

Staunton-on-Wye Neighbourhood Plan 2014-2031

Consultation Statement- February 2015



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INTRODUCTION

In compliance with Section 15(2) of Part 5 of the 2012

Neighbourhood Planning Regulations this statement contains:

- a) Details of the persons and bodies that were consulted on the proposed neighbourhood plan.
- b) Explains how they were consulted.
- c) Summarises the main responses and concerns
- d) Describes how the issues and concerns have been taken into account in the formulation of the plan.

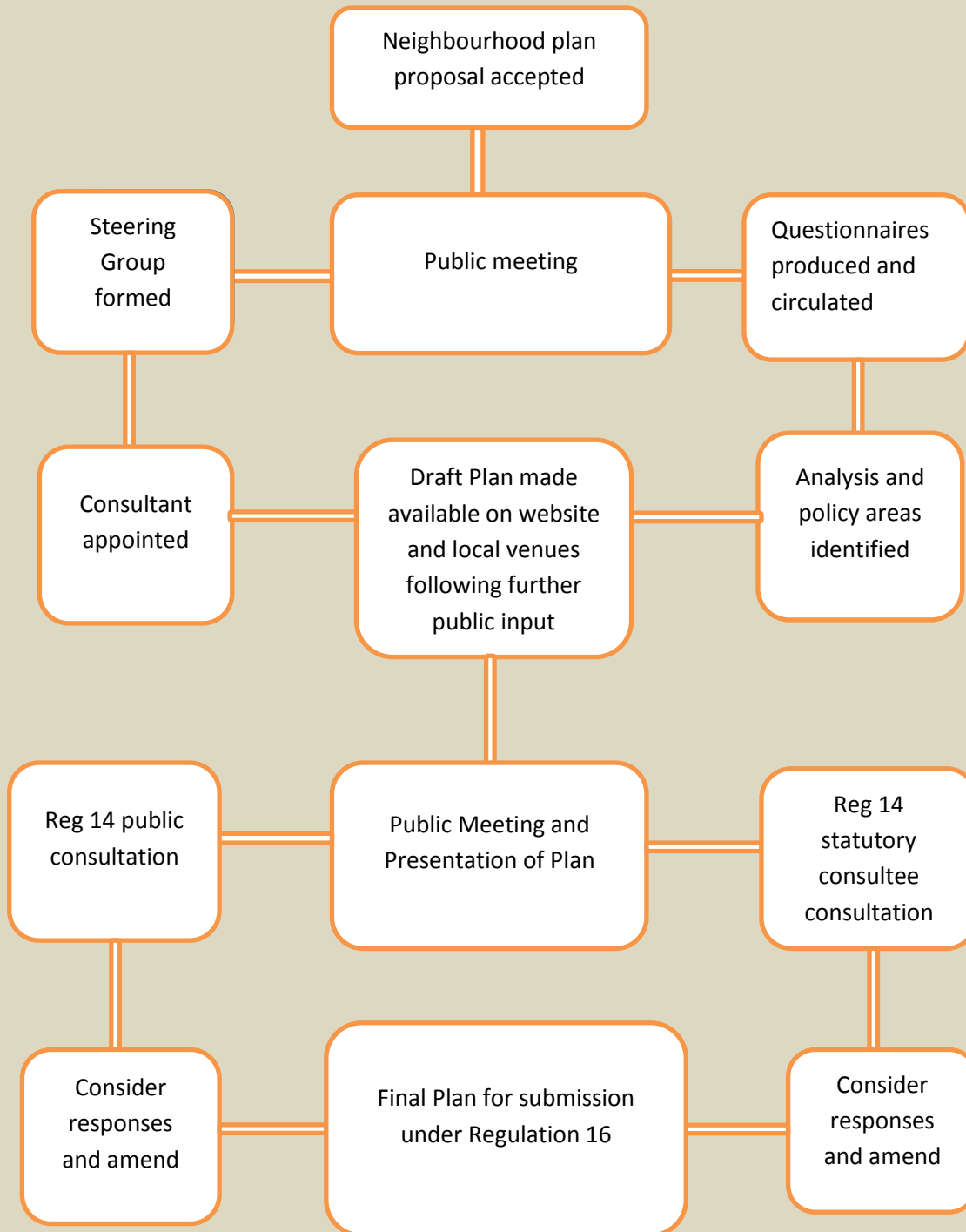
From the outset the approach of the Staunton-on-Wye Parish Council has been to produce a policy framework which truly reflects the concerns and aspirations of the local community whilst ensuring that these are compatible with higher level national and local plans and guidance.

The Parish has a population of fewer than 500 people and is wholly rural in character.

Nevertheless it has become clear over the period of this plans preparation that there are significant issues which the Community sees as needing addressing and which it wishes to be considered as material in the future in the planning decisions made by decision making authorities.

THE PLAN FORMATION PROCESS

The flow diagram below illustrates the process followed in simplified form:



The following records the process in more detail:

Neighbourhood Plan Chronology

- 9th July 2012 Parish Council meeting to agree to proceed with a neighbourhood plan for the whole of the group parish area.
- July 2012 Herefordshire Council publicise application to proceed with a neighbourhood plan.
- 10th September 2012 It was reported at a Parish Council meeting that the application to prepare a neighbourhood plan was approved.
- October 2012 Gemma Webster Herefordshire County Council allocated to assist with the NDP
- December 2012 Gemma attends Parish Council meeting to explain process.
- 19th February 2013 Parish Council agree to hold a public meeting to discuss proposed NDP.
- April 2013 Leaflet sent to every household explaining NDPs and inviting residents to a meeting.
- 27th April 2013 public meeting to present idea of NDP to residents and to get agreement.
- 50 people attend meeting and provide comments. People are asked if they want to be part of a working group.
- 17th June 2013 Parish Council set-up a Neighbourhood Planning Group consisting of 4 Parish Councillors and 3 volunteers from the group parish.
- 19th June 2013 register to allow application for a grant.
- 2nd August 2013 grant application from Community Development foundation approved.
- 16th September 2013 Parish Council approves questionnaires for residents and businesses.

- October/ November 2013 questionnaires delivered to all residents and businesses by hand and collected by hand. 80% response rate from residents living in the group parish.
- BCPD carry out analysis of data from questionnaires.
- 18th January 2014 display of results of questionnaire in village hall. Comments invited from residents.
- 1st March 2014 a further display held due to bad weather on first date.
- 8th March 2014 agreement to appoint planning consultant.
- 14th April 2014 Parish Council agree to set-up web site to publicise NDP. V8 media appointed to develop web site.
- 14th April 2014 Parish Council agree first draft of NDP.
- 19th May 2014 Parish Council agree second draft for publication.
- June to August 2014 Draft plan displayed in public buildings in the parish and on the web site and sent to Herefordshire Council.

November/ December 2014. Formal consultation on NDP.

Emails or letters sent to statutory bodies. Every household sent a letter informing them of the consultation process. Public meeting held on 29th November. NDP displayed on web site and in public buildings in the parish. Herefordshire Council publicise also.

17th January 2015. Neighbourhood Planning Group considers responses to consultation and makes recommendations to Parish Council.

26th January 2015. Parish Council approves revised NPD taking into account responses to the consultation.

ENGAGEMENT WITH THE COMMUNITY

Following the initial publicity and meetings the Parish Council distributed the questionnaires to be found at appendix 1. The results from the questionnaires were then analysed and published for public scrutiny and further comment (see appendix 2). With the assistance of a Planning Consultant the Steering Group then produced a set of draft policies based on the comments and preferences received from the public and local businesses.

These policies were then screened against national and local policies and guidance and, subsequently, incorporated in a first draft plan, the second draft of which which was published on the Council's website and made available for inspection at a number of locations within the Parish.

At the same time liaison was maintained with the Herefordshire County Council Neighbourhood Planning Team who commenced a sustainability assessment and screening under the Habitat Regulations for the plan area including a testing of the draft neighbourhood plan policies.

Following further amendments the Draft Plan was formally put out for consultation under Regulation 14 of the Neighbourhood Planning Regulations (See Appendix 3) and every household in the plan area was contacted and alerted to a public meeting taking place on the 29th November 2014 (see Appendix 4) The meeting included a presentation of the plan, discussion of each policy in turn and invitation to comment further.

The consultations with the public and local businesses have resulted in only two residents asking whether the policies are fit for purpose, one questioning the built form that would arise from the housing policies and the other being of the view that there should not be any development at all, given the poor rural infrastructure. The Parish Council therefore feels confident in stating that the public at large and local businesses are supportive of the proposed plan.

ENGAGEMENT WITH CONSULTEES

From the outset the Neighbourhood Planning Group have been in close contact with the Herefordshire Neighbourhood Planning Team who have given valuable advice on process, and commented on the various drafts of the plan, up until the formal Consultation process required under Regulation 14.

The Sustainability Appraisal of the plan including a Habitats Regulation Assessment undertaken by the County Council were included in the Regulation 14 Consultation, both with the public and with the Statutory and other Consultees.

A list of those formally consulted is included in Table1 below with an indication of whether or not a response was received from them.

The responses received can be found at Appendix 5.

Table 1- Consultations under Regulation 14

Local Organisations	Response received
Herefordshire Council	Yes-from various sections
Kinnersley Group Parish Council	No
Bishopstone Group Parish Council	No
Wyeside Group Parish Council	No
County Councillor Hope	No
The Jarvis Charities	Yes
Staunton-on –Wye Primary School	Yes
Staunton-on Wye GP Surgery	No
Marches Housing Association	No
Eardisley Parish Council	No
Statutory and other Consultees	
Natural England	Yes
English Heritage	No
Welsh Water	Yes
Environment Agency	No
The Marches LEP	No
Highways Agency	No
DCLG	No
Homes and Communities Agency	Yes
The Gypsy Council	No
Travellers Support Group	No

The consultee responses received, along with those of members of the public, were the subject of detailed discussion in the Neighbourhood Planning Group and the next section indicates how these comments have been used to inform the final version of the plan.

HOW THE PLAN HAS TAKEN RESPONSES INTO ACCOUNT

Throughout the plan making process every attempt has been made to ensure accessibility for the residents of the Parish and this is evidenced by the fact that not only the version advertised under Regulation 14 has been made available but an earlier draft which was under discussion in the Neighbourhood Planning Group.

Table 2 below deals with each policy in turn, the comments made on it and the Parish Council's response. It also includes additional suggestions.

Table 2- Final Policy Formulation

Neighbourhood Policy	Consultee Response	Comment/Action
SOWG1-Restriction of Development	Natural England suggested policy to protect SSA	New policy added
SOWG2-Protection and enhancement of green infrastructure	Natural England suggestion and input from local resident on drainage	New policy added
SOWH1-New Housing	Herefordshire questioned 3 plot constraint. Local resident concerned re. ribbon development	Policy retained as adequate and precise and in line with community wishes. Clarified wording re.SOWH2
SOWH2-New Housing in Conservation Area	No responses	Policy retained.
SOWH3-Affordable Housing	Homes and Communities Agency and Herefordshire suggested more flexibility of tenure. Substitute 'allocations policy' for local occupancy'	Policy wording added and amended.
SOWH4-Rural Exceptions Housing	Herefordshire questioned wording of c).	Policy wording amended
SOWB1-Retail Development	No response	Policy retained
SOWB2-Expansion of existing Business	No response	Policy retained
SOWB3-Agricultural expansion/diversification	No response	Policy retained
SOWB4-Polytunnels	Herefordshire suggested additional criteria	Additional criteria added
SOWB5-Change of Use	Herefordshire suggested needed clarification	Additional wording to clarify added

SOWB6-New Business Enterprises	Herefordshire questioned only B1 restriction, possibly more emphasis on live/work. Possible additional restrictions on greenfield?	Policy retained-B1 is most appropriate class for Staunton. Policy is specific in limiting green field to particular areas. Live/work does not need separate policy.
SOWC1- Retention of Community Facilities	Herefordshire suggested more precise definition of community and additional wording.	Policy wording changed. Additional wording not considered necessary.
SOWC2-Retention and extension of recreational and community facilities	Herefordshire suggested clarification on recreation and additional wording	Policy retained. The recreational facility is not to be developed and (as with SOWC1) additional wording not necessary.
SOWD1-Change of Use Design	No response	Policy retained
SOWD2-New Building Design	Herefordshire-height criteria too restrictive	Policy retained. Design criteria are appropriate to the locality
SOWD3-Development and Design Principles(Conservation Area)	No response	Policy retained
Suggested Policy for Transport Links	Herefordshire Transport	Considered to be beyond remit of plan.
Suggested mapping of brown field sites and references to tourism	Herefordshire Economic Development	The plan does not allocate sites being criteria based. Tourism is subsumed within the policy set.

SUMMARY

Since its inception in July 2012 the Neighbourhood Development Planning process in Staunton-on-Wye has enabled the input of the residents and businesses of the Parish, and has been informed by the advice and inputs of the Herefordshire Neighbourhood Planning Team.

The policies that have emerged have been based on the views and aspirations of the local community derived from questionnaires and public meetings and finalised with the assistance of those who responded to the Regulation 14 Consultation process.

A compliance statement has been prepared separately to this report and, taken together with this statement, a plan showing the neighbourhood and the plan itself is considered to be in compliance with Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 and will now be submitted to the Local Planning Authority for consideration and advertisement under Regulation 16 of that statute.

Appendix 1-Initial Questionnaires

Staunton-on-Wye Group Parish Neighbourhood Plan

Resident's Questionnaire

In April the Parish Council held a meeting to ask residents if they wanted a neighbourhood plan and what should be included in the plan. This questionnaire is based on the suggestions put forward at the meeting and is designed to let all residents contribute their ideas to the plan. It is intended that the results of this questionnaire and a separate questionnaire which is being sent to businesses will be presented at a public meeting when the answers have been analysed.

A brief guide to neighbourhood planning and maps of the neighbourhood plan area and Staunton-on-Wye village are included with this questionnaire for information. Further information about neighbourhood planning can be found on the Herefordshire Council website <https://www.herefordshire.gov.uk/neighbourhood-planning/>

The questionnaire is anonymous but it would help us to have some information about the people completing the questionnaire.

Some details about you:

Please tick.

Where do you live: Staunton Monnington Brobury Letton
Other

What is your gender: Female Male

What is your age: Under 18 19 to 39 40 to 59 60 to 79
over 79

How far do you travel to work:

I work at home 1 to 5 miles 5 to 20 miles over 20 miles
I am not in paid employment

The questionnaire will be collected from you but if you prefer please return it to the person who delivered it, their name is on the envelope.

Your views are welcome on all questions irrespective of where you live in the neighbourhood plan area. A map of the neighbourhood plan area and a detailed map of Staunton-on-Wye showing the current development boundary (village envelope) are included for reference.

Housing – these questions are about Staunton village only.

The Herefordshire core strategy identifies a need for new houses to be built in villages in Herefordshire in the period to 2031. Staunton is designated as suitable for proportionate development. Which of the following do you support?

- Building for infill allowed in a restricted area of the village. (A new envelope/settlement boundary.)
- Building for infill allowed within the boundaries of the whole village. (ie. there is no envelope/settlement boundary identified.)
- No restriction on building within the boundaries of the whole village.
- No further building other than the approvals already granted. (Permission has been granted for 17 additional houses in Staunton.)
- Other, please specify.

New housing development can happen in different ways. Which of the following do you support?

- Any new houses should be built together in one part of the village on designated sites. The size of any site should be:
 - a) Unrestricted (any number)
 - b) 10 or fewer
 - c) 5 or fewer
 - d) 3 or fewer

- New housing should only be infill between existing houses.
- Only single houses should be allowed, no development sites.
- Only redundant buildings should be developed for housing.
- Other, please specify.

If there are more houses built there could be restrictions on the size of the houses, the ownership of the houses and/or the people eligible to occupy the houses. Please indicate which of the following statements you support.

Residents

- Houses should be predominately for first time buyers.
- Houses should be for families.
- There should be a mix of houses for families, couples and single people.
- Other, please specify.

Size of Houses

- Houses should be predominately two bedroomed.
- Houses should be predominately 3 bedroomed.
- There should be no restriction on the size of houses built.
- Other, please specify.

Tenure

- New houses should be social housing for rent.

- New houses should be low cost market houses
- New houses should be part buy/part rent
- New houses should be privately owned.
- There should be no restriction on the type of housing.
- Other, please specify.

Local connections

- New houses should be available to anyone.
- New houses should be predominately for people with local connections.
- Other, please specify.

The next questions concern the whole of the neighbourhood plan area (see map).

Employment

The neighbourhood plan can determine whether land should be set aside for business or commercial use. Please indicate which of the following you support.

- Businesses should be allowed to operate from wherever they like in the neighbourhood plan area.
- A specific site should be found for new businesses. The new site should be:
 - o On a brown field site (a brown field site is land which has or has had a previous use for non-agricultural purposes).
 - o On a green field site (a green field site is land currently used for agriculture).
 - o Near the A438
 - o In Staunton village.
 - o Other, please specify.
- Small retail facilities should be encouraged.

- There should be no additional land used for business or commercial purposes.
- Other, please specify.

Community

The neighbourhood plan can designate land which should be used for community or recreational purposes. Please indicate which of the following statements you support.

- The existing recreational facilities in Staunton should be protected from development. The existing facilities are the playground and football pitch.
- Additional recreational facilities are required.
- If you think that additional recreational facilities are needed please let us know what facilities you would like. (eg. open space, park, tennis court, larger football pitch)
- If additional land is made available for community use where should it be?
 - a) In Staunton near the village hall.
 - b) In Staunton anywhere in the village.
 - c) In Monnington or Brobury
 - d) Other, please specify.
- There is no need to specify where recreational facilities should be.

The neighbourhood plan can identify buildings and facilities that the community would like to protect from a change of use to residential. Please indicate which buildings you would like to designate for protection.

- Staunton Village Hall
- Staunton Church
- Monnington Church

- Letton Pub – Swan Inn
- Staunton Pub – New Inn
- Portway Pub
- Staunton Doctor’s Surgery
- Staunton New School
- The Staunton Old School buildings
- No buildings should be designated
- Other, please specify.

Building Style

Houses or business premises can be built in different styles. Please indicate which of the following you support.

- There should be no constraints on the style of new houses.
- New houses could meet guidelines in their design and appearance so as to blend in with the existing buildings.
- There should be no constraints on the style of business premises.
- There should be specific guidelines on the design and appearance of new business premises
- Buildings should be of modern design utilising renewable energy features.
- All buildings should be required to have architectural merit.
- Other, please specify.

Rural Areas

The areas outside the boundary of Staunton-on-Wye village are designated as rural areas and planning policy is largely determined by national policy. There are some issues which can be influenced by the neighbourhood plan.

- Any building of new houses should be on brown field sites.
- Any building of new houses or business premises should be clustered with existing buildings.
- Any new buildings for businesses should be on brown field sites.
- Other, please specify.

- Redundant agricultural buildings should be allowed to be used for:
 - a) Conversion to residential use.
 - b) Conversion for use as holiday lets.
 - c) Use for non-agricultural businesses.
 - d) Other, please specify.

- Polytunnels are currently subject to planning restrictions. The restrictions should be:
 - a) Removed with there being no restrictions.
 - b) Left as they are, subject to national policy.
 - c) Strengthened to further restrict where they can be sited.

Other Issues

Are there any other matters you would like to see addressed in the neighbourhood plan? If so, please specify.

Thank you for completing the survey. The results will be published once the data has been analysed.

Residents were asked to tick boxes indicating their preferences, these being:

Strongly Agree

Agree

No Opinion

Disagree

Strongly Disagree

In the case of protection of community facilities the preferences were:

Building should be protected

No Opinion

Building should not be protected

Staunton-on-Wye Parish Council Neighbourhood Plan

Business Questionnaire

The neighbourhood plan will consider the planning requirements of the villages of Staunton-on-Wye, Monnington, Brobury and part of Letton up to 2031. The parish council wish to take the needs of businesses into account when developing the plan. The information below will help ensure that adequate provision is made to allow businesses to grow.

Business Name

Address

Type of Business

Numbers of employees (including owners)

- Permanent
 - Full time
 - Part time
- Temporary
 - Full Time
 - Part Time
 - Seasonal

Do you expect your business to grow over the next - 5 years?
- 10 years?

Will your business require additional space in the next 10 years?

Will the business require additional space in the Staunton-on-Wye group area?

Does your business require special premises such as a workshop? If so please specify.

If there was land set aside for commercial or business use would that encourage you to expand your business in the Staunton-on-Wye area?

Is the infrastructure suitable for the requirements of the business? If not please specify which aspects require improving.

If land is designated for business or commercial use are there any areas which you think are most suitable? (a suggestion might be to have access from the A438)

If your current business is a farm do you intend to diversify into other activities?

- What type of activities would you intend to diversify into?
- Will these activities require additional buildings or change of use of existing buildings?

What if anything would encourage you to increase your business?

What steps could be taken to bring businesses to the Staunton-on-Wye area?

What barriers or constraints prevent businesses from moving to the Staunton-on-Wye area?

If you have other comments about business activity in the Staunton-on-wye area, please write them here.

APPENDIX 2-RESULTS

Staunton-on-Wye Group Neighbourhood Plan

1) Housing – these questions are about Staunton village only.

- Residents are against allowing new houses to be built together in one part of the village on designated sites which are unrestricted. (Question 1e mean score -1.2)
- Residents are in favour of a mix of new housing for families, couples and single people. (Q1n 1.3)
- Residents are against there being no restrictions on building within the village. (Q1 -0.8)
- Residents are in favour of development sites being for 3 or fewer houses. (Q1h 0.6)
- Residents are in favour of houses being predominately 3 bedroomed. (Q1p 0.5)
- Residents are against new housing being social housing for rent. (Q1r -0.5)
- Residents are in favour of new houses being privately owned. (Q1u 0.7)
- Residents are in favour of new houses being available to anyone. (Q1w 0.7)

2) Employment

- Residents are in favour of encouraging small retail facilities. (Q4f 1.1)
- Residents are against businesses being allowed to operate from wherever they like in the area. (Q4a -0.5)
- Residents are in favour of identifying a specific site for businesses which should be on a brown field site. (Q4b 0.9)
- Residents are against siting businesses on a green field site. (Q4c -0.9)
- Residents are in favour of a site for businesses being near the A438. (Q4d 0.7)

3) Community

- Residents are in favour of protecting the existing recreational facilities in Staunton from development. (Q5a 1.5)
- Residents are in favour of additional recreation facilities. (Q5b 0.5)
- Residents are in favour of additional recreation facilities being:
 - o Near the village hall. (Q5c 0.6)
 - o In Staunton Village. (Q5d 0.5)

4) Building Style

- Residents are in favour of guidelines requiring new housing to blend with existing buildings in design and appearance. (Q7b 1.2)
- Residents are in favour of guidelines on the appearance of new business premises. (Q7d 1.1)

- Residents are against there being no constraints on the style of new houses. (Q7a -0.7)
- Residents are against there being no constraint on the style of business premises. (Q7c -0.8)
- Residents are in favour of buildings being of modern design including renewable energy features. (Q7e 0.5)
- Residents are in favour of all buildings having architectural merit. (Q7f 0.7)

5) Rural Areas

- Residents are in favour of redundant agricultural buildings being converted to residential use. (Q8d 1.0)
- Residents are in favour of any new houses in rural areas being built on brown field sites. (Q8a 0.5)
- Residents are in favour of any new buildings for businesses being on brown field sites. (Q8c 0.7)
- Residents are in favour of redundant agricultural buildings being converted to holiday lets. (Q8e 0.5)
- Residents are in favour of redundant agricultural buildings being used for non-agricultural businesses. (Q8f 0.7)
- Residents are against removing restrictions on polytunnels. (Q8g -1.0)
- Residents are in favour of strengthening restrictions on the siting of polytunnels. (Q8i 0.7)

Protection of buildings (Q6)

Residents wish to protect the following buildings from development:

Buildings with strong support \geq 75%

- Staunton Village Hall (83%)
- Staunton Church (89%)
- Monnington Church (75%)
- Staunton Doctors' Surgery (87%)
- Staunton New School (76%)

Buildings with support \geq 50%

- Staunton Pub (60%)
- Portway Pub (63%)

N.B. These results are available in pie diagram form on the council's website

Summary of results from the Business Questionnaire

In order to take the views and needs of local businesses into account a questionnaire was circulated seeking to ascertain growth aspirations, the need for additional space, interest in the concept of land being made available for business use, and perceived barriers to growth. Sixteen businesses replied ranging from single person, self-employed enterprises to a farm shop employing 35 people.

Nine of the businesses had the aspiration to grow over the next five years and seven said that they would be interested if land was available for expansion.

The principal barriers to further growth were seen as poor county highway infrastructure, lack of available land and slow broadband speeds.

N.B. The full results of the business questionnaire cannot be produced in A4 format and are presented as a separate addendum to this report.

APPENDIX 3-REGULATION 14 NOTIFICATION

Regulation 14 Public Consultation Notice

As required by the Neighbourhood Planning (General) Regulations 2012, notice is hereby given that a formal pre-submission **public consultation** on the **Draft Staunton-on-Wye Neighbourhood Development Plan** will start at **8.00a.m. on Friday 7th November 2014**, for a period of 6 weeks, ending at **5.00p.m. on Friday 19th December 2014**.

The Staunton-on-Wye Neighbourhood Development Plan is being produced to help local people to have a say in the areas of future development that concern them most and will provide a local policy framework that is specific to the villages of Staunton-on-Wye, Monnington-on-Wye, Brobury and Letton, and which must be taken account of in future planning decisions.

The Draft Plan has been formulated on the basis of public response to the Parish Council's consultations on the matter so far and there is now an opportunity for further input by way of comments and suggestions. All responses from the public and consultees received by the Neighbourhood Steering Group will be considered by the Parish Council and will be used to inform a revised version of the plan. This revised plan will then be submitted to Herefordshire Council as Local Planning Authority and given to an appointed Inspector for independent examination.

The Draft Plan and accompanying Environmental and Habitats Regulations Assessments Reports can be inspected on the Parish website www.staunton-on-wye.org or be e-mailed to residents and other interested parties on request to nandcsellar@gmail.com

Paper copies of the plan can be viewed at:

Staunton-on-Wye Village Hall

Staunton-on-Wye School

Staunton-on-Wye Doctors Surgery

Staunton-on-Wye Church

Monnington-on-Wye Church

If required a paper copy of the Environmental Report and of the Habitats Regulations Assessment can be made available on request.

The Draft Plan and accompanying reports can also be viewed on the Herefordshire website www.herefordshire.gov.uk/neighbourhood-planning

Please note that all comments must be sent to the **Parish Clerk (not to Herefordshire Council)** :

The Clerk to Staunton-on- Wye Parish Council,

Mr G Valentine,

Swan Cottage,

Letton,

Hereford HR3 6DH

Or by e-mailing to: gjval@btinternet.com

All comments to be received by 5.00p.m on 19th December 2014 at the latest.

APPENDIX 4- HOUSEHOLDER LETTER AND RESPONSE LEAFLET

Staunton-on-Wye Neighbourhood Development Plan 2014-2031

Formal Consultation and Public Meeting Staunton-on-Wye Village Hall Saturday 29 November at 2.00 pm

The formal public consultation on the draft of the Neighbourhood Development Plan begins at 8:00am on Friday 7 November, for a period of 6 weeks, ending at 5.00pm on Friday 19 December.

The Neighbourhood Development Plan has been formulated on the basis of public responses to the Parish Council's consultations – household questionnaires and public meetings and this final consultation provides an opportunity for you to have further input by way of comments and suggestions.

The Draft Plan, accompanying Environmental Assessment Report and Habitat Assessment Report are available on-line at the Parish website www.staunton-on-wye.org or the Herefordshire Council website www.herefordshire.gov.uk/neighbourhood-planning or can be emailed to residents and other interested parties on request to nandcsellar@gmail.com

The Draft Plan can also be viewed in Staunton-on-Wye at the Church, the School, the Village Hall and the Doctor's Surgery, and at Monnington-on-Wye Church.

Comments must be sent to the Parish Clerk:

Mr G Valentine, Swan Cottage, Letton, HR3 6DH or by email to gjval@btinternet.com or give your comments in person to the Public Meeting at the Staunton-on-Wye Village Hall on Saturday 29 November at 2.00 pm



STAUNTON-ON-WYE GROUP PARISH
NEIGHBOURHOOD PLAN
REGULATION14- PUBLIC CONSULTATION
ON THE ROAD TO ADOPTION OF THE PLAN

The Parish Council has now prepared a Neighbourhood Plan based on the comments and suggestions received from local residents and businesses. This Plan, if adopted, will provide policies which will be used to determine all development proposals in Staunton-on-Wye up until 2031.

The Parish Council is required to carry out a public consultation on the proposed Neighbourhood Plan. This an opportunity for you to have a further say on whether you think we have got it right, or it needs changing or adding to. The draft plan is available for inspection on the Parish Council's website:

www.staunton-on-wye.org

Paper copies are available for inspection at the Staunton-on-Wye village hall, School, Doctor's Surgery, Staunton-on-Wye Church and Monnington Church. There will also be a public meeting in the Village Hall on 29th November 2014 when there will be a presentation of the Plan and the opportunity to ask questions.

If you wish to make any comments about the neighbourhood plan you can do this on the website www.staunton-on-wye.org or by completing the attached sheet and returning it to:

The Parish Clerk

Mr G Valentine

Swan Cottage

Letton

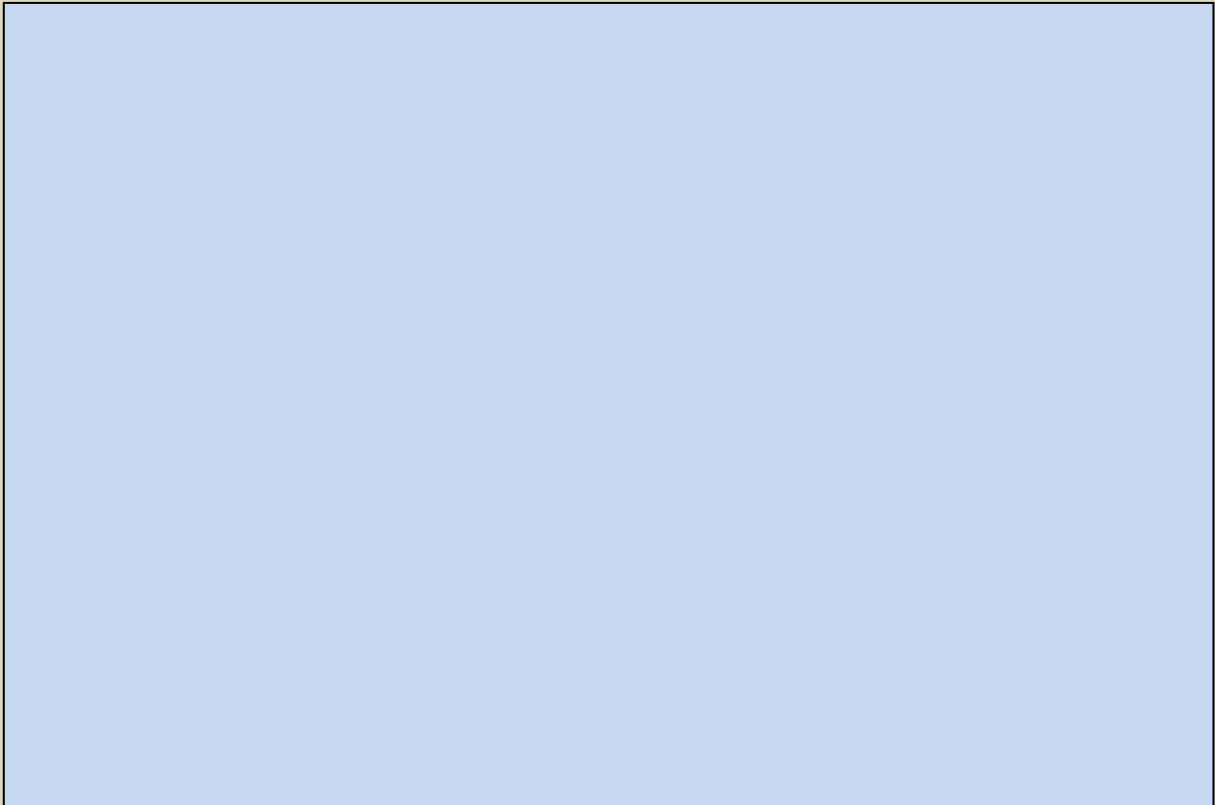
Hereford HR3 6DH

or by emailing Mr Valentine at gjval@btinternet.com

All responses need to be received at the latest by 19th December 2014

Neighbourhood Plan Public Consultation Resident's comments.

All comments must be received by 19th December 2014. Your name and address is required.



Your name and address:

THANK YOU

APPENDIX 5- CONSULTEE RESPONSES

Forward Planning PO Box 3146 Cardiff CF30 0EH Tel: +44 (0)800 917 2652 Fax: +44 (0)2920 740472 E.mail:
Forward.Plans@dwrcymru.com Cynllunio Ymlaen Blwch Post 3146 Caerdydd CF30 0EH Ffôn: +44 (0)800 917 2652 Ffacs: +44 (0)2920
740472 E.bost: Forward.Plans@dwrcymru.com

Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company. Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’. We welcome correspondence in Welsh and English Dŵr Cymru Cyf, a limited company registered in Wales no. 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestrdig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Mr G Valentine,
Parish Clerk,
Staunton-on-Wye Parish Council,
Swan Cottage, Enquiries: Rhys Evans
Letton, 0800 917 2652
Hereford HR3 6DH
19th December 2014

Dear Sir,

PUBLIC CONSULTATION ON STAUNTON-ON-WYE NEIGHBOURHOOD DEVELOPMENT PLAN – NOVEMBER/DECEMBER 2014

I refer to your email dated the 6th of November 2014 regarding the above consultation. Dŵr Cymru Welsh Water appreciates the opportunity to respond and we offer the following representation:

Given that the Staunton-on-Wye Neighbourhood Development Plan has been prepared in accordance with the emerging Herefordshire Local Plan Core Strategy, DCWW are supportive of the vision, objectives and policies set out.

With reference to the housing policies (SOWH1, SOWH2, SOWH3 and SOWH4) we offer the following comments:

Letton

Water

There are no issues in providing a supply of water for the level of growth proposed for this settlement.

Sewerage / Wastewater treatment

There are no public sewerage facilities in this settlement.

Brobury

Water

There are no issues in providing a supply of water for the level of growth proposed for this settlement.

Sewerage / Wastewater treatment

There are no public sewerage facilities in this settlement.

Monnington-on-Wye

Water

There are no issues in providing a supply of water for the level of growth proposed for this settlement.

Sewerage / Wastewater treatment

There are no public sewerage facilities in this settlement.

Staunton-on-Wye

Water

There are no issues in providing a supply of water for the potential level of growth proposed for this settlement.

Sewerage Network

It is expected that the public sewerage network can accept the potential foul flows from the growth proposed for this settlement.

Wastewater Treatment

Due to the level of growth expected to be spread across the Plan period, it is envisaged that the receiving Staunton-on-Wye WwTW can accommodate the domestic foul flows. We hope that the above information will assist you as you continue to progress the Staunton-on-Wye Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrwymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Rhys Evans

Lead Forward Plans Officer

Developer Services

Natural England

Date: 19 December 2014

Our ref: 136558

Your ref: Staunton-on-Wye Group

The Clerk to Staunton-on-Wye Parish Council,

Mr G Valentine

Swan Cottage

Letton,

Hereford

HR3 6DH

BY EMAIL ONLY

Customer Services

Hornbeam House

Crewe Business Park

Electra Way

Crewe

Cheshire

CW1 6GJ

T 0300 060 3900

Dear Mr Valentine

Re: Pre-submission Consultation and Publicity. Staunton-on-Wye Neighbourhood Development Plan

Thank you for your consultation on the above dated and received by Natural England on 06 November 2014.

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.

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED) (HABITATS REGULATIONS)

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

Draft Staunton-on-Wye Neighbourhood Development Plan 2014-2031

Designated sites

The introduction mentions the River Wye Special Area of Conservation (SAC) which is also a Site of Special Scientific Interest (SSSI). The Plan area also includes Monnington Scar SSSI (a geological SSSI) and this should be acknowledged in the Plan.

Habitats Regulation Assessment (HRA) and the Neighbourhood Development Plan

The Neighbourhood Planning (General) Regulations 2012, provide for Neighbourhood Plans to be screened for Likely Significant Effects (as the first stage of Habitat Regulation Assessment) and proceed if there are none. However if there were LSE, then they fall foul of the new Regulation 78A

added to the Conservation of Habitats and Species Regs 2010. The explanatory Memo that covers this is as follows:

7.14 Schedule 2 makes provision for neighbourhood planning in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that a neighbourhood development plan can only be made if it is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood development plans. In particular paragraph 4 inserts new Regulation 78A which provides that a neighbourhood
Page 2 of 3

development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore site.

Potential effects to SAC (taken from screening assessment)

Deterioration in water quality

We agree with the conclusion of the Habitat Regulation Assessment that due to the scale of development proposed any effects on water quality will be de-minimis.

Disturbance to otters

To prevent disturbance to otters, the Local Plan HRA advised no development should take place within 100m of the River Wye SAC. We advise that this must be carried through to this Neighbourhood Plan (NP) as detailed below.

To ensure that there is no likely significant effect (LSE) to the River Wye SAC from the Neighbourhood Plan, the policies within the plan need to be strengthened, otherwise the Neighbourhood Plan will not be able to proceed until the Local Plan- Core Strategy is adopted. We therefore advise an additional environmental policy must be included in the Plan which specifically prevents any LSE and protects and enhances the European site, specifically excluding development within 100m of the SAC. This policy should be cross referenced to policies 3,4 B2,B3,B4 and B5

Green infrastructure

We note that the plan has not allocated any sites, but the majority of policies relate to new development (housing and commercial), we would advise adding in a policy or expanding SOWC2- Retention and Extension of Recreational and Community Facilities to include green infrastructure, to protect existing green infrastructure within the boundary of the plan area and to promote creation of new green infrastructure if new development proposals come forward. Including traditional orchards around the village of Staunton and other environmental assets in the area to preserve the existing eco-system network.

Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation.

You may find it helpful to refer to the Herefordshire Green Infrastructure Study (2010).

The Neighbourhood Plan area includes a number of priority habitats and Ancient Woodlands, we advise that the new Environmental Assets Policy should also protect and where appropriate enhance these assets.

Habitats Regulations Assessment (HRA) Report

Section 6 Identification of other plans and projects which may have 'in-combination' effects

In Section 6, it appears the bases for the conclusion that there will be no likely significant effects in combination with the Core Strategy across Herefordshire, is that in combination effects have been ruled out because the neighbour plan is in line with the Core Strategy. The Core Strategy has not been adopted and therefore can not be used as evidence that there will be no likely significance of effect.

8 Conclusions from the Screening Matrix

8.1. This section states that part of the bases for the conclusion of no likely significant effect on the Page 3 of 3

River Wye SAC is Herefordshire Core Strategy (Appendix to within the HRA). As stated earlier, as the Core Strategy is not adopted and may change at examination it can not be relied upon as evidence that there will be no likely significance effect. The NP's HRA may however use the evidence supporting the Core Strategy's HRA to draw conclusions as to whether the policies in the plan will have significant effects on the River Wye SAC.

Considering the likely effects of the Plan on the River Wye SAC and the limited development proposed, providing policy wording is altered to prevent development within 100m of the SAC we agree with the screening statement. It is unlikely to significantly affect the site alone. However this will require confirmation within the revised HRA. Furthermore we advise you to consider the emerging Nutrient Management Plan as this addresses in combination issues at a strategic level.

Draft Eardisley Environment Report

Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.

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.

For any queries relating to the specific advice in this letter only please contact Gillian Driver on 0300 060 4335. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Gillian Driver

Miss Gillian Driver

Planning Adviser

South Mercia Team



TO: gjvai@btinternet.com
19/02/2014

Dear Sir/Madam,

Re: Staunton on Wye Neighbourhood Development Plan 2014-2031

We wanted to thank you for your recent contact regarding the preparation of the Staunton-on-Wye Neighbourhood Development Plan.

The Homes and Communities Agency is the national housing, regeneration and social housing regulation agency for England and its vision is for successful places with homes and jobs.

We have reviewed your discussion document, and note the range of local consultation exercises that have been undertaken with the local community to date, which is a positive approach in the preparation of your Neighbourhood Plan.

A Community Vision Statement and a range of objectives have been identified, and that of particular interest to the Homes and Communities Agency (HCA) is to secure proportionate open market and intermediate housing.

The HCA welcomes that you have used evidence base to support the development of the policies within your plan, including a Local Housing Market Assessment (2013) and a Local Affordable Needs Survey (2010). The HCA considers this to be a positive approach to the formulation of policy in line with the requirements of the National Planning Policy Framework (NPPF). However, the HCA would welcome an update to the Local Affordable Needs Survey to ensure that the affordable housing requirement identified in the Neighbourhood Plan remains up to date.

As you will be aware, the HCA supports the delivery of a range of suitable forms of affordable housing as defined by the NPPF. Moreover, paragraph 50 of the NPPF identifies that, in relation to affordable housing provision, local planning authorities "should ensure that policies relating to the provision of affordable housing should be sufficiently flexible to take account of changes over time". We note that Policy SOUW 3 (Affordable Housing) allows for a range of types and size of affordable housing to be delivered, though with a preference for shared equity/shared ownership units. We would welcome some recognition either within the policy or the supporting text that such need may change over time. Moreover, we would welcome recognition of this within the Objectives of the Neighbourhood Plan.

Sources of further information

The HCA website provides a range of information relating to housing, affordable housing, rural housing, gypsy and traveller provision, economic development and communities and neighbourhoods, and is accessible via <http://www.homesandcommunities.co.uk/ourwork>

The website also provides information in relation to various funding streams available via the Agency which may be of interest, including:

Homes and Communities Agency
5 St Philip's Place, Colmore Row, Birmingham, B3 2PL

0500 1234 500
homesandcommunities.co.uk

Staunton-on-Wye Group NDP

Herefordshire Council Service Providers Consultation Comments

<u>Department</u>	<u>Comments</u>			
Development Management	<p>Page numbers as PDF numbering:</p> <p>SOWH1 a)max 3 dwellings per plot , how are they defining a plot, what stops sub division to reduce to size suitable for just 3? d)What about developments of innovative design?</p> <p>Pg11 line 13 after policy should be ‘has’ not ‘was’</p> <p>Pg14 Policy SOWH 4 (C) can a definition be provided of ‘building complex’ this policy is allowing housing in the open countryside unrestricted and need a way to control subsequent occupation.</p> <p>How do you define outside the village of Staunton as opted for no settlement boundary?</p> <p>SOWB4 –incomplete criterion on which to determine application. Eg flooding/drainage/ecology/heritage Are there points missing after point c)?</p> <p>Pg17 Policy SOWB5 need to define what the change of use will be to.</p> <p>SOWB6 a) Justify B1 only d)ii) will be difficult to restrict employment to local people either in first instance or subsequently. d)iii) if no pedestrian access or works bus, for example, should the whole application be refused.</p> <p>SOWC1- Who is the community and on what terms? What about 12month sale period for someone not in the community to continue the use.</p> <p>SOWC2 Need to define what the recreational facility is?</p>			
Planning Policy	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	SOWH1- New Housing development- Staunton-on-Wye Village	SS1, H3, SD1	Yes	“a maximum of three dwellings per plot.”- this is a very specific requirement, which isn’t strictly necessary and

				could be restrictive to delivery of housing.
	SOWH2- New Housing or other Residential Accommodation in Staunton Conservation Area	SS6, LD1, LD4	Yes	
	SOWH3- Affordable Housing	H1	Yes	
	SOWH4- Rural Exceptions Housing (Non-affordable)	H2, E3, RA6	Yes	
	SOWB1- Retail Development	RA6, E6	Yes	
	SOWB2- Expansion of Existing (Non agricultural) Businesses	RA6, E2	Yes	
	SOWB3- Agricultural/Horticultural Diversification and Expansion	RA4-RA6	Yes	
	SOWB4- Poly tunnel Development		Yes	
	SOWB5- Change of Use	RA5	Yes	
	SOWB6- New Business Enterprises	RA6, E1	Yes	
	SOWC1- Retention of Existing Community Facilities	SC1	Yes	
	SOWC2- Retention and Extension of Recreational and Community Facilities	SC1, OS1-OS3	No	Greater flexibility should be given to the policy with the exception, For example: "The existing facilities will be retained- unless it can be demonstrated that an appropriate alternative facility is available (must be equivalent to the one it replaces in terms of size,

				quality and accessibility); or can be provided to meet the needs of the community; or it can be shown that the facility is no longer required, viable or fit for purpose; and where appropriate, it has been vacant and marketed for community use without success.”
	SOWD1- Change of Use	E2, RA5	Yes	
	SOWD2- New Building		Yes	“of one or two storeys”- Perhaps slightly too specific and potentially restrictive. Greater flexibility could be given by only including the part of the sentence that follows: “of a scale which matches its surroundings.”
	SOWE- Development and Design Principles	SD1	Yes	
	<p>Other comments/conformity issues: In a number of cases the plan sets out some criteria which is perhaps a little too specific, potentially making it inflexible and threatening delivery.</p>			
Landscape / Archaeology/ conservation	No comments received			
Strategic Housing	The plan seems very unrestrictive which is good for us, my only concern is policy SOWH1 where it suggests that development have to be a minimum of 3 plots in a linear form, are there enough sites within the village that will allow for this form of development?			

	<p>SOWH3, Point a. – it says ‘local occupancy criteria’ can this be changed to the allocations policy, it means the same thing but that is what it is called internally.</p> <p>Point c. – it suggests preference for intermediate tenure, what if in the future the greatest need is for social rent, I know it says ‘preference’ could we add onto the line ‘unless the greatest identified need is for a further tenure’</p>
<p>Economic Development</p>	<p>Please see below the comments of the Economic Development Team on the above draft development plan, which are made solely from an economic development perspective.</p> <p>The Staunton-on-Wye Development Plan generally looks strong in trying to strike the right balance for the future provision in relation to the supply of residential and economic development for the area.</p> <p>What is apparent after analysing the development plan, are the obstacles for economic development that the area continues to face. These include; the poor highway infrastructure, the poor access to a range of facilities and services, slow broadband speeds and the lack of available brownfield land for development.</p> <p>Broadband Provision: Fastershire have ensured that advances to broadband facilities improvements will be expected to start from 31ST December 2014 and that works will finish by 31ST December 2015. -It may be worth considering that a policy is added that promotes the installation of broadband infrastructure. This could be aimed at new developers in the area, for example.</p> <p>Comments & Recommendation to the proposed ‘Business and Employment Policy’:</p> <ul style="list-style-type: none"> - Retail Development (SOWB1) - The size proposed for retail development (80 Sqm & under) is acceptable in relation to the nature and scale of existing facilities and the surrounding area. A paragraph needs to be included that provides information on linked residential and work/live units. - Expansion of Existing (Non Agricultural) Businesses (SOWB2) – We have no objection to this policy. However it may be worth considering whether a point is added, that includes expansion to live/in, homeworking businesses. - Agricultural/ Horticultural Diversification and Expansion (SOWB3) – We have no objection or point to add on this policy. - Poly Tunnel Development (SOWB4) - Given the high volume of existing poly tunnel development, which is located to the north and east and the response from the public consultation held. We have no objection for the inclusion of this policy. - Change of use (SOWB5) – Could we have some clarity, (1) as to why, the policy proposals are just restricted to redundant agricultural buildings for a change of use. (2) Is this just permitted for business and employment changes of use? - New Business Enterprises (SOW B6) – In relation to point (a), can an explanation be provided to support, ‘why proposals are only being supported for the B1 use category’. There may be an alternative use that may be worth considering. In relation to point (c), can a map be provided that could illustrate the limited availability of brownfield land? Can we

	<p>also have some clarity, (1) as to what is being referred to in relation to the rural regeneration zone and (2) is this policy exclusively related to new site allocation, as we are unclear?</p> <p>Policies to Add & General Comments:</p> <ul style="list-style-type: none"> - In relation to policy SOWB1 and SOWB2, could a sentence be included that provides guidance for linked residential and work/live units? - Could a policy be included that supports or encourages 'homeworking' where applicable. - Does a supporting comment need to be added to policy SOWB6 (new business enterprises), in reference to 'tourism'? - Are you looking to place any restrictions on the expansion of OakChurch farm shop, given the business is not in a sustainable location?
Environmental Health	Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.
Parks and Countryside	No comments Received
Transportation and Highways	<p><u>Policy - New Business Enterprises SOW B6</u></p> <p>Transportation Response:</p> <p>A travel plan produced by the developer is a good idea and the council would support this. The travel plan should support options that reduce the reliance on single occupant motor car trips to the site. This could be done through alternative options such as walking, cycling, public transport use and car sharing. The council is able to assist in the review of such travel plans. It is however important to realize that there are current funding constraints on the bus network in Herefordshire with many services being reduced not extended and possible further cuts to come.</p> <p>The NP steering group may want to make sure that there is suitable protection of transport links (especially non-motorised links) where they coincide with neighbouring plans, especially as there is a national bridleway (Three Rivers) and long distance footpath (Wye Valley Walk) running through the parish. Brobury at the southwest corner of the parish leads to a significant river crossing at Bredwardine and both of these NMU routes cross over the Wye there. One of the long term ambitions is for a Hereford – Hay-on-Wye NCN route and this crossing would be a contender for that part of the route.</p>
Waste	No comments received