

**Lyonshall Draft Neighbourhood Development Plan
Reg 14 Consultation Responses
25th October - 7th December 2018**

Table 2 Consultation Bodies' and Other Stakeholder Groups' Comments

Consultee and Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to Lyonshall NDP
National Grid Statutory Consultee (1.0)	All			Comment.	<p>Lyonshall Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported</p>	Noted.	No change.

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					<p>through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts National Grid has provided information in relation to electricity</p>		

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					<p>and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Electricity distribution The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk Please remember to consult National Neighbourhood Plan Documents or proposals that could affect our infrastructure. We would be grateful if you could add our details to your consultation database: Hannah Consultant Town Planner n.grid@amecfw.com Wood E&I Solutions UK Ltd Gables House Kenilworth Road Leamington Spa Warwickshire CV32 6JX</p>		
Coal Authority (2.0)	All			No comment.	No specific comments	Noted.	No change.
Highways Agency (3.0)	All			Comment.	We have reviewed the consultation documents and can confirm that the plans and policies set out within the Neighbourhood Development Plan are unlikely to have	Noted.	No change.

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					implications for the continued safe operation and functionality of the SRN.		
Historic England (4.0)				Support.	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan.</p> <p>Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness including undesignated heritage assets, the maintenance of historic rural character and the importance of good design.</p> <p>Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p>	Noted.	No change.

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					I hope you find this advice helpful.		
Environment Agency (5.1)	All			Comment.	<p>LYONSHALL REGULATION 14 DRAFT NEIGHBOURHOOD PLAN</p> <p>I refer to your email of the 24 October 2018 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 adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable.</p> <p>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</p>	Noted.	No change.

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					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.		
(5.2)			LH1	Comment.	<p>Development and Flood Risk: We would raise concern, at this time, at the lack of information within the NP relating to the water environment, notably flood risk.</p> <p>Whilst the Adopted Core Strategy has a robust Flood Risk Policy (Policy SD3) the associated evidence base, as stated above, did not include a detailed assessment of the impacts of flooding in rural parishes.</p>	<p>Accepted.</p> <p>The supporting text for Policy LH1 should refer to areas of known flood risk within the village.</p> <p>Map 7 shows flood zones but Environment Agency Flood Maps for Planning could be referenced in the text as the online resource provides the most up to date information at any one time.</p> <p>Delete Map 3 as it is repetitious - the sites are in the policies map and figures in the table.</p>	<p>Amend NDP.</p> <p>Insert additional text after para 3.1.14 and renumber other paragraphs:</p> <p><i>"At the Regulation 14 consultation stage representations were submitted by the Environment Agency expressing concern at the lack of information within the NDP relating to the water environment, notably flood risk. The area to the south and east of the village includes an area of known fluvial flood risk as shown on Map 3 below (as provided by the Environment Agency). The settlement boundary and proposed site allocation B has been amended to exclude this area and Policy LH1 has been amended to include additional text to guide development away from areas of known flood risk. Flood Maps for Planning for other areas of the Parish can be found at https://flood-map-for-planning.service.gov.uk/ "</i></p> <p>Insert new Map showing area of flood risk as provided by EA).</p>

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							<p><i>Delete former Map 3.</i></p> <p><i>Amend Map 4 and renumber. Exclude area of flood risk from settlement boundary and Site B.</i></p> <p><i>Amend Policy LH1 - include new criterion: " Proposals should follow a sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk zone, in the first instance."</i></p>
(5.3)			LH1	Comment / Objection.	<p>This raises concern as one of the proposed housing sites (Site B) is located partially within Flood Zones 2, the medium risk zone. I have attached a copy of the Indicative Flood Map for your information.</p> <p>In order to demonstrate that the site is appropriate, and developable, we would expect an assessment of flood risk (evidence) prior to final submission.</p> <p>We would expect a sequential justification of why this site has been allocated over sites within areas of lower flood risk, as referred to in bullet point one of the Core Strategy Policy SD3.</p>	<p>Accepted.</p> <p>See 5.2 above. The boundaries of the settlement boundary and proposed site allocation Site B have been amended to exclude the area at known risk of flooding.</p>	No further change.

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					An assessment of flood risk should be undertaken to ascertain the precise level of risk and whether the site can be developed safely without increasing flooding to third parties. It may be viable to accommodate the required housing numbers (18 dwellings) on the site but evidence/confirmation will need to be submitted to demonstrate that the allocation is viable.		
(5.4)		3.1.1 4		Comment.	As stated in the associated Scoping Report (March 2015) reference should be made to Herefordshire Council's Strategic Flood Risk Assessment (SFRA) 2009. It is understood that Herefordshire Council will be undertaking further updates/revisions to this document, which is now seven years old, in consideration of flood risk, especially in the rural areas. We would therefore recommend you contact the	Accepted. Insert additional supporting text referring to the SFRA and proposed updates.	Amend NDP. Insert additional text after new proposed text - see (5.2) above: <i>"Herefordshire Council's Strategic Flood Risk Assessment (SFRA) was published in 2009 as part of the evidence base for the adopted Core Strategy but at that time it did not include a detailed assessment of the impacts of flooding in rural parishes. It is understood that Herefordshire Council will be undertaking further updates and revisions to this document, which is now seven years old, in consideration of flood risk, especially in the rural areas. Development proposals will be</i>

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					Neighbourhood Planning team to discuss this further.		<i>expected to take account of the new SFRA following its publication."</i>
(5.5)			LH1	Comment.	<p>In reference to the above, page 22 (SEA Scoping Task A1) confirms that 'up-to-date flood risk information should be gathered from the Environment Agency, in order to ensure that flood risks are considered when preparing the Lyonshall NDP'. Similarly page 8 (SEA Scoping Task A4) picks up water matters and the need to avoid, manage and reduce flood risk and 'prevent inappropriate development of the floodplain'.</p> <p>The Flood Map at this location has not been produced from a detailed hydraulic model but by using a national, generalised mapping technique. Whilst this is the best data available at the current time, this is for indicative purposes only and may not be an accurate representation of the floodplain in this location as this type of mapping does not include the presence of structures such as bridges and culverts on flooding.</p>	<p>Noted.</p> <p>Herefordshire Council did not include comments about flood risk at Reg 14 (see Table 1).</p> <p>However the Parish Council is committed to continuing to work closely with Herefordshire Council on the NDP and has referred the proposed amended revised settlement boundary and site allocation boundary to the land drainage team for any further comments. The NDP Team has confirmed by email (dated 20 December 2018) that they support this approach.</p>	No further change at this stage.

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					<p>It should be noted that the river network that impacts Lyonshall, the Curl Brook in this instance, is classified as 'ordinary watercourse' and falls under the jurisdiction of Herefordshire Council and the Lead Local Flood Authority.</p> <p>We would therefore recommend discussions with the Land Drainage team at Herefordshire Council with regard to the suitability of the proposed development throughout the village.</p>		
(5.6)	All			Comment.	<p>Note - Climate change allowances: The NPPG refers to Environment Agency guidance on considering climate change in planning decisions which is available online:</p> <p>https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances This has been updated and replaces the September 2013 guidance. Any assessment to inform developability of the allocated</p>	Noted.	No change.

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					site will need to consider advice within our area 'Climate Change Allowances for planning' guidance (March 2016), copy attached.		
(5.7)			LH1	Comment.	<p>In consideration of the above we would therefore expect greater consideration of flood risk within the next iteration of the NP. In conformity with both the National Planning Policy Guidance (NPPG) and Herefordshire Councils Adopted Core Strategy (Policy SD3) we would expect adherence to a Sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk Zone, in the first instance.</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. Discussions with Herefordshire Council and their land drainage team may identify such flood</p>	<p>Accepted.</p> <p>See (5.2) above.</p>	No further change.

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					risk improvements. Since the imposition of the Flood and Water Management Act the management of surface water falls under the jurisdiction of the LLFA, in this instance Herefordshire Council.		
(5.8)	All			Comment.	<p>Water Quality/Foul Water Drainage: With regards to foul drainage all new development throughout the Plan area should be assessed against the capacity of local infrastructure. In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated.</p> <p>As you are aware, as part of the WSC update/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collated by both Welsh Water and ourselves.</p> <p>The Plan should make reference to this information to provide re-assurance that there is</p>	Noted. See Welsh water response below (6.0 and onwards)	No change.

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					adequate foul infrastructure to accommodate growth throughout the plan period. Whilst, due to the limited scale of development proposed, this is unlikely to cause problems clarification should be sought and provided in any future revisions to the Plan.		
(5.9)	All			Comment.	Water Framework Directive (WFD): 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.	Noted.	No change.
(5.10)	All.			Comment.	The Curl Brook (Curl Bk – source to conf R Arrow - GB109055041820), is currently at 'moderate'. In line with the above we would expect development in Lyonshall to have no detrimental impact on the watercourse and, where	Accepted. Policy LE2 (and supporting text) could be amended to require development to have no detrimental impact on the watercourse.	Amend NDP. Insert additional text after para 3.3.10: <i>"At the Regulation 14 consultation stage the Environment Agency (EA) advised that The EC Water Framework Directive European Union 2000 Commits all EU member states to achieve good qualitative and quantitative</i>

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					<p>possible, aid in it achieving 'good status' by 2027.</p> <p>You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p>		<p><i>status of all water courses by 2027. The Directive aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU. The EA went on to set out that Curl Brook (Curl Bk – source to conf R Arrow - GB109055041820), is currently at 'moderate'. The EA would expect development in Lyonshall to have no detrimental impact on the watercourse and, where possible, aid in it achieving 'good status' by 2027. Therefore Policy LE2 has been amended to require new development to have no detrimental impact on the watercourse and where possible to improve it."</i></p> <p>Amend LE2. Insert further paragraph: <i>" All development in Lyonshall will be required to have no detrimental impact on the Curl Brook watercourse and, where possible, aid in it achieving 'good status' by 2027."</i></p>
Welsh Water (6.1)	All			Comment / Support	<p>I refer to your email dated the 24th October 2018 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:</p> <p>Given that the Lyonshall Parish Council Neighbourhood Plan</p>	Noted.	No change.

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					has been prepared in accordance with the Herefordshire Council Core Strategy, we are generally supportive of the aims, objectives and policies set out. We particularly welcome the inclusion of criteria 6 of Policy LH1.		
(6.2)	All			Comment.	<p>Public sewerage system</p> <p>The settlements of Lyonshall and Holme Marsh are served by our Lyonshall Wastewater Treatment Works (WwTW).</p> <p>As you will be aware through previous correspondence, we have been undertaking reinforcement works to the sewerage network within Lyonshall. The reinforcement works are now complete and as such, we are currently assessing both the sewerage network and WwTW to determine how performance has been impacted and will undertake any further reinforcement works as may be necessary.</p>	Noted.	No change.
(6.3)	All			Comment.	We are therefore still advising the Council to implement a	Accepted.	Amend NDP.

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					<p>Grampian style planning condition of 31st March 2020 on new development to ensure there is sufficient headroom available at the WwTW. Following this date, the foul-only flows from the housing growth proposed within the Neighbourhood Plan can be accommodated.</p> <p>We note that there is no specific reference within the Neighbourhood Plan to the public sewerage system and as such, recommend that the above information is paraphrased within the document.</p>	Further text should be included within the NDP as advised by Welsh Water.	<p>Insert further supporting text after 3.1.16.</p> <p>"Public Sewerage System</p> <p><i>The settlements of Lyonshall and Holme Marsh are served by Welsh Water's Lyonshall Wastewater Treatment Works (WwTW). During the Regulation 14 public consultation Welsh Water advised that reinforcement works have been undertaken to the sewerage network within Lyonshall. The reinforcement works are now complete and Welsh Water is currently assessing both the sewerage network and WwTW to determine how performance has been impacted and will undertake any further reinforcement works as may be necessary.</i></p> <p><i>Welsh Water are therefore advising Herefordshire Council that a Grampian style planning condition of 31st March 2020 should be applied to new development to ensure there is sufficient headroom available at the WwTW. Following this date, the foul-only flows from the housing growth proposed within the Neighbourhood Plan can be accommodated."</i></p>
(6.4)			LH1	Comment.	<p>Site allocations</p> <p>With regard to the housing growth proposed over the Neighbourhood Plan period, aside from the commitments</p>	<p>Noted.</p> <p>Planning conditions are set out through the development management process as and</p>	No change.

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					we understand that there are five proposed allocations and would advise the following: Wastewater treatment – ALL SITES As stated above, we are currently advising a Grampian style planning condition of 31st March 2020 in order to assess the impact from the completed reinforcement works on the sewerage network and undertake any further reinforcement works as may be necessary. Following this date, the foul-only flows from the development proposed in the Neighbourhood Plan can be accommodated.	when detailed proposals come forward. The need for a Grampian condition on all new development has been noted and addressed in (6.3) above.	
(6.5)			LH1 Site A	Comment.	<i>Site A – Orchard behind Howe Terrace – 5 dwellings</i> Water supply There are no issues in providing a supply of water to this site, though some level of off-site mains will be required. Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site, though	Noted.	No change.

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					some level of off-site sewers will be required.		
(6.6)			LH1 Site B	Comment.	<p><i>Site B – Bakers Meadow – 18 dwellings</i> Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.7)			LH1 Site C	Comment.	<p><i>Site C – Land off Spond Lane, opposite the Barns – 18 dwellings</i> Water supply There are no issues in providing a supply of water to the site. The site is traversed by a 6" distribution water main for which protection measures will be required in the form of a diversion or easement width.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site, though some level of off-site sewers will be required.</p>	<p>Noted.</p> <p>The presence of the water supply pipe across the site should be addressed through the development management process.</p>	No change.

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(6.8)			LH1 (Site D)	Comment.	<p><i>Site D – Land adjoining the Memorial Hall – 2 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.9)			LH1 (Site E)	Comment.	<p><i>Site E – Land opposite Memorial Hall – 2 dwellings</i></p> <p>Water supply There are no issues in providing a supply of water to this site.</p> <p>Sewerage There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>	Noted.	No change.
(6.10)	All			Comment.	<p>We hope that the above information will assist you as you continue to progress the 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>	Noted.	No change.

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Woodland Trust (7.1)	All			Comment.	<p>Thank you very much for consulting the Woodland Trust on your neighbourhood plan, we very much appreciate the opportunity to comment. Neighbourhood planning as an important mechanism for ensuring communities have an active role in protecting, restoring and planting trees and woods.</p> <p>It is great that you recognise the presence of ancient woodland in your parish. To provide clarity it would be useful if ancient woodland and notable trees could be mapped within your plan. Information can be found here: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</p>	<p>Noted.</p> <p>These maps are an online resource and it may be helpful to refer to the relevant websites in the supporting text rather than including further maps in the NDP.</p>	<p>Amend NDP.</p> <p>Insert further supporting text in para 3.3.10 first bullet point:</p> <p><i>"Ancient woodland and notable trees in the Parish are identified on the following map based resources:</i></p> <p><i>http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/ "</i></p>
(7.2)	All			Comment.	<p>As you may be aware, the revised NPPF now gives ancient woodland and ancient and veteran trees the highest possible level of protection in planning law 'exceptional only', putting it on a par with the</p>	<p>Noted.</p>	<p>No change.</p>

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					<p>historic environment. NPPF Para 175 reads as follows:</p> <p><i>'When determining planning applications, local planning authorities should apply the following principles: [...]</i></p> <p><i>c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists;'</i></p>		
(7.3)			LE1 LE2	Support / Comment.	<p>We note that both policies <i>LE1: Protecting and Enhancing local Landscape Character</i>, and <i>LE2: Protecting and Enhancing Local Wildlife</i>, both reference the protection of existing trees and hedgerows.</p> <p>We would like to see this strengthened to recognise the irreplaceable nature of ancient woodland and the importance of ancient and veteran trees with, for example the addition of the following 'Substantial harm to or loss of irreplaceable</p>	<p>Accepted.</p> <p>To avoid repetition however, the proposed wording should be included in Policy LE2 only. Developments which contribute to habitat management should be supported however.</p>	<p>Amend NDP.</p> <p>Amend Policy LE2 - add further wording <i>" Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional and only permitted where the development is to aid the maintenance and enhancement of the habitat"</i></p>

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					habitats such as ancient woodland, should be wholly exceptional'.		
(7.4)			LH1	Comment.	Further we would suggest setting out buffering distances. For example for most types of development (ie residential) a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission also has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences	Accepted. The steering group recommended that a buffer zone would not necessarily be planted and that a strip of 25m is more reasonable. Amend Policy LE2 to include further criterion as suggested.	Amend NDP. Add further wording to Policy LE2 (see 7.3 above). <i>" Where development proposals are located close to areas of ancient woodland or veteran trees, a buffer strip of 25m should be provided to protect the core of the woodland."</i>
(7.5)	All			Comment.	For more information on ancient woodland please refer to our guide: https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff	Noted.	No change.

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(7.6)	All			Comment.	<p>Neighbourhood planning is a great opportunity to think about how trees can enhance your community and the lives of its residents. We welcome the references in <i>Policies LE1 and LE2</i> to enhancing tree cover and incorporating trees into new developments. This could include more specific asks, for example you could ask that each new house requires a new street tree, likewise car parks must have trees within them. You can also think about how trees can be used to reduce the impacts of flooding and air pollution in your community. Maybe they can enhance educational opportunities or enhance the visual amenity of an area. It is important to map your current trees and think about the benefits they bring. What happens when they reach the end of their natural life? Do you have succession planting plans in place? And do you have a replacement standard so that mature trees with large canopy are adequately compensated for? Our guidance document on</p>	<p>Noted.</p> <p>Policy LE1 already protects trees and hedgerows and requires replacement planting of trees. The settlements are very rural in character; provision of street trees may be inappropriate on rural access roads and new public car parks are unlikely to be provided over the plan period.</p>	No change.

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					residential developments may be useful in giving you some ideas. http://www.woodlandtrust.org.uk/mediafile/100631140/pg-wt-300615-residential-developments.pdf?cb=093f261286fd4fdc8befda998e4b7c11		
(7.7)	All			Comment.	With regard to public access, is there enough accessible space in your community? There are Natural England and Forestry Commission standards which you can use to push developers on this: The Woodland Access Standard aspires - That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. - That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.	Noted. The NDP area includes a local play area and the settlements have good access to the wider countryside for informal recreation.	No change.
(7.8)	All			Comment.	We would like to take this opportunity to draw your	Noted offer of free trees and may take advantage of it.	No change.

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					<p>attention to the Woodland Trust's neighbourhood planning microsite: https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/ which may give you further ideas for your plan.</p> <p>In addition the evidence, policy and practice section of our website provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease. https://www.woodlandtrust.org.uk/publications/ Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query.</p>		
					<p>You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: http://www.woodlandtrust.org.uk/plant-trees/in-your-community/</p>		

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(7.9)	All			Comment.	If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 victoriabankesprice@woodlandtrust.org.uk	Noted.	No change.
CPRE Herefordshire (8.1)	All			Comment	<p>Thank you for inviting Herefordshire Campaign to Protect Rural England to comment on your draft neighbourhood plan which is easy to read, informative and sets out clear policies and objectives.</p> <p>We cannot match your detailed knowledge of the plan area, our suggestions reflect CPRE's concern for the rural landscape as a whole. We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain, where relevant, policies designed to:</p> <ul style="list-style-type: none"> • protect the unique characteristics of the area eg 'dark skies', tranquillity, distinctive 	<p>Noted.</p> <p>The NDP Policies address these issues where appropriate to Lyonshall.</p>	No change.

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					<p>landscapes and settlement patterns;</p> <ul style="list-style-type: none"> • protect the broad sweep of landscapes; • encourage design which enhances local landscape and settlement character • protect important views • protect and enhance the local footpath network <p>We have two specific comments on the Lyonshall plan which we hope you will find helpful:</p>		
(8.2)			LP3	Comment	<p>1. Policy LP3 allows consideration of locating broiler sheds on higher land to mitigate the impact of unpleasant smells.</p> <p>Such a location would almost certainly be detrimental to the local landscape, unless the site was not visible due to topography. It would be useful to identify important local view corridors in order to avoid such an impact.</p>	<p>Noted.</p> <p>However the presence of unpleasant odours arising from agricultural practices and in particular large broiler houses is a significant local issue - see Residents comments in Table 3. The wording could be amended to refer to wider visual and landscape impacts. The identification of key view corridors is not considered</p>	<p>Amend NDP.</p> <p>Amend Policy LB3 paragraph 1, second sentence to:</p> <p><i>" Buildings should be sited on lower ground and slopes wherever possible and should not be in prominent locations on the skyline. However large broiler houses may be sited on higher ground to help reduce and disperse unpleasant odours, where adverse impacts on the landscape and long distance views are minimised through suitable screening and landscaping".</i></p>

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						<p>appropriate at this late stage of the NDP's preparation.</p> <p>Also a small typo/missing word has been identified in the paragraph and this requires amendment.</p>	
(8.3)			LE1 LE2 Supporting Text	Comment.	<p>2. The Background section sets out the Working Group and Parish Councils' view <i>'that this should be a short, practical document concentrating on areas where the wishes of the parish can be achieved within the time frame of the plan.'</i> And we recognise the value in that aim.</p> <p>However, we feel that policies LE1 and LE2 would benefit from a section describing the character of the area in more detail than that achieved in Herefordshire Council's Landscape Character Assessment, as well as identifying key characteristics in the landscape and in the settlements (views, footpaths, topography and</p>	<p>Not accepted.</p> <p>The references to local landscape character types in section 3.3 are considered sufficient and the aim remains to keep the document succinct.</p>	No change.

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					<p>undesigned heritage assets) for protection and enhancement.</p> <p>Such a section would provide support and evidence for the expressed local desire to <i>'maintain the essential rural character of the Village and the wider Parish' 1.3.3 (page 14).</i></p>		