



Weston under Penyard Neighbourhood Development Plan 2011 - 2031

Consultation Statement - July 2015

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1. Introduction

Context

In compliance with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations this statement is intended to provide the following elements as a minimum:

- a) Details of the organisations and bodies that were consulted on the proposed neighbourhood plan.
- b) An explanation of how they were consulted.
- c) A summary of the responses
- d) A description of how the issues raised have been taken into account in the formulation of the plan.

From the outset the approach of the Weston under Penyard Parish Council has been to produce a Plan with a set of policies which truly reflects the concerns and aspirations of the local community whilst ensuring that these are compliant with higher level national and local plans and guidance.

This consultation statement includes information on **how** the public were consulted, **who** was consulted (including statutory consultees), a summary of the **main issues raised**, and **how these have been addressed** in the Neighbourhood Plan.

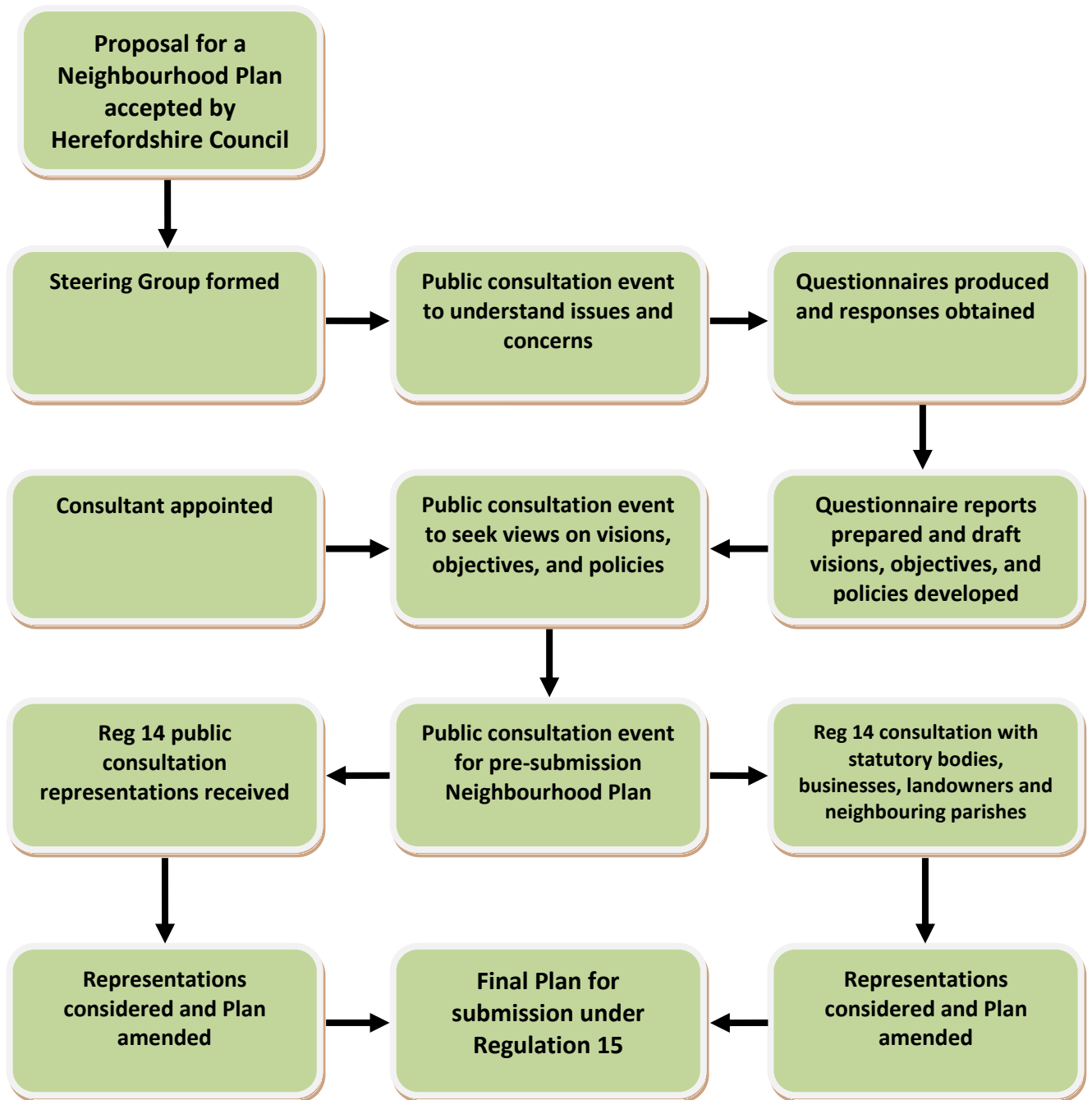
A compliance statement has been prepared separately to this report and, taken together with this statement, a map showing the neighbourhood and the Neighbourhood Plan itself, is considered to be in compliance with Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 and will now be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

Supporting Documents

Where important relevant documents are referred to in this statement, they can be accessed using internet hyperlinks in the footnotes

All supporting documents are also available on the website for the Neighbourhood Plan at www.weston-under-penyard.co.uk

2. The Plan Formation Process



The detailed chronology of the process can be found in the Project Plan¹ but the key dates are summarised below

Neighbourhood Plan Key Formation and Consultation Dates	
18th August 2013	Parish Council resolved to proceed with a neighbourhood plan for the parish area.
7th November 2013.	Herefordshire Council gave approval in their Neighbourhood Area Decision Document ²
26th November 2013.	First meeting of Steering Group ³
14th/15th June 2014	Public Launch Events
29th July to 26 August 2014	Questionnaire consultation period
5th to 7th December 2014	Public events to review results of questionnaire project
13th April 2015	First draft of Plan reviewed by Parish council
11th May 2015	Draft Plan for Regulation 14 approved by Parish Council
26th May to 7th July 2015	Regulation 14 period
12th to 14th June 2015	Public consultation events on pre-submission Plan
23rd July 2015	Parish Council approved the Plan for submission under Regulation 15
30th July 2015	Submission Version of the Plan issued to Herefordshire Council under Regulation 15

¹ Link to [Project Plan Rev 12](#)

² Link to [Neighbourhood Area Decision Document](#)

³ Link to [Terms of Reference for Steering Group](#)

3. Engagement with the Community and other Stakeholders

3.1 Communication Strategy

The Steering Group were determined that the residents should be kept informed and given every opportunity to tell the Steering Group what they wanted. Continuous communication and consultation, in various forms, has played a major role in formulating the Plan.

A Communication Strategy⁴ was established to achieve:

- Effective communication leading to better feedback and decision-making
- An improved two-way information flow to enable community participation
- An increased awareness and understanding of the neighbourhood plan, its purpose and relevance
- Non-technical, clear language which is easy to understand
- Openness, honesty and approachability with the target audience.
- A detailed plan for all communication activities

The strategy also defines the methods of communication which include:

- A dedicated neighbourhood plan website – www.weston-under-penyard.co.uk
- The website provides the latest news, holds a record of all documents; Steering Group minutes of meeting, notices, consultation material, feedback forms and contact details.
- Email Circular - electronic mail announcements to over 100 people who asked to be included on the Neighbourhood Plan distribution list, advising them of key progress items and additions to the website
- Newsletter – a report in the Weston News⁵ every month.
- Parish Council liaison – The Steering Group issues a Monthly Report⁶ to the Parish Council, which is also represented on the Steering Group by the Vice Chair of the Council
- Steering Group Meetings . These are held at two-weekly intervals in the Village Hall and are open to the public. Minutes are posted on the website at the very earliest opportunity and issued to the Parish Council
- Consultation events and presentations – these are used to consult and to gather comment at various stages of the Plan.
- Leaflets and flyers – where necessary these are distributed to every household to advise on coming events and to raise awareness.
- Local Press - press releases in the Ross Gazette⁷ provide publicity for coming special events
- Parish Notice boards, banners and posters – these are used to advertise events and meetings.



⁴ Link to [Communication Strategy](#)

⁵ An independent monthly magazine, run by volunteers, designed to keep the Parishes of Weston-under-Penyard and Hope Mansell informed of local events, services and news.

⁶ Link to example of Steering Group Monthly Report to Parish Council
[Steering Group Monthly Report to Parish Council](#)

⁷ *The Ross Gazette is an independent family-owned weekly newspaper published on Wednesdays*

3.2 Listening to the Community

From the outset the Steering Group recognised that a Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community.

The most active form of communication was public consultations events, held at strategic times, each over a series of days. All consultation events were publicised by a leaflet drop to every home, parish notice boards, posters, announcements in the Ross Gazette and the Weston News, the Weston under Penyard Neighbourhood Planning website and by email circulars.

Two-Day Neighbourhood Plan Launch Weekend

- Date - 14th/15th June 2014
- Location - Village Hall
- Objectives: - to raise awareness, collect the views and concerns from residents and to recruit volunteers
- Format⁸ - Display panels and maps enabling attendees to have detailed discussions with Steering Group representatives, before completing individual response forms
- Attendance - Just over 100 which equates to about 11% of the adult population.
- Outcome⁹ - From the information received the Steering Group were able to develop a draft set of objectives for the Plan under these main headings:
 - ✓ Sustainability and Environment
 - ✓ Roads and Traffic
 - ✓ Employment
 - ✓ Housing
 - ✓ Community Facilities and Services



⁸ Links to documents

[Launch Event Press Release](#)

[Launch Event Notice](#)

[Launch Event Exhibition Material](#)

⁹ Link to

[Launch Event Comments](#)

Three-Day Public Presentation of Questionnaire Survey Results

- Date - 5th to 7th December 2014
- Location - Village Hall
- Objectives - to present the results and seek further feedback
- Format¹⁰ - Display panels and maps enabling attendees to have detailed discussions with Steering Group representatives, before completing individual response forms
- Attendance - 80
- Outcome¹¹:
 - ✓ Positive feedback received on the questionnaire reports. No amendments were required
 - ✓ Good agreement with the draft Visions and Objectives, allowing further development to be made for approval by the Parish Council
 - ✓ Suggestions on settlement boundaries and policies and other miscellaneous comments; all of which was considered in the drafting of the Plan



¹⁰ Link to: [Exhibition Material Public Meeting December 2014](#)

¹¹ Link to; [Summary of Comments from Public Event December 2014](#)

Three-Day Public Consultation of draft Neighbourhood Plan under Regulation 14

- Date - 12th to 14th June 2015
- Location - Penyard Gardens Community Hall
- Objectives - To raise awareness, to clarify the Plan and to encourage comments through the Reg.14 process.
- Format¹² - An exhibition of the Plan document and other Reg. 14 documents, display panels and maps, highlighting the policies, site options and ongoing planning applications, enabling attendees to have detailed discussions with Steering Group representatives, before being invited to complete individual Representation Forms.
- Attendance - 49
- Outcome:
 - ✓ Attendees gained a better understanding of the Plan and its implications
 - ✓ The general response from attendees was very positive and supportive
 - ✓ Many Representation Forms were deposited in the sealed collection box and other taken away to be completed later.



¹² Links to documents:

[Neighbourhood Plan - Regulation 14 Pre-Submission Draft Exhibition Material](#)

[Environmental Report](#)

[Habitats Regulations Assessment](#)

[Planning Application P14384/O, Land to the north of the A40, East of Hunsdon Manor](#)

[Planning Application 150888/O, Land to the West of A40](#)

3.3 The Questionnaire Project

Details of the questionnaire project are as follows:

- Date - August 2014,
- Objectives - To obtain detailed information on the views and concerns of the community, their housing needs, the views of business operators and to receive proposals for land available for development.
- Format¹³:
 - ✓ A Residents' Questionnaire was drawn up containing 44 questions covering the five objectives developed from the first public event.
 - ✓ A Housing Needs Questionnaire, a Business Questionnaire and a Land Availability Enquiry were also developed.
 - ✓ 37 volunteers were recruited from the community to work with residents, business operators and landowners in order to seek the maximum possible response levels. Two formal training events were provided dealing with:
 - a) An explanation of a NDP
 - b) The neighbourhood planning process for the parish
 - c) An explanation of the questionnaire packs
 - d) The delivery method , emphasising personal contact and discussion
 - e) The safety of volunteers
 - f) Summary of objectives
 - ✓ The volunteers visited all 454 households in the parish to discuss the neighbourhood plan and deliver 769 questionnaires for residents aged 16 and over. The volunteers revisited the households to collect the completed questionnaires.
 - ✓ Completed questionnaires could also be deposited in a sealed ballot box at the village public house.
 - ✓ Based on an appeal in the Weston News, the Ross Gazette and the NDP website and other direct enquiries, lists were also drawn up for operators of businesses and for owners of land in the parish. The relevant questionnaires were delivered and collected as described above, or by email where this was not feasible.
- Responses - Numbers of responses received were as follows:
 - ✓ For the Residents' Questionnaire a total of 556 completed questionnaires were received, giving a response rate of 72% of those delivered. Based on the 2011 census data of 880 adults, 63% of residents in the parish returned a questionnaire.
 - ✓ Housing Needs Questionnaires - 27 responses
 - ✓ Business Questionnaires - 29 responses
 - ✓ Land Availability Enquiry - 40 responses
 - ✓ These response rates are considered to be excellent for the parish and therefore provide a strong evidence base for the Plan
- Outcome:
 - ✓ Detailed reports¹⁴ were produced and published for each of the three questionnaire surveys

¹³ Links to documents used in the Questionnaire Project:

[Notice for Coming Questionnaire Project](#)
[Presentation Briefing Notes for Volunteers](#)
[Questionnaire Residents Guidance Notes](#)
[Residents Questionnaire](#)
[Housing Needs Questionnaire](#)
[Business Questionnaire](#)
[Land Questionnaire](#)

¹⁴ Links to Questionnaire Reports:

[Residents Questionnaire Report](#)

- ✓ The reports form the fundamental evidence base for the policies and projects of the Neighbourhood Plan.
- ✓ The Land Availability Enquiry resulted in 33 sites being offered, all of which were appraised in the Housing Sites Assessment Report

3.4 External Consultation

From the outset the Neighbourhood Planning Steering Committee has been in close contact with the Herefordshire Neighbourhood Planning Team who gave valuable advice on process and commented on the various drafts of the plan up until the formal Consultation process required under Regulation 14. Meetings have been held with our assigned planning officer, Ted Bannister, who has provided guidance and support throughout the process. Ted also coordinated and provided the Environment Report and the Habitats Regulations Assessment that were made available for consultation under Regulation 14.

At the very start of the process, in March 2014, the Steering Group took the opportunity to participate in a workshop with three of the groups preparing neighbourhood plans in Herefordshire. Contact has been maintained and the information shared has proved invaluable.

The Steering Group also maintained a close liaison with the specialist company Data Orchard who provided substantial professional advice on elements such as questionnaire survey analyses, site assessments, compliance and various planning matters.

3.5 Conclusion from the Engagement Process

The conclusion from the pre-Regulation 14 consultations with the community and other stakeholders was that there were no significant objections and that the process and the draft Plan were accepted most favourably. The Parish Council therefore feels confident in stating that the public at large and other stake holders consulted were supportive of the draft Plan taken forward to Regulation 14.

4. Regulation 14 Consultation Process

4.1 Formal Notification

Following further amendments the Pre-Submission draft Plan was formally approved by the Parish Council for Regulation 14 consultation on 11th May 2015. Prior to the start of the statutory six-week consultation period the formal Notification¹⁵ was issued and publicised as follows:

- Displayed on the three Parish Council notice boards throughout the parish
- An email notification to 66 key stakeholders comprising business operators, landowners, developers/agents, local county and parish organisations and statutory/advisory bodies.
- An email Circular to over 100 residents (those registered to receive circulars)
- A four-page leaflet¹⁶ explaining the process, hand-delivered to all households in the parish
- Published on the Weston under Penyard NDP website
- A press release published in the Ross Gazette
- A press release published in the Weston News

4.2 List of Statutory/Advisory Bodies and Local County/Parish Organisations

The Pre-Submission draft Neighbourhood Plan and other documents were issued by email to the following organisations or persons:

Local County/Parish Organisations

Herefordshire Council
Linton Parish Council
Ross on Wye Town Council Walford Parish Council
Hope Mansell Parish Council
Aston Ingham Parish Council
Upton Bishop Parish Council
Brampton Abbots and Foy Group Parish Council
Lea Parish Council
Gloucester County Council
Forest of Dean District Council
Micheldean Parish Council
Weston under Penyard Primary School
St Lawrence's Church, Weston under Penyard
Ward Councillor Mr Harry Bramer

Statutory/Advisory Bodies

Natural England
English Heritage
Dwr Cymru Welsh Water
Environment Agency
County Council and Highways Agency
Department for Communities and Local Governments (DCLG)
Homes and Communities Agency
Highways Agency
West Mercia Constabulary
Hereford & Worcester Fire Brigade. Phil Griffiths
Balfour Beatty
Campaign to Protect Rural England (CPRE)
H&W Chamber of Commerce
Woodland Trust
Herefordshire Nature Trust
Sport England
NHS England
West Midlands Ambulance Service
Wye Valley NHS Trust
National Grid
Centro

Note: For confidentiality landowners and business operators have been excluded from the above lists

¹⁵ Link to [Regulation 14 Notice](#)

¹⁶ Link to [Regulation 14 Leaflet](#)

4.2 Availability of Documents for Consultation

The consultation process involve three documents¹⁷:

- 1) Neighbourhood Plan - Regulation 14 Pre-Submission Draft - May 2015. (Draft Version 3),
- 2) Environmental Report - Herefordshire Council
- 3) Habitats Regulations Assessment - Herefordshire Council

Throughout the statutory six-week period all three documents were made available on the Weston under Penyard NP website, the Herefordshire Council NP website and were issued by email to 66 key stakeholders.

Hard copies of the Plan were available for inspection at four parish locations accessible to the public and at the three-day public events. Hard copies were also issued to residents on request.

A Regulation 14 Representation Form¹⁸ was also made available wherever the draft Neighbourhood Plan was available. Completed Forms could be submitted by email to the Steering Group email account, by post or deposited in one of the four sealed ballot boxes at locations accessible to the public.

4.3 Public Events - Regulation 14 Consultation 12th to 14th June

The attendance at these events was just over 50. Attendees were able to complete a Representation Form at the events and deposit them in the sealed ballot box provided, or to take a form for submission later.

¹⁷ Links to Regulation 14 Documents
[Neighbourhood Plan - Regulation 14 Pre-Submission Draft](#)
[Environmental Report](#)
[Habitats Regulations Assessment](#)

¹⁸ Link to Representation Form:
[Regulation 14 Representation Form](#)

5. Review of Regulation 14 Representations and Amendments to the Plan

The six-week Regulation 14 period was completed on 7th July 2015 with a total of 54 written representations.

For easy of reporting, Consultees were invited to formulate their responses in relation to the following five question:

What changes to the Plan would you would like to see? Please include the reasons.

In the draft Neighbourhood Plan there are two options for proposed housing sites. Which one, if any, do you think should be selected for the Plan?

Option A

Option B

Do you have any comments on the other housing site options (see Appendix A of the Plan)?

Do you have any comments on the proposed community "Projects" described in Section 13?

In a few words, what is your overall view of the Draft Plan? Any other comments?

The representations were collated in a document named "*Representations Tables, Regulation 14 Consultation, July 2015*" and attached in Appendix A. Consideration was given to each item raised and an appropriate note entered, including whether an amendment to the Plan had been made.

Where an amendment had been made a reference number was included relating to where the amendment can be found in a document named "*Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015*" and attached in Appendix B.

Appendices

Appendix 1 Representations Tables, Regulation 14 Consultation, July 2015

Appendix 2 Important Amendments made to the draft Plan following
Regulation 14 Consultation, July 2015

Appendix 1 Representations Tables, Regulation 14 Consultation, July 2015

Table 1 Proposed Changes to the Neighbourhood Plan

What changes to the Plan would you would like to see? Please include the reasons.

Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
1 Hereford and Worcester Fire & Rescue Service	Whole Plan	Comment	<p>Thank you for a copy of Weston-under-Penyard Neighbourhood Development Plan and the opportunity to respond to your consultation.</p> <p>By law neighbourhood plans must conform to the local planning authorities own plan and therefore our interests are covered automatically under neighbourhood plans.</p> <p>Hereford and Worcester Fire & Rescue Service would therefore have no further comments with regard to your current consultation.</p>	
			Noted	No change
2 Sport England	Whole Plan	Comment	<p>Thank you for consulting Sport England on the above Neighbourhood Plan.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below: http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>If you need any further advice please do not hesitate to contact Sport England using the contact details below.</p>	
			Noted	No change
3	NDP General	Objection	<p>Please can the number of properties to be built be reduced from the proposed amount. Can it also be that it is bungalows only to be built nearest to the existing properties in Penyard Gardens.</p>	
			<p>The Plan provides the minimum required number of houses for compliance with the HC Core Strategy.</p> <p>Noted. Policy HS 1 states that development on this site should comply with all policies in the Plan. Policy DI (Design Appearance) requires</p>	No change

Table 1 Proposed Changes to the Neighbourhood Plan

What changes to the Plan would you would like to see? Please include the reasons.

Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			developments to "Provide buildings that relate well to established building heights and bulks"	
4	Option B	Comment	A roundabout on the A40 to ease the flow of traffic	
			Policies HS1 and HS2 state: "Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian crossing improvements." Whilst a roundabout is a valid suggestion and could be considered, it is not appropriate for the Plan to specify particular highway engineering solutions since there could be better solutions available once a full study is carried out.	No change
5	NDP General	Support	Support the policies	
			Noted	No change
6	Appendix B	Comment	Include in Appendix B:- the water trough on the A40 N side near Bury Hill Lane and the water trough on street adjacent to the old railway line	
			Plan amended	42
9	NDP General	Support	No change to neighbourhood plan	
			Noted	No change
10	NDP General	Objection)	Less houses	
			The Plan provides the minimum required number of houses for compliance with the HC Core Strategy.	No change
11	NDP General	Support	No change to neighbourhood plan	
			Noted	No change
12	NDP General	Support	Excellent presentation, clearly written summary of all relevant issues. Congratulations to all concerned	
			Noted	No change
13	6 & 8	Objection	Since the NDP has been written for Pre-Submission Regulation 14 Consultation Site 8 archaeological dig has exposed significant Roman remains which will reduce the proposed (49 (45) houses, and possibly below 37 (Option B.) Re-think!	
			To meet the minimum requirement of 55 new houses the Plan prescribes 37 houses on Site WNP08. If the planning application for this site were to be amended for fewer than 37 houses then the Plan would need to be amended to ensure that a minimum of 55 additional houses remains feasible.	No change
14	Options	Comment	Option A supported If site 33 is developed I wish to see single storey homes next to Penyard Gardens	
			Policy DI (Design Appearance) already requires developments to "Provide buildings that relate well to established building heights and bulks". However these comments were relayed to the Planning Department.	No change
15	Options	Comment	1) Option A preferred avoid development on site 33 If site 33 is developed would want single storey homes next to Penyard Gardens	
			Policy DI (Design Appearance) already requires developments to "Provide buildings that relate well to established building heights and bulks". However these comments were relayed to the Planning Department.	No change
16	33	Comment	None – not in my back yard! Will lose the view that I've had for 20 years Also we have a great deal of problems with the drains, sewers Will the pumping station cope with so much more effluent from these properties	
			Noted. DCWW have confirmed that foul sewerage flow can be accommodated by the sewerage network and the treatment works.	No change
17	Options	Comment	1) Option A preferred, avoids development on site 33 which would remove privacy from Penyard Gardens homes If site 33 is developed would wish to see single storey homes adjacent to Penyard Gardens, plus additional separation via landscaping	
			Noted. Policy HS 1 states that development on this site should comply with all policies in the Plan. Policy DI (Design Appearance) requires	No change

Table 1 Proposed Changes to the Neighbourhood Plan

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Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			developments to "Provide buildings that relate well to established building heights and bulks"	
18	13	Comment	Proposal to have community village shop and post office (especially as Lea PO is closed) located in unused building at pub, partly funded by builders who currently want to build dozens of homes in Weston	
			Noted. The matter will be made known to the parish council to consider, including taking account of any money that might be claimed through the provisions of planning obligations.	No change
19	NDP	Support	I would not like to see any changes to the plan	
			Noted	No change
20	Section 8.2	Comment	I would recommend a compromise between Option A & B:- Section 6.1 explains that most residents would prefer the development of small sites and infilling within the present settlement boundary; and this preference should, as far as possible, be accommodated in the adopted NDP.	
			To comply with the revised HC Core Strategy (HCS) the Plan must provide a land supply for larger number of houses than originally expected. Also to comply with HCS policy 4.8.20 residential development will be located within or adjacent to the main built up area(s) of the settlement, but in Section 6.1 the Plan notes an insufficiency of suitable land within the present settlement boundary. When selecting suitable sites the local Planning Department considers it important to allocate the appropriate number of houses to each site in order not to leave part of any site undeveloped	No change
		Comment	The land East of Penyard Gardens is the most popular site for development and should be included in the NDP. However the opportunity should be taken to provide an access road through this site to connect the A40 to Seabrook Place in order to improve the present traffic flow to the School. Village Hall and Recreation Ground.	
			Policy HS1 will include "Consideration of a new access road through site 33 to the school, village hall and recreation ground" However it is considered that this will be difficult to achieve since the local Planning Department has advised that they consider this not to be a good solution	27
		Comment	The land East of Hunsdon Manor is the second most popular site for development. However such development should generally be on the Western part of the site, to avoid possible conflict with an underground water course, Roman archaeological remains and improvement of visibility at the junction of Bury Hill Lane with the A40. This could leave the Eastern part of the site to be developed as an attractive public green space, into which the existing pond might also be relocated.	
			The protection of the area of archaeological remains and the location of the existing pond and SUDS pond is likely to take up most of the eastern part of the site and naturally lead to the housing being concentrated at the western side of the site. At this time a revised layout plan is expected to be submitted by the developer.	No change
		Comment	My preferred Housing Development Sites option would thus be a combination of the Draft Plan Options A and B allowing for 10 house from windfall developments, 15 houses on Site 33 (East of Penyard Gardens) and 30 houses on Site 8 (East of Hunsdon Manor).	
			It is considered that the use of these two sites for such low numbers of houses would result in under utilisation of large parts of the sites and that this would not be good use of the land, as advised by the local Planning Department. This could also result in pressure being later applied to develop the remainder of the sites, thereby greatly exceeding the minimum requirement of 55 houses through to 2031, when an additional 10 windfall houses is taken into account..	No change
	Section 8.3	Comment	Review take up of windfall sites in 2025. :- Specific provision should be made to review the NDP in 2025. If by then planning permission has not been given for 10 houses on windfall sites, then the shortfall should be allocated to the above sites 33 and 8 in the ratio of 1:2.	
			Please refer to last item of 8.2 above.	No change
		Comment	Do not impose speed limit on Weston straight The "Weston Straight" is one of the few places on the A40 between Ross and the Lea in which it may be safe to overtake. It would seem to be unnecessary and unreasonable to impose a speed restriction on this of 30mph or 40mph, which probably wouldn't be complied	

Table 1 Proposed Changes to the Neighbourhood Plan

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Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			with anyway.	
			To meet Option B Herefordshire Council are likely to require an eastern extension of the 30mph limit which already exists on the "Weston Straight". Policies HS1 and HS2 include measures to promote compliance with speed limits.	No change
	Section 9.4	Comment	School's admission policy to favour Weston children:- It is a pity that no figures are provided in the Draft NDP on the number of current pupils living in the various neighbouring parishes. But I suspect that a very substantial proportion actually live in Ross parish and could be accommodated in one of the Ross primary schools. Accepting the fact that there is no room to extend our school, I suggest that the present capacity of 70 pupils will be sustainable in the foreseeable future, provided an admissions policy is adopted giving preference to Weston children. If in due course a new primary school is required on the Western side of Ross, then it would be more appropriate to build this in Hildersley rather than Weston.	
			The current high school place demand is recognised and is currently being considered by Herefordshire Council as part of a wider review of school provision in the County. Whilst the Neighbourhood Plan makes no provision for a site for a new school at this stage, policies in the Plan will support the provision should this become necessary and the Parish Council would in those circumstances work with the education authorities to provide a site and deliver a new school, if possible together with other community facilities on a common site. See Amendment to Policy SD2.	28
	Section 10.1	Comment	Case has not been made for extensive highway engineering works in the interests of road safety:- Probably the overwhelming majority of country residents would respond to a questionnaire on traffic in very much the same way as Weston parishioners; complaining about excessive speed, traffic density, size of vehicles and perceived safety issues. But the reality is that in the course of the past five years there have been 16 reported accidents on the A40 within the parish. 15 of these were due to faults by drivers or motor cyclists; and one was due to a dog pulling its owner into the road in front of an on-coming vehicle. So there is no evidence to suggest that the frequency or severity of road accidents on the A40 in our parish is likely to be reduced by any highway engineering measures or by the reduction or extension of speed limits, which are not effectively enforced anyway. The problem is generally a cultural one. Drivers need to pay far more attention to the conditions in which they are driving (regardless of statutory speed limits) and to exercise more care and consideration. But that is well outside the scope of this local plan !	
			It is considered that Policy ST1 provides reasonable control of developments in terms of sustainable transport policies without seeking to impose extensive highway engineering works. In addition Project 1 also seeks to address any requirement for non-specific road safety measures.	No change
	Section 11	Comment	Case can certainly be made for limited development of small scale light industry:- Whilst the reluctance of the community to see new industrial development is understandable, it is I believe inconsistent with the general wish to develop a more balanced community with more employment opportunities within the parish. Clearly there is no place for large scale heavy industries in this rural environment. But I see no reason why small scale light industries involving activities such as electronics, IT, car repairs or joinery could not be comfortably accommodated.	
			It is considered that small scale light industries are encouraged under Policy SB1(d)	No Change
		Comment	Significant "improvements" to the network of narrow country lanes is not practical without infringement on agricultural land, the loss of ancient hedgerows and damage to our historic rural environment (Project 3) . Moreover the effect of undertaking such improvements would probably be to encourage many people to drive even faster.	
			Noted	No Change
21 Carter Jonas	Section 8	Objection	It is welcoming to see the draft Neighbourhood Plan positively plan to meet the future needs and aspirations of the local community. It is clear that the steering group has spent time on preparing a substantial evidence base, which includes the findings of the resident survey and housing site assessment prepared by a planning consultant. However, the proposed Housing Site Options (A & B) do not appear to properly reflect the findings of the evidence base. Instead, they	

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			<p>appear to be influenced by the fact pre-emptive planning applications have been submitted on the sites. Whilst we have every sympathy with the position the steering group finds itself in, it is our view that too much emphasis has been put on this factor. The Neighbourhood Plan is well advanced and should be able to progress without having to be influenced by premature applications.</p> <p>Our client's site (no.12) is the 'filed between 'the Street' and 'Rectory Lane''. It is effectively the third ranked site in the housing site assessment. We note the following comments that were made in the housing assessment:</p> <ul style="list-style-type: none"> • 'It is not visible from the main route through the village or from important vantage points. It will have a minimal effect on the setting of the village.' • 'The site is a natural extension to the village that will not affect its streetscape.' • 'The site has the least effect upon the setting of and forms a natural extension to the village.' <p>The only real disadvantage identified is the lack of connection to a public footpath. However, there is recognition that the site has links by two roads to the village, neither of which is a major thoroughfare. These roads already serve existing dwellings without causing adverse harm to pedestrians.</p> <p>In contrast the preferred options (A & B) identify sites 33 and 8. Both are sited to the east of the village and would visually extend the village into the countryside and be visible as you enter the village. It is suggested that the sites could help to enhance the approach into the village, however this would be reliant on a successful landscaping scheme and sympathetic housing layout. There are significant concerns that this simply will not be delivered. This is perhaps best reflected in the current applications, which in no way offer an improved approach to the village. In contrast, site 12 (out client's site) already has an established landscape in place.</p> <p>Our client's site also better reflects the findings of the residents' survey, one of which was the need for high quality design. A key aspect in meeting this will be through layout and relationship with the surrounds. The site would provide a much more organic extension to the existing built form, as opposed to sprawling outwards from the village in a linear fashion like the preferred sites. The existing roads on either side provide access options (both vehicular and pedestrian) and permeability. The result will be a much more integrated site that does not simply appear to be a modern housing estate stuck to the side of the village. This will be further assisted by the capacity of the site, which better reflects the small-medium sites preferred by the community.</p> <p>Having regard to the above, we would request that site no.12 is included in the proposed site allocations. This amendment would accord with the draft plans own planning policy context and evidence base.</p>	
			The two sites selected for Options A and B were independently assessed as the best two sites for development . Therefore the two sites were selected to deliver the development needed in the parish ahead of site No 12.	No change
22 Dwr Cymru Welsh Water	General	Support	<p>I refer to your email dated the 24th May 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:</p> <p>Given that the Weston-under-Penyard Neighbourhood 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, in particular the provisions of Policy SE6: Surface and Foul Water Drainage.</p> <p>Noted</p>	
	Section 8	Support	With regard to Section 8 (Housing Sites Policies), DCWW offers the following specific comments for Policy HS1 (Options A and B): Land East of Hunsdon Manor, NE of the A40 – 45 units (maximum)	No change

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			<p>Water supply There are no problems in providing a supply of water to the proposed development site.</p> <p>Sewerage network There are no problems with the public sewerage network accepting the foul only flows from this proposed development site. However, the site is crossed by a foul rising main for which a protection measure, either in the form of an easement or diversion will be required.</p> <p>Wastewater treatment The settlement of Weston-under-Penyard is served by our Lower Cleeve Wastewater Treatment Works (WwTW), which can accommodate the foul only flows from this proposed development site.</p> <p>Land East of Penyard Garden, SW of A40 – 18 units (maximum)</p> <p>Water supply There are no problems in providing a supply of water to the proposed development site. However, the site is crossed by a distribution water main and a decommissioned water main for which protection measures, either in the form of easements or diversions will be required.</p> <p>Sewerage network There are no problems with the public sewerage network accepting the foul only flows from this proposed development site. However, the site is crossed by public sewers for which protection measures, either in the form of easements or diversions will be required.</p> <p>Wastewater treatment The settlement of Weston-under-Penyard is served by our Lower Cleeve Wastewater Treatment Works (WwTW), which can accommodate the foul only flows from this proposed development site.</p> <p>We hope that the above information will assist you as you continue to progress the Weston-under-Penyard Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.</p>	
			<i>Noted. Regarding the sewerage network the presence of an existing rising main and a public sewer on the sites will be brought to the attention of the developer.</i>	No change
23	8.2,8.3, Sect.9,10,11 and 13. Projects 1 to 5	Comment	We are fully in agreement with the Pre-Submission Regulation 14 Consultation comments made by(Consultee No 20)	
			<i>Refer to Consultee 20</i>	No change
24	1. Housing	Comment	Apart from one pedestrian crossing in the plan, greater provision for road safety should be included. The A40 is very dangerous to cross - the speed limit is not adhered to and there will be more children needing to cross the road to school.	
			<i>It is considered that road safety is adequately covered in Policies HS1 and HS2.</i>	No change
	H6		Affordable Housing. 40% of a small development is a lot. Is this statutory or can it be reduced to 35%?	
			<i>Policy H1 of the HC Core Strategy specifies percentages of either 25%, 35% or 40%, depending on the area.. Weston under Penyard is in the "Ross and Rural Hinterlands" area which requires a target of 40% affordable houses (on sites of more than 10 houses).</i>	No change

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25 Herefordshire Council - Neighbourhood Planning Team	General	Comment	Below are Herefordshire Council's comments on the proposed content of the Weston under Penyard NDP; these comments reflect the views of the Neighbourhood Planning team and other service providers within the Council. They generally relate to the practicality of the policies in relation to Development Management usage and their general conformity with the Core Strategy and its requirements. N.B. Proposed modifications to the Core Strategy have been published and could have an impact on the policies as currently worded. It is important to note that the proposed modifications are subject to the consultation outcome, after which the Inspector will publish her report and recommendations. The Main Modification document can be viewed at: https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/examination-of-the-herefordshire-local-plan-core-strategy/post-hearing-and-further-consultations/summary-of-modifications Noted	No change
	Policy H2	Comment	The proposed modifications to the Core Strategy indicate that proportional growth will be based on parish dwelling totals rather than the number of dwellings within the named villages. Whilst this policy is helpful insofar as it acknowledges that the residual housing target is not a cap, has any consideration been given to sharing growth between Weston and Pontshill? See HC comment on Policy H5 below.	No change
	Policy H5	Comment	It would be helpful to set out the justification for avoiding growth in Pontshill. To ensure conformity with Policy RA2 of the Local Plan (Core Strategy) there should be a spatial description of Pontshill for Development Management purposes or a settlement boundary Policy H5 amended (wording agreed by HC - email 9th July 2015)	20
	Policy H8	Comment	Do you have background evidence to support your criteria? Following comments and consultation with Herefordshire Council in respect of affordable housing allocation policies, Policy H8 has been amended to bring it in line with the Herefordshire Council policies on this matter.	22
	Policies HS1 and HS2	Comment	Would suggest that these policies be moved to below Policy H2, in order to reflect their importance; site allocations will likely be the single most important issue for neighbourhood plans. Noted. Plan amended accordingly.	15 & 16
	Policy D2	Comment	Has any thought been given to amalgamating this policy with D1 It is considered that the two policies make it clear in distinguishing between those matters that relate to 'local distinctiveness' and those matters that are technical requirements. D1 and D2 to remain unchanged.	No change
		Comment	It is important to note that we can only insist upon the submission of design and access statements for large planning applications, that is proposals of 200 dwellings or more, or concerning 1,000 square metres of industrial, commercial or retail floorspace. Policy D2 amended	23
	General	Support	There are no substantive comments to make in respect of the presentation and layout and design of the NDP, as it is clear what part of the text within the plan is the policy and which part is the supporting text, as well as what exactly the policy is. Therefore it is recognisable as a neighbourhood plan for the purposes of the Town and Country Planning Act (1990). Noted	No change
	General	Comment	In addition to the above comments, four service providers from across other Council departments took the opportunity to comment on content of the Draft Weston under Penyard NDP, with particular emphasis on matters concerning their respective areas of expertise. These comments are listed below and any queries in respect of them should be raised with the Neighbourhood Planning team in the first instance. Any additional comments that are received before the closing date will be forwarded separately. Noted	No change
	25. Herefordshire Council - Planning Policy		Comment	No comments received. Noted
				No change

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Herefordshire Council - Landscape / Archaeology/ Conservation	Various	Comment	<p>I have the following comments to make regarding this plan.</p> <p>I may need to make further comments in due course.</p> <ul style="list-style-type: none"> The former Roman settlement of <i>Ariconium</i> (scheduled as an Ancient Monument) is present sub-surface just to the north east of Weston under Penyard village. Indeed, remains of substance associated with this settlement, and other remains, exist over a wider area including for instance the eastern parts of [Weston] village. It is evident that a number of the sites currently being considered for housing under Policy H5 either do have buried archaeological remains within their bounds, or have the potential to do so. This does not necessarily mean that the sites in question are intrinsically unsuitable from an historic environment point of view, but clearly the protection of / mitigation of impact on such remains should and would be a material consideration here. It is likely that formal archaeological assessments and evaluations would be required in relation in relation to most if not all the sites being considered, in order to properly inform the decision- taking process, and further archaeological measures may be needed, as appropriate. <p>The exact scope and nature of any archaeological issues would (as is normal) depend on the specifics of each case.</p>	
			Policies HS1, HS2 and SE2 amended	27, 28 & 34
25. Herefordshire Council Strategic Housing	Policy H8	Comment	<p>I have no problems with any of the housing policies proposed except for Policy H8.</p> <p>The criteria they have listed for local connection is much more stringent than we (Housing) insert into S106 agreements. The policy as currently worded makes it very difficult for local people to actually get a property; we would like to see it changed to mirror the criteria that the Local Authority applies. This wording can be obtained from the Strategic Housing department.</p>	
			Following comments and consultation with Herefordshire Council in respect of affordable housing allocation policies, Policy H8 has been amended to bring it in line with the Herefordshire Council policies on this matter.	22
25. Herefordshire Council Economic Development		Comment	No comments received	
			Noted	No change
25. Herefordshire Council Environmental Health	Various	Comment	<p>I refer to the above and would make the following comments with regard to the proposed development areas identified in the “Weston under Penyard draft Neighbourhood Development Plan”:</p> <p>Having reviewed Ordnance survey historical plans, I would advise regarding the 4 sites in section 8.2 (Selected Sites for housing Development) outlined in red in Appendix A – that a historic potentially contaminative use may have encroached one of the sites.</p> <ul style="list-style-type: none"> Records indicate a former railway may have encroached onto the southern side of “site “12”s boundary (outlined in red in Appendix A of the plan). <p><u>General comments:</u> 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.</p>	

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			<p>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.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	
			<p>Site 12 not included in submission Plan. Policy D2 amended.</p>	23
25. Herefordshire Council Parks and Countryside		Comment	No comments received.	
			Noted	No change
25. Herefordshire Council Transportation and Highways		Comment	<p><u>Selected sites for housing development</u> Two sites are proposed-option a and b Page 34 and 35 discusses the highway and other transport improvements that are deemed necessary for these sites to go forward. Although cycle measures are well covered here they don't seem to have been carried through to the related policy statements (see below)</p> <p><u>Policies for housing development sites</u> Policies for housing development and allocated site page 37-39 including improvements to pedestrian and cycling links P37 HS1 d), P38 HS1 e) & P39 HS2 k)...Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian & cycling crossing improvements (i.e. The same phrase is used in all three policy statements)</p> <p><u>Sustainable Development</u> Page 41 measures to promote a sustainable community Page 43 mentions road safety issues associated with the school</p> <p><u>Sustainable Transport Policies</u> Page 44 residents survey reveals concerns over traffic speeds, volume and safety in many areas of the parish Policy on page 45 P45 ST1 d) New and improved footpaths and cycleways are provided, not just within new developments but with appropriate extensions to create safe pedestrian and cycle routes to the key locations in the parish (to support paragraph g) in that same policy.</p> <p>A new "Parish Safer Village Initiative" has been in the early stages of development over the last 18 months with ongoing "trials" with the village of Bosbury. Based around a "no cost to the authority" / parish funded approach, this will enable Parishes to actively develop highway proposals aimed at changing the road environment through their village and fit with their aspirations for the area, in terms of traffic behavior and perceived safety concerns. With assistance from HC / BBLP these proposals aim to develop a new, alternative "shared space" style approach to the traditional highway features used. It will also be based around the introduction where appropriate of new "village gateway" schemes, backed by the understanding and signed agreement with HC / BBLP that Parishes will self-fund the purchase,</p>	

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			<p>installation and ongoing maintenance of these measures for the future. This will also be promoted as a suitable approach in order to utilise Section 106 developer contributions which may be forthcoming pending new development proposals coming in through the existing Planning / Development Control process.</p> <p>However, given the past extensive Highways Agency works, existing measures such as red carriageway surfacing, and wider more “traffic focused” nature of the formerly trunked A40 through Weston Under Penyard, it is possible that a more traditional approach to Traffic / Speed Management may be a more realistic option which should be considered during future discussions.</p> <p>Policies HS1, HS2 and ST1 amended as proposed above.</p>	27, 28 & 30
25. Herefordshire Council - Waste		Comment	<p>No comments received.</p> <p>Noted</p>	No change
26. Weston under Penyard CE Primary School	24	Objection	<p>Consultation between and myself appears not to have been reported. I have received an email today saying that there has been no representation from the school. I hope to rectify this as (for whatever reason) our views seem to have not been shown and are, we believe, of real importance.</p> <p>The consultation referred to took place in October 2014, and therefore is outside this consultation period. The record of this consultation is part of the evidence base which supported the development of the plan to date.</p> <p>The submission from consultee number 26 below together with information from the October 2014 consultation and further recent discussions with the School would indicate that it is possible that a new school may be needed within the life of the plan. However, no decision has yet been made by the relevant authorities to indicate or support this need. Although no site has been allocated, the plan policies currently would support the provision of a new school within the village of Weston Under Penyard should one be required during the life of the plan.</p> <p>The draft plan has been reviewed and changes made to give further support for the provision of a new school and also support a school provision which delivered multi-use community facilities, for example health service provision.</p>	29
27	Housing Style	Comment	<p>Building of 'dormer bungalow' style homes would suit older people wishing to 'downsize' and remain in the village. This also releases their larger 3/4 bed home for families.</p> <p>Policy H4 directs that development applications should favour a variety of housing types, including bungalows</p>	No change
28	Housing Development H2 Policy SE1	Comment	<p>An assessment of the environmental impact on the parish of multiple planning applications for new dwellings should be a requirement. Including in adjacent parishes.</p> <p>During the production of this plan numerous planning applications have been submitted ; these are well above the numbers of housing that residents have supported . Is this plan therefore just a charter for development? Please respect the wishes of the residents.</p> <p>Any environmental studies required as part of a planning application will be the responsibility of the developer and/or the local Planning Department. The Herefordshire Council Environmental Report accompanies this Neighbourhood Plan.</p>	No change
	Objective 5:2 section 3	Comment	<p>The description “high quality landscape” should be defined.</p> <p>Now defined in Section 2, Landscape.</p>	
30	Section 8.1	Comment	<p>An allowance in number of units for small sites for 1 or 2 houses in each.</p> <p>Noted. The Plan does not include such small sites but neither does it exclude them.</p>	No change
	Section 8.2	Comment	<p>Select sites which would be rounding off of the development area.</p> <p>See 8.1 above.</p>	No change
31 Woodland Trust	Policy D1(g)	Comment	<p>The policy states ‘make provision for tree planting with types already found within the parish.’ This policy could be more definite and aspirational for example setting out that at least 2 street trees should be planted for every new dwelling.</p>	

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			<i>Noted. The sentiment is supported but it may be unhelpful to be so prescriptive. There may be instances where more trees might be beneficial and stipulating a number such as this would be used by developers to work against a better overall scheme including house and site design, open space, garden size and other proposals aimed at providing for wildlife and green infrastructure. It is the integrated effect of landscape works that is important not necessarily the number of trees.</i>	No change
	Policy D2	Comment	The policy could require the use of shared service trenches; this would assist in providing a positive situation for tree planting and ensure ease of long term maintenance.	
			<i>Noted. Again the sentiment is supported but it may not always be possible. The use of a common trench has long been the subject of debate without any satisfactory conclusions. Professionally designed landscape proposals should take into account infrastructure and maintenance and is a detailed matter that Herefordshire Council's Landscape Officer would consider and advise upon. It is uncertain whether such a requirement is achievable and may not help this Neighbourhood Plan.</i>	No change
	SEA Map 1	Comment	The illustration of ancient woodland and Planted Ancient Woodland (PAW) is not clear on this map – (map attached to form from ancient woodland inventory clarifying the status of the woodlands in the Parish).	
			<i>The illustration in the SEA and the NDP is indicative and advisory in terms of a matter that would require further more detailed investigation in the event that any development proposal is advanced that may affect it (and any other of the feature). A more exact definition is therefore unnecessary in the SEA at the level of a neighbourhood plan.</i>	No change
32	Policy H1	Comment	The Plan identifies the number of houses to be granted permission within the parish between April 2015 and 31st March 2031. The overall approach to this policy is supported as there is no wording which would seek to restrict residential growth in case of any changing circumstances during the plan period. However, it is suggested that the policy should be reworded to state that a minimum of 55 dwellings in the parish should be delivered in the plan period of April 2015 – 31st March 2031. Such a rewording shall ensure the policy is more positively prepared in line with national policy and guidance and will help ensure that any permissions granted are indeed delivered within the plan period.	
			<i>This is accepted and the plan has been amended accordingly.</i>	13
	Policy H3	Comment	Housing Mix & Tenancy The exact tenure within the policy should not solely be focused to shared-ownership. Policy H6: Affordable housing, details the percentage of affordable housing required within development proposals but states the exact balance of tenure will be determined according to evidence available at the time of any planning application. Such wording in Policy H6 should be included within Policy H3 to provide more flexibility to the developer to ensure the affordable housing provided within a proposal meets the needs of the local area at that time.	
			<i>This point is accepted and policy H3 has been amended accordingly.</i>	19
	Policy H5	Comment	Location of New Developments Policy H5 identifies two options for development within the parish. Markey Group state that option B is the most appropriate option for the location for new development as it could provide a more suitable 'rounding off' of the settlement. Development in these locations, through appropriate design, would provide the opportunity to create a more subtle and attractive transition between the rural area to the east and the built environment of the parish. However, the numbers associated with each site should be amended. Details of which are provided below.	
			<i>Noted</i>	No change
	Section 8.2	Objection	Selected sites for development Option B within Section 8.2 identifies two sites – Site 33 (land east of Penyard Gardens) and Site 8 (field next to Hunsdon manor) to deliver the minimum 55 dwelling requirement across the plan period. It is envisaged that through option B, site 33 will deliver 18 dwellings and site 8 deliver 37 dwellings. At the time of writing, an outline application has been submitted to Herefordshire Council for up to 75 dwellings on land next to Hunsdon Manor (site 8) and during the determination of this application, it has been identified there are significant archaeological issues with the site that may drastically reduce the numbers that can be delivered and even withstand any	

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			<p>development on this site. Therefore, due to the associated issues with land next to Hunsdon Manor (site 8), it is suggested that the number of dwellings allocated to land east of Penyard Gardens (site 33) should be increased to 35 dwellings in line with the outline application that is being determined by Herefordshire Council. The application is supported by the case officer and there are no issues that could withstand development coming forward on this site.</p> <p>The housing potential of approximately 30 dwellings on land east of Penyard Gardens was identified as the site of most preference for future housing within the parish. Therefore, increasing the number of units on the said site within the Neighbourhood Plan would ensure housing is delivered on the site that is most preferred by local residents.</p> <p>In light of the above, Option B Policy HS1 should be amended to increase the provision of 18 dwellings to 35 (increase of 17) on land east of Penyard Gardens and Policy HS2 amended to reduce the 37 dwellings allocated to land east of the Hunsdon Manor, NE of the A40 accordingly due to the identified archaeological constraints.</p>	
			Noted. At the time of submission of the Plan there is no known reason to assume that Site 8 would not support 37 houses (reduced from 75 houses).	No change
33		Comment	No suggested changes	
			Noted	No change
34 Historic England		Comment	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. We are supportive of the content of the document, particularly its' emphasis on local distinctiveness and the protection of locally significant buildings, rural landscape character, important views and Local Green Spaces.</p> <p>Overall Historic England considers that the Weston-under-Penyard Neighbourhood Plan is a well-considered, concise and fit for purpose document that constitutes a very good example of community led planning.</p> <p>The only outstanding concern that Historic England would wish to see addressed relates to the housing site selection process. We have looked carefully at both the text of the Plan and the full assessment documentation prepared by Data Orchard CIC and we can see no reference to the Herefordshire Council Historic Environment Record (HER) having been consulted.</p> <p>If the HER has indeed been consulted it would be very helpful to make explicit reference to this fact in the Plan and this would remove our concern. If a HER search has not been undertaken in relation to the sites concerned then this leaves open the possibility that undesignated Heritage Assets and potential archaeological remains are present on the sites but have not yet been identified. It is important that any such sites should be evaluated and any potential development impacts be mitigated before firm allocations are made.</p> <p>You will note that the HER Officer and Archaeological adviser for Herefordshire Council have been copied in to the e-mail accompanying this letter for their information.</p> <p>I hope you find these comments helpful. If you have any queries please do not hesitate to contact me.</p>	
			<p>The site assessment recognised at an early stage that the proximity of 'Ariconium' suggested that archaeology would be an issue and the consultant consulted both Julian Cotton (Archaeological Adviser, Herefordshire Council) and Tim Hoverd (Archaeological Project Officer, Herefordshire Council) during the assessment. Subsequently advice was received from Herefordshire Council upon a form of words that might be used in relation to any site that is proposed for development and this criterion has been included within policies HS1, HS2 and SE4.</p> <p>To clarify the Plan, Supporting Statement No 1 in Policies HS1 and HS2 has been amended by the inclusion of: "..... process, including advice provided by Herefordshire Council's Archaeology Service in relation to the potential for archaeological remains to be present on site given the proximity of the settlement to Ariconium".</p>	27, 28 & 36

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35		Comment	<p>I have little to comment upon, other than to agree with most of the conclusions and have returned to you, by means of the pro forma, my preference for the alternative development Options. The only point I would make, but have not done so on the pro forma in case it is considered inappropriate to do so, concerns a view that the Parish is unsuitable for the location of temporary or permanent settlements of 'travellers', primarily because of the lack of amenities cited elsewhere in the document. I am aware that Local Authorities throughout the country are obliged to find suitable sites for travellers but, in my opinion, their selection should take careful account of all factors including proximity of schools, shops and other essential services. The Parish of Weston-under-Penyard clearly does not qualify. If members of the group agree with this premise, and have no pre-determined reason for omitting it, they might consider adding a paragraph to this effect but I shall quite understand if it is considered inappropriate in this context.</p>	
			<p>There is no demonstrable need to make provision for Gypsy and Traveller sites within the parish and therefore the Neighbourhood Plan makes no provision at this time.</p>	No change
36	6.8	Objection	<p>I want the Neighbourhood Plan to have more flexibility to reflect any changes in the Core Strategy and to reflect the issues identified in the Gladman's Review.</p> <p>There is a need to ensure all settlements, dispersed and clustered and hamlets, are recognised and not discriminated against by only being allowed 'rural exception sites' which have onerous restrictions with their scale of obligations or policy burdens so that their ability to be developed viably is threatened. The future viability of services in small and remote settlements is at risk.</p> <p>Local Demographic needs are not recognised (Gladman 10.3.1)</p> <p>ALL the settlements have an acute ageing population. A proportionate level of growth, designed to enhance vitality by improving demographic balance, which supports local services and / or local economic activity is required for ALL rural areas.</p> <p>Delivering Housing Growth</p> <p>Some of the smaller settlements, particularly those in the Sparse areas of the parish, may need far higher growth than the percentage target will provide, to even maintain, let alone enhance, their vitality.</p> <p>Policy burdens adds another layer of burdens which are likely to act as an unnecessary constraint on the viability of development; paragraph 173 of the National Planning Policy Framework states that policies must not be subject to such as scale of obligations or policy burdens that their ability to be developed viably is threatened this should also apply to the 'exceptional houses'.</p> <p>The usage of Brown field sites should be encouraged, not prioritise or required, before the option of greenfield land.</p> <p>The NPP Framework identifies three dimensions to sustainable development: economic, social and environmental. The second role is a social one where it supports "strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations". It is not exclusively for LARGE communities. Small communities and dispersed communities need this support to continue rather than to fossilise.</p> <p>Maintaining and enhancing the "vitality of rural communities" must be the key driver for decisions around the location of rural housing to support a prosperous and sustainable rural economy.</p> <p>The Herefordshire Core Strategy has established the settlement hierarchy in the rural area based on a 2010 study (the same evaluation</p>	

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			was used to produce the 2013 report) which is found to be too narrow in its scope. No consideration of home working, and weightings, were based on 2010 existing facilities- then exclusion- rather than potential viability.	
			The Plan is aligned to the policies contained in the Herefordshire Core Strategy and reflects the housing requirements determined by that strategy. The distribution of housing in the parish, set out in the options in the consultation draft plan was determined taking into account the need to meet the required housing numbers, site viability and the need to provide for 40% affordable housing. It is of course recognised that rural communities do need housing provision from time to time, but this must be delivered in a sustainable manner and avoid housing location that would increase traffic on rural roads.	No change
	6.2 Housing Numbers	Objection	As identified within the Gladman report: There is an opportunity to fulfil the needs of the Parish to ensure the ongoing vitality of the supporting rural settlements. The Parish isn't ONLY made up of Weston under Penyard Village. 89% of the residents OF THE PARISH wish to small developments of a maximum of 10 houses in the PARISH. THIS desire needs to be included and allowed in the more rural areas to ensure the vitality of Weston parish, to meet the needs of these residents and to ensure a continuing functional relationship and to improve the revert to negative demographic change into a future demographic balance. Let the Neighbourhood Plan state what the parish needs and include all the dispersed rural settlements – they are the life blood of the Parish. Only the Parish knows how important the dispersed settlements are – so DEMAND inclusion – If the Herefordshire DRAFT Core Strategy is dictating parameters WHY not state the needs of the Parish – this is after all a PARISH led Neighbourhood Plan. Proportionate development is essential to be ongoing for the next 16 years and onwards.	
			The Neighbourhood Plan has been developed taking into account extensive consultation information and also relevant policies from national and local level. It is accepted that most people in the parish have commented that they would wish to see smaller developments however; the minimum housing requirement and affordable housing 40% target would not be met this way. The point about providing development in other settlements is noted, but given the Herefordshire Core Strategy requirement that development should be met in or on the edge of settlements , the need to meet housing numbers and the preference expressed for the sites in options A and B, it was considered that this housing provision should be met in or on the edge of the village of Weston Under Penyard where the existing community facilities are located. To do otherwise would risk the failure to deliver housing requirements and/or affordable housing targets and furthermore would result in increase travel journeys on rural roads.	No change
	6.8 Rural Exception for Affordable Housing	Objection	The title immediately puts on restrictions to any development outside Weston-under-Penyard itself. The DRAFT Core Strategy is too onerous and restrictive. The large developments that you are now proposing in Weston Village will NOW have an element of affordable housing. There is no need to further impose all these 'affordable housing conditions' on rural exception sites. The conditions are excessive and onerous and could prevent the viability of ANY development in rural areas now and in perpetuity – that is FOREVER unlike this plan which is ONLY for 16 years	
			The decision to develop the current options is based on the points made in the previous comment. The plan is required to be aligned with the Herefordshire Core Strategy. This comment is therefore not accepted.	No change
	6.9 Allocation of Affordable Homes for Local People	Comment	Although in total agreement with this statement I have been told of examples whereby people have been unable to afford to rent within a parish so have rented 'on the boundary' only to find that they are excluded an allocation as they do not live within the defined boundary. Perhaps being an active member of a local social, or sports club, should also count ! Employment opportunities have also changed. Employment contracts have also changed. There is little employment opportunities within the Parish AND NONE planned for Weston Parish within this Plan for the next 16 years. This is noted, local connection is recognised for affordable housing purposes.	No change
	8.1 Housing Site Assessments	Comment	You state in the report that :- The National Planning Policy Framework 2011 states that housing should be located where it will enhance or maintain the vitality of rural communities.' – GREAT so...SOME of the offered sites could enhance or MAINTAIN the vitality of the rural	

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			<p>settlements and communities (and not just the enabled villages) then SOME of the 33 sites offered could have the potential to be developed now or in the future.</p> <p>Fossilisation is programmed in - until the next Plan, once the additional 55 + houses have been developed. You state 'more than enough additional housing Through to 2031'. Maintaining vitality is an onward progress. Gladman's Report recognised that most Neighbourhood Plans just focused on achieving the current objective without plans for continual improvement and growth. Writing in completion is Not advisable as it then prevents small developments or individual homes.</p>	
			The comments made earlier in response to this consultee apply.	No change
	6.4 Housing Mix and 6.5 type of Homes	Objection	<p>There is no provision for an individual modern home. A house of the 21st Century and we are in the 21st century. Will we be proud of any individual, statement house, built in the Parish in the next 16 years? Though there is the opportunity for self-build. The focus is on achieving affordable homes but this tends to be within a LARGE development.</p>	
			The plan allows for infill development and subject to compliance with design quality criteria will allow for modern homes.	No change
	6.3 Scale of New Development	Objection	<p>This Section totally changed the focus of the whole report.</p> <p>Up to this Section the Report was focusing on the views of the community and the questionnaire that was undertaken. The questionnaire identified that 89% of respondents wanted development of a maximum of 10 houses in a development. YET in one statement you state that 'revisions to the Core Strategy have led to considerable increase in the total number of houses.....' and that is it. You do NOT state what the revised figures are. You do not state when this Core Strategy Review of numbers occurred.</p> <p>From this comment onwards you then only focus on large scale developments without considering an amalgamation of smaller sites. Why is the viability of a development dependent upon the PROFITABILITY to the developer ! Self build results in affordable homes for local people. It also results in the use of local companies and sourcing materials from local suppliers rather that products brought in by bulk purchasing. Smaller scale is more local sustainable !</p> <p>I do realise that small scale developments will NOT produce the automatic number of affordable housing. This would also support the community wish (only 30% supported) for not too many houses let to registered housing providers.</p>	
			Noted. Plan amended to clarify the introduction of revised housing numbers	12
37	General	Comment	<p>Re housing – the sites all look sensible but I would question the total number of houses v the facilities in the village – I have been diagnosed with mild epilepsy so for the last 9 months not been allowed to drive – it's changed my perspective re living here after +20 yrs significantly – mostly the access to public transport which is dire – I have to walk to the main A40 to get any bus, the timings to get to Gloucester or Hereford are now shocking – only every couple of hrs and the last bus is v early – my work commitments in London or overseas see me travelling to and from Paddington and I have to regularly get a taxi to or from Gloucester – min cost is £35!!! We are lucky enough to be able to afford this but for many families it is a cost too much and given you are suggesting mixed housing and lower income groups – which I think is great for the village you need to also emphasise not just the amount of public transport services but the alternative costs – I can't wait to be driving again in September.</p> <p>I would also add that the option of a SAFE walk or cycle to Ross would be used by me – I have taken my life in my hands on the narrow lanes – both running and training for half marathons and heading into Ross for groceries –a one way taxi at up to £10 to Ross just seems like daylight robbery – so I have walked a lot – but the traffic is very fast and added to these days with the amount of delivery vans – sat navs def send people down our v narrow lanes v the old days when using a map meant people stuck more to the main A roads – we don't have safe roads to and from Kingstone to Ross – or to the main A40 – we have space for pavements and cycle paths – surely we could work with the local farmers to get better options across their land - which would make rights of ways across their fields better too?</p> <p>re internet and working at home – when not working in Africa I am home based and only just got BT to upgrade us following the Fastershire upgrade –it's been great and made a huge difference – but would still like to push for BT infinity to be available in the village.</p> <p>re change of use of buildings for business – I think it should be considered and encouraged – with only a pub in the village at the mo it</p>	

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			would be nice to have more facilities and encourage business/ Finally – there is no mention of litter – and the rural lanes are not clean anymore – there is a particular problem on the road from Bollitree to Kingstone and down from Bollitree to the A40 – food wrappers and cans – which I think can in part be associated to the farm workers and delivery vans that use the lanes – we need some more bins but also this needs to be raised with the farmers who are hosting all the temporary workers and who manage the hedgerows – also the local council who need to put extra effort into litter collection	
			Neighbourhood planning policies, such as those contained in Sections 5 to 12 of this Plan, can only influence development that requires a planning application. The Projects Section of the Plan provides a structure to bring people together to develop the ideas as Projects to try to deal with the issues raised above.	No change
38 Natural England	Various	Comment	<p>Natural England welcomes the Neighbourhood Plan and considers that it provides a useful framework for achieving the sustainable development of Weston-under-Penyard.</p> <p>We particularly welcome section 3: Our Parish, which covers both Landscape and the Natural Environment. We suggest that the section on landscape explains that the Wye Valley Area of Outstanding Natural Beauty (AONB) is immediately adjacent to the parish boundary and is a national designation. It would also be useful if the AONB was shown on the map on page 11. We welcome the inclusion of the European sites which are in close proximity to the parish within the Natural Environment section.</p> <p>We suggest that the Vision in section 4 should include an aspiration to protect and enhance the natural assets of the parish.</p> <p>We support the objectives set out under column 3: Environmental Sustainability.</p> <p>In Policy D1: Design appearance, we welcome the provision to protect existing trees, boundary hedges and other natural features within new development proposals.</p> <p>We also support the policies set out in section 12: Sustainable Environment Policies, particularly SE1: Sustaining the parish environment and landscape; SE3: Sustaining the open spaces; and SE4: Poly-tunnel Development.</p> <p>We welcome the inclusion in section 12.6: Flood Protection, of mitigation measures which can reduce phosphates and other compounds from entering watercourses and protect the water quality the River Wye SAC.</p> <p>Habitats Regulations Assessment (HRA) Report</p> <p>Natural England welcomes the opportunity to provide comments on the Habitats Regulations Assessment screening report as a statutory consultee and specialist adviser on the application of the Conservation of Habitats and Species Regulations 2010, the “Habitats Regulations”. In general we consider that the screening report is comprehensive and has fully considered the potential impacts on the identified European sites.</p> <p>The HRA needs to reflect the most up to date version of the Herefordshire Core Strategy HRA which has been submitted as part of the examination of the Core Strategy. We acknowledge that the report has considered this in its assessment of the objectives and policies of the Neighbourhood Plan. It states that the policies set out in Herefordshire Core Strategy are still subject to the outcome of the Inspector’s Report. It also explains that Addendum report prepared in April 2015 confirms that the Main Modifications would not affect the conclusions set out in the Core Strategy HRA Report.</p> <p>We note that the HRA report has recommended that several of the Neighbourhood Plan policies (Policies H1, H6, H7, SB4 and SE6) should be strengthened with the inclusion of additional wording to protect the European Sites in general and specifically the River Wye Special Area of Conservation (SAC).</p> <p>Natural England therefore agrees that it is unlikely that the Weston-Under-Penyard Neighbourhood Plan, with the inclusion of the suggested amendments outlined in the HRA Screening Report which will provide additional safeguards, will have a significant effect on European Sites, either alone or in-combination.</p> <p>Weston-under-Penyard Environment Report</p> <p>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</p>	

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			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 Roslyn	
			Plan amended to describe and clarify the proximity of Parish to the Wye Valley AONB Although not specifically detailed in the Plan's Vision, the aspiration to protect and enhance the natural assets of the parish is considered to be adequately described in Objective No. 3.	6 No change
39	7.2 Housing Design	Comment	There should be a policy of NOT including street lighting in any new development; it is not necessary in rural areas, it damages the natural night time environment and unnecessarily uses up natural resources.	No change
			Herefordshire Council has advised that a policy on lighting is not necessary as any problems regarding light pollution would be highlighted at the planning application stage and conditions would be attached to prevent harmful outcomes or nuisance at the request of the Environmental Health team who are routinely consulted on applications.	No change
	12.4 & Policy SE4	Objection	I do not consider that the draft is firm enough in addressing the widespread public concerns. Supporting statement 1 confirms that there is already " a significant impact" and I would suggest that there is a presumption against further development unless policy criteria are met. Para 2 should read any further PROPOSED development; it is at the proposal stage that the criteria need to be considered, not as a reaction to a fait accompli. Policy SE4 is weak in saying "Give due consideration to"; there is no requirement to do any more than think about it. The criteria should be framed more in terms of "Creating and Demonstrating no significant harm". The policy would be strengthened if it were cross referenced in some way to Policy SE1 (a) vistas and panoramic views,... including those listed in Appendix C.	No change
			The basis of the Plan is that there is a presumption that policy criteria will be met. The Plan does not therefore cater for eventualities where policy criteria are not complied with. The items in Policy SE4 (b) are all included in Herefordshire Council Polytunnels Supplementary Planning Document 2008 and hence for clarity, item (b) has been removed. This effectively removes any concerns around the words "Give consideration to...". As suggested, reference is now included to Policy SE1 in item (a). Supporting Statement 2 amended to include the word "proposed".	36 33 36
40		Comment	No comment	
			Noted	No change
41		Comment	No comment	
			Noted	No change
42		Comment	No changes	
			Noted	No change
43	13	Comment	Would like to have a village shop to complement other amenities in Weston	
			Noted. will be brought to the attention of the PC for consideration under "Projects"	No change
44	Poly Tunnels	Objection	I think this should follow Herefordshire Council and not have added requirements	
			Noted, Plan amended accordingly	36
	Agricultural Business	Objection	The Plan does not include a lot of agricultural relevance or support and this is a major part of the village community. It is accepted that agriculture is a major part of the local economy, however the correspondent has not indicated how this could be improved. The plan refers to supporting local business and agriculture is included in these policies.	No change
	Affordable Housing	Objection	Only permanent residents have been considered. No inclusion of seasonal works and that they might want to settle more into village life and permanent residency. No opportunity for them to apply for affordable housing with the conditions which have been added which seems discriminatory.	

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			These residents will be covered by the general housing policies applied by the plan and Herefordshire Council	No change
45	HS1& HS2	Comment	More affordable housing for young working families, to bring new life into the village. Not houses for rich city folks for retiring	
			Policies HS1 and HS2 comply with the increased requirement of the HC Core Strategy that 40% of houses on the sites described in HS1 and HS2 should be Affordable houses. The allocation of Affordable housing is considered to be adequately covered under policy H8, as amended.	No change
46	8.2	Comment	If Option B (Site 33) is selected I DO NOT feel that an access road for vehicles to the School and Village Hall is appropriate as this will cause safety problems for pedestrians using School Lane. Pedestrian access would be appropriate	
			Noted. The Plan cannot set a policy for such an access road to be provided but since there are many views from residents, both for and against the concept, Policy HS1 requires the matter to be at least considered further.	No change
47	General	Comment	No mention of ensuring Village Hall is protected	
			Plan amended to include the Village Hall in Appendix B, (D), thereby providing protection under Policy SD2	42
	8.1	Comment	If Option B or Site 33 is selected I DO NOT feel that consideration for a new access road through this site to the School/Village Hall etc., is appropriate. These facilities are easily accessible on foot and any access road of this type will only increase traffic on a narrow lane (School Lane) where children and elderly people already have to walk.	
			Noted. The Plan cannot set a policy for such an access road to be provided but since there are many views from residents, both for and against the concept, Policy HS1 requires the matter to be at least considered further.	No change
49		Comment	No major changes required. Still don't think infrastructure can support so many new houses but if we have to have them, my preferred option would be B	
			Noted	No change
50		Support	None – Its an impressive and comprehensive plan at this stage	
			Noted	No change
52	Front Sheet, page 2, page 5, elsewhere	Comment	You should make up your minds whether to call it (1) the Weston under Penyard Parish Neighbourhood Plan, (2) the Weston under Penyard Neighbourhood Development Plan or (3) the Weston under Penyard Neighbourhood Plan. On page 2 you refer to (3) above as “the Plan”. I suggest you stick to this definition throughout instead of occasionally going back to spelling out the full name, as you do on page 5 twice.	
			Plan amended to change all text references from "Neighbourhood Development Plan" to "Neighbourhood Plan"	43
	Page 5 Section 1.1 Purpose	Comment	Herefordshire Council's Core Strategy is mentioned elsewhere, sometimes as “HC Core Strategy” as on page 21. You could either define it as “HC Core Strategy” or “the Core Strategy” here on page 5 or you could more clearly refer to it as Herefordshire Council's Core Strategy throughout the rest of the document.	
			Plan amended to change all text references to the Core Strategy to the "HC Core Strategy"	44
	Page 7, section 2.1	Comment	It should be June 2014 not April, in the third paragraph	
			Plan amended.	Amended
	Page 12, section 3, Connections,	Comment	In the second paragraph the M50 provides the link to the M5, not the M50. In the third paragraph, insert Council's, after Herefordshire	
			Plan amended as part of general revision process	Amended
	Page 14, section 3, Living in The Neighbourhood Area	Comment	The reference to “the central village of Weston under Penyard” should be followed by (“Weston Village”) and that expression should be used throughout the rest of the document to distinguish it from Weston under Penyard as a parish. Introducing a definition in section 10.1 on page 44 is leaving it far too late!	
			Plan amended.	45
	Page 16, section 4, Vision 7 Objectives	Comment	A year ago the draft vision envisaged a parish “where an excellent quality of life is available to all, where people are valued, <u>where the rural environment is protected</u> and where there are homes, businesses and facilities to meet the needs of a vibrant rural community”.	

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			Why have you taken out the underlined words? The Communication Strategy on the website still includes those words. The draft vision we agreed last year included "Tourism in the area is supported and our natural, built and historic environment is <u>protected and enhanced</u> ". Tourism does pop up under the Objectives at 2. <i>Opportunities for Employment</i> and the rest under 3. <i>Environmental Sustainability</i> . The Vision should expressly mention tourism because tourism is the key to so much in the plan. Tourism provides employment and business opportunities in the parish, it reinforces the desirability of protecting the existing landscape, its wildlife and the rural setting, it is another argument against ribbon development along the A40 and supporting tourism "in the area" (ie south Herefordshire) should go down well with Herefordshire Council.	
			Over a period of many months various revisions of the Vision were developed through consultation processes. The final Vision contained in the Plan is the one approved by the Parish Council on 17th March 2015. To emphasise the importance of both agriculture and tourism the introductory statement in Policy SB1 has been amended.	31
	Pages 19 7 20, section 6.1 & 6.2	Comment	The housing numbers contradict each other. First you say there are 445 homes on page 19 and then 454 when you add up 294 detached houses, 100 semi-detached and 60 terraced houses. On page 20 you say that there were 465 dwellings in the parish. All three figures relate to 2011.	
			Plan amended to state a total of 465 households as confirmed by Herefordshire Council, based on the Local Property Gazetteer (April 2011) Plan amended to clarify breakdown of housing types	9
	Page 21, Policy H1 and supporting statement 2	Comment	Substitute "dwellings" for houses" because the accommodation could be in flats even if that is very unlikely to be the case.	
			Plan amended	Amended
	Page 21, section 6.3, Policy H2	Comment	Why a maximum of 45 new homes on any allocated site? This conflicts with the clear wishes of the residents. Supporting statement 2 on page 22 does recognise the large size of the two sites alongside the A40 but 45 is still an arbitrary figure. Option B on pages 36 and 66 suggests 37 new homes on site 8, where the area is very large at 4 hectares (to be reduced on account of the discovery of Roman remains). The figure in policy H2 could be reduced to 37 or, better still, 30 for the reason given below in relation to policy H3. What does the second sentence of paragraph (b) mean? If current demand is not evident, how does gradual development of a site in stages make any difference? Is it merely anticipating appropriate demand in the future? How does the gradual development of a site in stages avoid a loss of amenity or visual intrusion?	
			Final Plan includes the use of Site 8 (37 homes) and Site 33 (18 homes). Policy H2 has been removed.	8
	Page 22, section 6.3, supporting statement for Policy H2	Comment	Should you add a fifth point that the demand for affordable housing can be met only by allowing developments of 10 or more dwellings?	
			Policy H2 has been removed.	8
	Page 22, section 6.4 Policy H3 and supporting statement	Comment	From what we saw in the questionnaires last year, I suspect that the demand for affordable homes from people in the parish amounts to no more than about 10 new dwellings. The 40% in policy H3 correctly reflects Herefordshire Council's Core Strategy and should stand. The required minimum of 55 new homes produces 21 affordables and I expect the surplus will go to non-residents. There are large new developments around Ross-on-Wye which will produce a substantial number of affordables. These ought to meet local need. The excess of affordables will then go to hapless migrants from Gloucestershire's social services and I doubt that they will be any more welcome or personally happier in our parish than they were or are in other parts of this county. That problem can be mitigated by restricting the size of new developments because smaller numbers of incomers can be assimilated into the community more readily than large numbers on a single site. This takes us back to reducing the number in policy H2 from 45 to say 30.	
			The Plan needs to be aligned to the Herefordshire Core Strategy in respect of general and affordable housing provision. This will require sites of a reasonable size to deliver the required number of affordable homes whilst maintaining site viability. The sites selected in both	No change

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			options A and B fulfil these criteria. Affordable houses will be allocated in accordance with Policy H8, which has been amended to ensure it aligns with the related policies operated by Herefordshire Council following comments received from that organisation in its role as strategic housing authority.	
	Page 25, section 6.6 Policy H5	Comment	Which villages in paragraph (d)? Instead say "Development outside the existing settlements..."	
			Policy H5 Plan amended	20
	Page 26, section 6.6 Policy Map H5 for Option B	Comment	Assuming people prefer Option B, the settlement boundary should be extended to include only the western part of site 8. It should stop short of the eastern part where there are traces of Roman remains	
			The area of archaeological interest to be protected has not yet been delineated and so the complete site will be included within the revised Settlement Boundary. However the Plan has been amended to designate such areas as Local Green Space.	HS2
	Page 27, section 6.7 Policy H6 and supporting statements	Comment	Paragraph (b) of policy H6 is too vague. Instead of referring to "housing needs in the area", define the area. Is it acceptable to Herefordshire Council to substitute the words "housing needs in the parish" or should you say "housing needs in south Herefordshire"? Supporting statement 2 should read "the needs of first-time buyers and young families". Supporting statement 3 should end after "housing stock" with the words "for first-time buyers and young families".	
			It is agreed that the last line of paragraph b) of policy H6 should be amended to read 'future housing needs of the parish'. The comment relating to supporting statement 2, proposing restricting 'families' to 'young families' is considered too restrictive and is not accepted, likewise the comment relating to supporting statement 3.	21
				No change
	Page 28, section 6.8 Policy H7	Comment	Insert "to meet local need" after "housing schemes" in the first line.	
			Exception sites are by definition provided to meet local need and allocation will be dealt with in accordance with Policy H8 as amended.	No change
	Page 28, section 6.9 Policy H8	Comment	Substitute "the parish" for Weston under Penyard in the first line. Amend paragraph (a) to read "has lived in the parish for five of the last eight years and is currently resident there or". Amend the first sentence of paragraph (b) to read "has current and long standing links with a parent, sibling or child who is currently living in the parish and who has at least ten years continuous residency there". In the second sentence of paragraph (b), which "council" do you mean?	
			Policy H8 (now H7) has been amended.	22
	Page 31, section 7.2 Policy D2	Comment	I suggest adding a further paragraph (g) to read "Ensure no dwelling or other building is erected within 40 metres of the middle of the A40 roadway". In support of this proposition, I draw your attention to the comments made about road noise in relation to the current outline planning application for site 33. You will note that houses near the road would have to incorporate double glazing at the front and trickle ventilation at the back, instead of open windows, and that the level of road noise was too high to have gardens at the front of the houses. If there is any kind of building on the opposite side of the road, for example sites 8 and 33 facing each other, the road noise will be exaggerated. The measurements taken for the current applications were from the open road without a built-up environment. The louder traffic noise outside Weston House exaggerated by Upper Weston's cement wall on the other side of the A40 is an example of this problem.	
			Noted. Policy D2 has been amended	23
	Page 33, section 8.2 option A	Comment	Although I expect people will prefer option B, option A seems defective in that it offers only 45 dwellings and leaves 10 to windfall. The requirement is a minimum of 55 new homes and any windfalls should be in addition to that figure. The outline planning application has been amended to 49 dwellings and is likely to change again because of the discovery of Roman remains.	
			Option A has been removed from the Plan	No change
	Page 35, section 8.2, Option B	Comment	Option B is better because it provides the full minimum requirement of 55 dwellings. It also makes it less necessary to consider the undesirable new application to build on the Cross Meadow at Penyard House or to provide for any other large development inside or outside the existing settlement boundary of Weston village.	

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What changes to the Plan would you would like to see? Please include the reasons.

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			<p>You mention extending the 30mph zone and perhaps reducing the speed limit (from 60mph) along the road to Ryeford. It would not do any harm to reduce the speed limit in Ryeford from 40mph to 30mph. Half of the traffic collisions on the A40 within the parish over recent years have occurred in or around Ryeford.</p> <p>The safety of pedestrians crossing the A40 would be enhanced considerably by installing islands in the middle of the road. Not only would this allow slow-moving pedestrians to cross one carriageway at a time but it would also moderate the speed and driving behaviour of traffic passing through Weston village and Ryeford.</p> <p>You mention improving footways/cycleways <u>on</u> the A40. Traffic on the A40 is a danger to both pedestrians and cyclists. Every effort should be made to divert footpaths and cycleways away from the A40.</p> <p>You suggest 37 dwellings on site 8. The latest strategic housing land availability assessment indicated a potential housing capacity of only 25 dwellings for the 4.32 hectare site because development of the entire site would not be 'appropriate' (https://www.herefordshire.gov.uk/media/5445519/schedule_of_sites_rscs_and_hubs_jan12.pdf). The SHLAA report also considered that the optimum location would be the western portion of the site next to Hunsdon Manor Gardens, which coincidentally accords with the discovery of Roman remains at the eastern end of the site.</p> <p>I suggest 25 houses on site 8 and 30 on site 33, giving the same total of 55 new dwellings, for several reasons.</p> <ol style="list-style-type: none"> 1 The proposed designs for site 33 suit the village and the landscape much better than anything produced for site 8. 2 The application for site 8 was poorly presented, unlike site 33, and reserves all matters except the number of dwellings and the access. The agent for site 33 told us that they would accept an outline planning consent subject to conditions limiting the development to the design they had presented. We would know what we are getting. 3 Site 8 will be very prominent up on the hillside, irrespective of tree planting, whereas site 33 is below the road and easier to make less obtrusive than site 8. 4 Splitting the two sites more evenly would result in having 10 affordables on site 8 and 12 on site 33. That is better than having 15 on site 8 and 7 on site 33. 5 Having only 25 houses on site 8 encourages the building of more attractive homes with either larger gardens or more open spaces. 6 Permitting only 25 houses on site 8 leaves clear the whole of the eastern area potentially containing Roman remains. That area could be designated an open space. 7 Putting 30 dwellings on site 33 is a slight reduction on the current application and the proposal fits quite well alongside Penyard Gardens and Seabrook Place. 8 I agree with the official view taken in the SHLAA report. 9 Having only 25 homes on site 8 is likely to intrude less on the occupiers of houses in Hunsdon Manor Gardens and Rectory Meadow. 	
			<p>Based on all information available at the time of submitting the Plan for Regulation 15 it is expected that Site 8 is technically capable of supporting 37 dwellings. It is considered that there would be no benefit from changing the proposed numbers of dwellings on each site.</p>	No change
	Pages 38 7 39, section 8.3 Policy HS1 7 HS2	Comment	<p>Change the numbers to 25 dwellings on site 8 and 30 on site 33.</p> <p>Paragraph (l) in policy HS2 should be in policy HS1.</p> <p>Add "Ensure no dwelling or other building is erected within 40 metres of the middle of the A40 roadway" unless this is adequate as paragraph (g) in policy D2.</p>	
			<p>As above.</p> <p>Note. Amended in Plan</p> <p>Policy D2 has been amended</p>	No change No change 23
	Pages 44 7 45, section 10	Comment	<p>I understood from that EU regulations taking effect in April 2015 encourage farmers to provide footpaths inside the edges of their fields by conferring a subsidy along similar lines to setting aside uncultivated verges in their fields. The Parish Council might</p>	

Table 1 Proposed Changes to the Neighbourhood Plan

What changes to the Plan would you would like to see? Please include the reasons.

Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			investigate this possibility and approach farmers in the parish with a view to establishing footpaths on the other side of the roadside hedges from the A40 and other roads and lanes in our area. Such footpaths would be much safer than the pavements along the A40 and walking in the lanes themselves. This point returns on page58, section 13.1, Project 1 . Noted. To be considered when Project 2 is instigated.	No change
	Page 53, section 12.3, Policy SE3	Comment	In addition to Church Field and the recreation ground, can we include the site of Roman remains on Sandiway Meadow as a Local Green Space? Could we also include the Cross Meadow (the Penyard House site)? See page 11 of the 2006 Parish Plan.	
			The section of site 8 which includes recently discovered roman remains will be included within the nominated Local Green Space on this site. Policies HS2 and policy SE3 have been amended accordingly. The Parish Plan 2006 designated a total of nine fields surrounding the Settlement Boundary as "open areas or green spaces". It would not be reasonable to select one of these fields for specific protection under the Neighbourhood Plan (due to their special status the recreation ground and Church Fields are designated in the Plan as Local Green Space as defined by Para. 76 of the NPPF).	28 & 34 No change
53 Pegasus Group	General	Comment	Pegasus Group are writing on behalf of Mr who has an interest in Land East of Rectory Lane, north of Hudson Manor. The land in question was designated as Site 11 within the Weston-under-Penyard Neighbourhood Development Plan Housing Site Assessment document, published April 2015. We support the Parish Council's intentions in bringing forward a Neighbourhood Development Plan (NDP) and are encouraged by the proactive nature of community involvement, and the evident level of care taken to ensure the local community are informed of, and able to shape, the content and scope of the NDP. Our comments below relate to the basic conditions of formulating a Neighbourhood Plan as set out in paragraph 8 (2) of Schedule 4b of the Town and Country Planning Act 1990, and as summarised in the National Planning Practice Guidance (NPPG): - <i>"having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;</i> - <i>the making of the neighbourhood plan contributes to the achievement of sustainable development;</i> - <i>the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;</i> - <i>the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and</i> - <i>prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</i> Our interpretation of these basic conditions is informed by recent NDP Examiners' Reports and High Court Decisions, which have affirmed the status of NDP's in the planning process, and identified the scope and intent of the basic conditions in terms of detailed planning policies. At the outset, it is noted that we are committed to continuing dialogue with the NDP Group and the Parish Council and would welcome the opportunity to discuss the matters raised below, and to address any questions that may be outstanding in terms of our aspirations for the site.	
			The supportive comments are welcomed. However, it is maintained that either option A or B would more than meet the minimum housing allocation for the parish as required by the Herefordshire Core Strategy. It is maintained that there are sites within the parish capable of providing infill development of the type allowed for by the Neighbourhood Plan. In the event of Option B being selected this would more than meet the allocated requirement. Whilst it is accepted that most residents would prefer to have development confined to small sites, this would be insufficient to deliver the housing requirement nor would it contribute to the need for affordable housing. Furthermore the two sites used in options A and B are the preferred sites of the community for development and this site was rated lower by the independent sites assessment. The site	No change

Table 1 Proposed Changes to the Neighbourhood Plan

What changes to the Plan would you would like to see? Please include the reasons.

Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			proposed would only add to unnecessary development in the parish in the event of options A) or B) being selected, without contributing any positive benefit to the parish. The comments made are not supported.	
54 Mr. Graeme Irwin Senior Planning Advisor Environment Agency	General remarks	Comment	<p>Dear Mr. Latham</p> <p>WESTERN UNDER PENYARD REGULATION 14 CONSULTATION</p> <p>I refer to your email of the 26 May 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>As part of the recent Herefordshire Council Core Strategy submission 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>In relation to the above it is noted that one of the key objectives of the NP (Environmental Sustainability) is to reduce flood risk</p> <p>To further assist you in finessing your final submission I have attached a copy of our Neighbourhood Plan Pro-Forma which contains additional information relating to the above issues and what we would expect to see in your document.</p> <p>I trust the above is of assistance at this time. We would be happy to co-operate further on the areas detailed above prior to the proposed Neighbourhood Plan adoption. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk</p> <p>Yours faithfully</p> <p>Mr. Graeme Irwin Senior Planning Advisor Direct dial:</p>	
			No comment	No change
	Policy H5 – Locations of new development:	Comment	<p>The NP confirms that the main focus of development will be within the village of Weston and that development will accord with Herefordshire's Emerging Core Strategy. The NDP Extension (Option A and B), whilst located within Flood Zone 1 (Low Risk), appears to include a pond/lake and associated unmodelled watercourse. There may be flood risk associated with this watercourse that has not been picked up by our Flood Map. As stated above, in the absence of a fully comprehensive and up to date SFRA, we would expect this site to be assessed prior to final submission. This should demonstrate that the site(s) can accommodate the proposed number of houses safely without increasing flood risk to third parties. This may mean that pursuing Option B is preferable as, subject to flood risk assessment, that option may provide more land not impacting by potential flooding.</p> <p>In consideration of the above the Neighbourhood Planning team have been investigating the possibility of producing further SFRA updates to consider the NP areas. We would recommend you contact their team to discuss this.</p>	
		<p>This matter has been discussed with the Environment Agency and the Local Planning Authority. The site is located entirely within Flood Zone 1 and the FRA and surface water management plan submitted with the current planning application has demonstrated that the flood risk to the site or downstream of the site will not be increased due to the development of the site with numbers similar to the maximum permitted by this plan up to the 1 in 100 year event, with an allowance for climate change. However, any future development application is required to submit at least the following as part the planning process for assessment by the local planning authority prior to any development on site:</p> <ol style="list-style-type: none"> 1. A flood risk assessment and water management plan 2. Drainage drawing(s) with supporting calculations showing the final size of infiltration basin and proposals in relation to the existing pond; 	No change	

Table 1 Proposed Changes to the Neighbourhood Plan

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			<p>3. Results of infiltration testing undertaken in accordance with BRE365 and results of recorded groundwater levels;</p> <p>4. Evidence that the Applicant has considered ground contamination risks;</p> <p>5. Proposals for the adoption and maintenance of the surface and foul water drainage systems.</p>	
	Policy SE4 - Polytunnel Development:	Comment	<p>This Policy seeks to ensure that polytunnel development in the parish does not have a detrimental impact on the surrounding area. As the Lead Local Flood Authority (LLFA) we would expect Herefordshire Council, in consultation with their Land Drainage team, to comment upon the Policy and how it can best control the potential for increased surface water runoff post development. It is noted that point B does make reference to SUDs. With regard to fluvial flood risk we would expect all polytunnel development to be located wholly within Flood Zone 1, the low risk zone. As Point A confirms, reference to Herefordshire Councils Polytunnel SPD should also be included to ensure consistency.</p> <p>With reference to the Polytunnels SPD all planning applications for Polytunnels on a significant scale should detail the proposed water use in the context of the catchment area and water management techniques through the production of a detailed Water Resources Audit. This is particularly important in the context of both low flow problem areas and where there may be a potential detrimental</p>	
			This comment is addressed to Herefordshire Council. Policy SE4 is consistent with the Council’s Polytunnel SPD and section (b) is has been removed to ensure that consistency is clear.	36
	Policy SE6 – Surface and Foul Water Drainage:	Comment	<p>The Parish of Western Under Penyard primarily falls within Flood Zone 1, the low risk Zone. The Rudhall Brook runs along the northern boundary of the Parish with the Walford Brook to the south. Both watercourses have areas of Flood Zone 3 associated with them Whilst flood risk in the Parish will primarily be surface water i.e. pluvial there is still the potential for fluvial flood risk from the abovementioned watercourses as well as smaller, unmodelled watercourses. With regards the later we would re-iterate the potential fluvial flood risk from the unmodelled watercourse/ditch on the NDP extension.</p> <p>In consideration of the above we would recommend re-titling the Policy to be ‘Sustainable Water Management’ and would expect more proactive text confirming, in conformity with both the National Planning Policy Framework (NPPF), Herefordshire Councils Emerging Core Strategy (Policy SD3) and their current Unitary Development Plan (Policy DR7), adherence to a Sequential approach with all built development being located within Flood Zone 1, the low risk Zone.</p> <p>Whilst conformity with the Core Strategy is vital with regards to development and flood risk there may be scope to add a locally specific flood risk policy point to address any flood risk issues the Parish has. The supporting text (12.6) does appear to contain some detail relating to localised flood problems, which is welcomed.</p>	
			<p>The suggested change to the title of Policy SE6 is accepted.</p> <p>The policy will also be amended to include a proactive statement that all future development with the parish will be limited to Flood Zone 1 in accordance with national and local policy documents.</p> <p>Comments in respect of the un-modelled water course at site 8 which is part of options A and B have been made elsewhere.</p>	38
	Waste Water Infrastructure:	Comment	<p>As stated within the associated Environmental Report (May 2015) ‘New development proposed through the Western Under Penyard NDP should be assessed against the capacity of local infrastructure’.</p> <p>In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated over the plan period. As part of the Water Cycle Study (WCS) update/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collated by both Welsh Water and ourselves. The Plan should make reference to this information to provide re-assurance that there is adequate foul infrastructure to accommodate growth throughout the plan period.</p>	
			Welsh Water have commented in this consultation period that the waste water system can accommodate the proposed development within the plan.	No change
	Water Framework Directive (WFD):	Comment	The EC Water Framework Directive European Union 2000 Commits all EU member states to achieve good qualitative and quantitative status of all water courses by 2027 Aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU.	

Table 1 Proposed Changes to the Neighbourhood Plan

What changes to the Plan would you would like to see? Please include the reasons.

Consultee Identification	Section/ Policy Number	Support/ Object/ Comment	Suggested Changes Parish Council Consideration (In blue)	Amendment Number
			The Rudhall Brook (Ordinary Watercourse) is currently at 'Good status' whilst the Walford Brook is currently 'moderate' In line with the above we would expect development in the Weston Under Penyard Parish to have no detrimental impact on these watercourses and, where possible, aid in it achieving/maintaining 'good status' by 2027.	
			No development proposed within this plan will affect the two brooks which are some distance away from the village of Weston Under Penyard. However, Policy SE6 will be amended to include a proactive statement that 'no development in Weston Under Penyard parish which may have a detrimental effect on Rudhall and Walford Brooks will be permitted.	38
55		Comment	No suggested changes	No change

Table 2 - Site Option Selection

Table 2 - Site Option Selection

Question:		No. of Consultee Selections
In the draft Neighbourhood Plan there are two options for proposed housing sites. Which one, if any, do you think should be selected for the Plan?	Option A	11
	Option B	22

Table 3 Comments on other Housing Site Options (Appendix A of Neighbourhood Plan)

Do you have any comments on the other housing site options (see Appendix A of the Plan)?

Consultee Ident.	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
6	Support	I believe the other options would create problems re: traffic and access to the A40. Options A and B are by far the best Noted	No change
13	Comment	In view of the recent findings of Roman remains on site no 8, site 12 should also be considered seriously to make up the number to 55 It is expected that that the two sites proposed for development will provide for more than 55 houses. If the planning application for this site were to be amended for fewer than 37 houses then the Plan would need to be amended to ensure that a minimum of 55 additional houses remains feasible.	No change
17	Comment	No through road through the new development at site 33 Noted. The Plan does not stipulate that a through road be provided through this site, but suggests that it be "considered".	No change
18	Objection	No houses should be built on site 33 as I do not want big houses all around us, spoiling the view of the countryside. More consideration in plan should be given to recommend/suggest building homes on sites 12 and 32, spreading development around village It is considered that the use of four sites to provide the commitment level of 55 houses would result in under utilisation of large parts of some or all of the sites. When selecting suitable sites the local Planning Department considers it important to allocate the appropriate number of houses to each site in order not to leave part of any site undeveloped, which could also result in pressure being later applied to develop the remainder of the sites, thereby greatly exceeding the minimum requirement of 55 houses through to 2031.	No change
20	Support	None are to be preferred to Option A/B Noted	No change
21 Carter Jonas	Objection	As set out above, neither option is considered to be sound. We would also add that option A would not deliver the full housing requirement. It is noted that Option A would not on its own deliver the housing requirement, however if selected as the final plan option the housing number would be met through 'infill' development over the life of the plan. Both options A and B are considered to be sound as they are both capable of meeting the housing requirement. This comment is not supported. Option A is not relevant in the revised Plan	No change
23	Comment	See Mr 's letter (No. 20) Noted	No change
24	Support	Either option theoretically would be satisfactory if all policies adhered to and the essential character of the village retained. Noted	No change
28	Comment	If the communities views are to be taken seriously and respected, as stated as a purpose of the plan, why then is the figure of 33 new houses not being accepted as reasonable and sustainable? Herefordshire Councils target of 55 houses disregards the wishes of the residents. If this figure has already been agreed what is the purpose of the plan ? An essential requirement of the Plan is that it complies with the Herefordshire Core Strategy, which was updated at examination to require a minimum of 65 houses to be added in Weston under Penyard parish between 2011 and 2031. 10 houses have already been built or approved since 2011 and so the Plan must provide for a minimum of 55 more houses through to 2031. The purpose of the Plan is to identify suitable sites to enable a minimum of 55 houses to be built and to exclude any other housing developments, other than small infill sites. The Plan also contains many more Policies that must be complied with.	No change
29	Comment	No strong view other than the eastern developments are the preferred options. Highly likely both A and B will have to be used. Noted	No change
30	Comment	Other. Sites will be considered in the future which will include these sites. I have attached the plan showing the site at The Link. Noted. The Plan does not include such small sites but neither does it exclude them.	No change
32 Hunter Page	Comment	The Housing Sites Assessment Report, assesses all sites that have the potential for development within the Neighbourhood Plan area. Site 32 would have to provide significant access arrangements in order for the development to come forward. This is likely to lead to a reduction in contributions, with the provision of affordable housing likely to be reduced. It is essential that all housing proposals should provide housing that meets the needs of the area. Further assessment of The Housing Sites Assessment Report identifies that Site 12 has issues with pedestrian connectivity to the village. Any developer would need to address pedestrian access from the site to the public footpath along the main village street. Such incurring costs may prevent	

Table 3 Comments on other Housing Site Options (Appendix A of Neighbourhood Plan)

Do you have any comments on the other housing site options (see Appendix A of the Plan)?

Consultee Ident.	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
		development coming forward on the grounds of viability. 3 From an assessment of all the sites referred to in Appendix A and the archaeological issues associated with site 8. Land east of Penyard Gardens is the most preferred site by the local community and can deliver 35 dwellings, close to existing facilities and services in the settlement and without any development constraints. Noted. See also No. 32 in Table 1 above.	No change
36	Comment	I think you should have considered an amalgamation of several smaller sites – especially as this would fulfil the desire of the community. I think that your Housing Site Assessment was subjective and with a bias in some of the assessment wording. The parameters that were assessed to were not based on need and suitability but assessed to a DRAFT Core Strategy which itself may change BUT it would leave a Neighbourhood Plan ‘stuck’ for several years. I think that many of the smaller sites, even if NOT agreeing with the existing Core Strategy should have been selected for your Stage 2 assessment. I think that the needs and wishes of the Community should have greater weight over the restrictions set by the County Council and a distant Government. When considering the above, the basic condition for compliance with the Core Strategy cannot be deviated from. Otherwise the Plan prepared over the past 18 months would fail to be accepted at the next stage (Regulation 15).	No change
40	Comment	Why hasn't Option C been considered? Option C has been considered. As stated in Appendix A the choice was related to individual site preferences based on the detailed assessment in the Sites Assessment Report and also based on the views of the residents, expressed in the questionnaire survey results. Option B offers the two sites with the highest individual rankings in both assessments. The Sites Assessment Report places Site 12 in fourth position and hence Option C is not the preferred option.	No change
42	Objection	I am afraid that I think that there are too many houses in both options. I support 30 maximum Noted. Unfortunately the Parish cannot have a Plan unless it complies with the HC Core Strategy, which stipulates a minimum provision of 55 more dwellings through to 2031.	No change
43	Objection	No building development on Site 33, suggested other development elsewhere in the village, e.g., Site 12 or Site 32 Noted. Option B (Sites 8 and 33) was strongly supported in the representations received during the Regulation 14 consultation phase.	No change
44	Comment	I believe splitting and using both sites will allow infill. I think the Hunsdon Manor site is too large. I believe 30-35 houses on the other side is appropriate and that a smaller site by Hunsdon Manor would be better. In addition the Hunsdon Manor site has archaeological features which should be maintained and there make the site less suitable. I think the archaeology should be taken into consideration and therefore the options are not suitable and need changing. Noted. Both sites are proposed. Hunsdon Manor site is proposed with a maximum of 37 houses under the Option B. The archaeological findings are being taken into account. Based on all information available at the time of submitting the Plan for Regulation 15 it is expected that Site 8 is technically capable of supporting 37 houses. It is considered that there would be no benefit from changing the proposed numbers of houses on each site.	No change
45	Comment	Speed ramps and traffic calming in School Lane Noted. Covered in the Projects Section	No change
48	Comment	Option C seems viable. It would be interesting to know why Option C rated lower than B in terms of compliance with the Plan's vision and objectives. Noted. Refer to item 40 above.	No change
50	Comment	Our only concern with either plan is that there could be six accesses to/exits from a fast, straight stretch of the A40 within the linear distance of some 300 metres. Noted. The matter of traffic management is considered to be very important. The access points will all be in a 30 mph and on a straight road with good visibility. The main issue remaining is therefore one of speed management.	No change
52	Comment	They have been overtaken by the applications for Sites 8 and 33. I would otherwise have preferred Site 12 to Site 8 and chosen Option E Noted.	No change

Table 3 Comments on other Housing Site Options (Appendix A of Neighbourhood Plan)

Do you have any comments on the other housing site options (see Appendix A of the Plan)?

Consultee Ident.	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
53	Comment	<p>The Parish Housing Site Assessment (April 2015) used to inform the Draft Neighbourhood Plan sought to assess a number of housing sites for their potential inclusion within the final NDP. Following the Site Assessment, two options have been brought forward for final consideration; Option A and Option B.</p> <p>Land East of Rectory Lane was designated as Site 11 within the Site Assessment and was not carried forward for final assessment within the Draft NDP with the following justification:</p> <p><i>“Site 11, east of Rectory Lane, is unlikely to contribute more than marginally to local housing needs or provide any other benefits to the community and has not been considered for inclusion.”</i></p> <p>It is contested that the site can provide a valuable contribution toward local housing need when combined with the proposed housing Options as outlined below.</p> <p>Herefordshire Council’s draft Core Strategy for 2011 to 2031 requires a minimum housing growth for the Housing Market Area (HMA) of Ross-on-Wye, which encompasses the parish of Weston-under-Penyard. Policy RA1 of the Strategy states this minimum growth at 14% for the HMA using 2011 as a base level.</p> <p>After factoring in commitments since 2011, this equates to a minimum requirement of 55 dwellings throughout the Neighbourhood Plan period, as confirmed by Policy H1 of the NDP. This requirement can be delivered through allocated or windfall sites within or beyond the settlement boundary. However, it is confirmed within the NDP (Page 20. Paragraph 4) that:</p> <p><i>“In the absence of sufficient suitable land within the present settlement boundary, building needs to be considered on suitable adjacent land”.</i> Page 3</p> <p>It is clear from the above that there are severely limited development options within the settlement boundary. Despite this, proposed housing Option A proposes to deliver ‘up to 45 homes’ on Site 8 and rely on windfall sites to deliver the remaining 10 dwellings in order to meet the minimum housing required as outlined within the Core Strategy.</p> <p>Paragraph 48 of the National Planning Policy Framework (NPPF) makes reference to windfall sites and states:</p> <p><i>“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens”.</i> [Emphasis added]</p> <p>There are no obvious sites within the settlement boundaries of Weston-under-Penyard, Pontshill or Bromsash that would not include building within residential gardens.</p> <p>Given the statement made within the NDP and Paragraph 48 of the NPPF, it is clear that few suitable windfall sites exist within settlement boundaries, thus requiring the remaining 10 dwellings to be delivered beyond the settlement boundaries</p> <p>Development Option B proposes to deliver the minimum requirement of 55 dwellings across two sites, Site 8 accommodating 37 houses and Site 33 accommodating 18. This strategy is contrary to residents’ preferences given within the 2014 Residents’ Questionnaire Survey, whereby ‘most residents’ would prefer to limit housing development with priority given to small sites of three to five houses. Whilst it is acknowledged that some larger scale development needs to occur in order to achieve the minimum housing requirement set out by the Core Strategy, Option B is contrary to residents’ wishes and less desirable than Option A.</p> <p>Site 11 lies immediately adjacent to the settlement boundary of Weston-under-Penyard and benefits from an existing access off Rectory Lane. The site is not impaired by any environmental or ecological constraints and is available for development within the first 10 years of the Plan, as confirmed within the Housing Site Assessment. Given this, it is evident that Site 11 can contribute more than marginally to local housing needs as it would mean the Neighbourhood Plan would be far less reliant on windfall sites when combined with housing Option A in order to meet its minimum housing requirement. The Site is far less constrained than other small sites beyond the settlement boundary and should accordingly be reconsidered for development within the Neighbourhood Plan</p> <p>Land East of Rectory Lane</p> <p>We hope our comments above have been useful in informing the future evolution of the Plan, and as mentioned, we would welcome the opportunity to</p>	

Table 3 Comments on other Housing Site Options (Appendix A of Neighbourhood Plan)

Do you have any comments on the other housing site options (see Appendix A of the Plan)?

Consultee Ident.	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
		<p>discuss the emerging Plan and the potential of Land east of Rectory Lane in meeting both local housing need and providing wider community benefits.</p> <p>Noted. The consultation under Regulation 14 has shown a clear preference for Option B over Option A. No other support has been raised for Site 11. In order to offer the minimum requirement of 55 dwellings two larger sites would have been needed in addition to any other small sites such as Site 11. Offering three sites for 55 houses would create a situation of land underutilisation on the two main sites, posing the risk of further pressure to build more houses on these sites at a later date. Option B provides good land utilisation and meets the provision for the houses required.</p>	No change

Table 4 Comments on the proposed community “Projects” described in Section 13?

Do you have any comments on the proposed community “Projects” described in Section 13?

Consultee Identification	Support/ Object/ Comment	Comment/Parish Council Consideration	Amendment to Neighbourhood Plan*
3	Comment	Would really like the crossing from the bus stop from Ross on Wye to be improved so it is not necessary to stand in the middle of the road to see traffic coming from Gloucester. Noted. This will be considered as part of Project 1- Road Safety, included in the Plan	No change
5	Support	I support the idea of community projects especially road safety and rural environments Noted	No change
6	Comment	If the village school gains numbers, the need for road crossing for pedestrians will be all the more important. Perhaps the provision of a ‘pelican crossing’ or traffic control measures similar to those outside Walford Primary School. Noted. To comply with Policies HS1 and HS2 safety for pedestrians crossing the A40 must be taken into account. This can also be considered as part of Project 1- Road Safety, included in the Plan	No change
10	Comment	We will need better road traffic calming with more entrances being made on to the main A40. Its already a race track and dangerous Noted. This will be considered as part of Project 1- Road Safety, included in the Plan	No change
14	Support	Road safety vital Would support facilities All projects supported Noted	No change
15	Support	All four projects supported by me Noted	No change
16	Support	Road safety project is very important Noted	No change
17	Support	Road safety is important and this project should be undertaken. Other projects welcomed Noted	No change
18	Comment	The pavements need to be better maintained, especially in spring/summer when vegetation becomes overgrown and dangerous (brambles) Noted. This will be considered as part of Project 1- Road Safety, included in the Plan	No change
20	Comment	<u>Project 1 Road Safety</u> Improve visibility at junctions of the Street and Bury Hill Lane with the A40. Visibility for traffic joining the A40 is inadequate at the following two junctions, though no accidents have been recorded at either in the past five years:- 1) The relatively much used junction with the Street, where visibility looking right could be significantly improved by removing the plant pots from and reducing the height of the boundary wall of the Weston Cross Inn. Perhaps the Parish Council could invite the County Highways Authority to enter into discussions with the owners of the Weston Cross with the aim of achieving this. 2) The comparatively less used junction with Bury Hill Lane, where a standard visibility splay is badly needed. On the West side of the junction, this could presumably be negotiated with the developer of the Hunsdon Manor housing site. On the East side of the junction, the County Highways Authority would need to negotiate with the owner of the adjacent field. There is a general problem on the parish lanes of vehicles driving much too fast considering the very poor visibility, restricted width and uneven surface of most lanes. This situation can only be improved by drivers changing their behaviour. Noted.	No change
	Comment	<u>Project 2 Services and Facilities</u> Lengthsman Scheme to be efficiently and cost effectively managed:-	

Table 4 Comments on the proposed community “Projects” described in Section 13?

Do you have any comments on the proposed community “Projects” described in Section 13?

Consultee Identification	Support/ Object/ Comment	Comment/Parish Council Consideration	Amendment to Neighbourhood Plan*
		The NDP should stipulate that if we have a local Lengthsmans Scheme, it must be properly managed, to ensure that work is programmed and carried out to a satisfactory standard and cost effectively. Noted	No change
	Comment	<u>Project 4 Community Right to Bid</u> Community Right to Bid should be restricted to buildings and amenities currently in public use and not to areas of private land which may simply be of great landscape value, such as those listed in Appendix C. Noted. On commencement of this project it will be important to define the parameters.	No Change
	Comment	<u>Project 5 The Horse Trough in the Street</u> Restoration of the horse trough in the Street:- Until about 1990 the stream which runs along the Western boundary of White Hall and The Grove, used to cross the lane leading up to Rose Cottage in a culvert, flow along the East end of Site 12 (the field between the Street and Rectory Lane) and into a small pond. From there it flowed through a hole in the boundary wall into a large solid sandstone horse trough in the verge on the East side of the Street. It then flowed in a culvert under the Street and Westwards to the North of St Mary’s Cottage. The trough was a very attractive historic feature of the village. Some twenty years ago the County Highways Authority, without consulting the then owner of Site 12, diverted the culvert under the lane to Rose Cottage to join the culvert on the West side of the Street near St Mary’s Cottage. This effectively stopped the flow of water into the Site 12 pond and so into the horse trough. As a result standing water in the trough froze during successive winters and the trough is now disintegrating and almost invisible. It would be a very worthwhile project to recreate this attractive feature by restoring the original flow of water, reconstructing the horse trough and landscaping its immediate surroundings. Plan amended to include in Appendix B (C) The Parish Council will be requested to consider this in the "Projects" programme.	No change
	Comment	<u>Project 6 The Water Trough on Southern boundary of Field East of Hunsdon Manor:-</u> It is believed that this trough was created at the beginning of the twentieth century by the then owner of Hunsdon Manor as a source of water for parishioners in this part of Weston. They had previously drawn water from the pond in the Hunsdon Manor Meadow – a practice to which the owner strongly objected (as recorded in the minutes of Weston Parish Council, now in the County Records Office). Some older parishioners can still remember steam driven traction engines and road rollers filling up with water from this trough in the nineteen thirties. As an interesting piece of Weston History, it would be nice to see this trough restored and landscaped. This might best be achieved by requiring the developer to carry out the necessary work as a condition of planning permission to build houses on the Hunsdon Manor field. However if for any reason that cannot be achieved, then the trough might be restored and landscaped as a Parish Project. Now added in Policy HS2 Hunsdon Manor site. Plan amended to include in Appendix B (C) The Parish Council will be requested to consider this in the "Projects" programme.	28 42
	Comment	<u>Project 7 Improving Access to the Village Hall and Recreation Ground</u> Unfortunately when, in the course of the past the seventy years, the Recreation Ground was established and the Parish Hall and most of the Seabrook Place houses were built, insufficient thought was given to the rapidly increasing need for vehicular access. Consequently the narrow length of lane between the School and the Village Hall now periodically causes serious bottlenecks, especially when there are functions at the Recreation Ground or Village Hall. This situation would be radically improved if a new access road, wide enough to accommodate two way traffic, was to be constructed East of Penyard	

Table 4 Comments on the proposed community “Projects” described in Section 13?

Do you have any comments on the proposed community “Projects” described in Section 13?

Consultee Identification	Support/ Object/ Comment	Comment/Parish Council Consideration	Amendment to Neighbourhood Plan*
		<p>Gardens to connect the A40 to Seabrook Place. This could best be achieved by requiring a developer of housing on Site 33 East of Penyard Gardens to carry out this work as a condition of planning consent.</p> <p>If this alternative access road were to be provided, there might be some merit in making the bottleneck section of School Lane one way only; in which case there might be some advantage in installing speed bumps on that short stretch.</p> <p>Another possibility would be to widen the bottleneck in School Lane, to accommodate two way traffic and a footpath. But this would involve purchasing sufficient land from the owners of adjacent properties to enable this to be done.</p> <p>The Parish Council will be requested to consider this in the "Projects" programme.</p>	No change
21 Carter Jonas	Support	<p>Any new development will make a meaningful contribution towards the projects identified. It is key that these are included in the plan to allow them to be delivered.</p> <p>Noted</p>	No change
23	Comment	<p>See Mr 's letter of comments (Consultee 20)</p> <p>Noted</p>	No change
24	1. Road Safety	<p>Please see comment overleaf.</p> <p>See Table 1, Consultee 24.</p>	No change
26. Weston under Penyard CE Primary School	Comment	<p>..... emailed her own comments on this form to the Steering group noting that she was Chair of Governors. also attended the consultation meetings. Since then things have developed further.</p> <p>We know that:</p> <ul style="list-style-type: none"> • There will be significant residential development on this side of Ross • There will be significant (for Weston) development within the village • Our site is enclosed, with no opportunity for expansion • Our site does not have a field • Our site does not have adequate parking • Our site will not be fit for purpose in the life of this plan • Our school has grown from 42 to what will be approximately 70 children in September. We now have a good Ofsted rating, a partnership with Whitchurch CE Primary and a secure future • We have 18 children starting in September. The vast majority of these children are from our catchment area and want to come to our school • New developments will also be in our catchment area • The school is at the heart of the village. It is also almost full and we are now turning children away as we cannot fit them in. This is not a sustainable position either financially for the school or in terms of the village. If things do not change I can envisage a situation where a family moves into our catchment area or even our village and I have to say that there are no places. This would affect not only the school but potentially the development itself <p>This information has been shared between governors, the LA and the Diocese</p> <p>This submission together with previous consultation (Oct 2014) and recent discussions with the School cited above would indicate that it is possible that a new school may be needed within the life of the plan. However the only information available suggest that no decision has been made by the relevant authorities to indicate or support this need. Although no site has been allocated, the plan policies currently would support the provision of a new school within the village of Weston Under Penyard should one be required during the life of the plan.</p> <p>The draft Plan has been reviewed and change made to give further support for the provision of a new school and also support a school provision which delivered multi-use community facilities, for example health service provision.</p>	29
27	Project 1	<ul style="list-style-type: none"> • I support the use of 'S.I.D.S' and 3 - 2 - 1 warnings. 	

Table 4 Comments on the proposed community “Projects” described in Section 13?

Do you have any comments on the proposed community “Projects” described in Section 13?

Consultee Identification	Support/ Object/ Comment	Comment/Parish Council Consideration	Amendment to Neighbourhood Plan*
	Traffic etc	<ul style="list-style-type: none"> I do not support the use of speed bumps A light controlled crossing place is <u>already</u> needed for mothers with pushchairs and elderly or disabled persons (near School Lane). At the widest part of the road near Church Lane and Weston Cross a central 'refuge' would slow traffic and improve pedestrian safety. <p>Noted. All options should be considered with the project and the most appropriate solutions promoted.</p>	No change
28	Support	<p>I fully support the projects listed</p> <p>Noted</p>	No change
29	Support	<p>Support the concern about road traffic and road safety in general. Hopefully the Parish Council will respond to the issues raised.</p> <p>Noted</p>	No change
30	Support	<p>All four projects are very important for the future.</p> <p>Noted</p>	No change
36	Comment	<p>I found the Section ‘exciting’. It demonstrated the Community within Weston-under-Penyard. BUT It seems to forget that it a ‘A PARISH’ planning project. The whole focus seems to be on Weston-u-Penyard village. I realise that you have a density of individuals but NOT the majority. Less than 30% of houses are in Weston–u-Penyard village itself (155 of the 445). Project 1 : for ALL the parish Project 2: for ALL the parish</p> <p>Your Parish map identified that the Parish runs out to the start of the Lea at Castle End! The ‘less sparse rural dispersed regions’ are yet again missing out from any development. Planning is just negative in these regions reducing vitality and preventing any potential for growth and development.</p> <p>Noted. Regarding the Projects it is considered that the all four projects listed are clearly applicable to the whole parish.</p>	No change
40	Support	<p>Road Safety is extremely important as it is very dangerous pulling in and out of Church Lane</p> <p>Noted</p>	No change
42	Support	<p>The projects are all noteworthy. Traffic is a major issue – speed limits will not help. Traffic islands could help people to cross the road. Broadband is vital if we want to attract younger people and businesses.</p> <p>Noted</p>	No change
43	Support	<p>Overgrown pavements are a major hazard particularly in Spring and Summer and need regular attention – not just once a year, if we are lucky</p> <p>Noted</p>	No change
45	Support	<p>Shop/Post Office to bring jobs into the village. Can something be done about druggies using village hall overflow car park at night</p> <p>Noted</p>	No change
46	Support	<p>Village Hall should be included in projects for Parish Council to Support. Right to Bid – pub should be included, community should have the possibility to buy if it is to be sold for non-pub use</p> <p>Noted</p>	No change
47	Support	<p>Community right to bid should cover the village public house if it ever came up for sale and not purchased by anyone not keeping it as a village pub</p> <p>Noted</p>	No change
48	Support	<p>I am very happy to see road safety as Project 1. With a long straight stretch of A40 entering the village, speeding is common. With two small daughters road safety is of prime importance to our family. We also find School Lane to be extremely busy and despite the narrow road cars often drive in excess of a safe 10-20 mph limit, especially when children are around.</p>	

Table 4 Comments on the proposed community “Projects” described in Section 13?

Do you have any comments on the proposed community “Projects” described in Section 13?

Consultee Identification	Support/ Object/ Comment	Comment/Parish Council Consideration	Amendment to Neighbourhood Plan*
		Noted	No change
52	Support	These all require the Parish Council to take action in the future. The current Parish Council are no proactive and need to take serious responsibility for these projects. The Parish Councillors should register a right to bid for The Weston Cross Inn without delay.	
		Noted	No change
55	Comment	Under ‘Road Safety’ - It is my firm belief that speed bumps are wholly inappropriate on an ‘A’ road. All other suggested restrictions are both sensible and necessary.	
		Noted	No change

Table 5 Overall views of the draft Plan

In a few words, what is your overall view of the Draft Plan? Any other comments?

Consultee Identification	Comment Parish Council Consideration (in blue)	Amendment to Neighbourhood Plan*
3	Would prefer not to have as many properties on this site (Option B) Noted	
4	Excellent Noted	No change
5	I support the plan, its policies and site proposals in respect of Option 'B' Noted	No change
6	Very well considered Plan! Option B is particularly good and serves the needs of the village very well Noted	No change
7	The reduction of the proposed number of homes to 55 houses across site 8 and Site 33 is within a reasonable number now and should not adversely affect infrastructure Noted	No change
8	Ensure affordable housing is available for local people Provided for in Policy H8	No change
10	I don't really want any more housing in front of my property but except we need more housing. I would like the buildings to be away from my property and not blocking the views, wildlife and light Noted	No change
12	Excellent Noted	No change
13	A tremendous amount of work has gone into research and analysis by very few people. Thank you all. Please remember we have until 2031 to deliver the required extra housing! Noted	No change
14	I would support the plan if Option A was closed Noted	No change
15	With Option A I support the plan Noted	No change
16	With Option A the plan is supported Noted	No change
17	Other than the proposals for site 33 the plan is supported by me Noted	
18	Comprehensive Noted	No change
19	It is excellent Noted	No change
20	Excellent. The Steering Group is to be congratulated for the very professional presentation and well considered content. Noted	No change
21 Carter Jonas	It is clear that the plan has been prepared in a positive manner and identified the key planning considerations. However, it is our view that there is an opportunity to deliver a better outcome for the local community. Please do not hesitate to contact us should you require any additional information in preparing the final version of the plan. Noted. Please see comments above.	No change
23	A first class document. We surely should be very grateful for the hard and detailed work the Committee have undertaken. Noted	No change
24	Very Good. There are some areas which are not covered and which were commented on earlier like the need for a larger school in the lifetime of the 'Plan'. Of course	

Table 5 Overall views of the draft Plan

In a few words, what is your overall view of the Draft Plan? Any other comments?

Consultee Identification	Comment Parish Council Consideration (in blue)	Amendment to Neighbourhood Plan*
	this would be dependent on the consistency of WuP school being full but its playground is small. Also dependent on LA strategy and Diocesan funding. Noted	No Change
26. Weston under Penyard CE Primary School	It is really helpful and clear. It needs to include provision for a new school. Noted. refer to Consultee 26 comments in Tables 1 and 4 above	No change
27	Very thorough piece of work. Thank you. Fresh and Professional. We need an increase in affordable housing to keep young people in the village. Also need housing to keep older people who wish to remain in the village, which in turn releases their homes for growing families. Noted	No change
29	An excellent document. The Steering Group has been most thorough and professional. It has produced a thoughtfully well balanced documents that reflects the wishes of the community. Noted	No change
30	The Plan is very helpful to all who may be involved or affected by the future development of Weston under Penyard. A greater emphasis should be placed on recreation and in particular sporting activities. Noted.	No change
31	The Woodland Trust is very supportive of the role of neighbourhood planning to promote and protect woods and trees. I have highlighted a couple of points where the plan could be stronger, really building upon what is required of a local plan. The Trust has produced some guidance on neighbourhood planning which you may find useful. http://www.woodlandtrust.org.uk/get-involved-with-us/in-your-community/neighbourhood-planning/ http://www.woodlandtrust.org.uk/publications/2015/07/residential-developments-andtrees/ If I can be of any further assistance please do not hesitate to get in touch. Noted	No change
32	Overall, the general approach and policies of the draft plan are generally supported. The policies are largely consistent with the emerging Herefordshire Core Strategy which will set a precedent for growth within the county as well as national planning policy and guidance. In our view the plan therefore meets the requirement of criterion (b) & (e) of the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. A number of suggestions are made in relation to the location of housing development and the potential numbers each preferred option site could deliver. It is suggested that land east of Penyard Gardens (site 33) should be increased from 18 dwellings to 35 dwellings, in line with the outline application that is currently being determined by Herefordshire Council as the site has no development constraints that will withstand housing being delivered. Noted	No change
35	An outstanding document in every way, very readable, concise and well presented. Noted	No change
36	A lot of work has gone into this Neighbourhood Plan, well done, But will it reflect any changes in the Core Strategy? Can it adapt to the future needs? Can it change the Core Strategy – or ‘go it alone’. Will Herefordshire planners really take any notice of this Plan? Or is this just a ‘buy-in’ to Herefordshire’s Strategy without contesting and demanding change! You, in developing THIS plan and offering Option A or Option B, are already ignoring the wishes of the community as established in the questionnaire. Noted. The Plan can only exist if it complies with the HC Core Strategy. The Plan will sit alongside the Core Strategy within the Local Plan, but it cannot "change" the Core Strategy.	No change
40	The draft plan is concise and clear and informative to the Neighbourhood Plan. Opportunity for existing houses to have connection to mains sewer Noted	No change
42	It is a remarkable document, highly professional. I find myself in agreement with a great deal of it, and since it is largely factual, who can disagree? Noted	No change
43	Good Noted	No change

Table 5 Overall views of the draft Plan

In a few words, what is your overall view of the Draft Plan? Any other comments?

Consultee Identification	Comment Parish Council Consideration (in blue)	Amendment to Neighbourhood Plan*
45	More affordable homes to bring new life back into the village. People who have ties to the village already, we don't need dregs and drop-outs living here. Noted	No change
46	Very comprehensive and a lot of hard work carried out by all concerned. Well done! Noted	No change
47	Very good and comprehensive plan. It is clear that a lot of hard work has been put into this by a dedicated team. Noted	No change
48	The Draft Plan is comprehensive and well written. It is also clear and concise and delivers the relevant information for the local parishioners to be able to form a reasoned and valid opinion. Noted	No change
51	The Plan is extremely thorough. The Councillors (<i>Lea PC</i>) who have considered it think it would be prudent i) to allocate a site for a replacement school/which seems highly likely and also ii) for business uses. There are potential cost implications if the land has housing value. Noted. Policy SD2 has been amended to include the possibility of a school site.	No change
52	Ok as a first draft. It needs tidying up Noted	No change

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)
1.	Title Page	Weston under Penyard Neighbourhood Development Plan 2011 - 2031 Regulation 14 Public Consultation Draft - May 2015	Weston under Penyard Neighbourhood Development Plan 2011 - 2031 Submission Version July 2015
2.	P2 Notice	Regulation 14 Public Consultation Notice	Page removed
3.	P3 Table of Contents	Table of Contents	Changes to contents and numbering
4.	P7 to P9. Sect 2.		Section 2 removed. Content transferred to document "Consultation Document". Subsequent sections renumbered
5.	P11 Landscape	Landscape Weston under Penyard parish includes two types of landscape, as defined by the Herefordshire Council Landscape Character Assessment. These are Principle Settled Farmland and Principle Wooded Hills. These landscapes fall into two distinct regional character areas, namely; Archenfield and Forest of Dean. Strategically placed, the parish lies on the western edge of the Forest of Dean and within the catchment area of the Wye Valley SAC.	Landscape Weston under Penyard parish <u>has a high quality landscape comprising a range of features that contribute towards the quality of the countryside and the settings of its villages. It includes two types of landscape,</u> as defined by the Herefordshire Council Landscape Character Assessment. ¹⁹ These are Principle Settled Farmland and Principle Wooded Hills. These landscapes fall into two distinct regional character areas, namely; Archenfield and Forest of Dean. Strategically placed, the parish lies on the western edge of the Forest of Dean and within the catchment area of the Wye Valley SAC.
6.	P13. Section 3	The Natural Environment There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within the Neighbourhood Area.	New sentence inserted at start of section "The Natural Environment" The Natural Environment <u>The nationally designated Wye Valley Area of Outstanding Natural Beauty (AONB) is immediately adjacent to the parish boundary at the western edge of Penyard Hill (see SEA Map 1 below).</u> There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within the Neighbourhood Area.
7.	P14 SEA Maps 1 and 2		Maps enlarged for clarity
8.	P18 Section 5.2		Table amended to reflect removal of Section 8, Policy H2 and renumbering of Housing policies
9.	P19, Section 6.1 Para 3	There are 445 homes (2011 Census) spread throughout the parish.....	In April 2011 465 homes were recorded throughout the parish.....
10.	P19,		All data results from the questionnaire project transferred to new box below Policy. Process repeated for

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)																
	Para 3		all policies.																
11.	P19, Section 6.1 Para 7	Clarification note added under paragraph seven	(The above excludes list flats and mobile homes)																
12.	P20, Section 6.2, Paras 3 and 4	<p>The draft HC Core Strategy for 2011 to 2031 requires a minimum housing growth target of 14% for the Housing Market Area (HMA) of Ross on Wye, which encompasses the parish of Weston under Penyard. Herefordshire Council translate this as a percentage of the total number of households in each parish in 2011, the base reference being the Local Property Gazetteer (April 2011).</p> <p>In the case of Weston under Penyard the number of dwelling in the parish in 2011 was 465. Hence to meet the 14% requirement, a minimum of 65 additional dwellings must be delivered in the period from 2011 to 2031. This delivery can be through a combination of existing commitments, allocations and windfall development.</p> <p>In the case of Weston under Penyard, ten commitments have already been delivered as of April 2015. Therefore the total minimum number of houses that must be delivered between April 2015 and 2031 is 55 houses. Windfall development includes non-allocated development that may come forward both within and outside settlement boundaries. For Weston under Penyard windfall development is referred to in Section 8 of this Plan.</p>	<p>The draft HC Core Strategy for 2011 to 2031 requires a minimum housing growth target of 14% for the Housing Market Area (HMA) of Ross on Wye, which encompasses the parish of Weston under Penyard. As an action arising from the Examination of the HC Core Strategy in February 2015, Herefordshire Council (HC) revised the method of calculation used to determine the actual numbers of dwellings required in the rural areas. On 17th April 2015 HC provided specific advice on housing numbers for Weston under Penyard in the table reproduced below:</p> <table border="1"> <thead> <tr> <th>Parish/ Group</th> <th>Settlements in fig 4.20 and 4.21</th> <th>Number of households in parish</th> <th>% growth in Local Plan Core Strategy</th> <th>Number of new houses required to 2031</th> <th>Housing Completions 2011 – 2014</th> <th>Housing commitments as at 1 April 2014</th> <th>Total housing remaining</th> </tr> </thead> <tbody> <tr> <td>Weston under Penyard</td> <td>Weston under Penyard; Pontshill</td> <td>465</td> <td>14</td> <td>65</td> <td>2</td> <td>8</td> <td>55</td> </tr> </tbody> </table> <p>Accompanying Notes:</p> <ul style="list-style-type: none"> The baseline year of the Core Strategy is April 2011 and this is the date which has been used to calculate proportional growth figures. These statistics are based on the Local Property Gazetteer (April 2011). This calculation accurately reflects parish boundaries. Commitments (planning permissions granted) and houses which have been built between April 2011 and March 2014 have also been provided in the table above. You will see that this amount has been discounted from the revised indicative target. <p>Therefore the total minimum number of houses that must be delivered between April 2015 and 2031 is 55 houses. Windfall development includes non-allocated development that may come forward both within and outside settlement boundaries.</p>	Parish/ Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining	Weston under Penyard	Weston under Penyard; Pontshill	465	14	65	2	8	55
Parish/ Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining												
Weston under Penyard	Weston under Penyard; Pontshill	465	14	65	2	8	55												
13.	P21, Policy H1	<p>Policy H1: Number of New Houses</p> <p>During the period between April 2015 and 31st March 2031, planning permission should be granted for a minimum of 55 houses in the parish.</p>	<p>Policy H1: Number of New Houses</p> <p>A minimum of 55 dwellings in the parish <u>should be delivered</u> in the Plan period of April 2015 – 31st March 2031</p>																
14.	P21, Section	Section 6.3 Scale of New Development deleted, including Policy H2 and supporting	Policy H2 (b) and supporting statements incorporated in Policies HS1 and HS2																

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)
	6.3	statements	
15.	P21		New <u>Section 5.3 Areas Considered for New Development</u> created using text from deleted section 8
16.	P21		New <u>Section 5.4 Selected Sites for Housing Development</u> created using text from deleted section 8. New <u>Map 5.4 Selected Sites</u> added
17.	P21		New <u>Section 5.5 Policies for Housing Development Sites</u> added with modified policies from deleted section 8
18.	P21		New <u>Section 5.6 Policy for Location of New Developments</u> added using material from previous Section 6.6 Option A Extension of Settlement Boundary removed
19.	P22 Policy H3	<p>Policy H3: Housing Mix and Tenancy</p> <p>Proposals for development should take into account local housing needs and should normally provide a tenure mix of 40% of Affordable Homes <u>being for shared-ownership (intermediate housing) unless viability or other factors show a robust justification for a different mix.</u></p>	<p>Policy H3: Housing Mix and Tenancy</p> <p>Proposals for development <u>on sites of ten or more dwellings</u> should take into account local housing needs and should normally provide a tenure mix of <u>up to</u> 40% of Affordable Homes.</p>
20.	P25 Policy H5	<p>Policy H5: Location of New Developments</p> <p>For well-designed proposals that meet all relevant requirements set out in other policies in this plan the approach to the location of residential development will be based upon the following:</p> <ol style="list-style-type: none"> Development will be permitted at the locations defined in <u>Section 8 Policies</u>; To allow for controlled growth in Weston village an extended Settlement Boundary is defined as shown on the Policy Map <u>H5</u>; Applications should be supported for small residential developments on infill and redevelopment sites within the Weston village settlement boundary, and Development outside of <u>these villages</u>, particularly for housing relating to business and agriculture, should be considered within the limitations set out in <u>Herefordshire Core Strategy</u> and particularly Policy RA3 covering residential development. 	<p>Policy H2: Location of New Developments</p> <p>For well-designed proposals that meet all relevant requirements set out in other policies in this plan the approach to the location of residential development will be based upon the following:</p> <ol style="list-style-type: none"> Development will be permitted at the locations defined in <u>Policies HS1 and HS2</u>; To allow for controlled growth in Weston village an extended Settlement Boundary is defined as shown on the Policy Map <u>H2</u>; Applications will be supported for small residential developments <u>on infill gaps and on redevelopment sites</u> within the Weston village settlement boundary; <u>With the exception of the conditions described in sub-items (e), (f), (g), (h), (i) and (j), new build residential development will not be permitted outside the Weston village settlement boundary</u>; <u>Applications will be supported for small residential developments in gaps between existing dwellings within frontages at Pontshill and Bromsash (that part within Weston under Penyard Parish) where the infill gap is no more than 30 metre frontage</u>; <u>Applications will be supported for small residential developments within or immediately adjacent to existing buildings comprising the settlements of Pontshill and Bromsash (that part within Weston under Penyard parish)</u>; <u>Applications will be supported for the erection of a rural worker's dwelling house where there is a demonstrated essential functional need and the enterprise is proven to be financially sustainable</u>; <u>Applications will be supported for the conversion of a building of architectural and / or historic merit where that building is structurally sound and worthy of conversion without complete or substantial rebuilding</u>;

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)
			<ul style="list-style-type: none"> i) <u>Applications will be supported for the replacement of an existing single dwelling house with a single new dwelling house of a similar scale.</u> j) Development outside the <u>existing village and settlements</u>, particularly for housing relating to business and agriculture, should be considered within the limitations set out in HC Core Strategy and particularly Policy RA3 covering residential development; and k) <u>Development will only be permitted on land which is within Flood Zone 1 (low risk).</u>
21.	P27, Policy H6	<p>Policy H6: Provision of Affordable Housing The requirement to contribute towards the provision of affordable housing within the parish will be met through the following:</p> <ul style="list-style-type: none"> a) On sites of ten or more dwellings, developers will normally be required to achieve the target of 40% of homes built on any site being affordable homes unless evidence upon the viability of the development indicates otherwise; and b) The exact balance of tenure types, including intermediate housing, will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area. 	<p>Policy H5: Provision of Affordable Housing The requirement to contribute towards the provision of affordable housing within the parish will be met through the following:</p> <ul style="list-style-type: none"> a) On sites of ten or more dwellings, developers will normally be required to achieve the target of <u>up to 40%</u> of homes built on any site being affordable homes unless evidence upon the viability of the development indicates otherwise; and b) The exact balance of tenure types, including intermediate housing, will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the <u>parish</u>.
22.	P28	<p>Policy H8: Allocation of Affordable Homes for Local People All new affordable housing in Weston under Penyard provided by the Plan will initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be the first to be offered the tenancy of the home. In this context a strong local connection means an applicant(s):</p> <ul style="list-style-type: none"> a) Having lived in the Parish for five of the last eight years and is currently resident there and who is an existing resident of the parish requiring separate accommodation, or b) Having current and long standing links with family who are currently living in the Parish and have at least ten years continuous residency there (immediate family only e.g. parent, sibling or adult child). Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative, or c) Having permanent, full time employment based mainly within the parish. 	<p>Policy H7: Allocation of Affordable Homes for Local People <u>All new affordable housing in Weston Under Penyard parish created under the provisions of this plan will be for people who have housing needs which are not met by the open housing market, subject to the following local connections policy.</u></p> <ul style="list-style-type: none"> a) <u>The dwelling will be for occupation as the sole residence of a person or persons, one of whom has a local connection to the parish of Weston Under Penyard, or</u> b) <u>In the event of there being no person having a local connection to the parish of Weston Under Penyard, a person with a local connection to one of the Herefordshire parishes immediately adjoining that parish, or</u> c) <u>In the event of there being no person with a local connection to the parish of Weston under Penyard, referred to in sub-clauses a).and b) above, any other person who has a local connection to the County of Herefordshire.</u> d) <u>For the purposes of sub-clauses a), b) or c) of this schedule 'local connection' is as defined by the housing allocation policies of Herefordshire Council.</u>
23.	P30 Policy D2	<p>Policy D2: Technical Design All proposals for new development should <u>be accompanied by a design and access statement to</u> demonstrate compliance with the policies in the Core Strategy. Designs should respect the connections between people and</p>	<p>Policy D2: Technical Design All proposals for new development should demonstrate compliance with the policies in the HC Core Strategy. Designs should respect the connections between people and places. The proposal should:</p>

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Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)																
		<p>places.</p> <p>The proposal should:</p> <ol style="list-style-type: none"> Provide safe and convenient vehicular access to and from any public road; Provide adequate off-street parking, taking into account local car ownership levels, the availability of public transport and the site-specific circumstances; Encourage the utilisation of physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle storage, recycling storage, renewable energy infrastructure and telecommunications; Include the installation of sustainable drainage systems, and maximum use of permeable surfaces; Integrate the new homes into the existing neighbourhood and support a more pedestrian and cycle friendly environment and Provide access to local facilities and public transport links via convenient direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter. 	<ol style="list-style-type: none"> Provide safe and convenient vehicular access to and from any public road; Provide adequate off-street parking, taking into account local car ownership levels, the availability of public transport and the site-specific circumstances; Encourage the utilisation of physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle storage, recycling storage, renewable energy infrastructure and telecommunications; Include the installation of sustainable drainage systems, and maximum use of permeable surfaces; Integrate the new homes into the existing neighbourhood and support a more pedestrian and cycle friendly environment; Provide access to local facilities and public transport links via convenient direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter; and <u>Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, undertake an assessment to establish the extent and nature of the contamination and effective measures to ensure potential occupiers, and the wider environment, are not put at unacceptable risk.</u> <u>Ensure occupants of any new dwellings do not experience significant noise disturbance or inappropriate levels of air pollution arising from traffic on the adjacent highway.</u> 																
24.	P32	Section 8.1 Housing Sites Assessment deleted																	
25.	P33	Section 8.2 Selected Sites for Housing Development deleted	New Section 5.4 Selected Sites for Housing Development inserted																
26.	P37	Section 8.3 Policies for Housing Development Sites deleted	New Section 5.5 Policies for Housing Development Sites inserted using modified Policies HS1 and HS2																
27.	P38 Policy HS1	<p>Policy HS1 Land East of Penyard Garden, SW of A40</p> <table border="0"> <tr> <td>Site Reference</td> <td>WNP33</td> </tr> <tr> <td>Area to be developed</td> <td>1.3 ha</td> </tr> <tr> <td>Max number of houses</td> <td>18</td> </tr> <tr> <td>Affordable homes</td> <td>7 (40%)</td> </tr> </table> <p>Site WNP33 is allocated for 18 dwellings subject to the proposed development conforming to all policies contained in the Weston under Penyard Neighbourhood Plan, the Herefordshire Core Strategy and the following site specific requirements:</p> <ol style="list-style-type: none"> The opportunity must be taken in the housing design and the site design to significantly enhance the setting of both the entrance to the village and views across to the Parish Church and The Penyard by screening the effect of the existing buildings of Penyard Gardens and Seabrook Place. This must be complemented by appropriate green spaces, trees and hedgerows; Housing design should comply with the policies of this Plan but should, 	Site Reference	WNP33	Area to be developed	1.3 ha	Max number of houses	18	Affordable homes	7 (40%)	<p>Policy HS1 Land East of Penyard Garden, SW of A40</p> <table border="0"> <tr> <td>Site Reference</td> <td>WNP33</td> </tr> <tr> <td>Area to be developed</td> <td>1.3 ha</td> </tr> <tr> <td>Max number of houses</td> <td>18</td> </tr> <tr> <td>Affordable homes</td> <td>7 (40%)</td> </tr> </table> <p>Site WNP33 is allocated for 18 dwellings subject to the proposed development conforming to all policies contained in the Weston under Penyard Neighbourhood Plan, the HC Core Strategy and the following site specific requirements:</p> <ol style="list-style-type: none"> The opportunity must be taken in the housing design and the site design to significantly enhance the setting of both the entrance to Weston village and views across to the Parish Church and The Penyard by screening the effect of the existing buildings of Penyard Gardens and Seabrook Place. This must be complemented by appropriate green spaces, <u>hedgerows and large trees, all with Tree Protection Orders in place prior to tree planting;</u> Housing design should comply with the policies of this Plan but should, where possible, be complementary with the design of the nearby development on site WNP08; 	Site Reference	WNP33	Area to be developed	1.3 ha	Max number of houses	18	Affordable homes	7 (40%)
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Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)																
		<p>where possible, be complementary with the design of the nearby development on site WNP08;</p> <p>c) A combined footway/cycleway link should be provided from the A40 at the NE side of the development to the existing adopted highways at the SW side of the development;</p> <p>d) Adequate public green space and play areas must be provided;</p> <p>e) Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian crossing improvements. These improvements should be designed and constructed in a manner that is complementary with the nearby development on site WNP08, and</p> <p>f) If construction of the required number of houses on the site described in this policy has not begun before 31st March 2027 then the Plan allocation for the site will lapse.</p> <p><u>Supporting Statements</u></p> <ol style="list-style-type: none"> The policy addresses the positive benefits of the specific development which have formed an integral part of the site selection process. The policy requires the developer's design proposal to take full account of the other selected potential development site WPN08, situated nearby. 	<p>c) A combined footway/cycleway link should be provided from the A40 at the NE side of the development to the existing adopted highways at the SW side of the development;</p> <p>d) Adequate public green space and play areas must be provided;</p> <p>e) Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian <u>and cycling</u> crossing improvements. These improvements should be designed and constructed in a manner that is complementary with the nearby development on site WNP08;</p> <p>f) Any proposal for development of this site will require a full archaeological investigation. In the event of significant and / or extensive remains are found they should be preserved in-situ in accordance with paragraph 135 of the NPPF;</p> <p>g) <u>Consideration of a new access road through site 33 to the school, village hall and recreation ground;</u></p> <p>h) <u>Developers should ensure that the phasing of construction works for any site should minimise the effect on the amenity or visual intrusion of residents of properties located nearby and those new residents nearby within their development. In this regard any planning application should be supported by evidence of current demand for the type and number of houses proposed and accompanied by a working method statement showing how development should be brought forward in phases to minimise any adverse effects; and</u></p> <p>i) If construction of the required number of houses on the site described in this policy has not begun before 31st March 2027 then the Plan allocation for the site will lapse.</p> <p><u>Supporting Statements</u></p> <ol style="list-style-type: none"> The policy addresses the positive benefits of the specific development which have formed an integral part of the site selection process, <u>including advice provided by Herefordshire Council's Archaeology Service in relation to the potential for archaeological remains to be present on site given the proximity of the settlement to Ariconium.</u> The policy requires the developer's design proposal to take full account of the other selected potential development site WPN08, situated nearby. <u>Developer should be aware of demand in order that a site does not remain in a state of 'under construction' for a significant period of time whereby residents nearby and living in early phases of the development are continually suffering effects on their amenity from the unfinished condition of a site or a lengthy period over which building works take place.</u> 																
28.	P39 Policy HS2	<p>Policy HS2 Land East of Hunsdon Manor, NE of the A40</p> <table> <tr> <td>Site Reference</td> <td>WNP08</td> </tr> <tr> <td>Area to be developed</td> <td>4.09 ha</td> </tr> <tr> <td>Max number of houses</td> <td>37</td> </tr> <tr> <td>Affordable homes</td> <td>15 (40%)</td> </tr> </table>	Site Reference	WNP08	Area to be developed	4.09 ha	Max number of houses	37	Affordable homes	15 (40%)	<p>Policy HS2 Land East of Hunsdon Manor, NE of the A40</p> <table> <tr> <td>Site Reference</td> <td>WNP08</td> </tr> <tr> <td>Area to be developed</td> <td>4.09 ha</td> </tr> <tr> <td>Max number of houses</td> <td>37</td> </tr> <tr> <td>Affordable homes</td> <td>15 (40%)</td> </tr> </table>	Site Reference	WNP08	Area to be developed	4.09 ha	Max number of houses	37	Affordable homes	15 (40%)
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		<p>Site WNP08 is allocated for 37 dwellings within the Settlement Boundary defined in Policy H5 subject to the proposed development conforming to all policies contained in the Weston under Penyard Neighbourhood Plan, the Herefordshire Core Strategy and the following site specific requirements:</p> <ul style="list-style-type: none"> a) The opportunity must be taken in the housing design and the site design to significantly enhance the setting of the entrance to the village. This must be complemented by appropriate green spaces , trees and hedgerows; b) Housing design should comply with the policies of this Plan but should, where possible, be complementary with the design of the nearby development on site WNP33; c) Provision should be made for pedestrian and cycle access at the NE side of the site to allow for the potential development of a combined footway/cycleway on the route of the disused railway; d) Adequate play areas and public green space should be provided as a feature at the centre of the site around the existing pond; e) Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian crossing improvements. These improvements should be designed and constructed in a manner that is complementary with the nearby development on site WNP33 f) Consideration of a new access road through site 33 to the school, village hall and recreation ground and g) If construction of the required number of houses on the site described in this policy has not begun before 31st March 2027 then the Plan allocation for the site will lapse. <p><u>Supporting Statements</u></p> <ul style="list-style-type: none"> 1. The policy addresses the positive benefits of the specific development which have formed an integral part of the site selection process. 2. The policy requires the developer's design proposal to take full account of the other selected potential development WNP33, situated nearby. 	<p>Site WNP08 is allocated for 37 dwellings within the Settlement Boundary defined in Policy H2 subject to the proposed development conforming to all policies contained in the Weston under Penyard Neighbourhood Plan, the HC Core Strategy and the following site specific requirements:</p> <ul style="list-style-type: none"> a) The opportunity must be taken in the housing design and the site design to significantly enhance the setting of the entrance to Weston village. <u>This must be complemented by appropriate green spaces and by retaining and strengthening hedgerows and trees on site;</u> b) Housing design should comply with the policies of this Plan but should, where possible, be complementary with the design of the nearby development on site WNP33; c) Provision should be made for pedestrian and cycle access at the NE side of the site to allow for the potential development of a combined footway/cycleway on the route of the disused railway; d) <u>The existing pond should be retained as an amenity feature within the new development.</u> Adequate play areas and public green space should be provided as a feature at the centre of the site around the existing pond; e) Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian <u>and cycling</u> crossing improvements. These improvements should be designed and constructed in a manner that is complementary with the nearby development on site WNP33; f) <u>Any proposal for development of this site will require a full archaeological investigation. In the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the NPPF and the land surrounding the remains will be considered at a future review stage of the Plan for designation as Local Green Space in accordance with Policy SE3;</u> g) <u>The horse trough on the A40, referred to in Appendix A, (D) 5, should be protected and the site enhanced if possible;</u> h) <u>Developers should ensure that the phasing of construction works for any site should minimise the effect on the amenity or visual intrusion of residents of properties located nearby and those new residents nearby within their development. In this regard any planning application should be supported by evidence of current demand for the type and number of houses proposed and accompanied by a working method statement showing how development should be brought forward in phases to minimise any adverse effects;</u> i) <u>Any application for development of this site must demonstrate that flood risk to the site or downstream of the site arising from watercourses and ponds on the site is not increased by the development. All flood risk tests and assessments required by the local planning authority must be completed prior to planning approval and any associated flood mitigation works will be completed in accordance with the requirements of the local planning authority; and</u> j) If construction of the required number of houses on the site described in this policy has not begun before 31st March 2027 then the Plan allocation for the site will lapse.

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			<p><u>Supporting Statements</u></p> <ol style="list-style-type: none"> 1. The policy addresses the positive benefits of the specific development which have formed an integral part of the site selection process, <u>including advice provided by Herefordshire Council's Archaeology Service in relation to the potential for archaeological remains to be present on site given the proximity of the settlement to Ariconium.</u> 2. The policy requires the developer's design proposal to take full account of the other selected potential development WNP33, situated nearby. 3. The area is known to have a moderate potential for the presence of Roman and Medieval remains. 4. Although the site has a recorded area of 4.09ha a substantial proportion of the site is not available for building due to the presence of significant and important Roman archaeological remains. 5. Developer should be aware of demand in order that a site does not remain in a state of 'under construction' for a significant period of time whereby residents nearby and living in early phases of the development are continually suffering effects on their amenity from the unfinished condition of a site or a lengthy period over which building works take place.
29.	<p>P 42 Policy SD2</p>	<p>Policy SD2: Community facilities Support will be given to well-designed development that enhances and increases community facilities, recreation and local services within the core village of Weston under Penyard.</p> <p>The retention and creation of new or additional services and facilities will be supported where possible through enabling developments that would enhance their viability. All such proposals should ensure that:</p> <ol style="list-style-type: none"> a) They meet a need identified by the community concerned or by a body with statutory responsibility for a particular service; b) They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; c) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads and d) Access and off-street parking can be satisfactorily provided without harming existing residential and other uses. <p>Proposals that could result in loss of or harm to an Asset of Community Value, as listed in Appendix B, will be resisted vigorously.</p> <p>In order to support the proposed level of growth and contribute towards maintaining a resilient and balanced community, developers should contribute towards enhancing these community facilities and other facilities considered necessary as the result of the expansion of the village.</p>	<p>Policy SD2: Community facilities Support will be given to well-designed development that enhances and increases community facilities, recreation and local services within Weston village.</p> <p><u>Support will also be given to well-designed development proposals for a new village school in Weston Under Penyard, should this be required by the relevant education authorities during the life of the plan. Because of the importance of maintaining a school within the parish for local children, an appropriate level of policy 'weight' will be given by the Parish Council and the Local Planning Authority in decisions relating to site selection for a new school.</u></p> <p><u>The provision of other community facilities within any new school building is also supported, subject to the remaining sections of this policy.</u></p> <p>The retention and creation of new or additional services and facilities will be supported where possible through enabling developments that would enhance their viability. All such proposals should ensure that:</p> <ol style="list-style-type: none"> a) They meet a need identified by the community concerned or by a body with statutory responsibility for a particular service; b) They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; c) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads; and d) Access and off-street parking can be satisfactorily provided without harming existing residential and other uses.

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			<p>Proposals that could result in loss of or harm to an Asset of Community Value, as listed in Appendix A, will be resisted vigorously.</p> <p>In order to support the proposed level of growth and contribute towards maintaining a resilient and balanced community, developers should contribute towards enhancing these community facilities and other facilities considered necessary as the result of the expansion of the village.</p>
30.	P45, Policy ST1 Sub-item (d)	d) New and improved footpaths are provided, not just within new developments but with appropriate extensions to create safe pedestrian routes to the key locations in the parish;	d) New and improved footpaths <u>and cycleways</u> are provided, not just within new developments but with appropriate extensions to create safe pedestrian <u>and cycle</u> routes to the key locations in the parish;
31.	P48, Policy SB1	<p>Policy SB1: Supporting Local Business Development proposals which sustain or increase local business activity, offer employment and appropriate skills training in the parish will be supported provided that:</p> <ul style="list-style-type: none"> a) The development can be accommodated within the rural character of the parish; b) The development does not adversely affect residential and environmental amenity; c) The road network, access and parking provisions should be sufficient for any increase in traffic; d) Small scale, light or general industry, in particular craft-based operations or sustainable technologies are encouraged to locate in suitably converted rural buildings, or on brownfield sites; e) External storage and paraphernalia should be effectively screened; f) Noise and light pollution is minimal and g) Proposals for home working, would have no adverse effect on residential amenity, including traffic generation, noise or light pollution. 	<p>Policy SB1: Supporting Local Business Development proposals, <u>particularly for agriculture and tourism</u> which sustain or increase local business activity, offer employment and appropriate skills training in the parish will be supported provided that:</p> <ul style="list-style-type: none"> a) The development can be accommodated within the rural character of the parish; b) The development does not adversely affect residential and environmental amenity. <u>In terms of environmental amenity, this will include protecting biodiversity, in particular ensuring no significant effects upon any sites designated Special Areas of Conservation; the landscape, the water environment; and the historic environment;</u> c) The road network, access and parking provisions should be sufficient for any increase in traffic; d) Small scale, light or general industry, in particular craft-based operations or sustainable technologies are encouraged to locate in suitably converted rural buildings, or on brownfield sites; e) External storage and paraphernalia should be effectively screened; f) Noise and light pollution is minimal; and g) Proposals for home working, would have no adverse effect on residential amenity, including traffic generation, noise or light pollution.
32.	P49 Policy SB4	<p>Policy SB4: Provision of Broadband and Mobile Telephone Services Proposals to enhance the present broadband and mobile telephone equipment infrastructure will be supported through:</p> <ul style="list-style-type: none"> a) The introduction of appropriate super-fast broadband and mobile telephone equipment that will provide high quality internet connectivity for business and residential users; and b) The requirement for new development proposals to include provision for the connection to high speed broadband by means of suitable ducting within the development site, linked to the local/national network. 	<p>Policy SB4: Provision of Broadband and Mobile Telephone Services Proposals to enhance the present broadband and mobile telephone equipment infrastructure will be supported through:</p> <ul style="list-style-type: none"> a) The introduction of appropriate super-fast broadband and mobile telephone equipment that will provide high quality internet connectivity for business and residential users; b) The requirement for new development proposals to include provision for the connection to high speed broadband by means of suitable ducting within the development site, linked to the local/national network; and c) <u>Where proposals are advanced that would involve telephone masts, regard should be had to the transit routes of protected species, in particular bats, thereby ensuring the requirements of Policy SE1 criterion (d).</u>
33.	P45 Policy ST1	<p>Policy SE1: Sustaining the parish environment and landscape Measures to preserve and enhance the landscape of the parish's ecological</p>	<p>Policy SE1: Sustaining the parish environment and landscape Measures to preserve and enhance the landscape of the parish's ecological network, the setting and</p>

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		<p>network, the setting and character of settlements will be promoted wherever possible. Development should contribute positively to the area's rural character and not adversely affect it. Wherever possible proposals should:</p> <ul style="list-style-type: none"> a) Not adversely affect landscape character but include measures to conserve, restore or enhance the landscape features such as trees, vistas and panoramic views especially primary views into, out of and within the parish including those listed in Appendix C; b) Maintain and preferably extend tree distribution and cover; c) Retain important landscape assets of the parish such as ancient trees, orchards, hedgerows and open green spaces, and d) Contribute towards reconnecting and enhancement of the ecological network of the area with measures, in particular, to enhance the biodiversity value of the parish 	<p>character of settlements will be promoted wherever possible. Development should contribute positively to the area's rural character and not adversely affect it. Wherever possible proposals should:</p> <ul style="list-style-type: none"> a) Not adversely affect landscape character but include measures to conserve, restore or enhance the landscape features such as trees, vistas and panoramic views especially primary views into, out of and within the parish including those listed in Appendix B; b) Maintain and preferably extend tree distribution and cover; c) Retain important landscape assets of the parish such as ancient trees, orchards, hedgerows and open green spaces; d) Contribute towards reconnecting and enhancement of the ecological network of the area with measures, in particular, to enhance the biodiversity value of the parish; e) <u>Ensure that any adverse effects on the European sites can be avoided or mitigated; and</u> f) <u>Not compromise the ability of the Nutrient Management Plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets, or at risk of doing so.</u>
34.	P 53 Policy SE2	<p>Policy SE2: Sustaining Local Heritage and Character Developments will be supported where they conserve or enhance the parish's historic character and local distinctiveness by:</p> <ul style="list-style-type: none"> a) Retaining its historic landscape character, distinctive features and surrounding countryside, including their settings and b) Protecting the character and surroundings of important buildings, monuments and archaeological sites, including all of those listed in Appendix B 	<p>Policy SE2: Sustaining Local Heritage and Character Developments will be supported where they conserve or enhance the parish's historic character and local distinctiveness by:</p> <ul style="list-style-type: none"> a) Retaining its historic landscape character, distinctive features and surrounding countryside, including their settings; b) Protecting the character and surroundings of important buildings, monuments and archaeological sites, including all of those listed in Appendix A; and c) <u>Ensuring that appropriate archaeological investigations are carried out and in the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the NPPF.</u>
35.	P53 Policy SE3	<p>Policy SE3: Sustaining open spaces</p> <ul style="list-style-type: none"> a) The land known as Church Field and the parish recreation ground, including the play park and area around the village hall are designated within this Plan as Local Green Space and are therefore protected from development; b) Developers will be expected to provide or contribute to the provision of open space in accordance with Herefordshire Council's open space standards requirement, and c) Where such space cannot be provided on site, contributions should be made to the provision, improvement/replacement, operation or maintenance of open space and play areas elsewhere within the Parish. 	<p>Policy SE3: Sustaining open spaces</p> <ul style="list-style-type: none"> a) The land known as Church Field and the parish recreation ground, including the play park and area around the village hall are designated within this Plan as Local Green Space, <u>as defined in the NPPF</u>, and are therefore protected from development; b) <u>In the event of significant and / or extensive archaeological remains being found, as defined in Policy SE2, the land surrounding the remains will be considered at a future review stage of the Plan for designation as Local Green Space;</u> c) Developers will be expected to provide or contribute to the provision of open space in accordance with Herefordshire Council's open space standards requirement; and d) Where such space cannot be provided on site, contributions should be made to the provision, improvement/replacement, operation or maintenance of open space and play areas elsewhere within the Parish.
36.	P54 Policy SE4	<p>Policy SE4 : Polytunnel Development Further polytunnel development should:</p>	<p>Policy SE4 : Polytunnel Development Further polytunnel development should <u>comply with Policy SE1</u> and with the Herefordshire Council</p>

Appendix 2 Important Amendments made to the draft Plan following Regulation 14 Consultation, July 2015

Ref. No.	Draft Plan Section	Draft Plan (Version 3)	Submission Plan (Version 4)
	and Supporting Statements	<p>a) Comply with the Herefordshire Council Polytunnels Supplementary Planning Document , December 2008, and</p> <p>b) Give due consideration to</p> <ul style="list-style-type: none"> • Economic needs and impact; • Landscape and visual impact; • Residential amenity; • Product transportation and any requirements for increased heavy; • Vehicular traffic along narrow country lanes; • Surface water run-off and flood risk; • Impact on biodiversity, and Public rights of way <p><u>Supporting Statement</u></p> <p>1. Whilst it is acknowledged that polytunnels are an important part of the agricultural/horticultural economy the parish has become a focus for large areas of permanent and seasonal polytunnel cover which has had a significant impact in terms of the wider landscape and the amenities of local residents</p> <p>It is therefore important that any further development of this kind be accompanied by detailed evidence demonstrating that the criteria in policy SE4 can be satisfied.</p>	<p>Polytunnels Supplementary Planning Document , December 2008.</p> <p><u>Supporting Statements</u></p> <ol style="list-style-type: none"> 1. Whilst it is acknowledged that polytunnels are an important part of the agricultural/horticultural economy the parish has become a focus for large areas of permanent and seasonal polytunnel cover which has had a significant impact in terms of the wider landscape and the amenities of local residents 2. It is therefore important that any further <u>proposals for</u> development of this kind be accompanied by detailed evidence demonstrating that the criteria in policy SE4 can be satisfied.
37.	P 54 Policy SE5	<p>Policy SE5: Renewable Energy</p> <p>Renewable energy proposals that will benefit the community and businesses will be encouraged where:</p> <ol style="list-style-type: none"> a) <u>They respect</u> the rural and/or settlement character of the locality; b) <u>They do not adversely affect</u> local heritage such as archaeological sites and historic buildings, including their settings; c) Local and residential amenity is protected; d) Any traffic that is generated can be accommodated safely upon the local road network; e) <u>Their</u> scale reflects the community's needs; and f) <u>They will not adversely affect</u> biodiversity. 	<p>Policy SE5: Renewable Energy</p> <p>Renewable energy proposals that will benefit the community and businesses will be encouraged where:</p> <ol style="list-style-type: none"> a) The rural and/or settlement character of the locality is respected; b) Local heritage, such as archaeological sites and historic buildings, including their settings, <u>are not adversely affected;</u> c) Local and residential amenity is protected; d) Any traffic that is generated can be accommodated safely upon the local road network; e) The scale reflects the community's needs; f) The biodiversity <u>will not be adversely affected; and</u> g) <u>Where renewable energy proposals are advanced that would involve tall structures, regard should be had to the transit routes of protected species, in particular bats, thereby ensuring the requirements of Policy SE1 criterion (d).</u>

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38.	P55 Policy SE6	<p>Policy SE6: Surface and Foul Water Drainage</p> <p>a) Development should not cause or increase the risk of surface water flooding and the associated risk of pollution. Where such risks are known to exist and have been identified as a potential problem, developers will need to undertake detailed assessments in order to determine appropriate measures to be taken to address the risks and for these measures to be included within the planning applications;</p> <p>b) Any risk of pollution arising from inadequate drainage or excessive run-off from fields or roads would need to be handled as above;</p> <p>c) Developers will need to establish the capacity required to serve the new housing and work with the appropriate agencies to integrate with and possibly extend the existing network or to propose an alternative sewage disposal facility in accordance with the requirements of Herefordshire Council and the Water Authority, and</p> <p>d) Developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.</p>	<p>Policy SE6: Sustainable Water Management</p> <p>a) Development should not cause or increase the risk of surface water flooding and the associated risk of pollution. Where such risks are known to exist and have been identified as a potential problem, developers will need to undertake detailed assessments in order to determine appropriate measures to be taken to address the risks and for these measures to be included within the planning applications;</p> <p>b) Any risk of pollution arising from inadequate drainage or excessive run-off from fields or roads would need to be handled as above;</p> <p>c) Developers will need to establish the capacity required to serve the new housing and work with the appropriate agencies to integrate with and possibly extend the existing network or to propose an alternative sewage disposal facility in accordance with the requirements of Herefordshire Council and the Water Authority; and</p> <p>d) Developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.</p> <p>e) <u>Development will only be permitted on land which is within Flood Zone 1 (low risk).</u></p> <p>f) <u>No development will be permitted which has risks of any detrimental impact on Rudhall and Walford Brooks unless those risks are mitigated to the satisfaction of the Environment Agency and the local planning authority.</u></p>
39.	P58 Section 13.1		All data results from the questionnaire project transferred to new box below Project box. Process repeated for all Projects.
40.	P62 Section 15 "Next Steps"	Next Steps section removed	
41.	P64 Appendix A	Appendix A Housing Site Options removed	Appendices B, C and D renumbered as A, B and C
42.	P74 Appendix B (D)	Insertion of new items 5, 6 and 7	<p>5. Horse Trough. Steel Construction. North side of A40 just west of junction with Bury Hill Lane. OS Ref (189) 6366 2311.</p> <p>6. Horse Trough. Stone construction. east side of The Street just north of dwelling "The Beechings". OS Ref (189) 6325 2354</p> <p>7. The Village Hall (not an old building, but an Asset of Community Value)</p>
43.	Various locations throughout the document		Change all references "Neighbourhood Development Plan" to "Neighbourhood Plan"
44.	Various locations		Amend all references to the "Core Strategy" to "HC Core Strategy".

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	throughout the document		
45.	Various locations throughout the document		"Weston village" used consistency to describe the main village of the Parish, located on the A40