

**Eardisland Submission Neighbourhood Development Plan
Consultation Statement
March 2016**



Map 1 Eardisland Designated Neighbourhood Area (PSMA Licence no. 100055940)

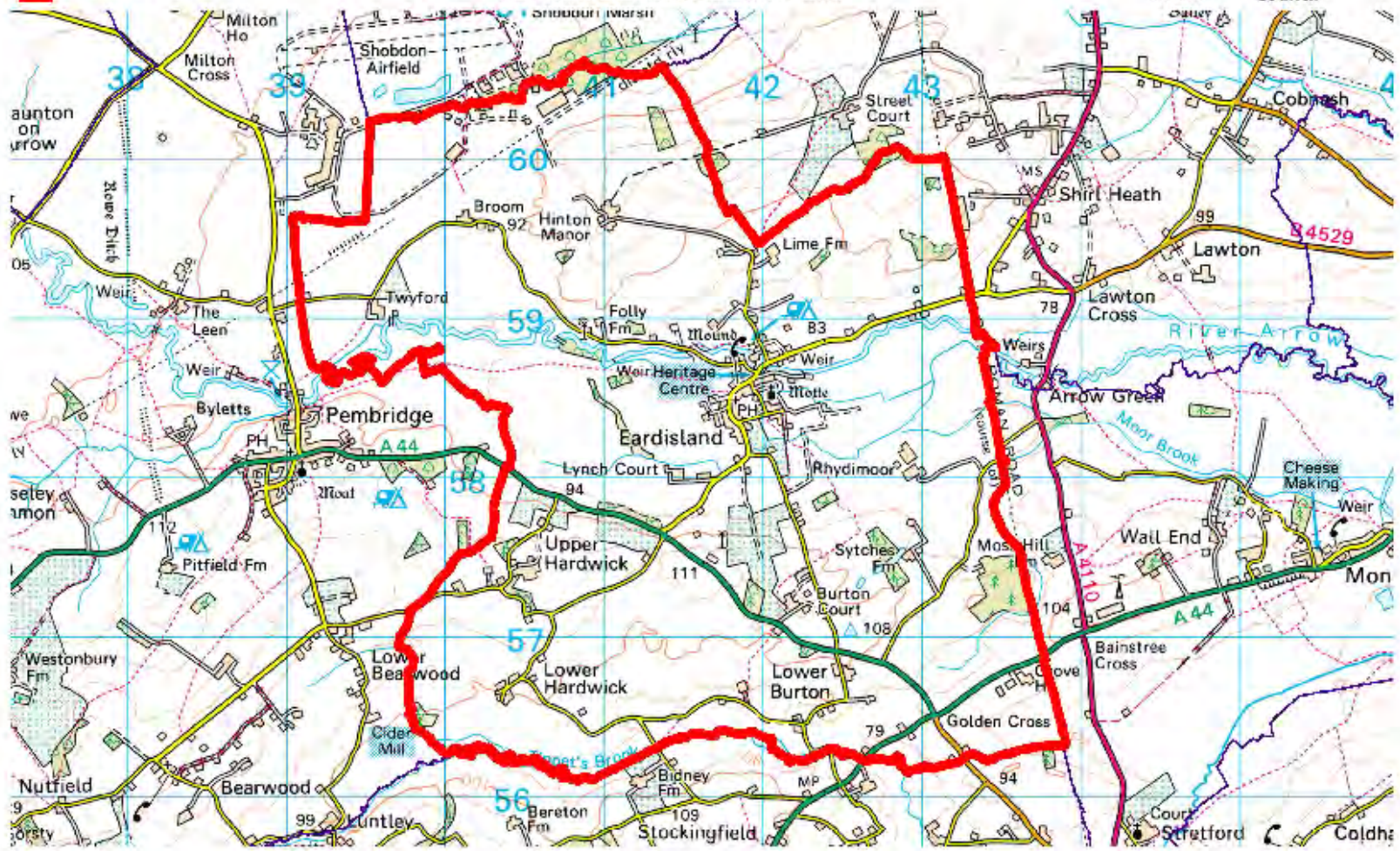
Scale: 1:30,000

Eardisland Parish Area



Herefordshire Council

 Parish Boundary



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 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (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 plan.*
- 1.2 Eardisland Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 In January 2014, the Parish Council made the decision to prepare a Neighbourhood Development Plan for the Parish. The area was formally designated by Herefordshire Council in February 2014 and is shown in Map 1 above. In August 2014 the Parish was successful in securing funding from Government Agency Locality to support the preparation of the Neighbourhood Development Plan. Further funding was secured in April 2015.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Draft Neighbourhood Development Plan and Informal Public Consultation

2.1 Planning consultants Kirkwells were appointed in July 2014 by the Parish Council to provide ongoing professional town planning support and advice. The Draft Neighbourhood Development Plan was prepared by a Steering Group of Parish Councillors and local residents.

Locally Identified Issues

2.2 An initial scoping questionnaire was undertaken to inform a Community-Led Plan, the result of which were published in June 2012. The basis of this work was used by the Steering Group to inform the Neighbourhood Development Plan.

2.3 An awareness raising campaign was carried out in the Parish in September/October 2014. A copy of the Bulletins and a letter sent to businesses is included at Appendix I.

2.4 An Open Event was held over two days in the village on 14th and 15th November 2014. The Bulletin advertising the events and the report of the event is attached at Appendix II.

2.5 Based on the information from the Consultation event, a meeting was arranged with the Neighbourhood Planning Team at Herefordshire Council in January 2015. The results of the consultation and meeting were fed back to the Parishioners in January 2015. This is included in Appendix III.

2.6 Further Bulletins were circulated to residents updating them on the Neighbourhood Development Plan and inviting them to meetings. These are included at Appendix IV.

2.7 A further consultation event was held with the community, to gain feedback on the changes to the Neighbourhood Development Plan. Publicity Material and the report of the day are included at Appendix V.

3.0 Formal Consultation on the Eardisland Draft Neighbourhood Development Plan – 3rd December 2015 – 20th January 2016

3.1 The public consultation on the Eardisland Draft Neighbourhood Development Plan 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:

Before submitting a plan 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;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(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;

(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; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

3.2 The Eardisland Draft Neighbourhood Development Plan was published for 6 weeks formal Public Consultation from 3rd December 2015 – 20th January 2016. The Draft Scoping Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan was also published for consultation with English Heritage, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the Eardisland Parish Council website <http://www.eardisland.org.uk/neighbourhood-development-plan> with a link from Herefordshire Council's website <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans> . Consultation responses were invited using the accompanying Response Form to the Parish Clerk via an email to eardislandclerk@gmail.com or by printing out and submitting to a postal address: 7 John Davies Place, Westcroft, Leominster, Herefordshire, HR6 8JD. Written responses were also invited using the advertised postal address.

- 3.4 An e-mail or letter was sent to all Consultation Bodies, including neighbouring Parish Councils and businesses in the parish, providing information about the consultation dates and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Information about the Regulation 14 Launch Event was published in the Parish Magazine which was delivered to every household in the Parish. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 3.6 The consultation process was also promoted in the following ways:
- A flyer was displayed prominently on notice boards round the Parish
 - Copy in the Parish Magazine
 - On the Parish website.
- 3.7 The Neighbourhood Development Plan website advised that printed copies of the Draft and the Representation Form were available on the village website www.eardisland.org.uk and at the following locations:
- the Community Shop during opening hours
 - St Mary's Church between 9.00 am and 5.00 pm
 - Rita's Tearoom during opening hours
 - Eardisland Tearooms during opening hours and
 - from a member of the Steering Group.
- 3.8 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council.
- 3.9 The consultation letter, flyer and list of consultation bodies and screenshots of the websites are included at Appendix VI.

4.0 Consultation Responses to the Draft Neighbourhood Plan for the consultation 5th February 2015 – 19th March 2015

4.1 Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 sets out the responses to the Draft SEA/HRA.

Table 1 – Eardisland Draft Neighbourhood Development Plan Formal consultation responses – 3rd December 2015 – 20th January 2016

Consultee Name Address Ref. No.	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NDP
E14/1 Les Harrison, River Lugg Internal Drainage Board				Comment	I have read the enclosed document and can suggest no amendments but congratulate you on producing such a detailed and interesting plan. Thank-you for consulting the Board.	Noted with thanks	No change
E14/2 Helen Everitt Water Efficiency Analyst, Environmental Planning & Strategy, Severn Trent Water				Comment	Severn Trent water does not supply water or sewage services to Eardisland Parish Council areas and we therefore have no specific comments on your consultation.	Noted	No change
E14/3 Rachael Bust Chief Planner /Principal Manager, The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield,				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 at this stage. We look forward to continuing to receive your emerging planning policy related documents;	Noted	No change

NG18 4RG					preferably in electronic format.		
E14/4 Richard Frost Playchildren Ltd, Trading as The Posh Shed Company, Eardisland				Comment	<p>Can I congratulate all those involved in producing this document, a lot of time and effort has gone into getting to this stage and the result is a well presented clear vision of how Eardisland parish could develop in the coming years.</p> <p>As a local company operating at the Little Orchard Farm site on the outskirts of the village we have been grateful for the help and support that we have felt from the village and do hope it is felt that we are contributing in a positive way to the wellbeing of the community. In terms of job creating we have, through growth, created 17 full time jobs, at present we have 26 people, since coming 6 years ago and are planning to continue to grow.</p> <p>In order to make a positive contribution to the community we need to be profitable and in order to continue to be so we intend to grow. Of course this needs to be done in a sympathetic managed and controlled way, keeping vigilant that there is not a detrimental effect on the lovely area in which we all live. But it will inevitably mean increased traffic, the only way people can get to work is via car, materials need to be delivered to the site and goods need to be transported to our customers. It will also in the fullness of time require additional facilities.</p>	Noted with thanks	No change

					I welcome the statement on page 31 “To ensure that Eardisland parish is a vibrant and prosperous community by supporting existing and appropriate new sustainable enterprise and encouraging local businesses to be active participants in the community and parish”. But do hope that this statement of intent does not prove to be at odds with objective 5 which implies that the character or the local environment is the main priority thus providing a natural resistance to change i.e. growth.	Noted. Although new and existing business would be expected to enhance the character of the parish it is considered that polices E15, E16 and E17 encourage development and growth	No change
E14/5 Albert Priday Old Vicarage, Eardisland, HR6 9BP		5.6		Comment	<p>Everyone involved in preparing this document is to be congratulated in completing a very detailed, constructive and informative report. Whatever criteria is proposed for the future development of the village the problem comes with the effectiveness of ongoing monitoring and control of specific new constructions and where the culpability and responsibility lies if planning assurances do not prove to be reliable or attainable.</p> <p>Dealing with a recognised flood plain area will always be difficult in order to achieve the ideal future development of a village for many reasons. How can anyone predict the future incidence of floodwater? How can you identify and prove culpability on any one party for future flood damage as a result of getting it wrong? It is an insoluble problem and can only be dealt with by careful and realistic consideration of each case at the planning stage.</p>	Noted with thanks	No change

					The only other constructive point I would make is that referred to in para 5.6. Yes, every dwelling is currently serviced by a private sewerage arrangement. This is of course totally archaic and surely, particularly in a flood plain, this situation needs to be addressed. The possibilities of pollution to the water system and particularly the potential health hazards during and as a result of flooding, I believe have not been given sufficient prominence. We must surely move towards a mains sewerage system before any further significant development is considered. At the present time it appears that there is no effective process in force to monitor the quality and effectiveness of existing septic tank drainage. This situation should be addressed, perhaps initially with analysis of flood water in the centre of the village, to assess the extent and seriousness of pollution which may contribute to health problems as a result of flooding.	This is a strategic issue for Herefordshire Council and the water authorities and not an issue that can be addressed through the NDP	No change
E14/6 David Blatchford 46 Danesfield Drive, Leominster, HR6 8HP				Support		Noted with thanks	No change
E14/7 Pete Boland Historic Places Advisor, Historic				Comment	Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its'	Noted with thanks	No change

<p>England, 8th Floor, The Axis, 10 Holliday Street, Birmingham, B1 1TG</p>					<p>emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p> <p>I hope you find this advice helpful.</p>		
<p>E14/8 Neighbourhood Planning Team Leader, Herefordshire Council, POX 230, Blueschool House, Hereford, HR1 2ZB</p>		6.2		<p>Comment</p> <p>Comment</p>	<p>The draft plan reflects the environmental issues surrounding the parish particularly flooding and has addressed proportional growth and conformity with the Core Strategy within these issues in mind. Some policies would benefit from some specific reasoned justification to add evidence and clarity.</p> <p>Objective 4 - Reword objective 4 to ensure that it a land use objective i.e. 'to provide a safe and thriving parish.....' rather than 'support residents to participant ...'</p> <p>Objective 6 - Objective 6 is not a land use objective - again the issue of community facilities and infrastructure is important so the objective wording just needs reworking rather</p>	Noted	<p>No change</p> <p>Objective 4 amend text to: <i>'To provide a safe and thriving parish'</i></p> <p>Objective 6 amend text to: <i>'To ensure development promotes community interests with regard to</i></p>

		5.5	E5 and E9	Comment	<p>than deleting.</p> <p>Any headline evidence from the Flood Alleviation Study mentioned within para 5.5 would be useful to reflect in the plans 'technical evidence' particularly around policy E5 and E9.</p>		<p><i>community facilities and infrastructure'</i></p> <p>Text added to 6.5 – Watercourses – and additional point 6.17 inserted, with onward renumbering: <i>'The Parish Council commissioned a Flood Alleviation Study in September 2014 of the village and its surroundings. The main recommendation from the final report of the study (available on the parish website www.eardisland.org.uk) was for the Parish Council to arrange a multiagency walk round the parish along the watercourses, to identify pinch points and obstructions that could cause flooding and then to agree actions with landowners to remove any obstructions. Regular monitoring walks will be repeated. Other recommendations were: for the Parish Council to work with vulnerable property owners to consider installing</i></p>
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	10						<i>Property Level Protection measures; and for parishioners to use a standardised reporting form after flood events, for the Parish Council to forward to the Environment Agency to improve the data about the parish.'</i>
			E6	Comment	Map 2 - Appears to only show the red boundary line in part.	Noted – complete line showing on printed version	No change
			E6	Comment	Policy may need to reflect the historic characteristics of potential reused buildings.	Noted and changed	Add new sentence below E6 (b): <i>'It is recognised that many traditional buildings may have 'significant openings' where internal lighting will be a natural consequence.'</i>
			E14	Comment	Should it read 'In addition to the criteria within Policy E13 above, new development	Noted and changed	Amend E14 to: <i>'In addition to the criteria within Policy E13 above, new development</i>
			E16	Comment	Should it read 'In addition to the criteria within Policy E13 above, new employment opportunities	Noted and changed	Amend E16 to: <i>'In addition to the criteria within Policy E13 above'</i>
			E15 (g)	Comment	The inclusion of a defined time period is welcomed but there may be a need to define	Noted and changed	Reverse order of points E15(g) and (h). Add extra

			Appendix 7	Comment	<p>'actively marketed' within the justification text – this issue has been subject to debate historically particularly around the conversion of rural buildings and community facilities (pubs).</p> <p>There is mandatory legislation concerning which planning applications require a design and access statement to be submitted with them. http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess. Application in Herefordshire would be validated if they met these mandatory requirements.</p>	Noted and point 3 changed	<p>sentence below new E15(h): <i>'Active marketing should be undertaken by a specialist agent and include relevant web-based, newspaper and local advertising.'</i></p> <p>Amend Appendix 7 to: <i>'There is mandatory legislation concerning which planning applications require a Design and Access Statement to be submitted with them– http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess. Where there is not a mandatory requirement, Eardisland Parish Council wishes to receive a simple Design Justification Statement with each planning application. Clearly the level of complexity of this document will vary according to the nature and size of development, which can range from extensions and conversions to individual, or groups of, new build houses.'</i></p>
E14/9			E8	Comment	Could the relatively short list of facilities	Noted and changed	Amend E8 to:

Planning Policy, Herefordshire Council				contained within Appendix 2 be contained within the policy wording, as with the Green Spaces in Policy E11? This would give the policy a more local slant, and afford a clearer level of protection to the facilities.		<p><i>'These facilities are listed in Appendix 2 and as follows:</i></p> <ul style="list-style-type: none"> •<i>Church of St Mary the Virgin</i> •<i>Dovecote – Community owned heritage asset housing exhibition centre & community shop</i> •<i>White Swan (public house)</i> •<i>The Cross (public house)</i> •<i>Eardisland Village Hall</i> •<i>Bowling Club Green and Clubhouse</i> •<i>Village Hall car park</i> •<i>War Memorial car park</i> •<i>Allotments on their existing site or elsewhere.'</i> <p>Amend Appendix 2 list: delete 'Public car parks', add 'War memorial car park.'</p>
		E12	Comment	It may be helpful to identify any particular existing green infrastructure assets or Rights of Way in the Parish that would benefit from improvement or enhancement. It may also be of use to identify where new possible provisions should be made.	Noted and changed	New Map 7 inserted – showing Public Rights of Way, highlighting previous path of ED5 and 6 which need realigning
		E16	Comment	It may give the policy a more positive slant to outline what types of employment would be encouraged?	Noted and changed	Add additional text to E16 as follows: <i>'In addition to the criteria within Policy E13 above, new employment opportunities</i>

							<p><i>will be considered where the development is of a scale which will be commensurate with its location and setting. A range of economic activities will be supported including proposals which:</i></p> <ul style="list-style-type: none"> <i>• strengthen local food and drink production;</i> <i>• support and/or protect the vitality and viability of commerce such as village shops and public houses;</i> <i>• involve the small scale extension of existing businesses;</i> <i>• promote sustainable tourism proposals in accordance with Policy E17;</i> <i>• promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced; and</i> <i>• support the retention and/ or diversification of existing agricultural businesses.</i> <p><i>Businesses, including home-</i></p>
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				Comment	The policies in this plan make good reference to, and conform well with, the Herefordshire Local Plan Core Strategy. However, the Neighbourhood Planning process affords Parishes the opportunity to tailor planning policy to their specific locality, reflecting their unique needs and aspirations. There are a few cases where this could potentially be exploited more by applying policy in a local context.	Noted and changed as above	<p><i>based work, that comply with the other policies of this plan will also be encouraged.</i></p> <p><i>New employment proposals will be permitted providing that they: ...</i></p> <p><i>(d) Are in accordance with the design policies of this.'</i></p>
E14/10 Environmental Health Department, Herefordshire Council				Comment	Environmental Protection – noise/air – Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance of residential occupants that might arise as a result of any new residential development or any new commercial or industrial development. Objective 3 of the proposed plan addresses the issue of new housing development within the Parish and anticipates further requirements for housing above those for which permission has been granted can be met by windfall sites.	Noted	No change
		E9 (h)		Comment	We suggest an amendment to Policy E9	Noted and changed	Add additional criterion (k)

				reference housing development: h) Development shall not unduly harm the amenity of neighbouring property and existing development shall not unduly harm the amenity of any new residential property.		as follows: <i>'Development shall not unduly harm the amenity of neighbouring properties and existing development shall not unduly harm the amenity of any new residential property.'</i>
			Comment	Environmental Protection – contaminated land – I refer to the above and would make the following comments with regard to the above proposed development plan. My understanding is that no specific sites have been identified in this plan and as such I would advise: Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.	Noted	No change
			Comment	General comment – Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.	Noted	No change

					Finally, it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development. These comments are provided on the basis that any other developments would be subject to application through the normal planning process.		
E14/11 John Holding Old Pearmain, Burton Lane, Eardisland, HR6 9DN				Comment	<p>I recall that, in the consultation stages of the NDP, we were asked to comment on what we thought was the optimum max. number of properties that should make up a development. I understand that the majority response was around 4 or 5 properties. I can't find reference to this guideline limit in the current version of the plan.</p> <p>Whilst I think there may be merit in the plan accommodating modestly larger developments in some circumstances, I think a form of words should be included in the NDP reinforcing the optimum view (of 4/5 properties) especially if such a development would be highly visible from the approaches to, or within, the village.</p>	Noted and changed E1 and E9	<p>E1 amend text to: <i>'Eardisland parish has a distinctive rural nature and special character and therefore the optimum size of any development is 4-5 dwellings. Development will ...'</i></p> <p>E9 (c) amend text to: <i>'.. environmental conditions with 4-5 dwellings the optimum size of any development '.</i></p>
E14/12 Ben and Merry Albright Border Oak Design and				Comment	Please find our comments on the latest ENDP draft. We are sorry that the response is long, but we have tried to articulate our view point fully and to offer some alternative suggestions which you may, or may not, find useful. We		

Construction Ltd		1.5		Comment	<p>thought your hard work deserved a full response and as we (and our wider family) will need to use the plan in some form in the future we thought it important to make a representation from the ‘resident/applicant/agent/landowner/developer/architect’ perspective.</p> <p>If you have any queries regarding our representation we would be more than happy to discuss it in detail, and we look forward to the draft becoming a more formal document.</p> <p>Relating to: ‘Following advice ... for development’: The recent Core Strategy Examination took the view that it was most sensible for most NDP teams to concentrate on ‘allocation’ in order to demonstrate/facilitate proportional growth. Could the ENDP team check if HC still recommend not to allocate sites or ‘call for sites’ or undertake site assessments (of land within the settlement boundary or elsewhere) Can HC also confirm that retaining the settlement boundary, with the acknowledged restraints, demonstrates an attempt to facilitate positive growth?</p>	<p>Noted and changed. The NDP has been prepared in close consultation with HC due to the significant constraints to development in and around the village. The choice to maintain the settlement boundary and advocate criteria based policies was made by the Steering Group to enable positive growth in the parish, where there is not a significant risk of flooding. Therefore, this Plan adopts the most flexible approach to development that is possible given the</p>	<p>Amend 1.5 to: <i>‘examine proposals for windfall development, whether conversion or new build, as and when put forward, against...’</i></p>
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				Comment	<p>Site allocation was deemed to be undesirable by the ENDP steering committee. As an alternative, a criteria based plan was chosen – so any site could theoretically come forward if it met the plan criteria. This seems practical to a degree – but would probably need some broad definition of ‘open countryside’ or desired ‘built form limits’ (to prevent sprawling or isolated development) and possibly some greater criteria to prevent over development or ‘estate’ type proposals.</p> <p>However, the ENDP committee have also chosen to retain the Settlement Boundary from the redundant UDP, even though they acknowledge that there are very few sites within this settlement boundary that can be developed due to the ‘environmental constraints’.</p>	<p>environmental constraints</p> <p>Noted. Open countryside is defined in the National Planning Policy Framework and Herefordshire Council’s Core Strategy. See also amendments to Policy E9 at E14/11</p>	No change
				Objection	<p>We feel that the ENDP settlement boundary prevents development – because the land and access within the settlement boundary is hindered by the environmental constraints. Our feeling is that by promoting a settlement boundary the ENDP are actually allocating land (i.e. they are allocating the land that is within the boundary and excluding land outside of it unless it meets an exception type policy from the Core Strategy).</p>	<p>Noted</p> <p>Noted. The Settlement Boundary delineates the current built form. Extension of the Settlement Boundary to include land that may be at risk of flooding was not considered sustainable or acceptable in National Planning Policy terms</p>	No change

				<p>Comment</p> <p>Could ENDP confirm that retaining the Settlement Boundary allows for sufficient growth potential when taking the known 'environmental constraints' into consideration? This is probably best done through projected housing delivery assessment (e.g. are any sites in the settlement boundary available, viable and deliverable? Approximately how many dwellings might be facilitated within the settlement boundary and through windfall? How many windfall opportunities are expected to be delivered in the wider parish? Etc. etc.)</p>	<p>It is recognised that there is minimal growth potential within the Settlement Boundary given the environmental constraints. Therefore, windfall development as close to the built form as possible will be considered in line with policies in the Core Strategy and this NDP</p>	<p>No change</p>
				<p>Comment</p> <p>There is viable, available and deliverable land (not constrained with flooding issues) adjacent and close to the proposed settlement boundary/built form that could be developed. Has ENDP made any attempt to assess this land (either informally or formally), or to investigate what the impact of development here might be?</p>	<p>Noted. Landowners/ developers are able to submit applications for windfall development if they wish and which will be considered in line with policies in the Core Strategy and this NDP</p>	<p>No change</p>
				<p>Comment</p> <p>According to ENDP policies, land outside the settlement boundary is only eligible for rural enterprise/agricultural dwellings, conversions and replacement dwellings - which is unlikely to meet housing needs or minimum targets set by HC.</p>	<p>Noted. See later comments</p>	<p>No change</p>
				<p>Comment</p> <p>Would it be more 'positive' and pragmatic to look at land adjacent and close to the built form that is unconstrained or less constrained, and has minimal negative impact, and encourage</p>	<p>Noted. See later comments</p>	<p>No change</p>

				development in these areas?		
				<p>Comment</p> <p>Now that we know a lot more about the 'environmental constraints' of Eardisland it is possible and appropriate to shape future development around the issues, and to minimise negative impact of development, going forward.</p> <p>The Environmental Constraints should not be used to maintain a status quo or to foster stagnation.</p>	Noted. See later comments	No change
				<p>Comment</p> <p>Relating to: 'the Parish Council ... policies of the ENDP':</p> <p>On one hand the committee acknowledge that the built area/settlement boundary has very limited growth opportunities and suggests that to overcome this each development proposal will be judged on individual merit (even if it is outside the settlement boundary). But on the other hand the committee have chosen to reinstate the old settlement boundary (which has prevented development historically) and therefore prevent/restrict development outside the boundary - even areas not affected by constraints and close/adjacent to the built form.</p>	Noted. The Parish Council followed advice from Herefordshire Council that redefining the Settlement Boundary without allocating sites and writing a criteria-based Plan was acceptable for Eardisland	No change
		1.8		<p>Object</p> <p>The intention to retain the rural context of the village is supported.</p> <p>However, we don't agree that the approaches in and out of the village universally require specific or greater protection from</p>	Noted. Results of the public consultations show that the majority of residents who attended supported protection for	No change

					development than other, arguably more sensitive, areas within the village. Most villages in Herefordshire have successfully accepted development on their periphery and good design could positively contribute towards the approaches to the village. I don't feel that either 'main' approach (East or West) is so exceptional that it warrants full exemption from development per se. Some development could be sympathetically incorporated on the fringes/approaches without negative impact – in fact high quality development may enhance the entrance/exit areas – and these areas are relatively free of constraints with good access to the main highways.	the views of the approaches to the village	
				Comment	Perhaps it would be better to say: "All development in Eardisland parish, including proposals affecting the built form periphery, will be expected to offer a very high degree of sensitivity to context, in order to protect the special rural character and reflect our unique local distinctiveness"?	Development is not exempted per se	No change
		5.4		Comment	Do we know how many properties flood and can state this here – it is important.	Noted	No change
					Only because Environmental Agency requirements stipulated that all new properties should have dry pedestrian egress during a flood event - Important to show that the reason Eardisland has not grown recently is largely due to EA egress policy rather than flooding of	Noted	No change

		5.8		<p>property or risk to life</p> <p>Comment</p> <p>The CLP showed that children went to a wide range of educational establishments. For accuracy at the time of writing: Kingsland is the catchment school but free transport would take any children to Pembridge Primary School – this may be relevant to families moving to the village or developers hoping to build here.</p>	Noted and changed	<p>Amend Paragraph 5.8 as follows: <i>'Many Eardisland children attend Kingsland Primary school. Kingsland is the catchment school but free transport is currently available for Pembridge Primary School. Kingsland also has a GP surgery.....'</i></p>
		6.5		<p>Comment</p> <p>Relating to 'Hedges and verges': What is a 'wild zone' and how is this assessed – maybe best to find a 'planning' phrase for this such as biodiversity, green corridors, habitat, ecological setting etc.? Some hedgerows (i.e. Leylandii or single species) offer limited ecology habitats or visual benefits and so it might be preferable to replace with native hedging. Some developments might need to remove small amounts of hedges (often to create or improve access and visibility), but the ENDP could explicitly require equal or greater replacement of native hedgerows elsewhere on site and encourage the inclusion of new native hedging within the proposal – to give a net increase in native hedging. New trees and hedges are also important to the drainage of land and should be explicitly required through policy. Re: Trees and Verges – these are an important</p>	Noted and changed	<p>Amend 6.5 to: <i>'the retention of green corridors, wild zones and hedgerows. Where hedgerows are removed for access and visibility, there must be equal or greater replacement on the site with native hedgerows.'</i></p>

				characteristic of Eardisland and should have protection, and the creation of new grass verges planting of trees could be a specific requirement by policy.		
			E1 (a)	<p>Comment Relating to 'Watercourses': Does this mean rivers/brooks/ditches/ponds/attenuation basins/swales etc.? – best to clarify</p> <p>Comment Relating to 'Wildlife-rich features': What does 'wildlife rich'? Is there a way to phrase this that is less open to interpretation? Maybe provide some examples? What about the explicit consideration to create new 'wild life rich' features with each proposal? NDPs have an opportunity to encourage enhancement and betterment not just seek protection.</p> <p>Comment Not all development can meet (a) because not all proposals will have brownfield or existing buildings.</p>	Noted and changed	Amend 6.5 to: <i>'protection of watercourses, including rivers, brooks, ditches, ponds, attenuation basins and swales, natural and manmade'</i>
			E1 (b)	<p>Comment What does this mean? In construction methods? Day to day usage? Garden design? How will this be tested or measured? Can this</p>	Noted. Policy states 'Gives priority to', development would conform to this criterion if no brownfield/conversion available on site	No change
					Noted and changed Water efficiency is	Amend E1 (b) to: <i>'...use of water in construction methods, day-</i>

				be clarified? What does this mean and how will it be assessed and quantified?	assessed through Building Regulations and new standards announced by the Government in March 2015	<i>to-day usage and garden maintenance'</i> Delete 'and other natural resources'
		E1 (c)	Comment	How can this be demonstrated by new development proposals? I'm not sure what this means so some clarity would help and could prevent misinterpretation	Noted	No change
		E1 (d)	Comment	'Reduces the need to travel' <i>by private car</i> . Might be better to say 'facilitates and prioritises pedestrian and cycle movement'.	Noted	No change
		E1 (e)	Comment	Amenity of neighbouring/nearby properties	Noted and changed	Amend E1 (e) to: <i>'Development shall not unduly harm the amenity of existing properties and existing development shall not unduly harm the amenity of any new residential property by way of noise or other nuisance particularly light pollution'</i>
			Comment	Why is light pollution highlighted? Typically smell and noise are more upsetting to neighbours. Who determines what constitutes a 'nuisance' in Eardisland? Might be best to refer to planning terminology regarding impact on residential amenity so that interpretation is clear.	Noted. In line with policy E6	No change

			E1 (g)	Comment	What does this mean? Is it referring to the designated open spaces referred to on the ENDP maps? Are there any other sites which are important to public amenity that need further protection – best to add them to the map now so it is clear	Noted and changed	Amend E1 (g) to: <i>'.. loss of an area (including but not limited to the local green spaces in policy E11) which makes a ...'</i>
			E1 (h)	Object	I disagree with the principle of some of the 'protected views' in Appendix 6 for various reasons. We also feel that some 'important views' have been missed out. We're not sure the 'views' chosen reflect the areas that most need protecting, especially as several 'protected views' actually protect the homes of members of the steering committee. I would prefer to see wider protected 'settings' rather than views - and to use these protections to elevate the design standard of potential proposals rather than prevent development wholesale.	Noted. <u>One</u> view co-incidentally includes the house of a Group member. Results of the public consultations show that the majority of residents who attended supported protection for the views in Appendix 6. Protection of views not challenged by Herefordshire Council	No change
			E1 (i)	Comment	'Built form' <i>and services/amenities</i> This makes good planning sense. But this contradicts the settlement boundary principle?	Noted and changed	Amend E1 (i) to: <i>'Located within/adjacent to the Settlement Boundary or as near to the built form and services/amenities as flood plain constraints allow'</i>
			E1 (j)	Comment	Is it worthwhile listing the measures referred to in the FASR? Important to promote/require betterment in every proposal, not just resilience per property. If a property is proposed in FZ1 it may not need compulsory resilience measures, but it could	Noted. Text added to 6.5, see response E14/8 above	No change

					still provide attenuation, mitigation, betterment etc.		
			E1 (k)	Comment	What does this mean? Any development should have no negative/significant impact upon any SAC. What about adding the same for SAM's or special or unique heritage settings in the Parish	Wording required by Natural England in other relevant NDPs	No change
			E1 (l)	Comment	Suggest '...rural nature' <i>unique architectural character and special ambience</i> . 'Development' I'm not sure what this means and how you would like it actioned? Might be useful to clarify and expand what 'rural nature' might mean.	Noted and changed. Rural nature as described in Appendix 3	Amend E1 (l) to: <i>'Respects the rural nature, unique architectural character and special ambience of the parish and of scattered hamlets and farmsteads outside the village of Eardisland, as noted in Appendix 3'</i>
			E1 (m)	Comment	Suggest '... contribute' <i>positively</i> 'to local identity, and' <i>create a 'sense of place'</i> Do you have an idea of how you would like this to be demonstrated in a development proposal?	Noted Through the Design Justification Statement	No change
			E1 (n)	Comment	Suggest ' <i>...and signage, proposed materials and detailing</i>) when assessed in relationship to surrounding buildings, spaces (<i>settings</i>), vegetation (not sure what is meant by this) water areas and other <i>distinctive</i> features of the street scene	Noted and changed	Amend E1(n) as follows <i>'...and signage, proposed materials and detailing'</i>
			E1 (o)	Comment	Suggest 'Uses local and' <i>traditional/vernacular, reclaimed, recycled and natural materials (or</i>	Noted and changed	Amend E1 (o) to: <i>'...reuses, local, traditional</i>

				<p><i>suitable, high quality sustainable alternatives</i>) I would either omit 'suitable alternatives' or add 'high quality, sustainable alternatives'. You will be surprised how 'developers' will interpret 'suitable alternatives' to their own advantage. There is nothing wrong or difficult in asking for proposals to use local, traditional, natural, recycled materials. You could add 'natural materials' which would then allow for contemporary products that would still weather into the landscape such as copper or zinc.</p>		<p><i>and natural materials or suitable high quality sustainable alternatives'</i></p>
		E1 (p)	Comment	<p>Who will determine what is 'appropriate'? Do you have any preferred boundary treatments such as native hedging, dry stone walling etc.? Might be good to give some examples or suggestions?</p>	<p>Noted. Herefordshire Council will determine what is appropriate when determining a planning application</p>	<p>No change</p>
		E1 (q)	Comment	<p>What does this mean? Is it to encourage community integration? Would be sensible to mention pedestrian and cycle movements here, shared surface treatments etc. I'm not sure some private dwelling proposals can enable movement 'to, within, around and through future and existing development' in a public sense – but I may be misinterpreting the policy.</p>	<p>Noted. This is to promote movement by other sustainable forms of transport i.e. walking/cycling from and through new and existing development</p>	<p>No change</p>
		E1 (r)	Comment	<p>Suggest 'including', <i>but not limited to</i> 'building orientation', <i>sustainable</i> 'materials', exceptional 'insulation', <i>consideration of appropriate</i> 'renewable energy' <i>generation</i> 'and recycling' Do you want to ask for this to be demonstrated in the application documents i.e. in a</p>	<p>Noted</p> <p>Already within Design</p>	<p>No change</p> <p>No change</p>

				Sustainability Statement?	Justification Statement	
		E1 (s)	Comment	Suggest 'Uses Sustainable Drainage Systems', <i>such as permeable surfaces, attenuation ponds, swales and water conservation technologies</i> 'where appropriate'. Omit 'where appropriate'? Surely all developments should be using SUDs in Eardisland?	Not all ground conditions are suitable for SuDS. Therefore, where appropriate should remain	Amend E1(s) to: <i>'Systems, such as permeable surfaces, attenuation ponds, swales and water conservation technologies'</i>
		E1 (t)	Comment	Specific locations or specific grades to be protected – do we know where the best and most versatile agricultural land is? What evidence can be used to support this policy? Who decides if land is best and most versatile?	The Agricultural land classification is a national standard. It is national policy to protect the best and most versatile agricultural land	No change
		E1 (u)	Comment	Suggest 'car parking', <i>turning & passing spaces and cycle storage</i> ; 'and'	Noted and changed	Amend E1 (u) to: <i>'.. car parking, turning & passing spaces and cycle storage; and'</i>
			Comment	Do you want to give further guidance (i.e. number of spaces, allocated visitor parking, parking behind the houses where possible, permeable surfaces or sympathetically designed garages? Or rely on the Manual for Streets and Highways Dept. guidance?)	Car Parking guidance is given in HC's 'Highways Design Guide for New Developments'	No change
		E1 (v)	Comment	Suggest 'Is in accordance with all' (relevant) <i>other</i> 'Policies in this plan'.	Noted	No change
		E2	Comment	Suggest '.. to preserve and enhance' (the	Noted and changed	Amend Policy E2 to:

				positive attributes of) 'our heritage assets' <i>and their settings</i>		<i>'heritage assets and their settings'</i>
		E2 (a)	Comment	What does 'in keeping' mean? Please expand/clarify. Could say 'should reflect or defer/be subservient to established streets scenes, significant buildings and existing building lines where they contribute to the historic grain of development'. What about sites that don't have building lines or street frontages – which is quite common in Eardisland?	'In keeping' means 'respecting the existing character of'	Amend E2(a) to: <i>'Respect the existing character of established street frontages and building lines where they contribute to the historic grain of development'</i>
		E2 (b)	Comment	This probably isn't possible for all sites – but proposals could 'respect, protect and reflect' the traditional pattern of development nearby	Noted. And changed	Amend E2(b) to: <i>'Respect, protect and reflect' the traditional pattern of development nearby'</i>
		E2 (c)	Comment	Might need to clarify exactly what this means – for guidance and information	To ensure that development is of a size and scale that complements the surrounding area and enhances the conservation area	No change
		E2 (d)	Comment	Clarify, expand and justify. I'm not sure what 'proportion of solid to void' or 'robust detailing' means. There is probably a more useful way of saying 'avoid use of applied features or detailing' – I am presuming you mean that design and detail should be authentic rather than 'faux' or pastiche?	Noted. Solid to void – wall to opening ratio	No change

			E2 (e)	Comment	Clarity required. I'm not sure what this means or how it can be achieved/assessed/ 'Hierarchy' is probably best applied to listed buildings, heritage assets (and their settings) i.e. buildings and areas of value, rather than principle/secondary frontages.	Noted. Not agreed. There is a hierarchy amongst streets in the village with secondary and primary frontages	No change
			E2 (f)	Comment	Add 'proportions, detailing, scale, layout and landscaping'?	Noted. Already included in other criteria within policy	No change
			E2 (g)	Comment	Does 'reuse' mean convert and restore existing buildings rather than remove and recycle traditional buildings from elsewhere?	Noted. Yes	Amend E2(g) to: <i>'Where possible, convert and restore existing buildings which contribute...'</i> Delete 'Re-use traditional'
			E2 (h)	Comment	Add 'consider all opportunities to enhance these views and the wider Conservation Area'	Noted and changed	Amend E2(h) to: <i>'..and Appendix 6) and consider all opportunities to enhance these views and the views of the wider Conservation Area'</i>
			E2 (i)	Comment	Suggest 'the Conservation Area' <i>by promoting and supporting high quality design that elevates design standards and promote the locally distinctive character</i>	Noted and changed	Amend E2(i) to: <i>'the Conservation Area by promoting and supporting high quality design that elevates design standards and promotes the locally distinctive character'</i>
			E3	Comment	Suggest 'will have to' <i>should</i> 'show regard'	Noted and changed	Amend E3 to read: <i>'should'</i>

			E3 (b)	Comment	Suggest 'Using appropriate' <i>and authentic</i> 'local building materials, including' <i>oak framing, (with) local 'stone and red' and painted brick, timber boarding and render. Designs should be authentic, considered, high quality and reflect the surrounding landscape in terms of scale, layout and proportion</i>	Noted	and delete 'will have to' No change
			E3 (c)	Comment	Suggest 'Retaining, <i>restoring and enhancing</i> existing'	Noted and changed	Amend E3(c) to: <i>'Retaining, restoring and enhancing existing'</i>
			E3 (d)	Comment	Add 'and its important relationship with the surrounding unspoilt rural landscape'	Noted	Amend E3(d) to: <i>'.. village of Eardisland and its important relationship with the surrounding rural landscape'</i>
			E3 (e), (f), (g)	Comment	'Protecting, increasing and enhancing areas of woodland, orchards, meadows, ditches and hedgerows'	Noted	No change
			E4	Comment	Suggest 'Features of ecological value', <i>including but not limited to</i> , ponds (NB – some 'domestic' ponds are dangerous and may need to be filled in), <i>verges, trees/woodland</i> , 'hedgerows, dry stone walls and watercourses and (their associated') <i>green 'corridors' or connectivity</i> 'will be safeguarded by requiring their retention', <i>protection and enhancement</i> 'in new development schemes. Proposals should take	Noted and changed Noted and changed	Amend E4 to: <i>'Features of ecological value', including but not limited to, ponds, verges, trees/woodland, hedgerows, dry stone walls and watercourses and their associated green corridors/ connectivity will be</i>

				advantage of opportunities to create new wildlife'/ecological habitats (where these can be included) as...		<i>safeguarded by requiring their retention, protection and enhancement in new development schemes. Proposals should take advantage of opportunities to create new wildlife/ ecological habitats (where these can be included) as...'</i>
		E4 (a)	Comment	Suggest <i>Positively</i> 'contributes to'	Noted	No change
		E4 (b)	Comment	Add 'preferably through increased planting, retention or replacement of equal landscape value/size/character'	Noted	No change
		E4 (c)	Comment	This seems a bit extreme if taken to the letter – all development will have an impact, but not all of it needs to be 'negative impact' NB some trees may not be worthy of retention, may be causing problems or may need to be removed to facilitate development, but replacements could be sought in better locations. Any important trees that are crucial to the character of the village should be identified and protected with reasoning. Not sure if 'vistas' and 'views' can be protected wholesale. Some development might be able to positively contribute to a vista/view and may even repair 'damage' to a view or vista	Noted	No change
		E4 (d)	Comment	Shouldn't really ask to maintain a historic/traditional nature, but could ask to	Noted. This does not rule out contemporary or	No change

			E6 (b)	Comment	reflect and by sympathetic to. Innovation and contemporary developments shouldn't be stifled or undervalued.	innovative developments	
				Comment	I'm not sure I agree completely to the wording, and I'm not sure where the evidence to support this has come from? I do understand the intention, but this is quite a specific request that seems overly restrictive. Some projects will require subtle lighting for safety and security and we object to the need for an 'assessment' without any guidance on what type of 'assessment' is needed – who will decide if the lighting of a private home is appropriate? No restrictions apply to existing properties so it seems unfair to restrict new private properties, who in reality will have little impact upon 'dark skies' in Eardisland. A restriction such as this is best applied to commercial developments or street lighting proposals – not private homes.	Noted and changed. E6 changed as in response E14/8 above	Additional sentence added to E6(b): <i>'The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available.'</i>
	20			Comment	Parish Action 3 – Do the PC know how they would like this to be undertaken? Do they know what sustainable development standards/objectives mean in policy terms? I would probably be more explicit about what 'sustainable design measures' means. Would it be better to say that Eardisland PC/ENDP support and wish to endorse the highest level of sustainability in all developments and would like applicants to demonstrate how their proposal has taken sustainability into consideration in a	Noted and changed	Amend Parish Action 3 to: <i>'The Parish Council will work with future developers to ensure that the highest level of sustainability has been reached in all developments. The Council expects applicants to demonstrate how their proposal has taken sustainability into consideration in a Sustainability Statement for</i>

		6.12		Comment	Sustainability Statement for each proposal Suggest 'water table levels and the impact of <i>any changes as a result of new development</i> on downstream properties'. Rather than 'downstream properties' it should say 'other properties'	Noted and changed	<i>each proposal.'</i> Amend 6.12 to: <i>'water table levels and the impact of new development on other properties'.</i>
				Comment	The consultation in November was seriously flawed and incomplete and should not be used, in isolation, to determine policies relating to the Settlement Boundary and Views and Vistas specifically. The ENDP should have better and more robust evidence/arguments for policies relating to their decision to retain a SB without development allocation and for the protection of views/vistas	Noted. The consultation report is part of the consultations undertaken. The Parish Council has based its decision on all the consultations and advice from Herefordshire Council and the planning consultants	No change
		6.16		Comment	So why has the ENDP chosen to retain the settlement boundary when the Environmental Constraints, and the impact of these, are known – a NDP is supposed to account for locally specific issues and plan around these and put forward alternative ways to facilitate positive growth	Noted and changed	Text added to 6.16: <i>'Eardisland has been noted as a flooding hot-spot or having had past flood events in a number of documents, including: Herefordshire Council Strategic Flood Risk Assessment (2009); Herefordshire Council Preliminary Flood Risk Assessment Report (2011); and Environment Agency Rivers Arrow and Lugg SFRM2 – Volume 1 Flood Risk</i>

		6.18	Comment	<p>Suggest '1 dwelling has been approved' (<i>and will be complete and occupied in Summer 2016</i>) 'and 10 dwellings' (<i>including 3 Affordable Homes</i>) 'have been approved subject to a Section 106 agreement (at June 2015)' <i>but not yet delivered</i>. 'This contributes to Eardisland's proportion of the housing total for the Leominster Housing Market Area'.</p> <p>Please check the figures – conversions also count towards housing numbers.</p>	<p>Noted. Figures based on those provided by Herefordshire Council and updated to include 2 conversions</p>	<p><i>modelling and mapping (2013). Recommendations include ensuring development is located outside Flood Zones 2 and 3.'</i></p> <p>Map 4 to be amended to show Settlement Boundary superimposed on Environment Agency Flood Risk Map</p> <p>Amend 6.18 (new 6.19) to: <i>'1 dwelling has been approved (Application 131529/F), and will be complete and occupied in Summer 2016. A further 10 dwellings (Application 143390/F), including 3 Affordable Homes have been approved subject to a Section 106 agreement (at February 2016) but not yet delivered. 2 applications (Application P143175/PA4 and P132716/F) for conversion of agricultural or commercial premises to dwellings have been approved and delivered. These contribute 13 of the minimum 34 new dwellings</i></p>
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				Comment	The Housing Needs Survey is not the correct evidence to use to establish further requirements for housing (it only identified social housing need and is out of date). Should use the Core Strategy percentage as a minimum target. Can the remaining 20 + dwellings can be met through conversions, windfalls etc. if the Settlement boundary is reinstated considering the environmental constraints – evidence is required to support this suggestion	Noted. See previous responses	<i>of Eardisland’s proportion of the housing total for the Leominster Housing Market Area.’</i> No change
			E9 (b)	Comment	If you don’t want to allocate then you probably need to be more flexible with the settlement boundary	Noted. See previous responses	No change
			E9 (b)	Comment	This seems a bit confused – are you saying that unencumbered/open market development is permitted if it is within, adjacent or as close to the SB as constraints allow? The concluding sentence in policy E9 says development outside the boundary will only be for replacement, tied or affordable housing	Noted. See below	No change
			E9 (f)	Comment	What is wrong with ‘backland’ development – especially as you wish to protect the approaches to the village? Backland is a misnomer and some of the best opportunities for development with minimal impact will be	Noted. In some instances, backland development can impact significantly on the historic character of the area	No change

					'back land' because Eardisland is a nucleus/cluster type village – as opposed to ribbon or sporadic development types		
			E9 (j)	Comment	Development should have NO negative impact upon the SAC or SAM or heritage assets etc. – surely no amount of mitigation will be acceptable?	Noted. See previous response. Criterion required by Natural England	No change
			E9	Comment	Re - Development outside the settlement boundary will be in accordance with Policies RA3, RA4 and RA5 of the Herefordshire Core Strategy. Are you saying that outside of the Settlement Boundary only homes which meet policies RA3, 4 and 5 will be permitted? This would unreasonably prevent growth and will not meet the expected housing needs	Noted and changed	Change text to: <i>'Development that does not conform to E9 (b) will be considered in accordance with Policies RA3, RA4 and RA5 of the Herefordshire Core Strategy.'</i>
			E10	Comment	Re – 1st point This is almost impossible to do – and open to interpretation. Who will assess and decide what house types tenures and sizes are needed? Re – 2nd point, 1st sentence Might need some rewording. Do you mean that sites with AH should also have open market housing within the same proposal – even exception sites? NB most housing associations like to have the AH in one location (and often they are terraced houses) on a site and so maybe it is best to encourage design that is 'tenure neutral' so that the social units are not	Noted and changed. The Housing Needs Study will be updated at regular intervals by HC Noted and changed	Amend E10 to: <i>'... maintaining an appropriate mix of tenures...'</i> Amend E10 to: <i>'Sites including affordable housing should aim to integrate both affordable housing and open market housing within the site.'</i>

				obviously different		
				Re 2nd point, 2nd sentence Is there another way to word this – it doesn't really make sense as it is written	Noted and changed	Delete: <i>'Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.'</i>
		E12 (a)	Comment	What does this mean? How can this be undertaken – do you really want lots of signs popping up everywhere? How can a new development enhance public access to the local green spaces?	Noted. New development can provide developer contributions through C.I.L/S106 towards enhancing public access	No change
		E17	Comment	What about creating new tourism facilities/ attractions/accommodation/infrastructure?	Noted and changed	Amend E17 to: <i>'... diversity of existing, or creates new, tourist facilities.'</i>
		E18	Comment	Do you mean 'financially support'? How is this going to be managed and what will the funds be spent on, who decides how much is given? Not sure this is an enforceable policy	Noted and changed	Amend E18 to: <i>'..infrastructure in the parish, through S106 and Community Infrastructure Levy, as deemed appropriate by the Parish Council in consultation with Herefordshire Council.'</i>
50	Appendix 2	Comment	Are both pubs – which are privately owned and listed buildings– really suitable for protection which may prevent investment/diversifying?	Noted. Public houses can be formally listed as Community Assets,	No change	

	63		Appendix 6	Comment	<p>Re- View 1 If there was modest, high quality development on either side at the East end, the village entry would still be defined by a strong distinction between open country side and village. I really don't feel that development on either side of the road would damage the entry if handled sensitively and with care. It would be important that it was set back so didn't affect the hierarchy of Staik House and features such as the wide grass verges. I would rather see this land developed than other more sensitive or restricted options</p> <p>Re – View 4 The protection should work both ways – i.e. into the village and out of the village – so a protected setting concept might be better suited? What about the edge of the rec that is currently 'open'? This seems an important feature to protect from development otherwise the rec is in danger of becoming surrounded by buildings?</p> <p>Re – View 5 We cannot see the merit in or necessity for this protection – it seems to have been added in at a later date without full justification</p>	<p>though here listed as Community Facilities</p> <p>Noted</p> <p>Noted</p> <p>Noted. View added following comments from both community consultations</p>	<p>No change</p> <p>No change</p> <p>No change</p>
E14/13 Ryan Norman				Comment	I refer to your email dated the 2nd December 2015 regarding the above	Noted	No change

<p>Forward Plans Officer, Developer Services, Welsh Water, Forward Planning, PO Box 3146, Cardiff, CF30 0EH</p>				<p>consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:</p> <p>Given that the Eardisland Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out. We note that the Neighbourhood Development Plan does not specifically allocate any sites for housing and instead includes a criteria based policy to meet future housing provision through windfall sites. We do not envisage any issues in providing a supply of clean water for the number of new housing units proposed up to 2031, other than the potential provision of off-site main laying.</p> <p>We can advise that there is no public sewerage within the Parish Council area. As such, alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the Adopted Core Strategy. We hope that the above information will assist as the Neighbourhood Development Plan progresses.</p>	<p>Noted. The Plan relies on windfall sites, either conversion or new build, which conform to the criteria in the Plan and local and national planning requirements</p>	<p>No change</p>
<p>E14/14 Graeme Irwin Senior Planning Adviser, Environment</p>			<p>Comment</p>	<p>I refer to your email of the 2 December 2015 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p>	<p>Noted</p>	<p>No change</p>

<p>Agency, Hafren House, Welshpool Road, Shelton, Shrewsbury, SY3 8BB</p>					<p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle 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 note (paragraph 1.5) that no sites have been put forward for allocation within the plan, in part due to the extensive flooding experienced within the Parish. It is stated that, due to the riverine location, there are limited development opportunities within the Settlement Boundary.</p> <p>Notwithstanding the above it is important that any forthcoming windfall/infill development sites are located on land at the lowest risk of flooding and will accord with Herefordshire Councils Core Strategy (Policy SD3 – Sustainable Water Management and Water Resources).</p> <p>As there are no sites specific sites proposed within areas at risk of flooding we would offer no further bespoke comments at this time. You</p>	<p>Noted</p> <p>Noted. See previous responses</p> <p>Noted</p>	<p>No change</p> <p>No change</p> <p>No change</p>
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					are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. I trust the above is of assistance at this time.		
E14/15 Rebecca Bissell Pembridge Parish Clerk				Comment	<p>Pembridge Parish Council met this evening and have concluded the following comment with regard to your NDP.</p> <p>It has been noted that Eardisland will not be allocating building development land for the reasons stated. However, Pembridge faces its own challenges in finding suitable sites as it is restricted to sites in or adjacent to the settlement boundary. The Parish will be unable to accept any increase in the number of houses/units it is required to develop over the period of the plan caused by any inability of Eardisland to meet its quota for this reason.</p>	Noted	No change
E14/16 Roger Phillips County Councillor for Eardisland Parish, Arrow Ward				Comment	<p>The plan is a comprehensive document which sets out clearly the requirements of the local community for the next 20 years.</p> <p>It is evident that a considerable amount of time and effort has been put into this by local volunteers and they are to be congratulated on the draft plan.</p> <p>I am very supportive of the plan and in particular its local objectives.</p> <p>There will need to be a dialogue with the local planning authority on how this identified settlement for growth in the Herefordshire Core Strategy meet its future requirements when it is so constrained by the flood plain issue.</p> <p>Balancing National and local policies will need</p>	Noted with thanks	No change

				<p>careful consideration and I hope to see an active conversation between the Community and County Council to overcome this.</p> <p>On Housing I think the "local vernacular" gives a broad scope for dwelling design as the Parish has housing in Brick, Stone and Timber with a more modest Marches style.</p> <p>I am always concerned that we are not addressing the changing needs of local housing and in particular the economically active and our maturing population.</p> <p>The Parish already has a high percentage of retired people and this is set to rise considerably during the life of the Core Strategy.</p> <p>Smaller houses (often single storey) and smaller surroundings in small community settings where people can help support each other seem to have disappeared in developments in villages over the past 20 years at the very time we should be building them.</p> <p>I would also like to see a policy that allows a higher threshold of parking on site which would mean less parked vehicles on the public highway.</p> <p>I support the preference for building on brownfield sites but this must not include modern post war agricultural building sites which by their size would mean a</p>	<p>Noted. Developments must adhere to guidance provided by HC for number of parking spaces</p> <p>Agricultural land is not classed as brownfield</p>	<p>No change</p>
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			E18	<p>disproportional development in open countryside. I am supportive of the all policies in particular E7, E8, E11 and E12.</p> <p>On policy E18 Community facilities and public funds I would like to see an amendment to include - support proposals for improvement "and maintenance "So there is no doubt that improving is sometimes not just new build or refurb.</p>	Noted and changed in addition to changes above	Amend E18 to: <i>'.. proposals for improvement to and maintenance of community facilities'</i>
			E1 (f)		Change made by Parish Council in course of checking draft	Amend E1(f) to: <i>'Does not have a severe cumulative impact on ..'</i>

Table 2 Responses from the Consultation Bodies to the SEA/HRA Screening Report (Herefordshire Council)

Consultation Body	Response
Historic England	<p>Thank you for your e-mails and the invitation to comment on the SEA Scoping Reports for the Neighbourhood Plans listed above. We have no substantive objection to the contents of the documents. However, having considered the above Neighbourhood Plans please note that our comments and recommendations to you in relation to these remain substantively the same as those which we communicated to you in our letter of the 15th August 2014 in response to the first tranche of SEA Scoping Reports. We urge you to refer back to and consider these representations before finalizing the reports in relation to the above Neighbourhood Plans also.</p>
Natural England	<p>Thank you for your consultation on the above dated 15 August 2014 which was received by Natural England on the same date.</p> <p>Natural England is a non-departmental 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>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/</p> <p>We welcome the production of this SEA Scoping report. The following comments are intended to further improve the SEA and its usefulness in assessing the Neighbourhood Plan.</p> <p>Appendix A1 – Plans, policies and programmes Natural England approves of the plans, policies and programmes listed.</p> <p>Appendix A2 – Baseline information for Eardisland Parish – Biodiversity, flora and fauna Under the indicator “Net change in condition of SSSIs”, we welcome the inclusion of data on SSSI’s within this neighbourhood plan area.</p>

Under the proposed indicator “Changes to protected habitats and impacts of species within the Herefordshire Local Biodiversity Action Plan”, Magic, Defra’s GIS package for environmental assets (www.natureonthemap.naturalengland.org.uk), could be referred to as a data source.

Baseline information on the landscape and open spaces needs to be included under SA objective 15: “Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces”. Reference could be made to the county Landscape Character Assessment.

Water, air, soil and material assets

This section (or suitable alternative) should include information on geodiversity (see NPPF paragraphs 113 & 117). The baseline and assessment should make reference to geological conservation and the need to conserve, interpret and manage geological sites and features, both in the wider environment and in relation to designated features. The Herefordshire & Worcestershire Earth Heritage Trust may be of assistance.

We welcome the inclusion of information on Agricultural Land Classification data against the indicator “Agricultural land usage by quality”, as per our previous recommendations in response to other neighbourhood plan SEA Scoping reports.

Soil

We note that the best and most versatile agricultural land has not been considered here (although it has been as per above). We suggest including an indicator to monitor the hectares of the best and most versatile agricultural land lost to development.

Appendix A3 – Environmental issues identified from Eardisland Parish baseline We welcome the recognition that development can be a pressure on biodiversity and the inclusion of landscape and soils as environmental issues, as per our previous recommendations in response to other neighbourhood plan SEA Scoping reports.

Appendix A4 – SEA Framework

We welcome the incorporation of some of the recommendations which we have previously made in response to other neighbourhood plan SEA Scoping Report consultations in the county.

Under the SEA topic “Nature Conservation (Biodiversity, flora and fauna)”, we would welcome the inclusion of an indicator/target around the impact/benefit to ecological networks (NPPF paragraph 109, 113 and 117). We note that no targets have been identified against the indicator “After use of mineral sites especially wildlife habitat creation”; we suggest that perhaps the percentage of opportunities taken could be monitored. Against

“Changes to protected habitats and impacts of species within the Herefordshire Local Biodiversity Action Plan”, we suggest that as a minimum there should be no net losses. The NPPF sets out a requirement to move to net gains for nature (paragraph 9), drawing on the Natural Environment White Paper.

Under the SEA topic “Landscape” we suggest that reference could be made to the county Landscape Character Assessment and Landscape Characterisation studies. We welcome the sub-objective on the loss of open space.

Under the SEA topic “Soil”, we welcome the inclusion of an indicator around losses of best and most versatile agricultural land, as per our previous recommendations in response to other neighbourhood plan SEA Scoping reports.

Habitats Regulations Assessment Screening

Where a Neighbourhood Plan could potentially lead to significant environmental effects it will be necessary to screen the Plan in relation to the Habitats and Species Regulations (2010), as amended (the ‘Habitats Regulations’). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive.

In relation to the Habitats Regulations, a Neighbourhood Plan cannot progress if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out) (see Schedule 2, The Neighbourhood Planning (General) Regulations 2012). Therefore, measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the Plan on European protected sites. This will be particularly important if a Neighbourhood Plan is to progress before a Local Plan has been adopted and/or the Neighbourhood Plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the Local Plan.

We note the recommendation that a full Habitat Regulations Assessment Screening is undertaken due to proximity to the River Wye Special Area of Conservation (SAC).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

Appendix I – Awareness Raising September/October 2014

Neighbourhood planning gives communities the power to make a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build Order. Neighbourhood planning was introduced through the Localism Act 2011 and the legislation came into effect in April 2012. A sub-group of volunteers is working on behalf of Parish Council to deliver Eardisland's Neighbourhood Development Plan.

Neighbourhood Development Plan Bulletin Board

The Neighbourhood Development Plan will set out the objectives and policies required to provide local control of development in Eardisland, alongside the national and Herefordshire Council planning policies. Once the Draft Plan is finalised, Parishioners will be consulted. More details will be circulated soon.

Meanwhile, the draft land-use policy themes relate to:

- Taking care of the public spaces and facilities in the parish – village hall, recreation ground, church, footpaths, etc
- Making sure that development suits the characteristics of the village and wider parish – according to the needs and wishes of residents and relevant legislation
- Ensuring that new and existing business enterprises are afforded encouragement and support.

Policy aspirations which will be included in the Draft Plan are:

- To get people more involved – promoting voluntary projects to help the parish
- Road safety – largely about speeding through the built-up areas
- Wild-life habitat protection
- Provision of high speed Broadband
- A 'duty of care' provision – so that the wishes of the community are taken into account in as many aspects of the Plan's themes and implementation as possible.

Please think about these policy themes. Consultation – through specific events and face to face consultations – will aim to get a majority of Parishioners' opinions on the Draft Plan. The final plan is subject to a local referendum before it becomes legally binding.

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

12 September 2014
Update 1

Eardisland Parish Council

EARDISLAND NEIGHBOURHOOD DEVELOPMENT PLAN AND THE LOCAL BUSINESS COMMUNITY

You may or may not be aware of an activity currently underway in our Parish, which is to produce a Neighbourhood Development Plan (NDP). Acting for the Parish Council, a specially formed Steering Group (SG) has been appointed to draft the NDP. This task started in June this year and we hope it will be largely complete by the end of 2014.

The existence of an NDP has become a facet of central Government's drive to encourage democracy at a local level. The NDP is designed to enable local communities to exercise some control over developments in their area, in our case the Parish of Eardisland. When the NDP is finally agreed, it will have standing in law and will be important to us all, individuals, families and businesses. As the plan is developed it will be subject to a process of local and expert scrutiny. Before becoming law, it will have to be accepted by a popular vote within the community.

Primarily the NDP will establish the criteria which the community wishes to apply in relation to:

- The location, number and style of new residential properties
- The support of appropriate and sustainable businesses, to encourage development within our Parish
- The protection and enhancement of the environment and our public and open spaces and facilities
- The support of aspirational but important community matters such as the provision of faster Broadband, ensuring greater road safety and the development of community in the widest sense. This latter area will include a duty of care.

As the heading to this letter indicates, we are writing to you specifically as a business located within the boundary of the Parish of Eardisland. We hope to raise awareness of the NDP process which, when complete, could have a direct impact on your business and possibly on some of the staff you employ.

The NDP SG generally meets 2 Thursdays a month in the Village Hall and the meetings are open to everyone to attend. The next planned meetings are on: 2 and 16 October, 6 and 20 November, 4 and 18 December. Relevant information concerning the work being undertaken is posted on the village website (www.eardisland.org.uk), reported on parish-wide Bulletin boards and in the Parish Magazine. If you are in doubt or for more information, please contact any member of the SG. Names and contact details are given below.

Inevitably this letter will raise more questions than it answers but we hope you will see it as the start of a communication process which will stimulate your interest in the NDP.

Maryan Hanson
Chairman of Eardisland Parish Council
maryanhanson@hotmail.co.uk

Richard Kirby
Chairman of NDP Steering Group
rhk@btinternet.com

Members of the Steering Group:

George Alderson
John Edwards – 388554
Maryan Hanson – 388850
Graham Madeley – 387678
Brian Pollard
Jo South – 387698

Ruth Brinton-Bivand – 388375
Barry Freeman – 388226
Richard Kirby – 388810
Caroline Marsden – 388868
Elaine Smith – 387903
Hugh Vernon – 07801 584351

Alison Sutton (supporting the Group as Parish Clerk) – 07789 32277
7 John Davies Place, Westcroft, Leominster, HR6 8JD, eardislandclerk@gmail.com

Appendix II – Options Consultation Event 14th/15th November 2014

Neighbourhood planning gives communities the power to make a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build Order. Neighbourhood planning was introduced through the Localism Act 2011 and the legislation came into effect in April 2012. A sub-group of volunteers is working on behalf of the Parish Council to deliver Eardisland's Neighbourhood Development Plan.

Neighbourhood Development Plan Bulletin Board

Community consultation is an important part of the Neighbourhood Development Planning process. The Steering Group (SG) need your opinions now to help them finish drafting Eardisland's Plan.

In early November a document outlining the work we have carried out will be delivered to your door. Attached to this will be a 'Community Consultation Form' and the SG need your responses to four questions.

In order that you can find out more information the SG are holding **OPEN EVENTS**. Please put these dates in your diary and come and look at the exhibition.

WHEN? Friday November 14th 2pm to 8pm
Saturday November 15th 10am to 4pm
WHERE? Eardisland Village Hall

Members of the SG will be on hand to welcome you to the event and to show and explain the displays.

The SG need you to complete the Consultation Form. The responses will help the SG to finalise the Draft Eardisland Neighbourhood Development Plan and the Plan can then be adopted by the Parish Council.

You and your family make our Community and your input into this document is essential. The Steering Group need you, otherwise Eardisland's Neighbourhood Development Plan will not be a valid document.

YOUR COMMUNITY NEEDS YOU

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

30 October 2014 Update 2

Flyer advertising Options Open Days

Eardisland Neighbourhood Development Plan

Why you should read this and what it means for you

Neighbourhood Plans give communities a genuine opportunity to influence the future of the place where they live.

The **Eardisland Neighbourhood Development Plan** (NDP) is being drafted for the community by a Steering Group working on behalf of the Parish Council. It will guide the future of development in the whole parish until 2031. For the purposes of clarification, the term 'development' in this document and any other communication issued by the Parish Council, or the Steering Group on their behalf, means any building on land or the making of any material change in the use of any building. The NDP will form part of planning legislation together with the emerging Core Strategy for Herefordshire and the National Planning Policy Framework.

It must remain compliant with national planning policies, for example flood risk regulations, conservation areas and new housing quotas, but it will allow us to influence where and how development should happen.

The **process** of designing a Neighbourhood Plan is required to be open, inclusive and to involve the whole community. It will eventually be subject to a **referendum** by all Parishioners.

Twelve volunteers from the Parish acting as a Steering Group have put together a vision for the future of the Parish of Eardisland. **Now we need your views to help us complete the Plan.** To achieve this we are organising an **OPEN EVENT**. Please put these dates in your diary and come and look at the exhibition!

WHEN? Friday 14 November 2pm to 8pm
Saturday 15 November 10am to 4pm
WHERE? Eardisland Village Hall

You can view the Draft Plan in advance on the Parish Website: www.eardisland.org.uk. Hard copies will be available at the event.

WHY DO WE NEED YOUR HELP?

We want you to see what we are doing in your name and in particular we need your views on **four issues**:

- Keeping the settlement boundary (see attached map)
- The size of any potential new developments
- The views and vistas which should be protected from development
- Sustainability appraisals for all new development

Attached to this letter there is a brief consultation form with more about the options. We hope that you will complete the form when you attend an Open Event, as we do want to hear your views. If you are unable to attend the Open Events, please leave the form in the box at the Village Shop or scan and email it to the Clerk at eardislandclerk@gmail.com or ask for it to be collected by a member of the Steering Group by 17 November.

EARDISLAND NEIGHBOURHOOD PLAN – IN SUMMARY

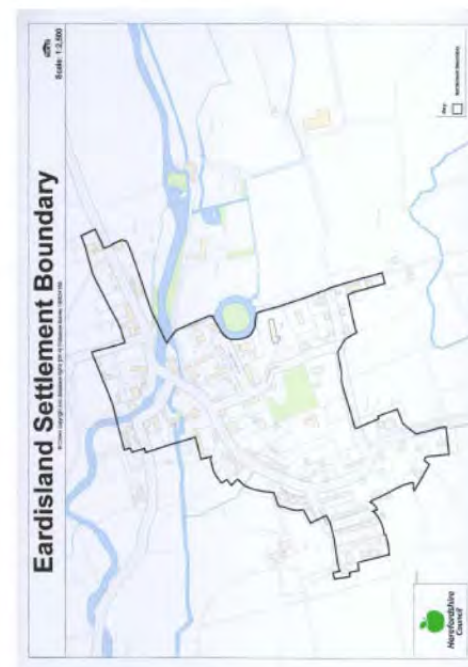
Our Vision for Eardisland is to:

- *conserve our heritage*
- *enhance our community.*

We have set out some objectives to achieve this:

- to support residents to participate within a thriving parish
- to ensure that services, facilities and amenities are provided and improved to meet the current and future needs of the parish
- to enable sufficient and appropriate housing, based upon sound environmental and sustainable principles, to meet the future needs of the community
- to ensure that the visual effect of all development complements and enhances the parish
- to ensure that new and existing business enhances the character of the parish
- to promote a sense of community responsibility.

These objectives are supported by a wealth of policy statements. You can find them in full in the Draft Neighbourhood Plan on the Parish Website or you can ask us for a hard copy. They will also be set out in a clear visual display at the Village Hall at the Open Events. **If you can't get to one of these days and would like to discuss the Plan, feel free to call a member of the Steering Group and someone will contact you and/or come and see you. Contact details can be found in the Parish Magazine and on the Parish Website (www.eardisland.org.uk).**



Eardisland Neighbourhood Development Plan

Community Consultation Form

The Steering Group for the Eardisland Neighbourhood Development Plan (NDP) need your responses to the following questions. Please complete the form in ink.

Please come and complete the form at one of the Open Events, after you have received more information. If you are unable to attend an Open Event, please return your completed Consultation form by Friday 21 November by one of the following methods:

- Leave the form in the box in the Eardisland Community Shop
- Direct to a member of the Steering Group who will visit your house and can discuss the issues in the consultation with you – please contact the Clerk by 17 November at eardislandclerk@gmail.com or on 07789 322771 to ask for a visit or call a member of the Steering Group (by 17 November), details on the village website (www.eardisland.org.uk)
- Scan and email the form to the Clerk at eardislandclerk@gmail.com or email your responses to the same address
- Post the form to Eardisland Parish Council, 7 John Davies Place, Westcroft, Leominster, HR6 8JD

1. The Settlement Boundary for Eardisland shows the current limit of housing within the village as defined by Herefordshire Council's Unitary Development Plan (UDP) of 2007. The Herefordshire Council Core Strategy document will replace the UDP when it is adopted and made law early next year. All Settlement Boundaries are removed in the Core Strategy. Therefore, the Eardisland NDP Steering Group recommend that a Settlement Boundary for Eardisland should be retained – as shown on the map overleaf

Do you agree with the preferred option that a Settlement Boundary should be retained? (please circle your answer) Yes No

2. Planning applications for new developments will be submitted between now and 2031, which is the timescale for the NDP. The Steering Group believe there should be a limit on the number of houses built in any one development.

What do you think the limit on the number of houses should be? 1-3 4-5 6-10
(please circle your answer)

3. The Steering Group believe that particularly special views and vistas that are publically accessible within the parish should be protected. The suggested views will be shown at the Open Event.

Do you agree that special publically accessible views should be protected? Yes No
(please circle your answer)

4. Currently all proposed developments outside the Settlement Boundary have to submit a Sustainability Assessment, which shows items such as how the development will be energy efficient, how water run-off will be managed and what materials will be used. The Steering Group believe that all future developments in Eardisland parish should have to submit a Sustainability Assessment for planning approval.

Do you agree that all future developments in Eardisland parish should submit a Sustainability Assessment? (please circle your answer) Yes No

5. Please give your address
This will allow the Steering Group to assess the response rate to the consultation. All data from the consultation will be anonymous.

Thank you for completing this Community Consultation form. Please come to an Open Event or return it by one of the methods above by 21 November.

The Steering Group for the Eardisland Neighbourhood Development Plan

Report of the Options Consultation Open Events Friday 14 and Saturday 15 November 2014

2 days of Open Events were held in Eardisland Village Hall, 14-15 November 2014 with the aim of: eliciting the views of parishioners with regard to 4 specific questions; getting data on which of the views suggested by the Steering Group should be considered for protection within the Neighbourhood Development Plan; and to gain general comments on the Plan and the process.

A letter encouraging residents to attend an Open Event and a copy of the Consultation Form was delivered to every house in the parish by members of the Steering Group. 93 people attended the Open Events and 51 response sheets on the protected views were completed at the Open Events (these response sheets were only available at the Open Events).

As some residents were unable to attend the Open Events, they left completed Consultation Forms in a box at the Community Shop or emailed the Forms and/or comments to the Parish Clerk. In total, Forms were returned from 82 named houses, out of 240 houses within the parish, giving a response rate of 34.1%. 111 individual Forms were returned, out of 389 people on the electoral register, a response rate of 28.5%. Not all Consultation Forms were fully completed, so the results are based on the data provided. Of the 111 Forms returned, 58 residents were identified as living within the Settlement Boundary, 47 as living outside the Settlement Boundary and 6 people did not give either an address or postcode.

The results shown below give the responses to the specific questions.

1. The Settlement Boundary for Eardisland shows the current limit of housing within the village as defined by Herefordshire Council's Unitary Development Plan (UDP) of 2007. The Herefordshire Council Core Strategy document will replace the UDP when it is adopted and made law early next year. All Settlement Boundaries are removed in the Core Strategy. Therefore, the Eardisland NDP Steering Group recommend that a Settlement Boundary for Eardisland should be retained – as shown on the map overleaf.

Do you agree with the preferred option that a Settlement Boundary should be retained? (please circle your answer)

Yes – 77 respondents (69.3% of respondents and 19.7% of all electoral registrants)

No – 33 (29.7% of respondents and 8.4% of all electoral registrants)

2. Planning applications for new developments will be submitted between now and 2031, which is the timescale for the NDP. The Steering Group believe there should be a limit on the number of houses built in any one development.

What do you think the limit on the number of houses should be? (please circle your answer)

1-3 houses – 37 respondents (33.3% of respondents)

4-5 houses – 50 respondents (45% of respondents)
6-10 houses – 21 respondents (18.9% of respondents).

3. The Steering Group believe that particularly special views and vistas that are publically accessible within the parish should be protected. The suggested views will be shown at the Open Event.

Do you agree that special publically accessible views should be protected? (please circle your answer)

Yes – 91 respondents (81.9% of respondents)

No – 18 respondents (16.2% of respondents)

4. Currently all proposed developments outside the Settlement Boundary have to submit a Sustainability Assessment, which shows items such as how the development will be energy efficient, how water run-off will be managed and what materials will be used. The Steering Group believe that all future developments in Eardisland parish should have to submit a Sustainability Assessment for planning approval.

Do you agree that all future developments in Eardisland parish should submit a Sustainability Assessment? (please circle your answer)

Yes – 91 respondents (81.9% of respondents)

No – 18 (16.2% of respondents)

Of the 51 response sheets about protected views, 23 people chose all 14 views to protect. 8 people attending the Open Events made comments on the protected views response sheets and 8 respondents commented about views on the Consultation Form. Of these 16:

- 2 stated that no views should be protected at all
- 9 said that these were the wrong views to be protected or that only views relating to the tourist route or village centre should be protected
- 1 person stated the views were being used as an excuse to stop all new building.

2 comments were made on the Consultation Forms relating to Q1 (retaining the settlement boundary). 1 said that the Settlement Boundary should not be retained as there is a shortage of suitable development sites within it and 1 stated it should be extended for the same reasons.

In the rest of the comments on the Consultation Forms, 13 related to Q2 (the number of houses that should be built in any development). Of these:

- 8 said that the number should depend on the size and appropriateness of the site for development
- 1 stated that limit should be probably 1-3 and no more than 4-5
- 2 said more than 10 houses
- 1 person commented on the need for low cost affordable housing for younger families.

6 respondents commented on the Consultation Forms about Q4 (sustainability assessments), either that such assessments are important, that they could increase the cost, that the definition of a sustainability assessment was incorrect or that it is already required for planning applications.

6 emails were received by the Parish Clerk following the Open Events and a number of comments were made on the Comments sheets provided at the Open Events. It must be recognised that these comments were in general critical of the consultation process undertaken and/or of the draft Neighbourhood Development Plan that was available for the Open Events. The main themes from these emails and comments are as follows:

- Lack of consultation with local landowners and other stake holders and lack of a Call for Sites
- Concern that the suggested views were to protect members of the Steering Group and/or to prevent any development
- Concern about a lack of previous community consultation/engagement and that decisions had been taken by and promoted by the Steering Group without consultation and represented personal views
- Belief that the Steering Group do not want any development in Eardisland
- Overemphasis on flooding in the draft Plan
- Expansion of the design statement needed.

The documents and tables showing all the comments received by whatever means can be seen at www.eardisland.org.uk on the Neighbourhood Development Plan pages.

Many of the verbal comments made during the Open Events were very positive; however, these were not recorded in a suitable format for this report.

Following consideration of all the results and comments from this consultation and the Open Events, it was recognised by the members of the Steering Group that elements of the consultation process and Open Events were under-prepared and had led to genuine and relevant concerns about the draft Plan at this stage. It was agreed that certain of the Community Led Plan (CLP) data, on which the NDP is based, now need to be reviewed and where necessary updated. Further work is required on various aspects of the Plan and that community consultation and involvement is needed. Although all meetings are open to the public and regularly advertised and articles have been published in every relevant parish magazine, with Bulletin Boards also posted round the parish, public interest and participation has been low. Advice has been sought from Kirkwells, the planning consultants advising the Parish Council and from the allocated officer in the Neighbourhood Planning Department of Herefordshire Council and work on the Plan is now continuing.

The Steering Group for the Eardisland Neighbourhood Development Plan

Appendix III – Feedback to residents from Consultation and meeting with Herefordshire Council January 2015

EARDISLAND NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE – January 2015

In mid-November 2014 the Steering Group circulated a consultation form and held two days of Open Events in the Village Hall. There was a very encouraging response with 34% of households returning forms and 93 people attending the Open Events. More details are available on the community website, www.eardisland.org.uk. The Steering Group have looked at all the comments made during the consultation and are working steadily to address the issues raised. It was an extremely valuable exercise which highlighted areas within the draft Neighbourhood Development Plan (NDP) that need more consideration. We would like to thank all those who attended and contributed.

Following the consultation, the intention was to be able to present the revised NDP to the Parish Council for adoption and then to parishioners, the wider community and statutory consultees in early February. In the meantime, a planning application for 10 houses (7 market and 3 affordable) on land adjacent to The Elms (Planning application no. P143390/F) was submitted to Herefordshire Council. If approved this development would contribute towards the required proportional growth of housing in Eardisland as defined within the emerging Core Strategy for Herefordshire (14% of existing housing within the village envelope or about 20 houses).

In December, Eardisland Parish Council considered the application at an extraordinary meeting. After hearing views from local residents, the PC supported the application, conditional upon assurances that the flood risk to current residences will not be exacerbated. Although the applicants had done a lot of preparatory work, the Environment Agency have nevertheless responded with objections. This site is actually on flood zone 1, but to get into and out of the village (access and egress in planning terms) residents have to use roads in flood zone 3, which in severe weather are liable to flood. The Environment Agency have based their objection on this issue and raised concerns about emergency evacuation. The eventual decision of Herefordshire Planning Authority on this application is likely to have implications for aspects of future development within Eardisland.

On Thursday 15 January 2015 the Eardisland NDP Steering Group met with Samantha Banks, Neighbourhood Plan Team Leader at Herefordshire Council's Neighbourhood Planning Department and Claire Parker of Kirkwells, our Planning Consultants for the NDP. The aim of the meeting was to discuss the next steps for the NDP and to ascertain whether it is feasible to proceed before a decision has been made on the above Planning Application.

Sam Banks has outlined our possible options as follows:

- 1) Put forward a robust case that proportional growth is not possible due to environmental constraints. This has the potential to be challenged if there are development possibilities outside of flood zones 3 and 2.
- 2) Produce a criteria based policy within the plan which will allow for proportional growth within or adjacent to the current built form. This will not require the defining of a settlement boundary or allocation of sites. Any planning applications will be adjudged against our criteria policy as and when they are submitted.
- 3) Define a settlement boundary which has enough capacity to allow for proportional growth. This will require us to undertake work to ascertain that there is sufficient capacity within the settlement boundary for growth.
- 4) Define a settlement boundary and allocate sites for future development. If we plan to allocate sites, a robust site search will be required in order to reduce the risk of challenge at the examination stage.

Some of these options are more restrictive than others. All of the possibilities, to a greater or lesser extent, are affected by the weight given by Herefordshire Planning Authority to the question of access and egress to properties in flood events. However, it may be some months before we know what their response will be. The Steering Group will meet again on Thursday 29 January to further discuss the implications of this situation and to decide how to go forward. Realistically the decision may be to suspend work on the NDP until the planning decision is made. However we hope to keep the momentum going and continue revisions of other aspects of the Plan where possible.

On behalf of Herefordshire Council's Neighbourhood Planning team, Sam Banks was generally complimentary about the Draft Plan. She did emphasise that whichever of the above routes we eventually went down, additional robust research and evidence would be needed to support our decision in legal terms.

All Steering Group meetings are open to the public and we hope to see you there. There is a public forum at the end of each meeting for you to put your point of view. The dates of meetings are published on the noticeboards and the website. In the meantime, we are always keen to hear your suggestions as to what the parish's Neighbourhood Development Plan should look like. If you are unable to attend a meeting but would still like to contribute, please get in touch with either of the following Steering Group members:

Richard Kirby (Chair) 01544 388810 rthk@btinternet.com and
Caroline Marsden (Vice Chair) 01544 388868 cmarsden@freeuk.com

Or Alison Sutton (Parish Clerk) 07789 322771 eardislandclerk@gmail.com

Appendix IV Update Bulletins

Neighbourhood planning gives communities the power to make a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build Order. Neighbourhood planning was introduced through the Localism Act 2011 and the legislation came into effect in April 2012. A group of volunteers is working on behalf of the Parish Council to deliver Eardisland's Neighbourhood Development Plan.

Neighbourhood Development Plan Bulletin Board

In mid-January, the NDP Steering Group (SG) met with our designated Neighbourhood Planning Officer from Herefordshire Council and our Kirkwells' consultant. As a result, the SG has a better understanding of the opportunities and constraints which affect possible 'options' that are available to the Parish for the next draft of the NDP.

Meanwhile, a planning application for development in the village has been challenged by the Environment Agency and we await the decision of Herefordshire Council, which may take a few months. The result of this planning application will be key in shaping the option that is the best for the NDP. In the interim, with help from Kirkwells, the SG will define wider criteria for development which hopefully will meet the aspirations of parishioners and also be acceptable to Herefordshire Council.

The grant from central government for the NDP process finished at the end of 2014. Therefore the Parish Council will vote in late February on a proposal to provide an interim level of financial support using financial reserves to maintain the momentum of the NDP process.

The SG is working to create an environment where development can occur within the Parish in as sympathetic a way as possible but without exacerbating existing or perceived flood plain issues. Interested parishioners and members of the Parish Council usually come to SG meetings, which continue to include an open forum for parishioners' views and ideas. The more input there is from parishioners, the better will be the quality of the amended draft presented to parishioners at the next informal consultation event. The SG wants your input at the next NDP meeting at 7:30 pm on 19 February in the Village Hall.

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

15February2015Update 3

Neighbourhood planning gives communities the power to make a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build Order. Neighbourhood planning was introduced through the Localism Act 2011 and the legislation came into effect in April 2012. A group of volunteers is working on behalf of the Parish Council to deliver Eardisland's Neighbourhood Development Plan.

Neighbourhood Development Plan Bulletin Board

The NDP Steering Group (SG) is currently working on amending the Eardisland Draft Plan in line with the Modifications that are likely to be made to Herefordshire Council's Core Strategy document. However the constraints for development within or adjacent to the current Settlement Boundary for Eardisland village are noted by the Herefordshire Council Neighbourhood Planning team. Therefore the SG are working on defining wider criteria for development which hopefully will meet the aspirations of parishioners and also be acceptable to Herefordshire Council.

Once the Draft is ready, our designated Neighbourhood Planning Officer will be asked to comment on it to ensure that it will not conflict with the Core Strategy and national planning requirements.

The next stage will be a community consultation event which we hope all of the parishioners will attend, as your input and comments are vital to this process.

The SG is working to create an environment where development can occur within the Parish in as sympathetic a way as possible but without exacerbating existing or perceived flood plain issues. Interested parishioners and members of the Parish Council usually come to SG meetings, which continue to include an open forum for parishioners' views and ideas. The more input there is from parishioners, the better will be the quality of the amended draft presented to parishioners at the next informal consultation event. The SG wants your input at the next NDP meeting at 7:30 pm on Thursday 4 June in the Village Hall.

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

28May2015Update 4

Appendix V – Community Consultation Event 9-10 October 2015

Flyers

Eardisland Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN

The Parish Council Neighbourhood Development Plan Steering Group has now been working on the Eardisland Plan for over a year. In November 2014 many of you participated in our first consultation event, the feedback from which has been considered and a number of major changes incorporated into the Plan.

Since November 2014 the Steering Group has also been required to accommodate fundamental changes to Herefordshire Council's Core Strategy which were raised by the Inspector. Having taken account of the feedback and the changes required by the amended Core Strategy, we need to consult all the community again, whether you responded to the last consultation or not – everyone's input is needed!

Please come to the
Community Consultation Event
Friday 9 October 2.00 – 8.00 pm and
Saturday 10 October 10.00 am – 4.00 pm

Once you have looked at the display which explains the changes being made to the Draft Plan, you will be able to complete the response form for this consultation at the Event.

If you are unable to attend this Event, the Draft Plan and a form will be available on www.eardisland.org.uk from 2 October or ring the Clerk on 07789 322771. However, we hope that you will attend the Event and see the display.

We look forward to seeing you at the event!

Eardisland Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN

The Parish Council Neighbourhood Development Plan Steering Group has now been working on the Eardisland Plan for over a year. In November 2014 many of you participated in our first consultation event, the feedback from which has been considered and a number of major changes incorporated into the Plan.

Since November 2014 the Steering group has also been required to accommodate fundamental changes to Herefordshire Council's Core Strategy which were raised by the Inspector. Having taken account of your views and the changes required by the amended Core Strategy, we need to consult all the community again – everyone's input is needed!

Please save the date for the new
Community Consultation event
Friday 9 and Saturday 10 October

Look out for more details in
the September Parish Magazine

**NEIGHBOURHOOD
DEVELOPMENT PLAN
COMMUNITY
CONSULTATION EVENT**

**TODAY in the Village Hall
10.00 am – 4.00 pm**

**YOUR PARISH NEEDS
YOU!.....**

**PLEASE COME AND GIVE
US YOUR VIEWS ON THE
AMENDED DRAFT**

Feedback to residents

Eardisland Neighbourhood Development Plan

In early October there was a Community Consultation event in relation to the significant changes that have been made in the Draft Plan. These changes have been made partly in response to the feedback the NDP Steering group received following the previous consultation in November 2014. The other major influence that led to changes is the modifications that have been made to Herefordshire Council's Core Strategy, which has now been adopted. Once approved the NDP will guide development within the parish until 2031. Therefore it needs to be sufficiently robust to meet current requirements but must also have sufficient flexibility to allow it to meet future challenges and opportunities and recognise the imperative for sustainable, appropriate and proportionate development.

Eardisland now has a minimum target of 34 new dwellings by 2031, of which 11 have already been built or given planning permission. When considering how to achieve this target, the Steering Group considered a 'Call for Sites' and allocation process alongside a criteria-based approach. Following advice from the Head of Neighbourhood Planning at Herefordshire Council and the Parish Council's planning consultant, it was felt that it was more appropriate for the parish not to allocate sites, as there was a considerable risk that sites could be deemed unsuitable for development. For this reason and given the particular nature of the location of Eardisland village within the floodplain of the River Arrow, the Parish Council has chosen not to set rigid guidelines for future growth in terms of allocation of sites, as it is recognised that the riverine location of the built up area allows for very few development opportunities within or adjacent to the Settlement Boundary. Therefore, to enable sustainable, appropriate and proportionate development within the parish, the decision has been taken to examine proposals for development, as and when put forward, against the policies of the Eardisland NDP.

Following consideration of the responses to the latest Consultation, the amended Draft Plan will shortly be submitted for Regulation 14 Consultation, the first formal consultation with statutory consultees, local businesses and parishioners. Please look out for more details and use the formal Response Forms if you wish to comment on the document.

Neighbourhood Development Plan Bulletin Board

Significant changes have been made to the latest Draft of the Neighbourhood Development Plan, following modifications to the adopted Herefordshire Core Strategy and in response to the Community Consultations in November 2014 and October this year. The main changes are:

- Minimum target now 34 new dwellings by 2031 (11 already built or given planning permission)
- To achieve this target the Steering Group considered a 'Call for Sites' and allocation process alongside a criteria-based approach
- Following advice from Herefordshire Council and the planning consultants, it was agreed more appropriate not to allocate sites (as there was a considerable risk that sites could be deemed unsuitable for development)
- Due to Eardisland village being located within the River Arrow floodplain, the Parish Council has chosen not to set rigid guidelines for future growth in terms of allocation of sites, but to use a criteria-based NDP
- To enable sustainable, appropriate and proportionate development within the parish, proposals for development, when submitted, will be judged against the policies of the Eardisland NDP
- Regulation 14 Consultation, the first formal consultation with statutory consultees, local businesses and parishioners, will start in December
- Please look out for details and use the formal Response Forms if you wish to comment on the document.

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

11November2015Update 5

Report of the Community Consultation Events 9/10th October 2015

2 days of Community Consultation were held in Eardisland Village Hall on 9-10 October 2015 to receive feedback and views on the following changes to the Plan: new draft using a Criteria-Based Approach; the Vision and Objectives; the rewritten Policies and Parish Actions; and to gain general comments on the Plan and the process.

Flyers advertising the changes made to the draft NDP and details of the event were sent to every household in the parish magazine in July and September. In addition notices advertising the event were placed on the village website and parish notice boards. A poster was placed at various locations round the parish and those who responded by email to the previous consultation event were contacted by email to encourage them to comment in this consultation. It was recognised that not everyone would be able to attend the event. Therefore all the flyers, notices and posters gave the option for people to download a response form from the website or contact the Parish Clerk for a form, either to be returned directly to the Clerk by 3 days after the event.

In total, parishioners from 31 houses responded, out of 243 houses within the parish, giving a response rate of 12.7%. Of these, 27 out of 31 households had also responded to the previous consultation event. 49 people attended the event, which included 3 who live outside but own land in the parish. 9 people responded by email or post. 57 individual Forms were returned in total. Not all Consultation Forms were fully completed, so the results are based on the data provided.

The results shown below give the responses to the specific questions.

1. *The Due to environmental constraints, the NDP is unable to identify and allocate suitable sites for development within/adjacent to the Settlement Boundary.*

Therefore the NDP's policies are written with strict criteria to be met by all new development wherever it is in the Parish.

Development should be as near to the built form as flood constraints allow and planning applications will be considered in relation to their conformity to the criteria in the NDP policies, as well as to national and local policies.

Do you agree with this Criteria-Based Approach to planning for the Eardisland NDP?

56 out of 57 respondents answered 'Yes' to this question, though 4 also responded 'No' and made comments shown below. The responses to the comments are **marked in red**:

- But relationship to the built form is too restrictive
- However in the previous consultation we were asked what size development we thought appropriate. This appears to be missing from this draft. I am concerned about inappropriately large developments
- We agree with the principle of a 'criteria' plan however not for the reasons given. Due to 'environmental 'constraints' it would be very easy to say where houses could/should be located but no effort has been put into positively facilitating growth. The criteria are also quite 'generic' and would not prevent the worst kind of development (ie a large, suburban estate). The introduction & justification is negative in tone & focuses on what can't be done **Intro & Rationale amended to reflect this**

- But there are suitable sites, though a criteria based approach would be good. This is a very negative approach just identifying sites not suitable but making no effort to identify positive sites alongside the boundaries. **Head of Neighbourhood Planning at Herefordshire Council (NPHC) recommended not allocating sites but use current criteria approach**
- There must be positive sites within the boundary of the village (x2 people)
- With qualification! There is a large, perhaps negative, emphasis on the constraints. But the constraints are clear so it should be possible to identify & allocate sites as there are some adjacent to the settlement boundary. **See previous comments**. So the emphasis seems to have been on where you can't build, not where you can. Notwithstanding this, I believe a criteria-based approach is appropriate. But the criteria currently are too generic & should be more specific to generate the best possible housing quality & mix
- Your remit was to identify areas for growth & housing and not to protect the 'status quo'

2. Do you agree with the Vision and Objectives for the NDP?

52 out of 57 respondents 'Yes', of whom 2 responded 'No' as well and 1 person did not respond to this question. Comments made and responses to the comments (**marked in red**) are shown below:

- Again the Vision & Objectives are generic & almost weightless. There is no mention of positively facilitating opportunities for growth (housing & enterprise). The objectives seem quite 'qualified'. Is it worth mentioning that the ENDP would aspire to excellence & high quality opportunities to improve the village? It is a plan for the future but sounds so negative - especially to outsiders who might want to live/work here. **NPHC recommended not allocating sites but use current criteria approach**
- These are very static styles of vision. Surely this is an opportunity to look to the future of our village and promote and encourage good housing of every type. To ensure businesses & people want to work, live & visit. Where is the POSITIVE! See 3.6 'plan positively'
- I find the objectives too static & looking to maintain the status quo. It appears to be trying to look at restricting development, seeing this as a threat, rather than an opportunity. There is very little about proportionate growth being achieved, how important this is for Eardisland and how to do it. **Now added**. This links to the criteria needing to be more explicit so that development can be embraced positively
- How can you achieve objectives 3 & 5 if you will not identify or permit sites to be considered **See previous comments concerning criteria approach** – so much endeavour, for so little result, what a pity!

3. Do you agree with the rewritten Policies and Parish Actions of the NDP?

50 respondents out of 57 said 'Yes', 6 said 'No', 1 person did not respond to this question. Comments made and responses to the comments (**marked in red**) are shown below:

- I am concerned that there is no protection for the views and vistas at the west end approach to the village. The restriction on the density of new houses seems to have been removed from the plan. This is extremely worrying. **Under review**
- Protected views - No.3 hedge is so high you can't see the open area **Being checked**; No.1 view should be brought in, why protect Swandrift (not important building). **View is of entry to village, Swandrift can be seen for some distance away as the start of the village**. Local green spaces - what about church, motte & churchyard **Already protected by listing** and its setting; the whole area around Dovecot/river could be protected **River bank included as green area**. Protected views should include the important clusters of architecture! Extend the arc on No.2 to include behind Mary J's. **Consider extending**. Policy E2 (a) Eardisland is a 'cluster' village and so 'street frontage building lines' are inappropriate & unworkable. **Amended but not considered a cluster village**. Back land development would be fine in some circumstances. **As shown in E9**. Other E2 policies could do with more detail & clarification to aid developers/landowners. E1 (n) Please reconsider 'ARTIFICIAL'

- alternatives. UPVC etc is NOT appropriate. **Cannot preclude alternatives, eg slate unobtainable and alternative acceptable; remove 'artificial'**
- Eleven of the policies begin with either DOES NOT, DO NOT, WOULD NOT or WILL NOT. Has nobody got an enthusiastic, positive approach to the development of Eardisland. **Some policies changed, some use language of higher level policies**
- No suggestion of what Eardisland does need to progress (x2 people)
- These policies refer to the UDP which is obsolete, so presumably they will need to be rewritten to reflect the Core Strategy? **Yes now it is adopted.** But, more than that, again it is all very negative. There is not a suggestion of what Eardisland does want in terms of new business opportunities except tourism. **NDP cannot say what business is put forward.** Very narrow, not innovative, missed opportunity
- Policy E1 (b), (h) and (j) negative criteria **(b) & (j) use language of higher level policies, (h) justifiable to have views, wording amended** - unhelpful to positive stance. Protected view is not more important than housing
- Whilst we generally agree with the policies and actions, we feel that there is an element of 'arm twisting' from council/government which have pressured the NDP to compromise. An example is the reduction of the number of protected views down to 4 (x3 people)

4. *Do you have any other comments about the NDP?*

Comments made and responses to the comments (**marked in red**) are shown below:

- First class job!
- 'Localism ' in name only - too many constraints in National and Herefordshire planning regulation hierarchy to allow sufficient freedom for truly local planning decisions
- Difficult to see how there could be any other approach to development in the village given the constraints imposed by the flood risk & and the requirement to maintain the village's unique identity
- It is a very clear well written thought out plan, given the problems associated with the flood risk
- Good presentation - thanks! Agree with all
- Why is the Eastern approach (Leo) looked on as being more 'soft' than the South Western approach (Pem)? **Remove 'soft'**
- Very much better than v1 but A) might new legislation over-ride? B) to meet the housing target land 'adjacent' (meaning?) to the devt area is clearly going to be needed
- Think a very good draft, well thought out
- No point mentioning the UDP - **Will be removed now Core Strategy adopted & available** more focus on the Core Strategy & NPPF. There is no mention of housing needs data (of all types not just affordable). What housing types would the village like/need? **Extra added to local evidence before E9/10.** Might be worth specifically supporting self build /custom homes (as recommended in the Core Strategy). Perhaps suggest that all development proposals should demonstrate pedestrian & cycle connections to the services within the village (to limit unnecessary car use & improve cohesion). **Already in E12.** Do you need to provide an idea of where open countryside begins to stop development spreading too far. This would be easy to do. **Already done by Settlement Boundary as recommended by NPHC.** I would be keen to support exceptional development (housing, enterprise, community) & to make the village vibrant, exciting & positive. The policies & tone are very negative. **Some policies changed to positive.** I also have concerns that the policies are not active enough & still allow the village to be developed in the wrong way because the interpretation is open ended. **Checked with consultant & will be checked with NPHC**
- Let's support development and aim for the very best we can get. There are already constraints that can be used to prevent the wrong developments in the wrong place. **Development is supported**
- It would appear that there are not enough areas within the village boundary due to protection areas being allowed!! Let's stay with the boundaries, develop & enhance our village. **Possible sites within the Settlement Boundary are not protected by views** (x2 people)
- From the start some of the people involved appear to have seen this as an opportunity to 'protect' their homes against development & to use the flooding argument to do this. Whilst the flooding is an issue, it appears to be overstated as there are areas that could positively be used for development. **Any landowner is enabled to put**

forward land for development by this criteria approach. (F21 & F22) There doesn't seem to be any evidence base for what housing is required, how much, what aspirations for design, density, community cohesion etc. **Housing need data added, policy amended**

- Sadly, vested interests have won, over the organic growth of our village. **The criteria approach will actually facilitate organic growth, as and when sites are put forward which meet the criteria and local and national policies.** The obsession with non-existent flood risks is dangerous and negative. **This is not the view of EA and those marooned in times of flood. The flood risk map is an external fact of life freely available to developers and prospective house buyers, as well as to insurers**
- As a property that is marooned but not flooded, has enough credence been given to this fact within the NDP, I know can be a very emotive issue, but Eardisland is located within the floodplain of the R Arrow **Extra point about development in Flood Zone 3 added to Local Evidence in 6.12**
- The land behind Roselyn is unsuitable it is a flood plain
- It represents a great effort by the committee in whom we have confidence. However, it arguably contains a number of subjective judgements which developers, objectors and counsellor's/council officers could exploit to their advantage. For the uninitiated it is quite a complicated document and when we read it we noticed a few points arguably contradictory. **Addressed.** Might it be an idea to double check for these. Might it also be an idea, if not exercised already, to examine if recent (and not so recent) planning applications to see if it (the NDP) can be effectively applied (x3 people)

It can be seen from the comments that a small group of respondents believe that a 'Call for Sites' process and allocation of sites within the Plan is the only way forward. However, the Parish Council believes that the right way for Eardisland is to continue with this Criteria-Based Approach NDP, without allocation of sites and therefore allowing ANY landowner or developer to put forward a site so that it can be judged against the criteria, as well as national and local policy. This approach is that recommended to the Parish Council by both Herefordshire Council's Head of Neighbourhood Planning and the planning consultant employed by Eardisland Parish Council.

Although all meetings are open to the public and regularly advertised and articles have been published in every relevant parish magazine, with Bulletin Boards also posted round the parish, public interest and participation has been low. It is strongly hoped that parishioners will use the formal Regulation 14 consultation to raise any further points for consideration, so that amendments can be made and they will then support the NDP at referendum. The Steering Group are grateful to those who attend meetings and events and provide feedback.

The Steering Group for the Eardisland Neighbourhood Development Plan

Appendix VI – Formal Regulation 14 Consultation
Flyer & Consultation letter

Neighbourhood Development Plan Bulletin Board

The Eardisland Neighbourhood Development Plan has completed the first formal consultation – Regulation 14 Consultation. All the consultation comments have been considered carefully by the Steering Group and a number of changes have been made to the Draft document.

Final work is now being undertaken to present the Submission Plan to the Parish Council on 24 March, with a recommendation that the Council submit the Eardisland Neighbourhood Development Plan to Herefordshire Council.

Herefordshire Council will undertake another formal consultation – Regulation 16 consultation – and then hopefully the Plan will be progressed to external Examination by a planning inspector.

The final stage in the process is for a local referendum of all those on the Electoral Register. It is hoped this will happen by the autumn.

Please look out for further information in the parish magazine and on the website (www.eardisland.org.uk), as it is very important to get a high turn-out for the referendum. We need your support for this vital process.

NB: Neighbourhood Development Plan news is updated regularly in the Parish Magazine and on the website.

1March2016Update 6

Eardisland



Neighbourhood Development Plan To 2031

Regulation 14 Consultation
3 December 2015 – to 20 January 2016

The Consultation Draft is available here,
with the Representation Form
if you wish to comment

The Environmental Report and Habitat Regulations
Assessment documents are available to read at the
Community Shop and Eardisland Tearooms

EARDISLAND PARISH COUNCIL

3 December 2015

Eardisland Parish Clerk
7 John Davies Place
Westcroft
Leominster
Herefordshire
HR6 8JD
07789 322771

Dear Sir/Madam,

Regulation 14 Public Consultation on the Eardisland Draft Neighbourhood Development Plan

I am writing to advise you that the Eardisland Draft Neighbourhood Development Plan has now been published for Regulation 14 Consultation.

The consultation period runs for 6 weeks from 3 December 2015 to 20 January 2016.

Hard copies of the Neighbourhood Development Plan Consultation documents can be viewed at the following places:

St Mary's Church, Eardisland between 9.00 am and 5.00 pm

Eardisland Community Shop during opening hours

Rita's Tearoom during opening hours

Eardisland Tearooms during opening hours

And with a Steering Group member by arrangement – please see the website for contact details.

The Draft NDP, Representation Form, Environmental Report and Habitats Regulations Assessment documents can also be viewed and downloaded from www.eardisland.org.uk and from www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans on the Herefordshire 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 by email to eardislandclerk@gmail.com or by post to: Eardisland Parish Clerk, 7 John Davies Place, Westcroft, Leominster, Herefordshire, HR6 8JD, by 17.00 on 20 January 2016.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan. Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made (adopted) by the County Council and used to determine planning applications in Eardisland Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours sincerely

Alison Sutton
Eardisland Parish Clerk
For and on behalf of Eardisland Parish Council & the Neighbourhood Development Plan Steering Group

List of Consultees

Relevant key stakeholders that may need to be consulted include:

The Coal Authority: Should be consulted to make sure any plans you have would not effect or be effected by existing or previous coal mining activity in Herefordshire. **Contact details:** planningconsultation@coal.gov.uk

Homes and Communities Agency: The Government's housing, land and regeneration agency and regulator of social housing providers in England. They are interested in increasing the numbers of new and affordable homes being built and or made available, and the amount of land being made available for development. **Contact details:** mail@homesandcommunities.co.uk

Natural England: The Government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. They will have a view on all Neighbourhood Development Plans. **Contact details:** consultations@naturalengland.org.uk

The Environment Agency: Established to protect and improve the environment and have a statutory duty to support sustainable development. They are responsible for regulating industry and waste, treating contaminated land, water quality and resources, fisheries, inland river navigation and conservation and ecology. Consequently they will have a view on all Neighbourhood Development Plans. **Contact details:** graeme.irwin@environment-agency.gov.uk

Natural Resources Wales: Performing a similar role in Wales that Natural England does over the border. Will need to be consulted if your Neighbourhood Area adjoins the Welsh border. **Contact details:** enquiries@naturalresourceswales.gov.uk

Historic England: The public body that looks after England's historic environment. They are responsible for listing buildings and monuments and provide advice to Government and Local Authorities. They will have a view on all Neighbourhood Development Plans that contain listed buildings or Scheduled Ancient Monuments. **Contact details:** west.midlands@HistoricEngland.org.uk

English Heritage: A charity that is responsible for looking after over 400 historic buildings, monuments and sites. They should be consulted if your Neighbourhood Area has one of their properties within it. **Contact Details:** customers@english-heritage.org.uk

National Trust: A charity that preserves and protects historic places and spaces across the UK. These include archaeological remains, buildings, gardens, and natural habitats such as woodlands and meadows. **Contact details:** mi.customerenquiries@nationaltrust.org.uk

Arriva Trains Wales: Responsible for running trains through the county on the line between Ludlow and Abergavenny. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** michael.vaughan@arrivatw.co.uk

Great Western Trains Co. Limited: Responsible for running trains through the County on the line between Worcester and Hereford. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** <https://www.firstgreatwestern.co.uk/About-Us/Customer-services/Contact-us>

Network Rail (West): The company that owns and manages the rail infrastructure throughout the County that the two train operators run their trains on. Their interests include the railway itself and the land on which it is built, the stations and network buildings and structures (signal boxes, foot-bridges etc), and include bridges, level crossings, and current redundant lines or railway land. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** barbara.morgan@networkrail.co.uk

Highways England: They operate, maintain and improve the strategic road network in England. They are an executive agency funded by the Department for Transport. In Herefordshire their responsibility therefore applies to the A49, A40 and the M50. However they will have a view on all Neighbourhood Development Plans irrespective of whether your area includes these major roads. **Contact details:** info@highwaysengland.co.uk

Wye Valley NHS Trust: A provider of health services in Herefordshire. They provide community services and hospital care (acute and community) across the County as well as urgent and elective care to more than 40,000 people in mid-Powys. **Contact details:** john.burnett@wvt.nhs.uk

AMEC Environment and Infrastructure UK Ltd: Private company providing environmental, engineering and related consultancy services to the public sector, including in Herefordshire. **Contact details:** <http://www.amec-ukenvironment.com/index.html>

RWE Npower Renewables Limited: A private company dealing with the generation, supply and distribution of electricity and gas to the Herefordshire population. **Contact details:** jeremy.smith@rwe.com

Dwr Cymru Welsh Water: Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Dwr Cymru Welsh Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** forward.plans@dwrcymru.com

Severn Trent Water: Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Severn Trent Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** dawn.williams@severntrent.co.uk

Campaign to Protect Rural England: Campaign organisation lobbying on behalf of "a beautiful and living countryside". Would be interested to be consulted on your Neighbourhood Development Plan. **Contact details:** <http://www.cpreherefordshire.org.uk/contact-us.aspx>

Hereford and Worcester Chamber of Commerce: A not for profit organisation that supports the local business community and has a network of 1400 member businesses. They lobby to make sure the interests of local businesses are heard. **Contact details:** goodbusiness@hwchamber.co.uk

Woodland Trust: A national charity that works to influence others who are in a position to improve the future of native woodlands. They own over 1000 woods across the UK. Would be particularly interested to be consulted on any matters related to these sites or woodlands as a whole within your Neighbourhood Development Plan. **Contact details:** england@woodlandtrust.org.uk

Hereford Civic Society: Is an independent charity that promotes high standards of architecture and town planning in the city; stimulates public interest and debate in the subject; and encourages the preservation and improvement of features that are of public amenity or historic interest. Would only be interested in being a consultee if your Neighbourhood Area is within Hereford City or the surrounding area. **Contact details:** herefordcivicsociety@hotmail.co.uk

Herefordshire Nature Trust: The largest membership-based wildlife organisation in the County. It is dedicated to inspiring people about wildlife, being a champion on its behalf and creating or protecting wildlife havens. **Contact details:** enquiries:herefordshirewft.co.uk

Ledbury and District Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ledbury or the surrounding area. **Contact details:** chairman@ledburycivicsociety.org

Ross-on-Wye and District Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ross-on-Wye or the surrounding area. **Contact details:** secretary@rosscivic.org.uk

Leominster Civic Trust: See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Leominster or the surrounding area. **Contact details:** c/o Leominster Community Centre, Leominster, HR6 9HA

Madley Communications Centre: A British Telecom Earth satellite tracking station which is used for international telephone, fax and television transmission and reception. **Contact details:** Madley Earth Satellite Station, Madley, Herefordshire, HR2 9NH

Screenshots

The screenshot displays a web browser window with the URL www.eardisland.org.uk/neighbourhood-development-plan. The website header features the Eardisland Community Website logo and a navigation menu with links for Home, Contacts, Parish Council, Local Clubs, Church, Parish Diary, Visitors, and Search. A 'Visitors' button is also present in the top right corner.

The main content area is titled 'Eardisland Parish Neighbourhood Development Plan' and includes the following sections:

- What is it?**

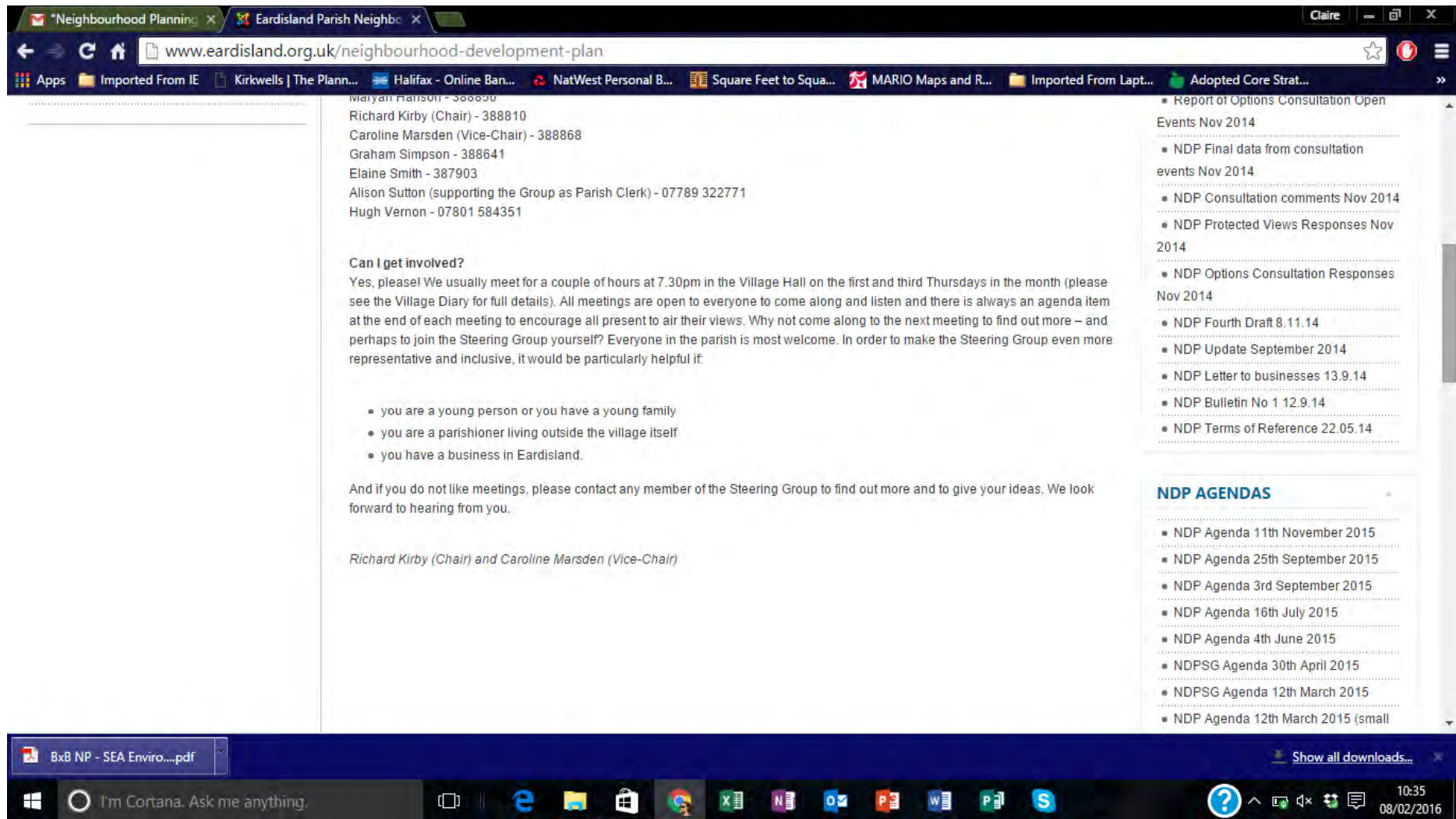
Our Plan will give us new rights to shape the development of Eardisland up to 2031. It will allow us to identify where development can be, what type of property can be built and to designate areas for open space, leisure, commerce and business. The Plan is in the very early stages of being written by a Steering Group on behalf of Eardisland Parish Council. Once you have had your input into the first draft, it will be available to all parishioners for further comment. The Plan will then be re-drafted to take account of your feedback and will be scrutinised by an independent national examiner to ensure conformity with local and national policy. Finally, the Plan will be subject to a referendum of all on the electoral roll for Eardisland Parish. With a simple majority, our Plan will become enshrined in law.
- How does it affect me?**

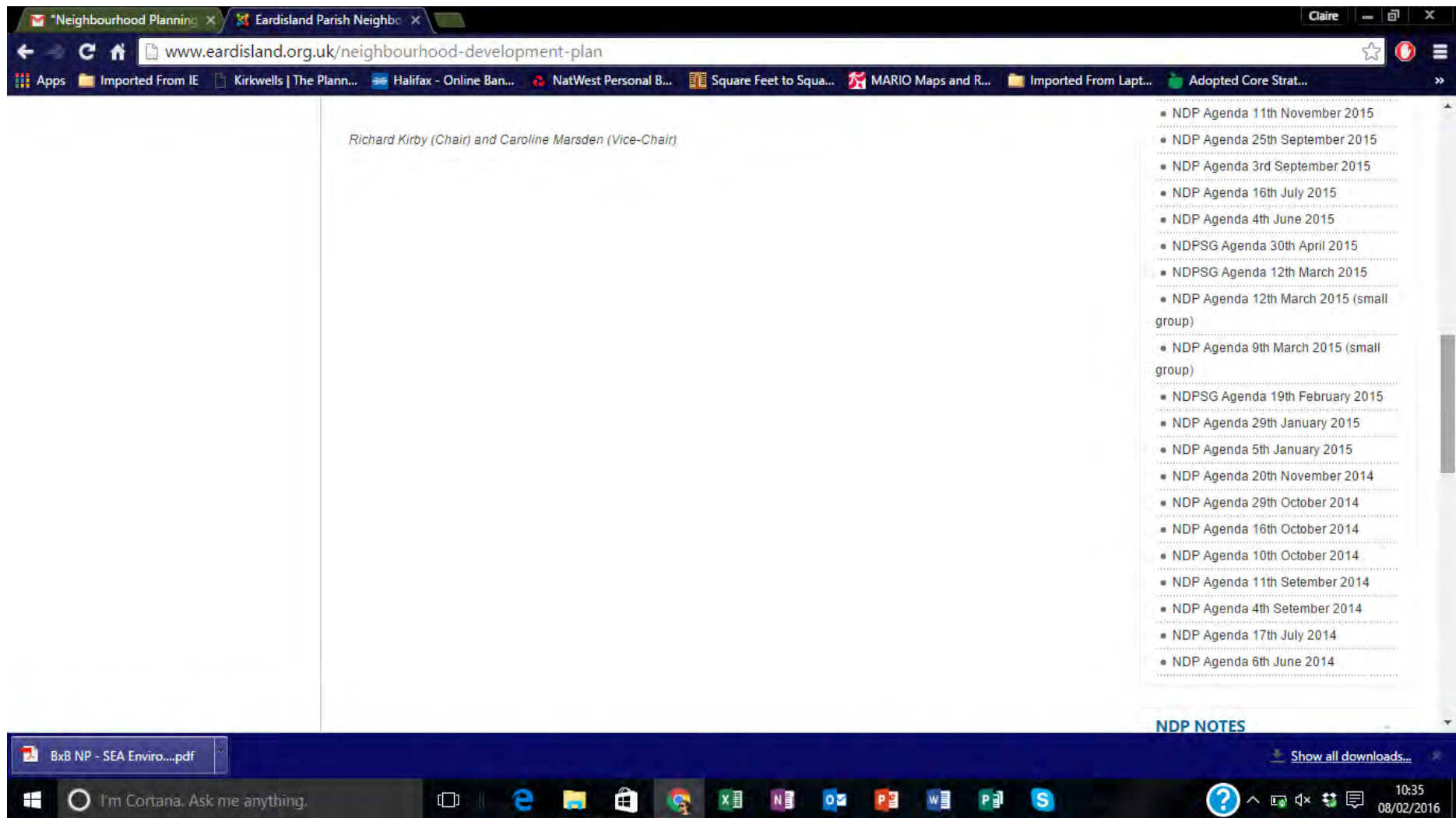
Our approved Plan will be used by Herefordshire Council to make decisions on all planning applications in Eardisland. It is vital that we come together now as residents of the Parish to share ideas and build consensus about what needs to be done within our community.
- Who is currently on the Steering Group?**
 - George Alderson
 - Ruth Brinton-Bivand - 388375
 - John Edwards - 388554
 - Barry Freeman - 388226
 - Maryan Hanson - 388850
 - Richard Kirby (Chair) - 388810

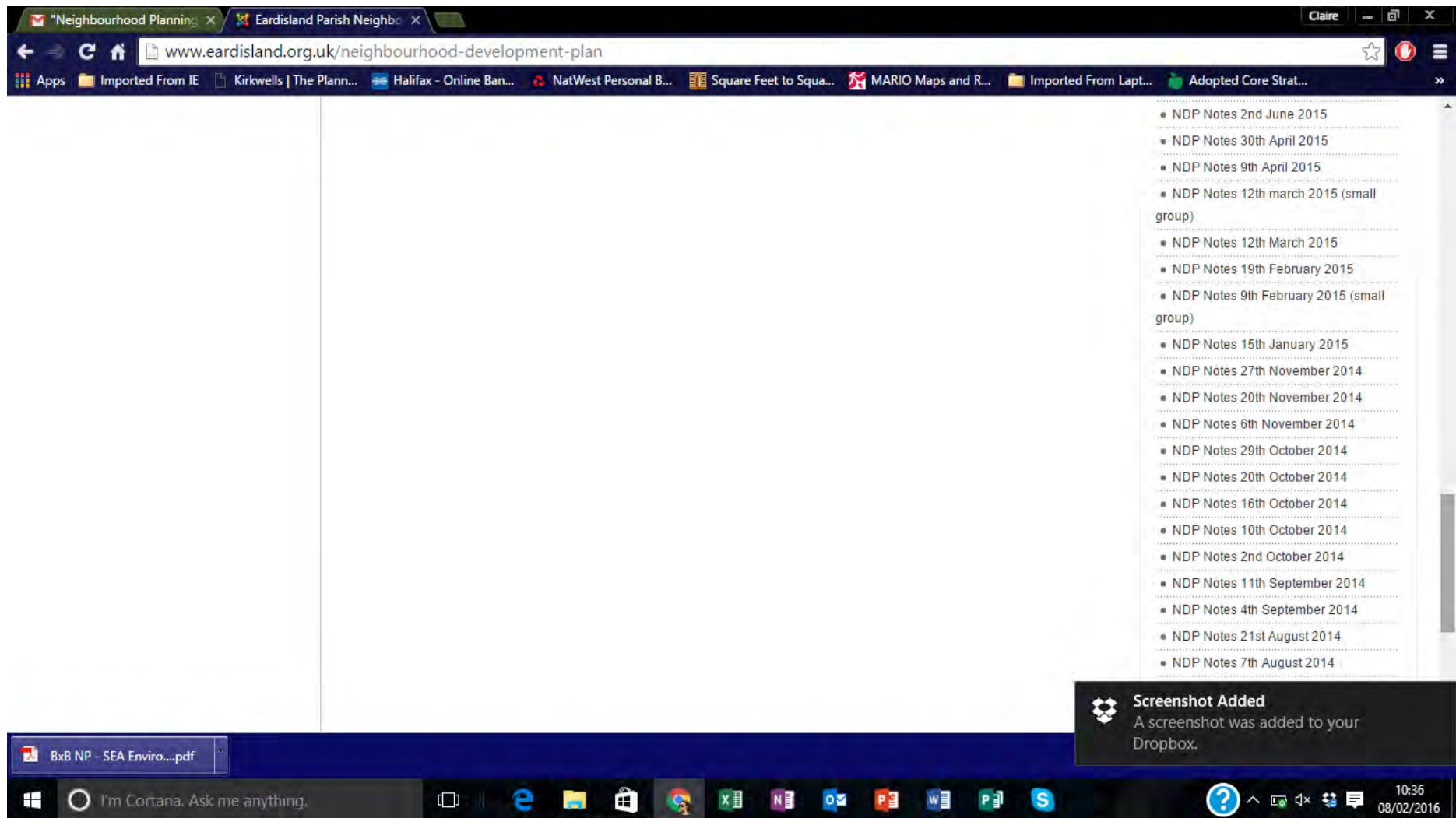
On the right side of the page, there are two sidebars:

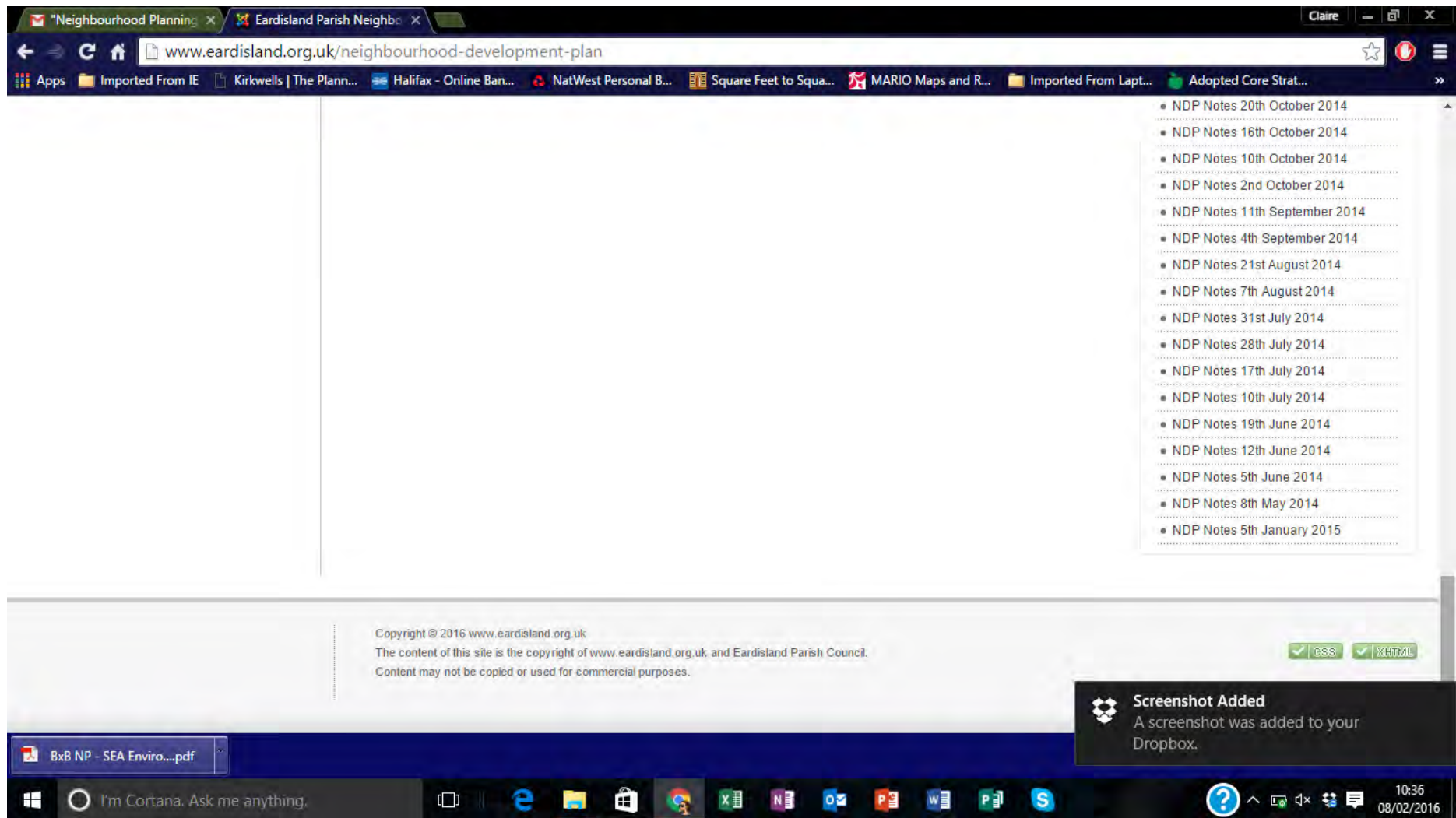
- NDP CONSULTATION**
 - Consultation Sign Up
- NDP DOCUMENTS**
 - Regulation 14 response form
 - Eardisland Neighbourhood Area Habitats Regulations Assessment
 - Eardisland Neighbourhood Area Environmental Report
 - Neighbourhood Development Plan To 2031 Regulation 14 Consultation Version December 2015
 - Results and comments 9-10.10.15
 - Report of the Community Consultation Event 9-10.10.15
 - NDP Draft 11.9.15
 - Report of Options Consultation Open Events Nov 2014

The Windows taskbar at the bottom shows the system tray with the date 08/02/2016 and time 10:35, along with various application icons.









Neighbourhood Planning x Eardisland Parish Neighb... Draft Plans (Regulation 14) x Claire

https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16

Apps Imported From IE Kirkwells | The Plann... Halifax - Online Ban... NatWest Personal B... Square Feet to Squa... MARIO Maps and R... Imported From Lapt... Adopted Core Strat...

Herefordshire Council Search... Menu

Home > Planning > Neighbourhood planning > Draft Plans (Regulation 14) and Submitted Plans (Regulation 16)

Draft Plans (Regulation 14) and Submitted Plans (Regulation 16)

To date, there are 13 submitted plans and 31 draft plans. For further information on these plans please see below.

Examinations and Referendums

- [Eardisley Group](#)
- [Staunton on Wye and District Group](#)
- [Weston under Penyard](#)

Submitted plans (Regulation 16)

Regulation 16 plans currently on consultation

Related pages

- [Submitted Neighbourhood Areas](#)
- [Contact neighbourhood planning](#)

BxB NP - SEA Enviro....pdf Show all downloads...

I'm Cortana. Ask me anything. 10:36 08/02/2016

Neighbourhood Planning x Eardisland Parish Neighb... Draft Plans (Regulation 14 x

https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16

Apps Imported From IE Kirkwells | The Plann... Halifax - Online Ban... NatWest Personal B... Square Feet to Squa... MARIO Maps and R... Imported From Lapt... Adopted Core Strat...

▶ [Fownhope](#)

▼ [Eardisland](#)

Eardisland Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 2 December 2015.

View the draft plan and accompanying environmental reports below:

- [Eardisland draft Neighbourhood Development Plan \(PDF\)](#)
- [Draft Strategic Environmental Report \(PDF\)](#)
- [Draft Habitats Regulations Assessment \(PDF\)](#)

The consultation ran from 3 December 2015 until 20 January 2016.

▶ [Kingstone and Thruxton Group](#)

▶ [Hope under Dinmore](#)

▶ [Leominster](#)

▶ [Humber, Ford and Stoke Prior Group](#)

▶ [Marden](#)

Screenshot Added
A screenshot was added to your Dropbox.

BxB NP - SEA Enviro...pdf

I'm Cortana. Ask me anything.

10:36 08/02/2016

Response Form

Eardisland Draft Neighbourhood Development Plan
Public Consultation 3 December 2015 – 20 January 2016

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.
--

Name	
Organisation (if relevant)	
Address	
Email	
Tel. No.	

To which part of the Eardisland Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please tick)

Support	<input type="checkbox"/>
Object	<input type="checkbox"/>
Making a Comment	<input type="checkbox"/>

Please use the box below and overleaf for any comments.

Thank you for your time and interest. Please return this form by 17.00 hrs on Wednesday 20 January 2016 to:

Eardisland Parish Clerk, 7 John Davies Place, Westcroft, Leominster, HR6 8JD

Or email: eardislandclerk@gmail.com