

Lyonshall Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to Herefordshire Council and Lyonshall Parish Council

Responses in blue to be forwarded to HC

I have carried out a preliminary review of the Neighbourhood Development Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Policy LH1 Settlement boundaries

In clause 3 of this policy it refers to the density of development being “as a maximum of 12 dwellings per hectare of the site for market housing in the village centre”. I am unclear whether this is meant to apply to just one site in Lyonshall or whether it is meant to apply to all sites within the Lyonshall settlement boundary. Please can you clarify?

The policy wording for clause 3 is:

"3. The development is of a low density appropriate to the rural village character of each settlement, defined as a maximum of 12 dwellings per hectare of the site for market housing in the village centre, 8 dwellings per hectare in Holme Marsh, and 25 dwellings per hectare for affordable housing."

“Village centre” has been used incorrectly in clause 3, and will be changed. It should read, “Lyonshall Village”, meaning the whole of that settlement. The defined densities, reflecting the results of the parish consultations and the research on density by the steering group. (Appendix 1) apply to all sites.

On a related matter, the settlement boundary for Lyonshall seems to have been drawn rather widely; in particular I would be grateful if you could explain why the field opposite Yew Tree Croft and the land to the rear of the recent development at White Lions Meadow has been included in the settlement boundary.

These two areas were the subject of landowner requests, and were included as natural expansions of the settlement boundary, to provide better form and limit ribbon development by allowing room for more cohesive growth close to the village centre.

Lyonshall Policies Map

The key to the Lyonshall Policies Map identifies an area in a dark brown notation as a Local Wildlife Site, yet it also seems to be identified, by the use of the yellow dot notation, as a commitment site.

Please can you confirm what is intended and, if it is to be allocated for a particular purpose on the NDP, which of the policies in the NDP applies?

Response from HC - The area concerned is a Local Wildlife Site and also a Commitment Site

Policy LC11 Memorial Hall

This policy refers to development being supported “on or close to” the site of the existing Memorial Hall. I think this is referring to the land within the settlement boundary immediately to the north east of Site D. Please can you confirm this and provide a map showing the exact area which the policy is referring to?

[This policy refers to all of site D.](#)

Policy LC2 Open Space

This policy refers to a Children’s Play Area opposite the Royal George Public House which is to be protected. Again, please can you provide a map showing the area which the policy is referring to?

[Map attached of Play area – perhaps HC could update the policy map with the boundary to identify going forward.](#)

Consultation Statement

The table of representations to the Regulation 14 consultation are not included in the Consultation Statement, although they are included as a separate document – Tables 1-4 – on the Herefordshire Council website. Please can the tables be added to the Consultation Statement and the updated version put on both the Herefordshire Council and the Neighbourhood Development Plan website?

[Accepted. Kirkwells have done this and the updated consultation statement is attached.](#)

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils’ websites as appropriate.

Barbara Maksymiw

7 May 2019