

**Lyonshall Draft Neighbourhood Development Plan – Consultation Responses**  
**25<sup>th</sup> October - 7<sup>th</sup> December 2018**

**Table 1 Herefordshire Council's Comments**

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Councils' Consideration	Amendments to Lyonshall NDP
<b>Neighbourhood Planning (1.0)</b>	All			Comment	<u>General comments</u> Overall the plan is a well written and well researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the Core Strategy.	Noted.	No change.
<b>Development Management (2.0)</b>				N/A	No comments received	Noted.	No change.
<b>Strategic Planning (3.1)</b>				N/A	<b>Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment</b>	Noted.	No change.

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					From Herefordshire Council Strategic Planning Team Name of NDP: Lyonshall NDP Date: 29/11/18		
					Draft Neighbourhood Plan policy  Equivalent CS policy(ies) (if appropriate) In general conformity (Y/N) Comments		
3.2			Draft Policy LH1 Settlement Boundaries	Support	Policy RA3; RA2; SD3; SD1; SS2; MT1; H1; (Y)	Noted.	No change.
3.3			Draft Policy LH2 House Types and Sizes	Support	SD1; SS2; (Y)	Noted.	No change.
3.4			Draft Policy LH3 Promoting High Quality Design	Support	E3; SD1; SS1; LD4; (Y)	Noted.	No change.
3.5			Draft Policy LB1 Protecting and Enhancing Local Employment Opportunitie	Support	SS5; RA5; RA6; E1; E2; E3; E4; MT1; (Y)	Noted.	No change.

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			s in Lyonshall				
3.6			Draft Policy LB2 Supporting Rural Diversificatio n	Support	Policy RA5 (Y)	Noted.	No change.
3.7			Draft Policy LB3 Large Agricultural Buildings and Extensions	Support and Comment	Policy RA6; MTI (Y) Please note that the NDP cannot put in place Traffic Regulation Orders.	Noted and accepted.  Delete final sentence of paragraph 5 (penultimate paragraph) as suggested.	Amend NDP.  Delete " <u>No vehicle movement other than emergency services or staff will be permitted between the hours of 10.00pm and 6.00am, to protect local amenity.</u> " In penultimate paragraph.
3.8			Draft Policy LB4 Local Energy Schemes	Support	SD2 (Y)	Noted.	No change.
3.9			Draft Policy LE1 Protecting and Enhancing Local Landscape Character and Built Heritage	Support	Policies LD4; SD1 (Y)	Noted.	No change.
3.10			Draft Policy LE2 Protecting	Support	LD2 (Y)	Noted.	No change.

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			and Enhancing Local Wildlife				
3.11			Draft Policy LC1 Memorial Hall	Support	SC1 (Y)	Noted.	No change.
3.12			Draft Policy LC2 Open Space	Support	OS1, OS2; OS3 (Y)	Noted.	No change.
3.13			Draft Policy LT1 Transport & Accessibility	Support	Policies SS4; MT1 (Y)	Noted.	No change.
<b>Landscape / Archaeology/ conservation (4.0)</b>				N/A	No comments received		
<b>Strategic Housing (5.0)</b>			Presume Policy LH2	Comment	I am happy with the NDP14 with exception on the tenures, these would need to be negotiated at the time of development being brought forward to enable them to reflect with the needs data.	Noted.  The comment is rather unclear but the wording Policy LH2 could be amended to be closer to Herefordshire Strategic Housing's wording.	Amend NDP.  Insert new text after first sentence of Policy LH2 1.:  "Over the plan period a range of dwelling sizes, types and tenures should be provided in new housing developments. <i>Developers should ensure proposals respond to the most up to date evidence for addressing local housing need and development should...."</i>
<b>Economic Development (6.0)</b>				N/A	No comments received	Noted.	No change.

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Natural England (7.0)				N/A	No comments received	Noted. Refer to Table 2.	No change.
Historic England (8.0)	All			Support	Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.	Noted. Refer to Table 2.	No change.
Environmental Health (9.0)				N/A	No comments received	Noted.	No change.
Environment Agency (10.0)				N/A	No comments received	Noted.	No change.
Parks and Countryside (11.0)				N/A	No comments received	Noted.	No change.
Education (12.0)				N/A	No comments received	Noted.	No change.
Transportation and Highways (13.1)			LH1 (5)	Object	LH1 (5) disagree with setting the minimum of two spaces as if the dwelling is only one bedroom we would only	Accepted.  Delete final sentence of LH1 (5).	Amend NDP. Amend Policy LH1 (5): <u>Delete final sentence:</u>

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					require one space- We would recommend removal of this sentence as it does not conform with our design guide.		" Adequate parking for a minimum of two cars should be provided on each plot to reduce the need for on street parking."
(13.2)			LB1	Comment	LB1 provision for access by pedestrian and cyclists should also be included.	Accepted.  Insert reference to provision for access by pedestrians and cyclists as suggested.  Although not suggested this should be included in LH1 as well as LB1.	Amend NDP. Amend Policy LB1 and LH1. Insert new criterion and renumber others: " Suitable and safe provision is made for access by pedestrian and cyclists."
<b>Air, land and water protection (14.1)</b>	All			Comment	It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.	Noted.	No change.
(14.2)			LH1 Site A	Comment	Having reviewed records readily available, I would advise the following regarding the five proposed new housing site allocations (Draft Policy LH1) as outlined in red on 'Map 3	Noted.  This is a detailed matter and should be dealt through the development management process and when a	No change.

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					<p>Proposed Site Allocations A – E':</p> <ul style="list-style-type: none"> <li>• Site A: Orchard behind Howe Terrace</li> </ul> <p>A review of Ordnance survey historical plans indicate the site has historically been used as an orchard.</p> <p>By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p>	planning application is submitted.	
<b>(14.3)</b>			LH1 Site E		<ul style="list-style-type: none"> <li>• Site E: Land opposite the Memorial Hall</li> </ul> <p>A review of Ordnance survey historical plans indicate a railway track historically ran along the east side of the site boundary.</p> <p>It is possible that unforeseen contamination</p>	<p>Noted.</p> <p>This is a detailed matter and should be dealt through the development management process and when a planning application is submitted.</p>	No change.

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					<p>may be present at the above mentioned site.</p> <p>Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.</p>		
<b>(14.4)</b>			All	Comment	<p>General comments:</p> <p>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.</p> <p>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</p>	<p>Noted.</p> <p>This is a detailed matter and should be dealt through the development management process and when a planning application is submitted.</p>	No change.



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					submitted for consideration as they may change the comments provided.  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.		
<b>(14.5)</b>			All	Comment	Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.	Noted.	No change.
<b>(14.6)</b>			All	Comment	These comments are provided on the basis that any other developments would be subject to application through the normal planning process.	Noted.	No change.

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Waste				N/A	No comments received	Noted.	No change.
Welsh Water				N/A	No comments received	Noted.	No change.