity at the time any further application is submitted must be provided in support of any further application.

Full details of how surface water run-off will be managed to ensure no increased discharge from site will occur and that no contaminants (eg phosphates, oils and similar) from the access roads, drives and activities such as car washing will enter any local watercourse must be provided.

An ecological assessment of the site and surrounding boundary features and neighbouring habitats

should be supplied. There are local records of bat roosting, there is also a significant local hedgehog population and potential presence/use of the site and boundary features by Badgers. The LPA has a duty of care to ensure all biodiversity and in particular protected species such as bats are fully considered within the planning process prior to any planning consent being granted. To support this a fully detailed ecology survey, including assessment of use of boundary features by foraging and commuting bats and other species should be carried out. The final report submitted should include detailed results and clear recommendations for all relevant ecological working methods and mitigation/compensation requirements. Any requirements for protected species licences should be detailed.

In line with NPPF Guidance, NERC Act and Core Strategy LD2 all developments should show how they are going to enhance the local biodiversity potential (net gain) - this is in addition to any mitigation or compensation required through a protected species licence. To ensure this a detailed biodiversity enhancement plan is requested. Enhancements should include significant consideration for a wide range of species, including as a minimum for, bats, birds, hedgehogs and pollinating insects within the new development.

From available information it would appear that Trees and hedgerows could be impacted by the proposed development so a fully detailed BS5837:2012 trees and hedgerows (to Hedgerow Regulations 1997) survey is requested that clearly identifies all trees-hedgerows to be lost or impacted, including through creation of proposed new access and required visibility splays and the interposition of the development and trees and hedgerows. The report should also clearly define root protection areas and protection methods for all retained trees or hedgerows; and if appropriate an arboricultural working method statement.

All new planting should only consist of locally characteristic native species. In line with highway design guide: "Thorned species shall not be accepted immediately adjacent to footways and cycle tracks.... Existing hedges adjacent to the existing highway shall be transferred to frontagers for maintenance."

No external lighting or radiated illumination should illuminate any of the biodiversity enhancements, adjacent habitats or boundary features and all lighting on the development should support the Dark Skies Initiative (DEFRA/NPPF Guidance 2013 (2019)).

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 25/04/2019. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Ms Chloe Smart.

Comments: (Continue on a separate sheet if necessary)

- Object
- Support
- No Objection
- Approve with Conditions (Please list below any conditions you wish to impose on this permission.)
- Further information required

Consultation response from: Ecology (J Bisset)

DATE RETURNED: 03/05/2019

Planning Services, PO Box 4, Hereford, HR4 0XH

Herefordshire Council Main Switchboard (01432) 260000 www.herefordshire.gov.uk

PA1

Illustrative Site Plan



Pre Application Feedback

Mike Harries

From: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>
Sent: 04 October 2019 11:00
To: Mike Harries
Subject: 191165 - Pre-application at Canon Pyon

Dear Mike,

I write in respect of the above site. A meeting and formal pre-application response has already been provided by the local planning authority. Revised plans have since been submitted and therefore I have provided a brief pre-application response. This email should be read in conjunction with the previously provided pre-application report.

My advice in respect of the revised proposals is as follows:

The pre-application site relates to a parcel of land measuring approximately 1.06 ha. There are no landscape designations covering the site, nor does it comprise part of a conservation area or listed building. The site does fall within the Lugg Catchment area of the River Wye SAC.

The previous pre-application layout proposed 30 dwellings which were to be positioned around a central access road. The site is allocated within the NDP for residential development and therefore the principle of residential development is accepted, however the following issues were raised in respect of design/layout:

- Fringe of village – important layout and design provides a successful transition – concerns raised regarding the number of dwellings proposed, density and layout;
- Adjacent development is more organic in nature with varying plot sizes, orientation and siting of buildings. In contrast, the pre-application proposal is very formal in terms of positioning of buildings, plots and circular access roads;
- Northern part of the site needs particular attention;
- Scale and positioning adjacent to lane particularly important and entrance to the development; and
- Level of parking provision and communal parking areas – officers seek for parking to be integrated within the curtilage of dwellings.

The revised layout comprises a total number of 28 dwellings (reduction of 2 units). Additional parking provision has been provided which has been distributed across the site within the residential curtilage of dwellings.

I can offer the following feedback in respect of the revised proposals:

- The reduction in unit numbers is welcomed;
- The siting and orientation of the units at the entrance of the site are an improvement in terms of addressing the lane and street scene within the development, the orientation to provide surveillance over the drainage attenuation pond is also positive;
- The revised road layout is considered to allow for a more organic form of development across the site. Officers do still have concerns in this respect. Whilst parking has been incorporated within the curtilage of dwellings, the layout is such that units 3, 4, 5, 6, 7, 11, 12, 13 and 14 all have their parking within one area creating a very parking dominated environment. There are also some rear gardens facing onto this area which are likely to include higher boundary treatments and result in an unattractive street environment. Officers consider this needs to be addressed. It is felt that there could be scope to introduce shared private drive (s) to help free up the layout within either the central or north eastern section of the site. Further landscaping could also be considered between parking – street scene elevations would also be helpful in this respect;

1

- There are some areas of the development where rear gardens will be backing onto the public highway. Where possible this should be minimised, but if proposed the boundary treatments to those dwellings will be key in order to provide an attractive environment;
- In terms of Housing Mix, the Council's Housing Officer has provided advice on this which has been circulated. Land Drainage and Highways sets out various information which would be required as part of a planning application.
- The existing footpath route is of concern as per the PROW Officer comments – alternatives will need to be explored.

The site lies within the River Lugg catchment area and the Council is currently liaising with Natural England to agree an appropriate way forward for affected applications. Schemes which propose foul sewer connections to the adopted sewer systems are still subject to HRA Screening and it is dependent on the specifics as to when a HRA is required. We are expecting further advice from NE on this in the coming weeks.

I trust the above is of assistance. I will now close the pre-application case. Should you require any further feedback, I would be happy to facilitate this, however as we have now carried out both an initial consultation and follow up formal feedback and a further re-consultation and feedback, extra pre-application charges would be applicable.

This above advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Kind regards

Chloe

Chloe Smart

Planning Services, Herefordshire Council

Phone: 01432 250133

Mobile: 01432 250133

@ Chloe.Smart@herefordshire.gov.uk

General Planning Services
 Planning: chloesmart@herefordshire.gov.uk

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Ref 6



AREA - 1.40 ACRES - 5646 SQ. M

DRAWN BY DB REVISIONS A - 19-09-2021 - REVISED RED LINE - CE

020
DRAWING
01A




GP THOMAS
LAND ADJACENT TO A4110
CANON PYON, HEREFORDSHIRE
LOCATION PLAN

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Appendix 11: Ledgemoor Settlement Boundary Meeting, 14th June 2022

Copy of Flyer

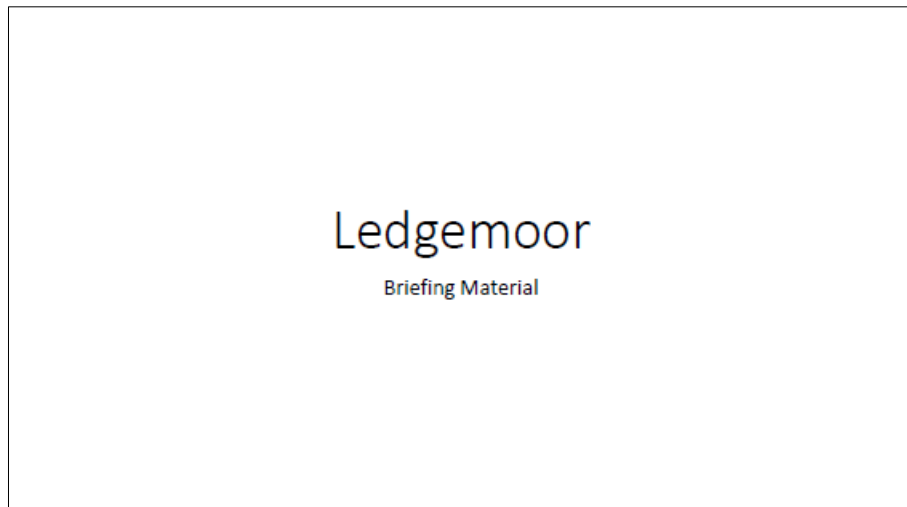
Pyons Group
Neighbourhood Development Plan Review
2021 - 2031



There will be a meeting of the NDP Review Steering Group at the Ledgemoor Club Room, on 14 June 2022 at 7:30 pm

Local residents are invited to attend to discuss how they wish their community to evolve over the near future, and put forwards their views on the Settlement Boundary

Copy of Presentation





Settlement Boundary – What is it

- A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form.
- Does not necessarily have to cover the full extent of the village nor be limited to its built form.
- In general, there will be a presumption in favour of development within the boundary.
- Boundary should consider constraints on development (access, flood risk, services etc).
- Should include protected public spaces such as playing fields.
- Any land and buildings outside of the boundary line are usually considered to be open countryside and normally subject to stricter planning policies.
- *New development should be supported within the built form of the settlement or, where a neighbourhood plan is advanced, within settlement boundaries (NPPF).*

Settlement Boundary - Advantages

- Provides some certainty and consistency.
- Planning tool for guiding and controlling developments.
- Protects the countryside from unnecessary development.
- Allows for more certainty to developers/land owners with sites/land within the boundary
- Allows the development of small sites which cannot be identified as allocations.

Settlement Boundary - Disadvantages

- Increases land values within the settlement boundary to the disadvantage of other land uses.
- Increases "hope" values for adjacent land.
- Can result in "cramming" changing the character of a settlement
- Settlement boundaries can be applied inflexibly, denying one-off builds outside a boundary.

Pyons Group NDP Policy

- In the current Neighbourhood Development Plan only Canon Pyon has a settlement boundary.
 - The NDP Steering Group believe that each settlement within the Group should have a defined boundary. This is to provide a policy tool to manage future housing development.
 - The Steering Group is also promoting a policy in which the emphasis for future development is that it is in the form of small-scale infill, conversions and use of brown field sites.

Some Challenges

- Need to avoid nimbysism – The settlement boundary manages development, it can't be used to prevent it.
- Core Strategy sets out the presumption in favour of sustainable development – this can override local views, but a settlement boundary can help control this (HC).
- When an NDP is deemed to be "out of date" its weight reduces dramatically (HC/NPPF).
- In the absence of a defined settlement boundary the acceptability of the site's location is to be assessed with regards to its relationship with the 'main built up form' of the village (HC).
- Growth targets are a minimum – there is no ceiling (HC).
- That the parish's minimum growth target has already been met would not be a legitimate reason to refuse permission for any further housing and there is no policy requirement for housing need to be proven (HC).
- ### dwellings should be expressed as a minimum target. This would provide a degree of "certainty" to the delivery figure (local developer (or George Orwell))!

Draft Policy PG6: Protecting and Enhancing Built Character (Ledgemoor)

- 19. In Ledgemoor development should respond to the existing very low density and residential properties should be set in large gardens;
- 20. Buildings should be set back from the roads;
- 21. Existing mature trees and hedgerows should be protected and used in landscaping and boundary schemes; and
- 22. Use of local materials is encouraged including traditional timber frames, local stone, and more modern brick or rendered brick construction with slate or clay tile roofs.

Appendix 3 - Character Descriptions (Ledgemoor)

- The hamlet of Ledgemoor is located on the western edge of the Group Parish. It is served by the Ledgemoor Road, a rural lane that links the locality to nearby Weobley (1.3 miles), King's Pyon (1.9 miles), and Hereford (10 miles). Ledgemoor Road is a narrow, single lane in places, and does not have a separated pedestrian walkway, or street-lighting. The homes in the hamlet are in two main areas; those dwellings along Ledgemoor Road, and a secondary and more dispersed settlement, **centred on the cul-de-sac serving the Marshpools public house** (highlighted area to be amended to reflect change of use).
- The rural character of the hamlet comprises properties with gardens, interspersed with mature trees and hedgerows, areas of woodland, and fields. Moreover, many properties are set back from the roads. This character almost creates an impression of the houses being "tucked away", emphasising the rural feel of the community.
- Houses are widely spread, with an estimated average density of just 15 dph and comprise a mix of detached and semi-detached properties. These are predominantly two-storey with a small number of bungalows. Their construction is a variety of traditional timber frame, stone, and more modern brick or rendered brick construction with slate or clay tile roofs. These include a few building conversions. An example of a building conversion is the former Primitive Methodist Chapel which has been converted into a family home.
- The age of the buildings is equally diverse, including those with origins dating back to the Tudor era, along with Georgian, Victorian, early and mid-to late 20th Century, as well as a few dwellings built post 2000.
- Traditionally, the majority of dwellings will have served local farms and nearby estates; several houses in the hamlet are part of the nearby Garnstone Estate.

NDP Objectives (Ledgemoor)

Objective 2: To Support Secondary Development in Other Villages

- Opportunities will be identified that will allow for other smaller developments across the Parish, in particular Westhope and Ledgemoor, making use of available sites that would add to sustainability and the rural nature of the Parish; this would be taken on a case by case basis with some local sanction on design.
- Secondary development in the form of converting redundant buildings, use of existing brown field sites is also seen as a viable option to meet local housing needs. There needs to be encouragement from Herefordshire Council to landowners for self-build and such small developments in the knowledge that the Parish Council would expect any development to be in line with the Parish and Neighbourhood Plans.

Prepared by Pyons Group Parish Council
with the support of



November 2022