

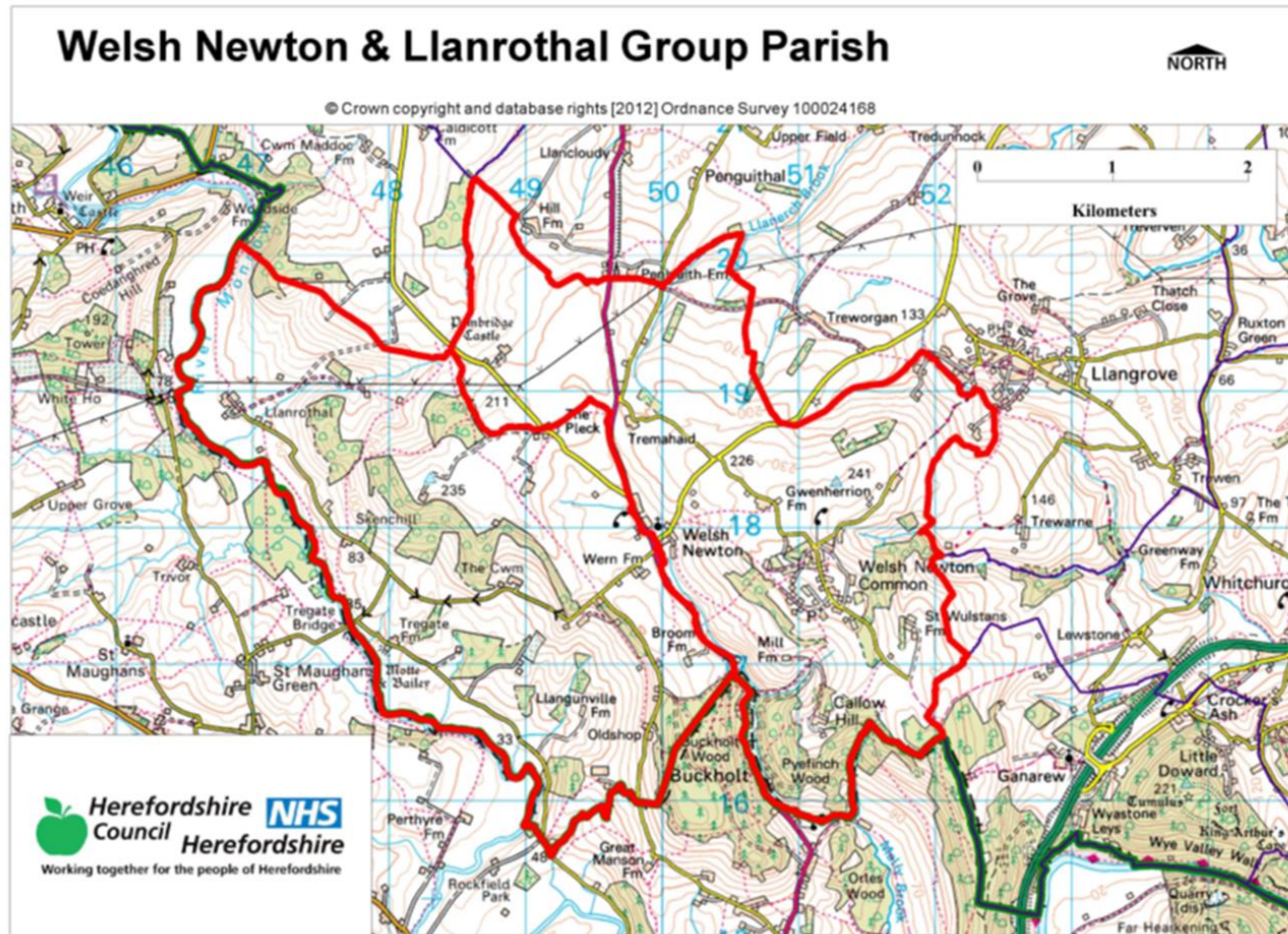
# Welsh Newton and Llanrothal Submission Neighbourhood Development Plan

## Consultation Statement

Revised October 2018



Map 1 Welsh Newton and Llanrothal Designated Neighbourhood Plan Area



@Crown copyright and database rights [2015] Ordnance Survey 10005940  
Welsh Newton and Llanrothal Group Parish Council (Licensee) License number 0100056031

## 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Welsh Newton and Llanrothal Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 Welsh Newton and Llanrothal Group Parish Council made the decision in 2011 to prepare a Neighbourhood Development Plan to help determine planning applications in the Parish up to 2031. The Group Parish applied to Herefordshire Council for Designation as a Neighbourhood Area on 13 Dec 2012 and the Area was designated on 29 January 2013. The Designated Neighbourhood Plan Area has the same boundary as the Group Parish and is shown on Map 1 above.

---

<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 1.4 A Steering Group of Parish Councillors and interested local residents was established in November 2011 to progress work on the Draft Plan and to oversee community engagement and public consultation. A first draft, discussion document was prepared in early 2012 for internal discussion with the Steering Group.
- 1.5 The Draft Neighbourhood Plan builds on key environmental issues, concerns and proposed actions set out in the published Community Led Plan (CLP)<sup>2</sup> published in 2011. A substantial amount of public consultation work was undertaken on the CLP a short time before the preparation of the NDP began. Therefore The Parish Council and steering group was considered that the consultation work for the CLP and the outcomes related to the protection and enhancement of the environment and land use planning should be used to inform the development of the NDP. The CLP is set out below:

### ***Welsh Newton and Llanrothal Community Led Plan***

#### ***About the Parish:***

*Welsh Newton and Llanrothal Parish is located at the extreme south-west of Herefordshire, close to the Welsh border with Monmouthshire. The Parish is bisected by the A466 Hereford to Monmouth road, and bounded by the River Monnow to the west. The Parish incorporates three main small communities. Llanrothal is to the western side, nearest to the Monnow, with a number of older and some historic properties, and has a scattered nature. Welsh Newton is the central cluster of houses and farms along the A466, while Welsh Newton Common today has the largest population, clustered mainly around an area of common land. Welsh Newton Common is at an altitude of 240 metres above sea level. In addition to the three*

---

<sup>2</sup> [http://communities.herefordshire.gov.uk/gf2.ti/f/18562/221157/pdf/-/Welsh\\_Newton\\_and\\_Llanrothal\\_Community\\_Led\\_Plan\\_FINAL\\_Aug\\_2011.pdf](http://communities.herefordshire.gov.uk/gf2.ti/f/18562/221157/pdf/-/Welsh_Newton_and_Llanrothal_Community_Led_Plan_FINAL_Aug_2011.pdf)

*main settlement areas, there are also groups of houses and farmsteads, as well as more isolated properties. The parish has a very low population density, with just 145 properties.*

*The landscape of the Parish is generally undulating, with steep slopes to the west. Agriculture has changed over the years, with no dairy farms remaining in the parish. Most farms practice a mixture of arable with sheep and cattle.*

*The Housing Needs survey undertaken in 2009 by Community First indicated that the majority of the population were aged between 45 and 70, and a high proportion of people had lived locally for more than 20 years.*

*There are very few employment opportunities available in the Parish, with most people in work travelling to local towns or further afield. A growing number of people are also able to work from home.*

**Existing Services:**

*The Parish has a small number of services, which are highly valued by those who use them. However, in a rural area, with a small population, there is always concern about the vulnerability of services.*

*Welsh Newton Common has a small shop and a post office, where it is possible to purchase everyday grocery items, send parcels and make and receive government payments etc. Church of England churches exist at Welsh Newton, Welsh Newton Common and at Llanrothal – the latter being a redundant church with just one service annually. Welsh Newton is served by 6 buses per day (except Sundays) in each direction for passengers travelling to Monmouth (4 miles) or Hereford (16 miles). Welsh Newton Common is served by one bus per week, which travels to Monmouth. The only public meeting place in the Parish is at Welsh Newton, where the village hall serves the community. Most local children attend school at Llangrove (primary and pre-school), and then move to secondary education in Ross-on-Wye or Monmouth. Some young people attend college in Hereford for further education.*

*There are three single storey social housing units for elderly people in Welsh Newton, managed by Herefordshire Housing.*

**Background to the Community Led Plan:**

*The Parish Plan process began in earnest with a Planning for Real Day that was held at Welsh Newton Church in June 2010. The day was very well attended, with local people dropping in to place flags on large scale maps of the Parish where there are problems, where improvements could be made, or where features of particular value. The information collected at the Planning for Real Day was categorised into themes, and this was used as the basis for a questionnaire that was posted to each resident. It included a separate questionnaire for children and young people, as it was important for their views to be taken account of as well. The questionnaire was delivered by post in December 2010, and collected by a local team of volunteers. Some completed questionnaires were also left at the Church in Welsh Newton. All of the questionnaires were forwarded to the County Council's statistical analysis team, who have provided a detailed breakdown of local opinions on a wide range of subjects. 108 questionnaires were returned.*

**What happens next?:**

*The analysis of the questionnaires has enabled the local team working on the Parish Plan to understand what is important to you. The following Action Plans, which have been themed in the same way as the questionnaire, show what needs to be done to address the issues that you have raised via the Planning for Real Day and the questionnaire responses. Although some of the themes require action by our local authorities, others can only be progressed by further involvement by you, the local residents. The Parish Plan team and Parish Council would encourage you to get involved where you are able to. Groups, or individuals with ideas are particularly needed to make progress on the following subjects – protecting the local environment, affordable housing (especially if you are in need of affordable housing), providing facilities for children and young people and renewable energy generation/carbon reduction.*

## **Action Plans:**

### **Theme 1: The Environment**

#### **Brief Summary:**

*An overwhelming majority of respondents to the questionnaire highly value the local environment – its peace, beauty and unspoiled nature. Most people appreciate life in a small rural community, and want its rural nature to be protected and enhanced. The environmental problems that concern most people are mud on roads, field run-off, litter, poorly maintained footpaths and fly-tipping.*

*Flooding is a problem for a minority of people, but the severity of the flooding experienced at Welsh Newton in September 2008, makes this a high priority.*

### **Theme 2: Housing**

#### **Brief Summary:**

*The idea of further development in the parish split opinion with just over half agreeing that additional housing should be built, a quarter having no strong opinion, and the remaining quarter not wishing to see any new housing. There was strong support (if new housing is to be built locally or redundant buildings converted) for it to meet local needs and to be affordable, to be environmentally friendly, and the materials to be sympathetic to the local area. Most people would not want to see executive homes built in the Parish. The area that most people thought appropriate for any new housing is in Welsh Newton, where road access and access to services is better than elsewhere.*

*In 2009 Community First undertook a Housing Needs Survey of the Parish , to find out if there was sufficient local housing need to justify the building of affordable homes in the Parish. 32 responses were received from 145 households, and the results show that 4 of the respondents were likely to need affordable housing in the Parish within the next 5 years. Generally, a development of 6 affordable homes is considered the minimum number to produce a financially viable scheme. However, there are other models that could be pursued if this is what local residents want.*

### **Theme 3: Roads, Road Safety and Public Transport**

#### **Brief summary:**

*People were generally not satisfied with the maintenance of minor roads in the Parish, and there were many comments on specific problem areas and locations. Likewise, maintenance of verges, ditches and drains on minor roads was unsatisfactory. Grass cutting at key junctions (A466 junction in Welsh Newton in particular) was raised by many people as a danger point. Signage was also an issue for many people, with existing signs hidden by overgrown hedges and accumulated dirt. Poor visibility was raised as an issue at the Welsh Newton Common junction (Gwenherrion Cross), particularly combined with speeding traffic approaching from Llangrove and Welsh Newton. With regard to road safety and traffic issues, there was some support for speed indicator devices at Welsh Newton on the A466, reduced speed limits here, and double white lines on the A466 to prevent overtaking through Welsh Newton. A relatively high number of people are concerned about traffic speed generally on the roads in the Parish.*

*65% of people in the parish never use public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents use the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people will continue to use their own transport and would not use any of the suggested forms of community transport. Public footpaths and bridleways are used regularly by nearly half of our community, emphasising the importance of keeping them maintained.*

### **Theme 4: Crime and Policing**

#### **Brief Summary:**

*The questions regarding crime and policing were most often answered with a “don’t know”, reflecting low crime rates and the nature of our rural parish, where police are seldom called upon to visit.*

*The questionnaire asked about seven different aspects of crime and community safety. Of most concern to local people is burglary and leaving the house unattended. A minor, but worrying response was 10% of people who are concerned about intimidation. However, to keep it in perspective 43% of people are not concerned about any of the community safety issues suggested.*

#### **Theme 5: Children and Young People**

##### **Brief Summary:**

*Only fourteen responses were received from children and young people in the parish, and all but one live at Welsh Newton Common. Most of the respondents were aged between 11 and 14. For most children, their favourite leisure activity is hanging out with friends. A list of possible facilities that might be provided for their use was suggested, and the most popular, with use regularly or occasionally were a football pitch, skateboard park and woodland crafts/activities. Additional comments show that local children appreciate the rural area in which we live, with plenty to do out of doors. Traffic was raised as a danger.*

*Adults were also asked their opinion on which facilities should be provided for children and young people, and most popular among grown ups was a youth club, with good support also for a football pitch. A skateboard park was not well supported by adults.*

#### **Theme 6: Community Assets, Local Resources and Energy**

##### **Brief Summary:**

*Community assets, such as the Village Hall and churches, were not raised during the Planning for Real event. However, it was clear from the questionnaire responses, that a significant number of people were concerned about use of the village hall and community support for it. We have included an Action regarding all community assets, including churches and the village hall to take account of the strength of views on this issue.*

*There was support for suggestions to investigate the use of local resources for generating electricity for the community. There was most support for investigating hydro power (74%), and just over half would support looking into wind turbines, although a significant number would not support this suggestion. 60% of the community would support community fuel oil purchasing to reduce the costs. Just over half of respondents would support drawing up a community plan to reduce the carbon footprint of the parish, and a small number (16) would want to be actively involved.*

*Local people are generally satisfied with TV and radio reception, but mobile phone reception was rated poor or very poor. Comments were also received about the slow speed of broadband in the Parish.*

***Themes not requiring Action: Supporting local communities***

***Brief summary:***

*The majority of respondents were happy with the parish council, feel that it represents their interests, and publicises its decisions and activities adequately. Action is therefore not required on this point.*

**Our Action Plans Theme 1:**

**The Rural Environment**

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Protect and enhance the local environment and in particular maintain its peace and beauty: supported by 97%-99% of respondents</i>	<i>Further information is needed to decide how to go about protecting and enhancing the environment of the parish. Most support for protecting rivers and streams, least for seeking protected area status. The Parish Council has established the Welsh Newton Common Advisory Committee to address environmental (and other) issues related to Welsh Newton Common – further</i>	<i>Further work needed by Parish Plan team (with community input) to define the actions needed and ensure support.</i>	<i>HCC, PC, community</i>	<i>Unknown, external grants may be needed depending on what is required.</i>	<i>H because very strongly supported</i>			

	<i>members are invited</i>							
--	----------------------------	--	--	--	--	--	--	--

## 1.2 Environmental Problems

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Mud on road and field run-off: danger to road users, raised by nearly half respondents.</i>	<i>Improve drainage where standing water collects and leaves mud</i>	<i>Amey/HCC, Parish lengthsman  PC Need to identify locations with community</i>			<i>H because of danger</i>			
<i>Litter and flytipping: environmental hazard and degrades natural beauty</i>	<i>Publicise flytipping tel number and encourage quick clean up.  Consider removing recycling banks where most flytipping occurs?</i>	<i>Parish Council via their newsletter (regularly)  Village Hall Committee and PC  Community litter picks?</i>	<i>HCC/Amey and Environment Agency?</i>	<i>minimal</i>	<i>H because easy to remedy</i>		<i>PC gazette</i>	
<i>Footpaths, poor maintenance, and reinstate</i>	<i>Relies on reporting problems to</i>	<i>PC/lengthsman HCC/Amey</i>	<i>HCC/Amey</i>	<i>?</i>	<i>H ongoing problem,</i>			

<i>footpaths and bridleways on definitive map: footpaths used by high proportion of residents</i>	<i>lengthsman via PC. Parish footpaths person Encourage greater usage to keep paths open.</i>	<i>PC/HCC for reinstating lost PROW. PC have established a group to investigate</i>						
<i>Off road motorcycles: Detracts from peace and beauty of area</i>	<i>Report illegal use of MCs on open land and footpaths to police.  Not sure what can be done about MX events</i>	<i>PC to publicise police number via gazette  Community monitoring of situation re MX events, publicise numbers for complaints.</i>	<i>PC/Police/community</i>		<i>M as not a constant problem, but keep monitoring as it can pose a danger.</i>			
<i>Flooding, which does not affect many properties on a regular basis but is a serious issue to those it does affect.</i>	<i>Ensure sandbags are available close to the affected locations.  Ensure ditches and drains are adequately maintained.</i>	<i>PC, HCC, Amey, Lengthsman, landowners along Mally Brook. Residents, to ensure affected properties are known to the authorities and sandbags etc</i>			<i>M due to danger, but not a frequent occurrence</i>		<i>PC Gazette, residents affected.</i>	

	<i>Ensure Mally Brook is not impeded by trees, detritus and development</i>	<i>can be provided nearby.</i>						
--	---	--------------------------------	--	--	--	--	--	--

**Theme 2: Housing**

**2.1 Housing type and style**

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Ensure that new housing meets local needs, is well designed, is sympathetic to its surroundings and is in the right location.</i>	<i>Village Design statement?  Investigate possibilities of community housing to meet local needs – eg Community Land Trust.</i>	<i>PC and community</i>	<i>HCC?, Housing Association(s)?</i>	<i>H</i>	<i>Not sure, depends on those needing affordable housing in Parish</i>		<i>PC Gazette, residents affected</i>	

**Theme 3: Roads, Road Safety and Public Transport**

**3.1 Road Surfaces**

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
Maintenance of minor road surfaces. 71% said poor or very poor, 29% average	Improved and more timely maintenance of road surfaces	HCC/Amey	PC				PC Gazette, residents	

**3.2 Maintenance of road verges, ditches & drains**

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
Maintenance of minor road verges, ditches & drains, especially at junctions. 31% said poor, 49% average, 0% very good	Improved maintenance of verges, ditches and drains	PC Lengthsman, Amey/HCC contractor					PC Gazette, residents alerting PC to danger areas	

### 3.3 Improvement of Road safety.

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Introduce Speed Indicator Devices (SID) at both ends of Welsh Newton on A466 65% said yes, 20% no, 15% no opinion</i>	<i>Introduce Speed Indicator Devices (SID) at both ends of Welsh Newton on A466</i>	<i>HCC/Amey</i>	<i>PC and community</i>	<i>H</i>	<i>H danger to all road users</i>			
<i>Lower speed limits: (53 yes: 37 no: 10% no opinion) 53 yes: 37% no: 10% no opinion</i>	<i>Campaign for reduced speed limits Raise awareness among local road users and residents of dangers of excess speed</i>	<i>Community and PC</i>	<i>HCC</i>	<i>M</i>	<i>M difficult to justify to HCC, and difficult to police</i>		<i>PC gazette</i>	
<i>Double white lines on A466 through Welsh Newton. 47% yes, 32% no, 21% no opinion</i>	<i>Introduce double white (no overtaking) lines on A466 through Welsh Newton</i>	<i>HCC/Amey</i>	<i>PC</i>	<i>H</i>	<i>H danger to all road users</i>			

### 3.4 Public transport

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Protect existing public transport provision for future use. A minority of local residents are reliant on public transport, and others will use it when unable to drive.</i>	<i>Protect existing public transport provision for current users and future use.</i>	<i>PC/ Community/ HCC</i>	<i>HCC and bus service providers – Stagecoach and George Young</i>					
<i>Investigate community bus or taxi services with adjoining parishes. Some support for community bus or taxi.</i>	<i>Contact adjoining parishes to investigate the feasibility of community bus or taxi services</i>	<i>Community/PC</i>	<i>HCC</i>					

**THEME:- 5 Children and Young People**

**5.1 Providing facilities for Children and Young People**

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Investigate the possibility of providing facilities for children and young people in the Parish, focussing on provision of a sports/football pitch at Welsh Newton Common</i>	<i>Investigate a suitable location for provision of a sports/football pitch for use of children and young people in the parish.</i>	<i>Parents and other interested parties in the community.</i>	<i>PC, HCC</i>	<i>High?</i>	<i>H children have not been provided with any local facilities</i>			

**THEME:- 6 Community Assets, Local Resources and Energy**

**6.1 Ensuring that community assets such as the village hall and churches are viable**

*Although there was not a question about the village hall as it had not been raised as a concern at the Planning for Real Event, a number of residents expressed strong opinions about the village hall and the Church, and the use of the Church for community events. At the end of the questionnaire there was space provided for other comments, and the largest number related to the village hall. There were conflicting opinions about the need for local people and groups to support the village hall and on the other hand the difficulty in booking it. There is clearly a problem for a small community such as ours to support and maintain its assets and ensure that they remain available for future generations. The Community Led Plan provides an opportunity to find new ways to support and maintain our valued community buildings.*

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Improved community support for and use of village hall and churches, and resolve conflict between use of village hall by social club and community. Justification: see above.</i>	<i>Arrange an exploratory meeting between representatives of the PCC, Village Hall Committee and Parish Plan Team to explore improved community use of our assets</i>	<i>Parish Plan Team, PCC, Village Hall Committee</i>	<i>Local people, PC</i>	<i>Nil initially</i>				

## 6.2 Community Energy

<b>Objectives &amp; Justification</b>	<b>The Actions</b>	<b>Who will do it</b>	<b>Partners/dependencies</b>	<b>Cost</b>	<b>Priority (H, M or L)</b>	<b>Time scales</b>	<b>Communications</b>	<b>Progress</b>
<i>Establish a community group to investigate the potential for a community renewable energy project, focussing on hydro power, for which there</i>	<i>Establish Community Energy and Carbon reduction group to investigate community renewable energy, bulk fuel oil purchasing,</i>	<i>Community</i>	<i>HCC, Severn Wye Energy Agency, Bulmer Foundation Ecohere project, PC</i>	<i>unknown</i>	<i>M-L depending on local enthusiasm</i>			

<i>was most support</i>	<i>and developing a community plan to reduce carbon footprint.</i>							
-------------------------	--	--	--	--	--	--	--	--

**6.3 Broadband**

<b><i>Objectives &amp; Justification</i></b>	<b><i>The Actions</i></b>	<b><i>Who will do it</i></b>	<b><i>Partners/dependencies</i></b>	<b><i>Cost</i></b>	<b><i>Priority (H, M or L)</i></b>	<b><i>Time scales</i></b>	<b><i>Communications</i></b>	<b><i>Progress</i></b>
<i>Campaign for higher speed broadband</i>	<i>Establish a campaign group to work for faster broadband for the community</i>	<i>Community, PC</i>	<i>Broadband suppliers, BT</i>					

## **2.0 Draft Neighbourhood Plan Development Informal Consultation on Emerging Plan, 2014 - 2015**

2.1 Following an initial period of informal consultation on the emerging Draft Plan with local residents and businesses in November to December 2014, the Draft Plan was revised to take into account the comments received. A public drop in event was held on Saturday 29 November 1.00-3.00pm at the village hall which was attended by around 35 people and the emerging plan was placed on the Parish Council's website - see Appendix I. A number of constructive comments were received including general support for the plan and concerns about impacts on the local environment from new development. The event was publicised by email and posters / flyers delivered around the Parish and displayed on notice boards.

### ***Welsh Newton Common Settlement Boundary***

- 2.2 *A consultation to identify the settlement boundary for Welsh Newton Common was undertaken in Summer 2015 - see Appendix II. The settlement boundary was drawn up following a drop in consultation meeting for the local community on Saturday 13<sup>th</sup> June 2015 where different options were considered. The identified settlement boundary aims to accommodate the views and opinions expressed by those who attended, the majority of whom were not in favour of any large scale development in the community. Many expressed the view that further development risks eroding the particular character of the settlement and its broader setting as a scatter of housing that has grown up around the area of common land and the small fields that are an important landscape feature and a valuable wildlife resource as they are not intensively managed.*
- 2.3 *Following the meeting the steering group prepared some information based on the discussions to provide more context and explanation for the draft policy:*
- *The settlement boundary was drawn up following a drop in consultation meeting for the local community on Saturday 13<sup>th</sup> June. The settlement boundary has attempted to accommodate the views and opinions expressed by those who attended, the majority of whom were not in favour of any large scale development in the community. Many expressed the view that further development risks eroding the particular character of the settlement and its broader setting as a scatter of housing that has grown up around the area of common land and the small fields that are an important landscape feature and a valuable wildlife resource as they are not intensively managed.*

- *The common land is denoted by hatched green, and is protected within the Neighbourhood Plan as an important local green space much used by local people for recreation, for livestock grazing by those with commoners' rights and defines the character and setting for housing. Essentially unmanaged currently, the common land is also an important resource for wildlife locally.*
- *The settlement boundary has been drawn to include small fields and gardens, as these are an important element in the character of the settlement. Their inclusion does not infer that the local community would welcome development here.*
- *The settlement is characterised primarily by individual dwellings within plots that are large enough to retain and contribute to the scattered nature of the settlement. Crowding of houses, and building within gardens will erode this essential character and would not be welcomed. Likewise proposals for groups of identical houses, terraces, and estates would not be in keeping with the character of the settlement.*
- *Building materials that retain the character of the settlement include natural red sandstone, mellow red brick and slate or tiled roofs. However, that is not to say that modern designs using other materials, using sensitive architecture would also fit in as housing locally has developed individually. Ideally old, redundant structures would be restored, renovated or re-fashioned before new undeveloped sites are considered.*
- *Welsh Newton Common is home to a range of wildlife species and particular attention should be paid to ensuring that any new development, or re-development of existing structures avoids negative impact on species, and indeed provides new suitable habitat. Examples include:*
  1. *Protecting existing ponds and creating new ones – there is a thriving population of protected great crested newts which are thriving due to the network of ponds and suitable undisturbed habitat. New ponds will also support a wide range of other species*
  2. *Protecting existing hedgerows and creating new ones that link areas of woodland across the landscape – hedges are important wildlife corridors for a range of species including dormice, bats, hedgehogs and birds. New hedges should include a range of tree species that will provide food sources throughout the year in the form of flowers, berries and nuts.*

3. *Creating space for bats – many bat roosts have been lost through the conversion of barns and other open agricultural buildings to housing, without the provision of alternative roosting spaces. It is possible to allow bats access to roof spaces through careful design, or to provide bat boxes on the outside of buildings. All new properties should provide space for bats.*
  
4. *Creating space for swifts, swallows and house martins – many nest sites for swallows have been lost through the conversion of barns and other open agricultural buildings to housing. Careful design, and the provision of features such as car ports rather than garages can create potential nesting sites for swallows, while concrete house martin nests can be fitted. Swifts do not commonly nest at Welsh Newton Common, but can be encouraged by providing boxes under the house eaves.*

### **3.0 Regulation 14 Formal Consultation on the Welsh Newton and Llanrothal Draft Neighbourhood Development Plan**

#### **6 weeks From Monday 26<sup>th</sup> October to 5pm Monday 14<sup>th</sup> December 2015**

3.1 The public consultation on the Welsh Newton Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Welsh Newton and Llanrothal Draft Neighbourhood Plan was published for formal consultation for 6 weeks from Monday 26<sup>th</sup> October to 5pm Monday 14<sup>th</sup> December 2015. The Environmental Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with Historic England, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

- 3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan website [www.wnlgpc.org.uk](http://www.wnlgpc.org.uk) with a link from Herefordshire Council's website.
- <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans> . Screenshots of these web pages are provided in Appendix III. Consultation responses were invited using the accompanying Response Form (provided in Appendix III) to the Parish Clerk via an email to [wnlgpc@btinternet.com](mailto:wnlgpc@btinternet.com) or by post to the Parish Council Clerk "TRYONOR" 42 Green Lane Kingstone Hereford HR29EX no later than 5pm 14<sup>th</sup> December 2015.
- 3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded or contact details of Parish Councillors / members of the steering group who could provide hard copies on request. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix II. The list of Consultation Bodies was kindly provided by Herefordshire Council. Flyers were placed on all Parish Council Noticeboards; these are located in Llanrothal (Nunnery Bank), Welsh Newton (St Mary's Church) and at two places on Welsh Newton Common (Bus Stop and pull in). In addition to the notices on the noticeboards posters/flyers were displayed at the post office and village hall.
- 3.5 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Welsh Newton and Llanrothal as an event had already been organised fairly recently at the informal consultation stage, providing an opportunity to comment on and discuss the content of the emerging Plan with Steering Group members. Instead other methods of raising awareness and encouraging engagement were used including the following:
- Display of the flyer on Parish Council notice boards
  - Welsh Newton and Llanrothal Parish Magazine – January 2016

- Delivery of representation forms to local households.

3.6 The Regulation 14 consultation was not published in the parish newsletter (The gazette) as it is not published all that frequently. It would have been of no benefit in any case since the Regulation 14 consultation was publicised locally through an individual household letter drop to all households and the Gazette does not cover 100% of the Group Parish. A letter sent to every household, guaranteeing 100% coverage. Copies of publicity material are provided in Appendix III.

3.7 A copy of the Draft Neighbourhood Plan was submitted to Herefordshire Council.

#### **4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan**

- 4.1 Representations were received from several consultation bodies including South Worcestershire Development Plan, Severn Trent, Welsh Water and Ty Carreg. Most had no comments. Historic England were supportive of the Plan and advised that “overall the Plan reads as well considered, concise and fit for purpose”. There were some detailed suggestions for amendments to some policies from Natural England and these have largely been taken on board in the amendments to the Plan. Herefordshire Council also provided some detailed comments from different teams within the Council; in addition to various proposed amendments to some policies, there were some concerns about the extensive nature of the settlement boundary and suggestions for a better map illustrating the proposed protected views. Where possible many of the comments have been taken on board in the revised submission plan. The settlement boundary is retained as this reflects the low density nature of Welsh Newton and includes areas identified for protection as local green space and an accompanying criteria based policy.
- 4.4 Tables 1A and 1B below set out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 sets out responses from the Consultation Bodies to the SEA Screening Report.

Table 1A – General Consultation Responses and Consideration of Responses, Welsh Newton and Llanrothal Draft Neighbourhood Development Plan.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NDP
(1) South Worcestershire Development Plan			All	Comment	Thank you for engaging with the south Worcestershire Councils. Since the area in question is not adjacent to any of the south Worcestershire Councils we will not wish to make any comments on this plan. Will you please remove our details from the consultation list.	Noted.	No change.
(2) Hereford and Worcester Fire and Rescue Service			All	Comment	Thank you for a copy of the Welsh Newton and Llanrothal Neighbourhood Development Plan and the opportunity to respond to your consultation. By law neighbourhood plans must conform to the local planning authorities own plan and therefore our interests are covered automatically under neighbourhood plans. Hereford and Worcester Fire and Rescue Service therefore have no further comments with regards to your current consultation.	Noted.	No change.

(3) Severn Trent			All	Comment	<p>Position Statement</p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p>	<p>Noted.</p> <p>These are detailed matters and will be addressed through the development management process as and when planning applications are submitted.</p>	No change.
------------------	--	--	-----	---------	--	---	------------

					<p><b>Sewage Strategy</b>  Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p><b>Surface Water and Sewer Flooding</b>  We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system</p>		
--	--	--	--	--	--	--	--

					<p>and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p><b>Water Quality</b></p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan</p>		
--	--	--	--	--	---	--	--

					<p>for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p> <p>When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands. Once detailed plans are available we can provide further comments on water supplies in specific areas.</p>		
--	--	--	--	--	--	--	--

					<p>Water Efficiency Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> <li>• Single flush siphon toilet cistern and those with a flush volume of 4 litres.</li> <li>• Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</li> <li>• Hand wash basin taps with low flow rates of 4 litres or less.</li> <li>• Water butts for external use in properties with gardens.</li> </ul>		
--	--	--	--	--	--	--	--

					We hope this provides you with useful information. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.		
(4) Herefordshire Civic Society			All	Comment	Thank you Malcolm for including us in the distribution of your Neighbourhood Plan. At the Hereford Civic Society we are intending publishing another report on the current state of play on NPs in our winter edition of Place, our quarterly magazine. Might we have a short chat on the phone to discuss how you managed the process? I'd be please to call you at any time convenient or could visit as I live on St. Weonards, I hope to hear soon	Noted.	No change.
(5) Herefordshire Council						See separate Table 1B for detail.	
(6) The Coal Authority			All	Comment	Having reviewed your document, I confirm that we have no specific comments to make on it at this stage. We look forward to continuing to receive your emerging planning policy related documents;	Noted.	No change.

					<p>preferably in electronic format. For your information, we can receive documents via our generic email address <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.</p> <p>Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.</p> <p>Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).</p>		
(7) Welsh Water			All	Comment	<p>I refer to your email dated the 2nd November 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation: Given that the Welsh Newton and Llanrothal Group Parish</p>	Noted.	No change.

					<p>Draft Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.</p> <p>As you will no doubt be aware, there is no public sewerage provision in the Group Parish area. As such, any new development will require alternative foul drainage under the provisions of 'Policy SD4 – Wastewater treatment and river water quality' of the Adopted Herefordshire Core Strategy. With regard to DCWW providing a clean water supply, there are no issues in accommodating the level of development proposed, though dependant on the location of the development, some level of off-site mains may be required.</p> <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</p>		
--	--	--	--	--	---	--	--

					Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.		
(8) Historic England			WNL1, WNL4, WNL5, All	Support	<p>Thank you for the invitation to comment on the draft Neighbourhood Plan. Historic England are supportive of both the Vision set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness and the maintenance of rural character.</p> <p>We particularly commend the thorough approach taken to, inter alia, protecting and enhancing landscape character (Policy WNL1) and the retention of locally important buildings and orchards and the protection of archaeological remains.</p> <p>Equally commendable is the approach taken to Building Design (Policy WNL4) including in relation to historic farmsteads.</p> <p>Historic England considers that the identification of Welsh Newton Common as an area of quite distinct character, the definition of a</p>	Noted.	No change.

					<p>settlement boundary here and the crafting of a bespoke Policy (WNL5) for the areas protection and future management constitutes a quite exemplary approach.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose 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. I hope you find this advice helpful.</p>		
(9) Ty Carreg	65		Small scale wind turbines WNL12 5	Object		Not accepted.  See (10) below.	No change.
(10) Ty Carreg	65		WNL13 Renewable Energy Schemes 1-7	Object	I am very strongly opposed to the erection of a wind turbine at Welsh Newton, or the surrounding area. As the steering group for the Neighbourhood Plan know, an application for a wind turbine	Partially accepted.  Development Plans including Neighbourhood Development Plans have to be positively prepared. They cannot include policies which	Amend Plan.  Amend Policy WNL13.  Insert additional text to end of Policy:

					<p>has already been made at Gwenherrion which received a great deal of local opposition despite a promise of community benefit.</p> <p>It therefore comes as a great surprise and disappointment to see that the majority local view has been ignored by the steering group and the wind turbine issue has been forced upon us as yet again in the Neighbourhood Plan. If the Neighbourhood Plan is supposed to represent what is best for the community then Draft Policy WNL13, in my opinion, should be completely deleted. If it is not removed, then the Neighbourhood Plan has been drafted to cater for a small minority of local people who wish to benefit from a “community” wind turbine rather than the community as a whole.</p>	<p>expressly forbid developments, but may contain criteria based policies to guide new development and set out the conditions whereby development may be acceptable.</p> <p>This Policy does not propose a new wind turbine in the area. However, it is a criteria based policy which aims to ensure that adverse impacts on landscape and wildlife are minimised, should a proposal come forward.</p> <p>Herefordshire Council have supported both policies WNL12 and WNL13 and consider they are in conformity with local strategic planning policy.</p> <p>Amend the Policy to include a criteria requiring that any proposals will have to be supported by a “Yes” vote in a local Referendum.</p>	<p>“Any schemes will have to be supported by a “Yes” vote in a local Referendum. The Referendum will be paid for by the applicant and administered by the Parish Council”.</p>
(11) Natural England Ref 11.1			All	Comment	Thank you for your consultation on the above dated and received by Natural England on 26 October 2015.	Noted.	No change.

					<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Welsh Newton and Llanrothal Neighbourhood Plan</p>		
Ref 11.2			WNL1 / WNL2	Support / comment	<p>Draft Policy WNL1 Protecting and Enhancing Local Landscape Character</p> <p>We are supportive of this policy but would advise that some parts would be better placed in draft policy WNL2 Protecting and Enhancing Local Wildlife and Habitats.</p> <p>For example under point 5 (p34): "Alternative nesting and roosting sites should be provided as part of any redevelopment for swallows, swifts, house martins, bats, owls and other species which may be displaced during and following construction / conversion."</p>	<p>Accepted.</p> <p>Amend Plan as advised.</p>	<p>Amend Policies WNL1 and WNL2.</p> <p>WNL1 – Delete wording under point 5: "Alternative nesting and roosting sites should be provided as part of any redevelopment for swallows, swifts, house martins, bats, owls and other species which may be displaced during and following construction / conversion".</p> <p>Amend to: "Where impacts have been identified within development management, alternative nesting and roosting sites should be provided as part of any redevelopment for species such as swallows, swifts, house martins, bats and owls which may be displaced during and following construction / conversion" and add to WNL2 after paragraph 2.</p>

					<p>We would also advise rewording this to:</p> <p><i>“Where impacts have been identified within development management, alternative nesting and roosting sites should be provided as part of any redevelopment for species such as swallows, swifts, house martins, bats and owls which may be displaced during and following construction/conversion.”</i></p>		
Ref 11.3			WNL1	Comment	<p>We note that paragraphs 9, 10, 11 refer to protecting local habitats and advise that you may make to identify key sites which you want to protect and specifically state in the policy that development will not be permitted on these sites.</p>	<p>Accepted.</p> <p>Insert new map identifying these sites.</p>	<p>Amend Plan.</p> <p>Insert new map identifying these sites.</p> <p>Amend Policy WNL1 to refer to these sites and include wording “Significant wildlife sites are identified on Map 4. These wildlife sites are protected for their local, regional and national importance and development which will have an unacceptable impact on these areas will not be permitted”.</p>
Ref 11.4			WNL1	Comment	<p>We welcome paragraph 13 and advise making it a separate policy specifically on green infrastructure and expanding it to include more about green infrastructure, to protect existing green infrastructure within the boundary of the plan area and to promote</p>	<p>Accepted.</p> <p>Amend WNL1 as suggested and provide new policy specifically referring to Green Infrastructure (GI).</p>	<p>Amend Plan.</p> <p>WNL1 – delete paragraph 13.</p> <p>Insert new policy WNL2 Green infrastructure and re-number other policies:</p> <p>“Policy WNL2 Green Infrastructure</p>

				<p>creation of new green infrastructure if new development proposals come forward. Such green infrastructure could include protection and creation of lowland dry acid grassland, traditional orchards, woodland and wildlife corridors and other environmental assets in the area to preserve and expand the existing ecosystem network. You may find it helpful to refer to the Herefordshire Green Infrastructure Study (2010). Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising</p>	<p>Existing green infrastructure (GI) within the neighbourhood area is protected and the creation of new green infrastructure is encouraged as part of development proposals.</p> <p>Such green infrastructure could include for instance protection and creation of priority habitats such as lowland dry acid grassland, traditional orchards, woodland and wildlife corridors and other environmental assets in the area to preserve and expand the existing ecosystem network (as set out in the Herefordshire Green Infrastructure Study (2010)).</p> <p>Ecological enhancements should include such actions as re-naturalising watercourses, woodland planting, provision of green roofs, and incorporation of features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.”</p> <p>Insert additional supporting text – new paragraph 5.1.5 and renumber other paragraphs:</p> <p>“Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood</p>
--	--	--	--	--	--

				<p>watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding, see Woodland for Water: Woodland measures for meeting Water Framework Directive objectives for further information. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. Further information can be found here: <a href="http://livingroofs.org/">http://livingroofs.org/</a>. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting and we advise including within a green infrastructure policy the requirement for ecological enhancements.</p> <p>We advise including policy to protect specifically priority</p>		<p>attenuation. Woodland planting can also help mitigate flooding, see Woodland for Water: Woodland measures for meeting Water Framework Directive objectives for further information. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reduce the requirement for heating and air-conditioning; and provide habitat for wildlife. Further information can be found here: <a href="http://livingroofs.org/">http://livingroofs.org/</a>. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.</p>
--	--	--	--	---	--	--

					habitat (for example the lowland dry acid grassland, traditional orchards and deciduous woodland) and other environmental assets in the area to preserve the existing eco-system network.		
Ref 11.5			WNL2	Comment / Support	<p>Draft Policy WNL2 Protecting and Enhancing Local Wildlife and Habitats</p> <p>We welcome this policy but advise changing the wording and layout to make the policies clearer, for example: <i>The land in the Parish supports a range of protected and vulnerable species because of its undeveloped nature and the non-intensive agricultural methods practised here. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on local wildlife and habitats. Proposals for new development will be required to:</i></p> <p>☐ <i>Demonstrate how the design has taken into account</i></p>	<p>Accepted.</p> <p>Amend Plan using wording as suggested.</p>	<p>Amend Plan.</p> <p>Amend WNL2 to wording as suggested:</p> <p>Policy WNL2 Protecting and Enhancing Local Wildlife and Habitats.</p> <p>The land in the Parish supports a range of protected and vulnerable species because of its undeveloped nature and the non-intensive agricultural methods practised here. The Neighbourhood Development Plan is recognised as an important local tool in ensuring that new development has a positive impact on local wildlife and habitats.</p> <p>Proposals for new development will be required to:</p> <ul style="list-style-type: none"> <li>• Demonstrate how the design has taken into account its potential impact on local habitats and species.</li> <li>• Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds.</li> </ul> <p>A mixture of native species typical of this locality should be incorporated in landscaping schemes including beech, oak, ash, hawthorn, wild cherry,</p>

					<p><i>its potential impact on local habitats and species.</i></p> <p><i>☐ Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes including beech, oak, ash, hawthorn, wild cherry, hazel, sweet chestnut, bullace, blackthorn, dog rose, honeysuckle etc.</i></p>		<p>hazel, sweet chestnut, bullace, blackthorn, dog rose, honeysuckle etc.</p>
Re 11.6			WNL3	Support	<p>Draft Policy WNL3 Local Greenspace Protection</p> <p>We welcome this policy.</p>	Noted.	No change.
Ref 11.7			WNL5	Comment	<p>Draft Policy WNL5 Welsh Newton Common Settlement Boundary and New Housing Under Protection of the Natural Environment, we would advise rewording “creating space” for points 3. and 4. What exactly do you mean by this?</p>	<p>Noted and accepted.</p> <p>The points</p> <p>“3.Creating space for bats and 4.Creating space for swifts, swallows and house martins”</p>	<p>Amend Plan.</p> <p>WNL5:</p> <p>Delete points 3 and 4.</p>

						are now covered in the 2 policies above – see amended wording, with specific reference to bat and owl boxes and swift bricks. Repeating this would lead to duplication so points 3 and 4 should be deleted from this policy.	
Ref 11.8			WNL13	Comment	Draft Policy WNL13 – Renewable Energy Schemes  We would advise that rather than stating in paragraph 2, that an ecology study should be based on observation and not computer modelling, that survey work should be carried out in line with Natural England's Standing Advice for protected species, ancient woodland and veteran trees.	Accepted.	Amend Plan.  Policy WNL13  Amend paragraph 2 to:  “2. Ecological survey work is required to be carried out in line with Natural England’s Standing Advice for protected species, ancient woodland and veteran trees to demonstrate that the development will not harm species on, using or passing over the site, especially bats.”
Ref 11.9			All	Comment	General There is a lot of overlap and repetition between draft policies with regard to landscape and the natural environment and we would advise changing these policies to reduce/limit this.	Noted.  There are a number of detailed and extensive Policies in the Plan relating to the protection of the natural environment but this is a key area of concern to the Parish Council and steering group. The Policies have been revised following	No further change.

						consideration of the comments submitted by Natural England, Herefordshire Council and other bodies / individuals and further revision may dilute the strong environmental emphasis if the Plan.	

Table 1B – Herefordshire Council Consultation Responses and Consideration of Responses, Welsh Newton and Llanrothal Draft Neighbourhood Development Plan.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision / Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NDP
(5) Herefordshire Council  Ref 5.1			WNL5	Comment	<b>General Comments:</b>  Settlement Boundary quite vast, the large gaps in between could read as areas for future development.	Partially accepted.  The Settlement Boundary has been identified following close liaison with officers from Herefordshire Council and consultation and engagement with local residents at Welsh Newton Common.  The settlement does not have a clustered or nucleated form; it is characterised by a scattered group of cottages, houses and farmsteads set within extensive plots of land across the area of the Common. Welsh Newton Common, unlike many villages and settlements in other areas preparing NDPs, does not lend itself well to a settlement boundary. However, one has been identified following the advice of Herefordshire Council.	Amend Plan.  Insert additional wording into Policy WNL5 between the first and the second paragraphs:  “Proposals within the Settlement Boundary will be supported subject to other Policies and criteria set out in the Neighbourhood Development Plan.”

						<p>The Settlement Boundary is extensive, but this reflects the low density character of the settlement.</p> <p>Much of the area is identified as local green space – see Policy WNL3 - and is also protected from development as Common Land. The Policy also provides detailed criteria to guide new development in this very sensitive location. In practice therefore opportunities for new development within the area are very limited.</p> <p>However, some additional wording cross referencing of the identified settlement boundary to other policies in the Plan may be helpful.</p>	
Ref 5.2			<b>WNL1</b>	Comment	WNL1-Views policy- A large scale map needs to demonstrate the views as this does not clearly demonstrate where / what direction views are coming from and how much of the area is covered by the view policy.	<p>Noted.</p> <p>The Map should be amended following more detailed advice from Herefordshire Council.</p> <p>The Views are described in the supporting text and extend to significant areas beyond the boundary of the Neighbourhood Area.</p>	Amend Map.
Ref 5.3			<b>WNC6</b>	Comment	Policy WNL6 - log cabin style' too prescriptive and should be removed	Accepted.	<p>Amend Plan.</p> <p>Amend second to final sentence to:</p>

						Delete reference to log style cabins.	“The housing should use natural materials in order to blend into the surrounding rural environment.”
Ref 5.4			<b>WNL6</b>	Comment	Policy WNL6 -Rural exception housing policy the provision of 5 dwellings including 1 affordable unit could amount to 1000m2 gross floor space this would enable larger style dwellings which would not really conform with criterion 6 of the policy.	<p>Not accepted.</p> <p>This refers to the site allocation WNL8 Site Allocation – Former Garage Site, Welsh Newton where “a maximum of 5 houses should be provided with at least 1 affordable housing unit for local people.”</p> <p>This is a different matter; the site is not being treated as an exception site in the countryside by Herefordshire Council and the Parish Council do not support larger, executive homes on the site.</p>	No change.
Ref 5.5			<b>WNL7</b>	Comment	Policy WNL7- Conformity issue person converting must be local.	<p>Accepted.</p> <p>Delete reference to local person.</p>	<p>Amend Plan.</p> <p>Amend first sentence to: “Conversions of rural outbuildings to meet identified local housing needs will be supported in preference to new build.”</p>
Ref 5.6			<b>WNL8</b>	Comment	WNL8- Site allocation. This is not achievable under changes to affordable housing national policy. Only residential schemes of more than 10 units having a maximum combined gross floor space of more than 1000m2 will be required to contribute to affordable housing. This reflects change in national policy.	<p>Noted.</p> <p>The ministerial statement setting out the minimum threshold of 10 units was quashed in the High Court following a legal challenge.</p>	<p>Amend Plan</p> <p>Amend paragraphs 4 and 5 to: “Some market housing may be permitted as part of the development in order to subsidise affordable</p>

						<p>However, DCLG have been given permission to appeal this decision (as at Sept 2015). In the meantime, the Herefordshire Council has adopted the minimum threshold of 10 units in the Local Plan Core Strategy (Policy H1).</p> <p>The site falls within the open countryside and therefore new housing is required to meet the criteria of the now adopted Local Plan Core Strategy Policies RA3 and H2.</p> <p>Therefore in order to demonstrate conformity with HC strategic policies the policy should be amended.</p>	<p>housing provision. The affordable housing element should be offered at a market rent until such time as a local person needs it. The houses in the affordable part of the scheme should not exceed 3 bedrooms. A self build scheme would be supported for the affordable housing part of a development.”</p>
Development Management					None received	Noted.	No change.
Ref 5.7							
Planning Policy			<b>WNL1</b> Protecting and Enhancing Local Landscape Character	Comment	<p>SS1, SS6, SD1, MT1, RA2, RA5, LD1,LD2,LD3, LD4, SD4</p> <p>In general conformity - Y</p> <p>Criterion 4. Suggest add ‘well designed’ to start of last sentence to add strength to the policy.</p>	<p>Accepted.</p> <p>Amend criterion 4 as suggested.</p>	<p>Amend Plan.</p> <p>Amend criterion 4 last sentence to: “Well designed sustainable construction and low carbon technologies will be supported.”</p>
Ref 5.8							
Ref 5.9			<b>WNL2</b> Protecting and	Comment	<p>SS6, LD2</p> <p>In general conformity – Y</p>	Noted.	No change.

			Enhancing Local Wildlife and Habitats		There are significant environmental designations in the area, are the suggested mitigation measures adequate? – ecology comment?	No further comments received from Ecology (presume this is in Landscape / Archaeology / Conservation).	
Ref 5.10			<b>WNL3</b> Local Greenspace Protection	Support	SS6, LD3 In general conformity – Y	Noted.	No change.
Ref 5.11			<b>WNL4 –</b> Building Design Principles	Comment	SS6, LD1, LD4 In general conformity – Y  Code for Sustainable Homes has been withdrawn by the Government. See Appendix 7 for further details <a href="https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes">https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes</a>  Perhaps a similar caveat is needed in WNL4 as that in the list of legacy cases.	Accepted.  Delete reference to Code for Sustainable Homes.	Amend Plan.  Delete sentence in criterion 6:  “It is highly recommended that new building or conversion in carried out to the standard of the Code for Sustainable Homes <sup>3</sup> unless there are good reasons for not doing so.”  Insert new sentence:  “The Code for Sustainable Homes (insert ref <a href="https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes">https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes</a> )

<sup>3</sup> <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>

							<p>) should be used in Legacy cases. That is:</p> <ul style="list-style-type: none"> <li>• those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the National Affordable Housing Programme 2015 to 2018, or earlier programme); or where</li> <li>• Planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition nor seeking to have it removed or varied”</li> </ul>
Ref 5.12			<p><b>WNL5</b> Welsh Newton Common Settlement Boundary and New Housing</p>	Support	<p>RA2, RA3, RA4, H2, LD4, In general conformity – Y</p> <p>Observations –</p> <ul style="list-style-type: none"> <li>- Ridge heights should not exceed 6m.</li> <li>- Wildlife surveys should be undertaken prior to any development.</li> <li>- Proposals for extensions to increase the size and volume of smaller (ie 1-3 bedroom) housing units beyond permitted development rights will only be considered acceptable in exceptional circumstances.</li> <li>- Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more</li> </ul>	<p>Noted.</p> <p>Refer to Ref 5.4 above.</p> <p>The following “observations” are all set out in the policy (WNL5):</p> <p>Ridge heights should not exceed 6m.</p> <p>Wildlife surveys should be undertaken prior to any development.</p> <p>Policy WNL6 includes in criterion 5:</p>	No change.

					<p>than two thirds, or exceed an increase in gross volume by more than 50%.</p>	<p>Proposals for extensions to increase the size and volume of smaller (ie 1-3 bedroom) housing units beyond permitted development rights will only be considered acceptable in exceptional circumstances.</p> <p>Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more than two thirds, or exceed an increase in gross volume by more than 50%.</p> <p>Therefore these “observations” merely repeat existing policy wording.</p>	
Ref 5.13			<b>WNL6</b> Rural Exception Housing	Comment	<p>H2, RA3, RA4 In general conformity – N</p> <p>‘Agricultural dwellings should be log cabin style’ Developers/self builders should be allowed more choice in the design of Agri/rural dwellings.</p>	<p>Accepted.</p> <p>Amend – see Ref 5.3 above.</p>	No further change.
Ref 5.14			<b>WNL7</b> Extensions to Houses and Residential Conversion	Comment	<p>RA5, SD1, In general conformity - N</p> <p>Observations: Person converting must be local</p>	<p>Accepted.</p> <p>Amend – see Ref 5.5 above.</p>	No further change.

			s of Former Agricultural Buildings				
Ref 5.15		Para 5.2.25		Comment	Please abbreviate the term 'SID'	Accepted.  Insert "Speed Indicator Devices" before the first SID in 5.2.25.	Amend Plan.  Insert "Speed Indicator Devices" before the first SID in 5.2.25 and put SID in brackets.
Ref 5.16			<b>WNL8</b> Site Allocation – Former Garage Site, Welsh Newton	Comment	H1, H3, RA2, In general conformity - N  Policy H1 sets a target of either 10 dwellings or 1000m2 gross. Although the provision of 5 dwellings including 1 affordable unit could amount to 1000m2 gross floorspace this would enable larger style dwellings which would not be in the spirit of the preamble text or criterion 6 of the policy.	Accepted.  See Ref 5.6 above.	No further change.
Ref 5.17			<b>WNL9</b> – New business development in former agricultural buildings	Support	RA3, SD3, SD4, E1, In general conformity - Y	Noted.	No change.
Ref 5.18			<b>WNL10</b> – Polytunnels	Comment	RA6 In general conformity – Y  Observations Polytunnels or associated developments (works, storage, servicing, accesses, toilets etc) should be sited outside a minimum distance of 30m of the boundary of any residential curtilage and 50m of any dwelling,	Noted.  These "observations" are all included in the Policy.	No change.

					Polytunnels will not be permitted on sites within 2 metres of the centre line of a public right of way and no polytunnels will be permitted on sites within 3 metres of the centre line of a bridleway.		
Ref 5.19			<b>WNL11</b> – Supporting New Communications Technologies and Broadband	Comment	<p>RA6</p> <p>In general conformity –</p> <p>Observations and questionable whether this is enforceable.</p> <p>Road reinstatement works following works by utility companies will be required to be guaranteed to last for 10 years and faults due to poor work and or materials will be required to be made good at the contractors’ expense.</p>	Noted. Enforcement is a matter for Herefordshire Council.	No change.
Ref 5.20			<b>WNL12</b> – Supporting Community -Led Low Carbon Energy Schemes	Comment	<p>RA6, SD2, LD1, LD2</p> <p>In general conformity – Y</p> <p>Code for Sustainable Home Standard – see above</p>	Noted.  Amend Plan – see ref 5.11 above.	No further change.
Ref 5.21			<b>WNL13</b> – Renewable Energy Schemes	Comment	<p>SS1, SS6, SS7, RA6, SD2, MT1, LD1, LD2,</p> <p>In general conformity – Y</p> <p>Observation A transport study must be made as part of the application process for any wind turbine of 50KW For wind turbines in excess of 15m to blade tip a residential minimum distance of 400m will be required.</p>	Observations are included in the Policy.	No change.

					A recommended distance of 200m from the scheme to any bridleway or route habitually used by horse riders will be required.		
Ref 5.22			<b>WNL14 – Improving Local Footpaths, Bridleways, Cycleways and other Public Rights of Way</b>	Support	MT1  In general conformity – Y	Noted.	No change.
Ref 5.23			<b>WNL15 - Provision And Protection Of Local Community Facilities</b>	Support	SC1  In general conformity – Y	Noted.	No change.
Ref 5.24			<b>All</b>	Comment	<p><b>Other comments/conformity issues:</b></p> <ul style="list-style-type: none"> <li>• Have Landscape Officers been consulted ? There are many views which the Plan lists that should be protected for example Policy WNL1.</li> <li>• Fracking - Welsh Newton is identified as Block 51 whereby a Habitats Regulation Assessment of the sites that are being considered for the next batch of fracking licences. The landscape is divided into 10k by 10k squares. However, based on the environmental sensitivity of Welsh Newton, there are limitations on the scope for</li> </ul>	<p>Noted.</p> <p>No response from landscape officers – see below.</p> <p>Fracking is a county matter (ie minerals and waste) and not something a NDP can address.</p>	No change.

					<p>future exploration. The current Unitary Development Plan policies are in use to determine planning applications of this nature. However, once new evidence on minerals and waste has been gathered this will be used to draft a revised Minerals and Waste Plan. See Herefordshire Council's most recent update on this:</p> <p><a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/fracking">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/fracking</a></p>		
Landscape / Archaeology / Conservation					None received	Noted.	No change.
Ref 5.25							
Strategic Housing					None received	Noted.	No change.
Ref 5.26							
Economic Development			<b>WNL9</b>	Comment	<p><b>ECONOMIC DEVELOPMENT RESPONSE TO WELSH NEWTON PARISH PLAN</b></p> <p><b>General comments:</b></p> <p>It is evident that the Welsh Newton and Llanrothal Parish Plan focusses heavily on the desire to protect the natural and built environment, including the preservation of its heritage assets. From an economic development perspective it is encouraging to note that the Parish Plan generally supports the appropriate conversion of former agricultural buildings to offices, workshops and other business uses as part of the farm diversification and economic growth in the rural area (WNL9).</p> <p>Whilst it is acknowledged that the Parish Plan aims to retain the distinctive rural character of the area it is</p>	<p>Not accepted.</p> <p>Policy WNL9 does not set out that conversion of "modern" farm buildings will not be supported.</p> <p>Instead the Policy advises that "Small scale and appropriate conversion of <u>former agricultural buildings</u> to offices, workshops and other business type uses are supported in principle as part of farm diversification and economic growth in the rural area."</p>	No change.

				<p>unclear why the conversion of modern farm buildings will not be supported?</p> <p>It is also unclear that given the proximity to the motorway and what appears to be relative ease of access to centres such as Newport, why the Parish Plan limits the conversion of agricultural buildings into larger homes; especially as it has made provision for affordable housing in smaller scale developments elsewhere in the parish?</p> <p>The employment profile of the parish, as referred to in (5.3.2), suggests there are many self-employed people in the Group Parish including builders, joiners, electricians, gardeners, craftsmen, writers etc and that there are very few opportunities for employment. It further mentions that virtually all employed people have to travel to work and there are a number of professionals who work from home.</p> <p>Under 5.3.3 The Plan acknowledges there is a need for employment in the Group Parish to help secure the future of the community and to encourage children of the Parish not to move away.</p> <p>With this in mind, and the fact that increasing numbers of people are choosing to work from home, we would suggest that the Planning Group is not too restrictive with planning constraints concerning the conversion of existing buildings that have the potential to be brought back into economic use and/or redeveloped into larger homes; to allow both new and existing residents to live and work in the parish and further support the local economy.</p>	<p>The criteria aim to ensure that conversions are designed and sited to ensure new development is appropriate to this sensitive rural area.</p> <p>Policy WNL7 sets out criteria for the conversion of former agricultural buildings into homes. Smaller homes in the open countryside are encouraged in order to address the predominance of so many larger homes and a shortage of smaller properties in the area. This is not only a matter for “affordable housing” as there is a need for the Plan to support the provision of more small properties within open market housing.</p> <p>The Plan is not considered to be too restrictive; it supports appropriate economic development and diversification and recognises that there are many residents who are self-employed and / or work from home. Policy WNL9 includes criteria to control inappropriate, industrialisation of the rural landscape which would have an adverse impact</p>	
--	--	--	--	--	--	--

						on the wildlife and landscape of this beautiful rural area.	
Ref 5.27			<b>WNL11</b>	Comment	Regarding the requirement for improved communications and the need for improved broadband services we suggest you contact the Fastershire Team within Herefordshire Council who may be able to help with a community solution to broadband services, if a demonstrable economic -need is clearly identified.	Noted.  Refer comment to Parish Council for further action.	No change.
Ref 5.28			<b>WNL8</b>	Support	We are supportive of the proposal to redevelop the former garage into an employment related use such as a farm shop/antique shop/tea shop/holiday let as per (5.2.22) etc. There have been grants available to help with projects of this kind and there may be another round of funding available in 2016. Economic Development November 2015	Noted.  Refer comment to Parish Council for information.	No change.
Environmental Health			<b>All</b>		None received	Noted.	No change.
Ref 5.29							
Parks and Countryside			<b>All</b>		None received	Noted.	No change.
Education					None received	Noted.	No change.
Ref 5.30							
Transport and Highways			<b>All</b>	Comment	Dear Neighbourhood Planning Team <b><u>RE: Welsh Newton and Llanrothal NDP</u></b>	Noted.	No change.
Ref 5.31					The NDP submitted by Welsh Newton and Llanrothal NDP has no major conflicts with the transportation section. We would broadly support the improvement of PROWs to support accessibility of sustainable transport routes within the parish.		

					I would however, like to highlight some areas that would require some further consultation with others to establish their viability:		
Ref.5.32		1.4	<b>Theme 3</b>		<p><b>Theme 3: Roads, Road Safety and Public Transport</b></p> <p>People were generally not satisfied with the maintenance of minor roads, ditches and drains on minor roads. Poor visibility was raised as an issue at the Welsh Newton Common junction (Gwenherrion Cross), particularly combined with speeding traffic approaching from Llangrove and Welsh Newton. A relatively high number of people were concerned about traffic speed.</p> <ul style="list-style-type: none"> <li>- For issues relating to maintenance of the highway, please forward all concerns to BBLP.</li> <li>- For issues surrounding speed and highway safety concerns, please forward to Simon Hobbs (Senior Accident Investigation Engineer) to discuss.</li> </ul> <p>65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.</p> <ul style="list-style-type: none"> <li>- Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The</li> </ul>	<p>Noted.</p> <p>The identified themes are from the Community Led Plan (CLP).</p> <p>However it may be appropriate to add the additional information provided on bus services as an update.</p> <p>Refer other information to the Parish Council.</p>	<p>Amend Plan.</p> <p>Add additional text in brackets to end of Theme 3 bullet point 2.</p> <p>“(Update February 2016: Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a Community Transport scheme.”)</p>

					<p>Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a CT scheme.</p> <p>Public footpaths and bridleways were used regularly by nearly half of our community, emphasising the importance of keeping them maintained.</p> <ul style="list-style-type: none"> <li>- For issues relating to Public Rights of way, please contact the rights of way section.</li> </ul>		
Ref 5.33		4.2	<b>Obj GO2</b>	Comment	<p><b>4.2 Objectives for the Welsh Newton and Llanrothal Neighbourhood Plan</b></p> <p>GO2. To Promote Access to the Open Countryside</p> <p>Footpaths are an essential part of the quiet enjoyment of the countryside, they are also still used as a way of connecting communities. We would like to improve access to the existing paths so that all members of the community have the opportunity to use them. We will apply to reinstate footpaths that have been lost from the definitive map where there is a reasonable level of evidence to support the application.</p> <ul style="list-style-type: none"> <li>- Please contact the Public Rights of Way section for information on re-instatement of new rights of ways.</li> </ul>	<p>Noted.</p> <p>Refer information to the Parish Council.</p>	No change.
Ref. 5.34		4.4		Comment	<p><b>4.4 Welsh Newton Objectives</b></p> <p>4.4.1 Welsh Newton comprises a few scattered houses along the A466. In the past there might have been a more thriving village here but as the road has become busier so the village has lost cohesion. It has no centre, no shop and it is not possible to walk from one end to the other without being in danger of getting run over.</p> <ul style="list-style-type: none"> <li>- For issues relating to Road safety please contact Simon Hobbs.</li> </ul>	<p>Noted.</p> <p>Refer information to the Parish Council.</p>	No change.

Ref 5.35			<b>Obj L4</b>	Comment	<p><b>Objective L4: To Improve Traffic Management on Local Roads</b></p> <p>There is a single track road into Llanrothal which is narrow with not many passing places. The use of the small lane by large farm vehicles has led to damaged verges and ditches along its length. During the application process for the Llanrothal Barns development there was a commitment to reduce the farm traffic using the roads in order to take into account the increase of traffic as a result of the development.</p> <p>The historic and important bridge over the Monnow at Tregate has been damaged innumerable times by heavy vehicles and has had to be repaired. The loss of or serious damage to the bridge would result in much lengthier journeys for local people and service providers.</p> <p>The limitations of access mean that Llanrothal cannot be considered a sustainable location. In addition there are no services of any description other than a redundant church.</p> <ul style="list-style-type: none"> <li>- Discuss with Simon Hobbs</li> </ul>	Noted.  Refer information to the Parish Council.	No change.
Ref 5.36			<b>WNL7</b>	Comment	<p><b>Draft Policy WNL7 Extensions to Houses and Residential Conversions of Former Agricultural Buildings</b></p> <p>5.2.25 New development should demonstrate consideration of access onto the A-road as traffic travels very quickly through this section. A recent survey revealed cars travelling in excess of 80MPH through the village, despite a 40MPH limit. Requests from the Parish Council for a SID have been delayed and ignored. As a form of developer contributions, the developer will be required to sponsor a SID installation to reduce the danger of collision at the point where traffic will be exiting from the site.</p> <ul style="list-style-type: none"> <li>- This is a matter to be discussed with Simon Hobbs and the police</li> </ul>	Noted.  Refer information to the Parish Council.	No change.

					<p>- Please contact Bruce Evans for matters regarding develop contributions for highway works. For all matters relating to the condition of, or re-instatement of footpaths, byways, bridleways and BOATs please contact the rights of way section. In response to the disappointing comments below from the plan Welsh Newton has a regular Monday to Saturday service between Monmouth and Hereford (Service 36) which is partly subsidised. The Common however has a Friday only service to Monmouth. It is considered these services meet requirements of the area which also already has coverage from a CT scheme. <i>65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.</i></p> <p>Passenger Transport Manager</p>		
Waste Ref 5.37			<b>WNL8</b>	Comment	<p>Dear Neighbourhood Planning Team, I refer to the above and would make the following comments with regard to the proposed development area identified in the “Welsh Newton &amp; Llanrothal Group draft Neighbourhood Development Plan-2011-2031 Consultation Draft”:</p> <ol style="list-style-type: none"> <li>1. Having reviewed Ordnance survey historical plans, I would advise regarding draft policy</li> </ol>	<p>Noted.  These are detailed matters for development management and should be addressed through the development management process as and when a planning application is submitted.</p>	No change.

				<p>“WNL8; site allocation of the former garage site, Welsh Newton for housing, commercial and tourist use” outlined in red on map 8 the “Former garage site, welsh Newton ” –</p> <ul style="list-style-type: none"> <li>Records indicate the proposed site encroaches onto an area historically used in association with petrol tanks.</li> </ul> <p>The petrol tanks are a potentially contaminative use and will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a ‘desk top study’ considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p> <ol style="list-style-type: none"> <li><i>No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</i> <ol style="list-style-type: none"> <li><i>a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</i></li> <li><i>if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</i></li> <li><i>if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to</i></li> </ol> </li> </ol>	<p>The wording is too detailed and prescriptive for a planning policy.</p>	
--	--	--	--	---	--	--

				<p><i>deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</i></p> <p><i>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</i></p> <p><i>Technical notes about the condition</i></p> <p><i>1. I would also mention that the assessment is required to be undertaken in accordance with good</i></p>		
--	--	--	--	--	--	--

					<p><i>practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</i></p> <p><i>2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.</i></p> <p>2. The following draft polices, have not identified specific sites in the NDP but refer to the conversion or redevelopment of agricultural buildings:</p> <ul style="list-style-type: none"> <li>• <i>“WNC5: To support sensitive Conversions of existing rural buildings”</i></li> <li>• <i>“WNL7: Extensions to houses and residential conversions of former agricultural buildings”</i></li> <li>• <i>“WNL9: New business development in former agricultural buildings”</i></li> </ul>		
Ref 5.38			<b>WNL9</b>	Comment	<p>Regarding former agricultural building conversions I would add the following;</p> <p>Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.</p>	<p>Accepted.</p> <p>Insert additional wording as proposed at the end of the Policy.</p>	<p>Amend Plan.</p> <p>Insert additional wording to the end of the policy:</p> <p>“Where farm buildings have been used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery, consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice sought should any be encountered during the development.”</p>

Ref 5.39			<b>All</b>	Comment	<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>	<p>Noted.   This is a development management issue and should be addressed as when planning applications come forward.</p>	No change.
Ref 5.40			<b>All</b>	Comment	<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>Noted.   This is a development management issue and should be addressed as when planning applications come forward.</p>	No change.

Table 2 Responses from the Consultation Bodies to the SEA and HRA.

Consultation Body	Response
<p><b>Natural England</b></p>	<p><b>Re: Welsh Newton &amp; Llanrothal Group Neighbourhood Development Plan SEA and HRA</b></p> <p>Thank you for your consultation on the above dated and received by Natural England on 03 November 2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED) (HABITATS REGULATIONS) Habitats Regulations Assessment (HRA) Report The HRA Initial screening report identified two Special Area of Conservation (SAC), the River Wye and Wye Valley Woodlands SAC, which needed to be included in the HRA. The assessment of impacts on the River Wye SAC is out of date as the Herefordshire Core Strategy has now been adopted and the HRA should be amended to reflect this change. We note that only The River Wye SAC has been considered. The HRA will need to be changed to include an assessment of the impacts on the Wye Valley Woodlands SAC. Please updated the HRA before re-consulting us.</p> <p><b>Draft Environment Report</b></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 concur with its conclusions. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact Gillian Driver on 0300 060 4335. For any new consultations, or to provide further information on this consultation please send your correspondences to <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p>
<p><b>Historic England</b></p>	<p>No further comments submitted in addition to those in relation to the Draft Neighbourhood Development Plan.</p>
<p><b>Environment Agency</b></p>	<p>No comments submitted.</p>

## **5.0 Regulation 16 Consultation**

5.1 Welsh Newton and Llanrothal Group Parish Council submitted their Neighbourhood Development Plan to Herefordshire Council on 31 October 2016. The consultation ran from 7 November to 19 December 2016.

5.2 The responses can be viewed on the Welsh Newton and Llanrothal NDP pages of the Herefordshire Council website:  
[https://www.herefordshire.gov.uk/directory\\_record/3115/welsh\\_newton\\_and\\_llanrothal\\_group\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3115/welsh_newton_and_llanrothal_group_neighbourhood_development_plan) .

5.3 9 responses were submitted and these included the following:

- Herefordshire Council Environmental Health & Trading Standards, setting out concerns about the proposed site allocation at the former garage site and possible contamination, and suggestions for actions and new wording in the NDP in relation to this site and development in rural areas generally;
- The Coal Authority - no comments;
- Dŵr Cymru Welsh Water - no further comments;
- Herefordshire Council Strategic Housing, advising that due to the low levels of proposed development in the village and parish, requirements for affordable housing provision are likely to be irrelevant;
- Historic England, advising they were generally supportive of the NDP;
- National Grid, advising that a high voltage power line runs through the parish;
- Natural England - no further comments;
- Herefordshire Council Environmental Health and Trading Standards referring to a planning application and advising no further comments; and
- Herefordshire Council detailed advice in relation to policy wording and general conformity - these are set out in a table.

## **6.0 Examination of the NDP, June 2017**

6.1 The Submission NDP was examined by independent Examiner Edward Cousins in June 2017. The Examiner's report concluded that the examiner was unable to recommend that the proposed Neighbourhood Plan be submitted to a referendum, an, subject to any written representations the Examiner was minded that the proposal for the plan be refused.

- 6.2 The Examiner set out in para 107 of his report that: "The environmental report does not adequately address the question of reasonable alternatives so as to give confidence that it has identified, described and evaluated all reasonable alternatives as required by regulation 12 of the 2004 Regulations. It does not explain why such alternative approaches as it mentions were rejected, particularly when they were evaluated as having a better environmental assessment, nor why the final preferred policies were selected in preference to rejected options. This failure to comply with the SEA Directive and 2004 Regulations means that the Neighbourhood Plan does not comply with the '*basic conditions*'." The Examiner's report went on to note in para 108 that "I have not been provided with insufficient information and reasoning to conclude that it would be lawful to make the Plan under the Habitats Regulations. I have a power to request further information for the purpose of determining whether there would be an impact, and would wish to do this if the Plan could otherwise be lawfully made."
- 6.3 Following the Examination of the Welsh Newton and Llanrothal Plan, the SEA and HRA reports have been reconsidered and amended.
- 6.4 All of the options, objectives and policies in the plan have been rescreened following the Examiner's comments to the SEA. The rescreening has strengthened the SEA providing further explanation and detail of why the policies have been selected. In addition to the existing options and policies, three settlement boundary alternative options have been screened in the SEA and HRA assessments. The HRA screening and report have been updated, in response to Case 323/1/Court of Justice of the European Union, people over Wind and Peter Sweetman v Coillte. The Court of Justice of the European Union (CJEU) ruled that article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (referred to in the judgement as measures were intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment (AA) and that it is not permissible to take account of measures intended to avoid or reduce harmful effects of the plan or project on a European site at screening stage. The new HRA template includes a column on if the plan requires an appropriate assessment to determine if the plans policies have any adverse impact on the relevant SACS. The rescreened HRA concluded that an Appropriate Assessment was not required for Welsh Newton and Llanrothal Plan. The rescreened SEA and HRA will be re-submitted for regulation 16 and re consulted for six weeks then (if appropriate) submitted for a second examination.

- 6.5 In addition, the Examiner set out a number of recommendations for wording changes to policies in the NDP to overcome any deficiencies with regard to consistency with national policy and guidance.
- 6.6 On 13 July 2017 Welsh Newton and Llanrothal Group Parish Council voted to withdraw the Neighbourhood Plan at this stage in order to reformulate the plan and resubmit within the coming months. The examiner's recommended modifications to wording are underlined and these have all been addressed in the revised submission NDP.

Table 3 Amendments to NDP Policies as Recommended in Examiner's Report

Recommended Modifications to NDP Policies	Amendments to NDP Policies
<p><b>Policy WNL2 - Green Infrastructure</b></p> <p><i>76. Subject to receiving further submissions, I would recommend modifying Policy WNL2, as follows:</i></p> <p><u>'Existing green infrastructure ('GI') within the neighbourhood area is protected by Core Strategy Policy LD3, which also encourages the creation of new green infrastructure as part of development proposals.</u></p> <p><u>Desirable green infrastructure in this neighbourhood area includes priority habitats such as lowland dry acid grassland, traditional orchards, woodland and wildlife corridors, and other environmental assets in the neighbourhood area, to preserve and expand the existing ecosystem network (as set out in the Herefordshire Green Infrastructure Study (2010)).</u></p> <p><u>The following ecological enhancements will be particularly encouraged as part of development: re-naturalising watercourses, woodland planting, provision of green roofs, and incorporation of features such as roosting opportunities for bats, the installation of bird nest boxes, and the use of native species in the landscape planting.'</u></p>	<p>Policy WNL2 has been amended as recommended.</p>

**Policy WNL3 – Protecting and Enhancing Local Wildlife and Habitats**

86. *The first paragraph within the box corresponding to Policy WNL3 on page 41 ('The land in the Parish...habitats.') should not be in the box as it is reasoned justification rather than a statement of policy. It should be deleted from Policy WNL3 and either expunged or incorporated into the explanatory text.*

87. *It should be made clear that not all the plant species listed in the third paragraph of the policy are to be required to be planted in every landscaping scheme. I would recommend rephrasing this paragraph to insert 'appropriate' before 'mixture of native species', and to replace 'including' with 'such as'.*

88. *The phrase 'Where impacts have been identified within development management' is obscure, but appears to relate solely to adverse impacts upon nesting or roosting sites. For this reason, I would recommend deletion of this phrase and its replacement with: 'Where development would otherwise adversely affect roosting or nesting sites'.*

89. *I note that Objective WNC6 (p.20) states, 'All new developments will be required to provide space for bat roosts, owl, swift, swallow and house martin nests as so many nesting sites locally have been lost through insensitive development'.*

*This objective has plainly not been translated into the Policies section. As independent examiner, it is not my job to assess the soundness of the Neighbourhood Plan and whether or not it may be justified to require all developments to provide such nesting sites as a matter of policy. I note that Natural England suggested the change from a catch-all form of words. My statutory function is limited to assessing whether it is appropriate to make the plan having regard to national policies and guidance, and I am only empowered to recommend modifications that are necessary to secure compliance with the 'basic conditions'. The evidence before me does not prove that it*

Policy WNL3 has been amended as recommended.

<p><i>is necessary to require all development within the neighbourhood area to include nesting sites for any particular species, desirable though that may be. The fact that Objective WNC6 cannot be delivered through the plan does not in itself make Policy WNL3 inappropriate for the purpose of national policy and guidance. As there is a conflict between Objective WNC6 and Policy WNL3, the express terms of the policy will prevail and so it is not formally necessary for me to recommend modification to address the conflict.</i></p>	
<p><b>Policy WNL4 -Local Greenspace Protection</b>  <i>90. The final paragraph of Policy WNL4 is not compliant with national policy and in particular paragraphs 203, 204 and 206 of the NPPF (which in turn reflect regulation 122 of the Community Infrastructure Levy Regulations 2010). It is national policy that financial contributions only be required by planning authorities where this is necessary to make development acceptable in planning terms, to overcome what would otherwise be a negative feature or effect of the development. If a development does not harm the identified local green spaces (for instance by adding to visitor pressure), then it will not accord with national policy to seek improvements to the local green space. I would recommend modification to delete and replace this paragraph to read as follows:  <u>'The Parish Council will support appropriate proposals for the enhancement of the identified local green spaces to benefit local wildlife and support green infrastructure objectives.'</u></i></p>	<p>Policy WNL4 has been amended as recommended.</p>
<p><b>Policy WNL5 - Building Design Principles</b>  <i>91. The first sentences of the first and second paragraphs are repetitious but I do not consider it necessary to propose modifications. <u>Those parts of Criterion 6 should be deleted from the sentence 'The Code for Sustainable Homes....' to the end. On</u></i></p>	<p>Policy WNL5 has been amended as recommended.</p>

<p>25th March 2015, a ministerial statement was issued by the Rt Hon. Sir Eric Pickles. This stated that:  ‘qualifying bodies preparing neighbourhood plans should not set in their emerging...neighbourhood plans...any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development’.  There is no exception for ‘legacy cases’ in circumstances where the plan has not yet been made.</p>	
<p><b>Policy WNL6 - Welsh Newton Common Settlement Boundary and New Housing</b>  92. The cross-reference must be modified to <u>refer to Map 8</u>. The designation of the boundary appears broadly appropriate. Under the heading ‘Protection of the Natural Environment’, the second sentence requires modification to insert ‘<u>where appropriate</u>’ after ‘<u>undertaken</u>’, because wildlife surveys will not always be proportionate for all development.</p>	<p>Policy WNL6 has been amended as recommended.</p>
<p><b>Policy WNL7 – Rural Exception Housing</b>  93. I recommend <u>modification of the final sentence</u>. It is unduly prescriptive to dictate that all ancillary buildings should be constructed of timber.</p>	<p>Policy WNL7 has been amended as recommended</p>
<p><b>Policy WNL8 – Extensions to Houses and Residential Conversions of Former Agricultural Buildings</b>  94. It is unclear as to what is meant by ‘<u>dispersal of activity on such a scale as to prejudice village vitality</u>’ in Criterion 3 on the conversion of buildings. I consider that this is unacceptable. I would wish to invite representations as to what was intended here, with a view to modification for clarity. <u>Criterion 5 is also</u></p>	<p>Criterion 3 wording has been deleted and Criterion 5 has been re-written.</p>

<p><i>unclear and ungrammatical and similarly will require modification.</i></p>	
<p><b>Policy WNL9 – Site Allocation – Former garage Site, Welsh Newton</b>  <i>95. The reference to Map 7 should read ‘Map 9’. The sentence beginning ‘The affordable housing element’ should be deleted because it seeks unnecessarily and inappropriately to dictate that the property be let at a market rate if not needed for affordable housing, and is unduly prescriptive as to tenure. As to the representation relating to potential site contamination needing to be considered before development took place, it appears to me that such matters would properly be expected to be investigated at the time of a planning application. Thus, no specific additional or different provision need be made in the Neighbourhood Plan. There is reference to such issues in the supporting text at paragraph 5.2.29.</i></p>	<p>Policy WNL9 has been amended as recommended.</p>
<p><b>Policy WNL10 – New business development in former agricultural buildings</b>  <i>96. Criterion 2 is over-prescriptive and ‘where appropriate’ should be added before ‘to screen’. Screening can sometimes be detrimental to the appearance of development in some circumstances, by exaggerating the appearance of density and massing. It is not advisable to be unduly prescriptive in a plan policy which addresses conversions generally. ‘PAR operated’ is unclear, and should be defined.</i></p>	<p>Policy WNL10 has been amended as recommended.</p>
<p><b>Policy WNL 11 – Polytunnels</b>  <i>97. This appears to be consistent with policy.18</i></p>	<p>No change</p>
<p><b>Policy WNL12 - Supporting New Communications Technologies and Broadband</b></p>	<p>Policy WNL12 has been amended as recommended.</p>

<p><i>98. <u>The final paragraph requires to be deleted.</u> Road works often do not require permission from the local authority as they are often permitted development. In cases where they are not permitted development, it is inappropriate for a local development plan to impose financial obligations on works contractors or dictate the terms on which they undertake work. The planning system is concerned with regulating the use and development of land, not with allocating risks and costs between landowners and private parties who engage in building operations.</i></p>	
<p><b>Policy WNL 13 – Supporting Community-Led Low Carbon Energy Schemes</b></p> <p><i>99. <u>Criterion 6 must be deleted.</u> The Ministerial Statement of 25th March 2015 states:  ‘From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. ...From the date the Deregulation Bill 2015 is given Royal Assent until 30 September 2015: The government’s policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space or water efficiency.’  There is an <u>extra ‘n’ in the word Polytunnels.</u> to which I have already made reference above.</i></p>	<p>Policy WNL13 has been amended as recommended.</p>

<p><b>Policy WNL14 – Renewable Energy Schemes</b></p> <p><i>100. <u>The final two sentences on referendums must be deleted.</u> A planning application must be judged on its own terms in accordance with the statutory development management procedure. A development plan policy cannot create requirements to hold referendums.</i></p>	<p>Policy WNL14 has been amended as recommended.</p>
<p><b>Policy WNL15 - Improving Local Footpaths, Bridleways, Cycleways and other Public Rights of Way</b></p> <p><i>101. <u>The second paragraph must be deleted.</u> A financial obligation may only be required in accordance with the Community Infrastructure Levy Regulations, and may in no circumstances be required under national policy unless it is necessary to make a development acceptable in planning terms (for instance, because that development will increase traffic so as to require specific highways improvements). The planning system cannot be used to impose additional taxation on developers just because it would be desirable to raise funds for particular public goods.</i></p>	<p>Policy WNL15 has been amended as recommended.</p>
<p><b>Policy WNL16 - Provision and Protection of Local Community Facilities</b></p> <p><i>102. Some correction to the spelling and grammar is required. What is meant by ‘the locality’ is vague. I would therefore propose amending the final paragraph with the criteria to read as follows: <u>‘The change of use of existing community facilities to other uses will not be permitted unless the following can be demonstrated: the proposal includes suitable alternative provision of equivalent or enhanced facilities which are accessible by public transport, walking or cycling and have adequate car parking; or there is no longer a need for the facility.’</u></i></p>	<p>Policy WNL16 has been amended as recommended.</p>

## Appendix I

### Notes of Early Steering Group Meetings

#### Neighbourhood Plan notes - draft internal copy. 12.1.12

The working group was agreed at the parish council meeting of the 10th November 2011. The first meeting was held on the 28th November 2011.

It was decided that a period of research would be entered into with a view to producing a draft document early 2012. The first stage was to work on the feasibility of this plan by liaising with Herefordshire Council Forward Planning officers and Community Involvement Officers.

Members of the Parish Plan steering group were delegated to re-examine all the material gathered during the Parish Plan process and to extract from it any information that might be pertinent to a spatial strategy for the local area.

A representative of the Parish Council was delegated to pursue the links with the local authority and to begin to gather information about the various planning policies, guidelines, supplementary documents and emerging policies that will need to be taken into consideration when drafting a Neighbourhood Plan.

A member of the working group with specific expertise in the area of environment and sustainability was delegated to research the European Legislation that will have to be taken into account.

The second meeting was held on the 6th December.

The parish plan steering group reported on the spatial elements within the parish plan. There is a clear majority in favour of new building if it is for affordable housing for local people. However there is not a majority in favour of new building under any other circumstances. Assuming new building will take place there is a clear majority in favour of traditional styles, local materials and renewable energy. It was agreed that this should form the basis of the document but that further detail will come from the parish plan and be developed further within the context of the Neighbourhood Plan.

An early draft of 'the shape of the plan' was considered appropriate even though many questions still need answering.

Thoughts on Neighbourhood Plan

#### 1. Context and consultation history.

- What Neighbourhood? (Areas with specific designation and overview of landscape/land uses etc.) Planning policies considered or relevant (RESEARCH)
- The Parish Plan - consultation audit trail, housing needs survey (SUMMARY FROM PP TEAM)

#### 2. The Plan

- Overall in general conformity with the UDP, PPS1, etc. (RESEARCH)
- **Findings of the Parish Plan in summary re: spatial component.**
- No new building other than affordable homes for local people. Use of conversions as residences for local people conditions to be met for new or replacement buildings agreement/support of adjacent property owner. housing needs survey.
- **current market housing available**
- barns with planning permission extant
- two barns at upper cwm (residential), Gwenherrion barns (Holiday lets)
- houses for sale within the parish - Llanrothal barns (x3 - 7), the Old Rectory, Pembridge House, two large houses on WNC, one small barn, 2 bed house in Buckholt, Llanrothal Lodge
- new build development sites - none
- barns with applications made but denied - Parkside, Broome Farm, Upper Cwm Farm single barn.
- Style, design, location, renewables, sustainability (new build)/renewables, sustainability SPG (conversion)
- Potential development site(s)/conversion sites/existing planning Coles Garage, Jim Edwards, Gwenherrion, Tremeide, Parkside, chapel, upper cwm farm barns

#### Neighbourhood Plan notes - draft internal copy. 12.1.12

- redundant buildings capable of conversion ?
- OTHER ISSUES brought forward for consideration.
- suspension of GPDO article 4 re: motocross tracks (28% only so not supported)
- Conservation and historic environment (SPD) definition of curtilage and setting ref: parish plan question 3 'seeking protected status for all or part of the area' 79 out of 107 or 73% in favour
- Tree preservation 89 out of 105 84% in favour. Ref: Natural environment (EU habitats directive) Sue P is following up on this area. Tree preservation, policy of wildlife friendly management of verges, commons, hedgerows 82% in favour.
- Highways? Narrow access to Llanrothal and WNC makes them not preferred location for new builds. Road safety?
- Natural resources - water supply to Llanrothal would also make it an unsuitable place for new builds and any conversions should have alternative supply. Sustainability/impact.
- Support for local amenities - very little support for village hall as it stands - not used as a community space currently.
- Flooding issues? No development will be allowed that increases flood risk.
- PROW no change of use or use as vehicular access to property. 80% of community use PROW.
- Employment sites. nothing in PP other than A1 use of redundant buildings for employment sites/workshops/holiday lets. High speed broadband needs to be in the area.
- community energy. community wind turbines supported by 56% proposed location on WNC. turbines in local stream (insufficient flow) 74%
- Transport?
- Extensions - down side of extending small houses is that the stock, over time, loses the 'entry level' housing. This is a problem for the area. However where a building is extended to allow for multi generational living (thereby freeing up another house) it is a positive outcome.

Current status. Sue P is looking into European Habitats Directive. ES has had a number of conversations with forward planning officers and with Chris Gooding. As yet local authority and government not clear on the way forward although the localism bill means that they cannot prevent a parish council from going ahead. ES has received assurances that the cost of a referendum will be met by the local authority. Mike Willmont will be heading the team dealing with Neighbourhood Plans.

Recommendation. That we continue to meet and to 'flesh out' the plan as outlined above. ES to try to get a greater level of engagement with forward planning. Chris Gooding has asked for sight of the above notes so he can see how we are getting on.

Copy of Leaflet / Flyer Informal consultation on Emerging Draft Plan 2014

WELSH NEWTON AND LLANROTHAL  
NEIGHBOURHOOD PLAN  
**HAVE YOUR SAY**

You are invited to a public meeting on the  
29<sup>th</sup> November 1-3pm in the Village Hall

This will be an opportunity to find out about the progress of the Neighbourhood Plan and discuss any ideas  
or concerns you may have.

The first draft of the plan will be available on the parish council website  
[www.wnandl.org.uk](http://www.wnandl.org.uk)

WELSH NEWTON AND LLANROTHAL  
NEIGHBOURHOOD PLAN

## Appendix II

### Consultation on Welsh Newton Common Settlement Boundary

#### Copy of Leaflet distributed to all local households

##### WELSH Newton Common Settlement Boundary

A group of local people have been working with our Parish Council on creating a Neighbourhood Development Plan for the Group Parish. This will be an important document that will guide where, and what kind of new housing and businesses will be built within our parish to 2031. Our local Neighbourhood Plan, which must reflect the wishes of local people, will be part of the emerging Local Plan, and applications for new development will be determined according to the policies in the Plan alongside Herefordshire's Local Plan Core Strategy (and any other material considerations).

Our local Neighbourhood Plan must also be 'in general conformity' with Herefordshire Council's strategic planning policies, which the Council is still developing. We are not able to say that we do not want any new development anywhere.

The Local Plan Core Strategy has defined which areas in the County are appropriate for new development. It has identified Welsh Newton Common as suitable for new development in the following terms:

*"In the remaining, typically smaller settlements of each Housing Market Area, as set out in Figure 4.21, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive."*

In the Policy (Policy RA2), criteria for the suitability of developments are set out, including scale, design and layout, prioritise use of brownfield sites, quality and sustainability, size and range of houses to meet different needs.

The Council's Plan says that Local Neighbourhood Plans will define generally where new developments will be located:

*"The minimum growth target in each rural Housing Market Area (14% in the case of Ross Area into which this Parish falls) will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.20 and 4.21.*

*Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets."*

The Local Development Framework also says that **The settlement boundaries for those places listed in Policy RA2 will be defined in either neighbourhood development plans or the Rural Areas Sites Allocation DPD.**

The Settlement Boundary defines on a map where new development within our settlement should take place. Land within the settlement boundary could be considered as potential areas for development. When the Parish Plan was developed 5 years ago, the local view was overwhelmingly that development should take place only where there is a local need for it, rather than speculative development of executive-type housing.

The minimum housing growth target for Welsh Newton Common will be around 4 houses within the Plan period up to 2031.

Because local people have expressed a strong view on this issue, and because the Neighbourhood Plan has been developed to reflect local feedback from the Parish Plan process we want to invite your opinions and have your input to define the Settlement Boundary.

**We will hold a drop in session from 10.30am to 3pm on Saturday 6<sup>th</sup> June at Welsh Newton Village Hall, and would greatly value your time and ideas.**

**We will prepare 3 maps with different options as a starting point, and will have blank base maps as well for you to use.**

**If you want more information, or cannot make it on 6<sup>th</sup> June but still want to contribute ideas please contact Steve Wilkes 01989 770689 or Sue Parkinson 01989 770098**

## Appendix III

### Regulation 14 Public Consultation

Monday 26<sup>th</sup> October to 5pm Monday 14<sup>th</sup> December 2015

#### Screenshots of NDP webpages

The screenshot shows a web browser window displaying the website for the Welsh Newton & Llanrothal Group Parish Council. The browser's address bar shows the URL: <https://wnandlgpc.wordpress.com/neighbourhood-plan/>. The website header features the council's name, "Welsh Newton & Llanrothal Group Parish Council", and the tagline "A Quality Parish Council serving the Local Community". A navigation menu includes links for HOME, AGENDA, CODE, DRAFT MINUTES, LENGTHSMAN REPORTS, MEETING DATES 2016, NEIGHBOURHOOD PLAN (which is highlighted), NEWS LETTER, COUNCILLORS, MINUTES, POLICE REPORTS, and CLERK. Below the navigation menu is a large image of a cave interior with stalactites. The main content area is titled "Neighbourhood Plan" and contains the text: "Click on the Links Below for the Neighbourhood Plan and the Various Reports & appendices". A blue hyperlink is provided: [Final Welsh Newton and Llanrothal NDP 121015](#). Below this link, it states: "These are large documents and may take a little while to download". To the right of the main content is a search bar and a "CATEGORIES" section with a list of links: Code, Gallery, Meeting Dates, Minutes, and News Letter. Below the categories is a "USEFUL LINKS" section with a link for "Councillors Disclaimers". The Windows taskbar at the bottom shows the date and time as 12:46 on 29/02/2016.

*These are large documents and may take a little while to download*

[Welsh Newton Llanrothal Env Report](#)

[Welsh Newton Llanrothal HRA Report](#)

[Appendix 3 – waste water treatment environmental capacity table](#)

[Appendix 4 – Welsh Water consultation proforma](#)

[Appendix 5 – Waste Water Treatment Works capacity table](#)

You can fill in a Consultation form by down-loading and completing the link below then emailing it to the Parish Clerk [wnlgpc@btinternet.com](mailto:wnlgpc@btinternet.com)

[Representation form PDF iPDF ii](#)

**SHARE THIS:**



Be the first to like this.

**LEAVE A REPLY**

**USEFUL LINKS**

- [Councillors Disclosable Pecuniary Interests](#)
- [Hereford Association of Local Councils \(HALC\)](#)
- [Herefordshire Council](#)
- [Report a Pot Hole to Herefordshire Council](#)

**RECENT POSTS**

- [Minutes of Meeting WNL/MW/097](#)
- [Minutes of WNL/MW/096 July 2015](#)
- [Minutes of Meeting No WNL/MW/095 June 2015](#)
- [Minutes of The May 2015 Annual Meeting of the Parish Council](#)
- [Minutes WNL/MW093 April 9th 2015](#)

**META**

- [Register](#)
- [Log in](#)
- [Entries RSS](#)
- [Comments RSS](#)
- [WordPress.com](#)

**Screenshot Added**  
A screenshot was added to your Dropbox.

**PUBLIC CONSULTATION**

THIS IS A CONSULTATION DOCUMENT.

THIS DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN FOR WELSH NEWTON AND LLANROTHAL GROUP PARISH HAS BEEN PUBLISHED FOR FORMAL REGULATION 14 PUBLIC CONSULTATION AND YOUR COMMENTS ARE INVITED UNTIL 5PM MONDAY 14<sup>th</sup> DECEMBER 2015.

PLEASE USE THE REPRESENTATION FORM WHICH HAS BEEN DELIVERED TO LOCAL HOUSEHOLDS AND BUSINESSES AND WHICH MAY BE DOWNLOADED FROM THE PARISH COUNCIL'S WEBSITE. PLEASE RETURN COMPLETED FORMS AND COMMENTS BY EMAIL TO: [wnlgpc@btinternet.com](mailto:wnlgpc@btinternet.com)

OR SEND BY POST TO: THE PARISH COUNCIL CLERK, "TRYONOR" 42 GREEN LANE KINGSTONE HEREFORD HR29EX.

NO LATER THAN MONDAY 14<sup>th</sup> DECEMBER 2015.

ALL COMMENTS RECEIVED WILL BE CAREFULLY CONSIDERED BY THE NEIGHBOURHOOD PLAN STEERING GROUP AND PARISH COUNCIL AND USED TO INFORM THE NEXT VERSION OF THE NEIGHBOURHOOD PLAN (SUBMISSION PLAN).

THANK YOU FOR YOUR TIME AND INTEREST.

**Copy of Email sent to Parish Council and other Consultation Bodies from Herefordshire Council**

**Copy of Email to Parish Council from Steering Group**

**From:** John Phillips [mailto:[phillipsec@totalise.co.uk](mailto:phillipsec@totalise.co.uk)]

**Sent:** Friday, November 6, 2015 8:21 AM

**Subject:** FW: Welsh newton & Llanrothal Group draft Neighbourhood Development Plan

Dear All

You will see below that we are entering into the consultation period for the draft plan. I haven't sent you the relevant documents as they are large & I don't want to block your phones etc. when you can view them at <https://wnandlgpc.wordpress.com/neighbourhood-plan/>.

---

[Welsh Newton & Llanrothal Group Parish Council on WordPress.com](https://wnandlgpc.wordpress.com)  
[wnandlgpc.wordpress.com](https://wnandlgpc.wordpress.com)

A Quality Parish Council serving the Local Community

---

## **Copy of Email / Letter sent to Consultation Bodies and Other Local Groups**

### Welsh Newton and Llanrothal Neighbourhood Development Plan (NDP)

Building on the work done on the Parish Plan (Community Led Plan) the Welsh Newton and Llanrothal Parish Council have been developing a Neighbourhood Plan to feed into the policies that determine planning decisions for the local area. This is an important document as, unlike the Community Led Plan, the Neighbourhood Plan carries statutory weight and must be consulted and considered as part of any planning application.

The Neighbourhood Development Plan must be in general conformity with existing planning policies at a national and local level; it must therefore reflect the policies contained within the National Planning Policy Framework, the Unitary Development Plan and the emerging Core Strategy as well as European Directives. The objectives and policies of the Neighbourhood Development Plan have been written with this in mind as well as reflecting the spatial element of the Community Led Plan.

The community consultation that formed the basis of the Community Led Plan has been carried forward and forms the basis of the Neighbourhood Development Plan. There have been additional public meetings and the plan has been available in its various draft forms for several months via the Parish Council Website.

Having been revised and refined the plan is now ready to be published in a consultation draft form. It will be available for 6 weeks and can be viewed on the Parish Council website

[www.wnandlgpc.wordpress.com](http://www.wnandlgpc.wordpress.com)

If for any reason you are unable to access the website but wish to read the plan please contact a Parish Councillor to obtain a printed copy.

Please take this opportunity to read and respond to the plan. After this 6 week consultation period the plan will be revised and will go forward to the next stage. This is the last time the community will be able to make comments on the plan before it returns for a referendum and, hopefully, adoption.

## Copy of Flyer delivered to all households in Group Parish

### Welsh Newton and Llanrothal Draft Neighbourhood Development Plan 2011 - 2031

#### Executive Summary

This Draft Neighbourhood Development Plan for Welsh Newton and Llanrothal Group Parish has been prepared by a Steering Group of local residents and Parish Councillors on behalf of the Group Parish Council.

The Plan builds on the proposals included in the Community led Plan (CLP) which was prepared in 2011 and informal public consultation undertaken in November / December 2014.

Once Made by Herefordshire Council, the Neighbourhood Development Plan will provide Local Planning Policies which will be used to help determine planning applications in the Group Parish up to 2031, alongside the National Planning Policy Framework (NPPF) and Strategic Local Planning Policies in the Herefordshire Local Plan Core Strategy adopted 16<sup>th</sup> October 2015.

The Draft Plan includes a Vision and Objectives and Planning Policies on the following themes:-

- Protection of the Natural Environment and Built Heritage Assets
- Housing
- Business and Rural Economic Development and Local Energy Schemes
- Improving Accessibility and Local Facilities

Following consideration of representations made during this public consultation the Plan will be amended and submitted to Herefordshire Council who will undertake a further 6 weeks consultation.

The Plan will then be Examined and subjected to a Local Referendum. A "Yes" vote from local residents will result in the Plan being Made and used to help determine planning applications alongside the Adopted Local Plan Core Strategy.

Plan and associated documents are on the Parish Council's website or hard copies are available to view from any of your Parish Councillors or public places in the Parish

[wnandlgpc.wordpress.com](http://wnandlgpc.wordpress.com)

You can also complete a consultation form online or download, print and send to the

Parish Council Clerk at [wnandlgpc@btinternet.com](mailto:wnandlgpc@btinternet.com) or by post to  
TRYONOR 42, Green Lane, Klingstone, Hereford HR2 9EX

**Copy of Response Form / Flyer for Residents - Delivered to all households and placed on NDP website**

<p><b>Welsh Newton &amp; Llanrothal Group Parish Council</b>  <b>Draft Neighbourhood Development Plan</b></p> <p><b>Pre – Submission Regulation 14 Consultation</b></p> <p><b>26<sup>th</sup> October 2015 – 7<sup>th</sup> December 2015</b></p> <p><b><u>All responses must be received by 5pm Monday 7<sup>th</sup> December 2015</u></b></p> <p style="text-align: center;"><b>Representation Form</b></p> <p><b>Please complete and return <u>ONE</u> form for every comment made</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Resident</td> <td style="width: 10%;">Yes</td> <td style="width: 10%;"><input type="checkbox"/></td> <td style="width: 10%;">No</td> <td style="width: 10%;"><input type="checkbox"/></td> </tr> <tr> <td>Organisation</td> <td colspan="4"></td> </tr> <tr> <td>Address</td> <td colspan="4"></td> </tr> <tr> <td></td> <td colspan="4"></td> </tr> <tr> <td>Post Code</td> <td colspan="4"></td> </tr> <tr> <td>*Email</td> <td colspan="4"></td> </tr> </table> <p><small>*your email address will assist us in keeping you up to date</small></p> <p><b>Please state which part of the Draft Neighbourhood Plan your representation refers</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Page Number / Paragraph Number</td> <td></td> </tr> <tr> <td>Vision / Objective</td> <td></td> </tr> <tr> <td>Policy Number</td> <td></td> </tr> </table> <p><b>Are you supporting, objecting, or making a comment?</b>  <b>(Please indicate with X)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Support</td> <td></td> </tr> <tr> <td>Object</td> <td></td> </tr> <tr> <td>Making a Comment</td> <td></td> </tr> </table>		Resident	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Organisation					Address										Post Code					*Email					Page Number / Paragraph Number		Vision / Objective		Policy Number		Support		Object		Making a Comment	
Resident	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>																																							
Organisation																																											
Address																																											
Post Code																																											
*Email																																											
Page Number / Paragraph Number																																											
Vision / Objective																																											
Policy Number																																											
Support																																											
Object																																											
Making a Comment																																											
<p><b>Please use the box below for any comments</b></p> <div style="border: 1px solid black; height: 400px; width: 100%;"></div> <p style="text-align: center;">                 Thank you for your time and interest                  Please return this form to <a href="mailto:wnlgpc@btinternet.com">wnlgpc@btinternet.com</a>                  or by post to the Parish Council Clerk                  "TRYONOR" 42 Green Lane Kingstone Hereford HR29EX                  no later than 5pm 7<sup>th</sup> December 2015             </p> <p style="text-align: center;">                 The Welsh Newton &amp; Llanrothal Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Welsh Newton &amp; Llanrothal Group Parish Council             </p>																																											

**List of Consultation Bodies and Other Consultees**

Relevant key stakeholders that may need to be consulted include:

**The Coal Authority:** Should be consulted to make sure any plans you have would not effect or be effected by existing or previous coal mining activity in Herefordshire. **Contact details:** [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

**Homes and Communities Agency:** The Government's housing, land and regeneration agency and regulator of social housing providers in England. They are interested in increasing the numbers of new and affordable homes being built and or made available, and the amount of land being made available for development. **Contact details:** [mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk)

**Natural England:** The Government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. They will have a view on all Neighbourhood Development Plans. **Contact details:** [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

**The Environment Agency:** Established to protect and improve the environment and have a statutory duty to support sustainable development. They are responsible for regulating industry and waste, treating contaminated land, water quality and resources, fisheries, inland river navigation and conservation and ecology. Consequently they will have a view on all Neighbourhood Development Plans. **Contact details:** [graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)

**Natural Resources Wales:** Performing a similar role in Wales that Natural England does over the border. Will need to be consulted if your Neighbourhood Area adjoins the Welsh border. **Contact details:** [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk)

**Historic England:** The public body that looks after England's historic environment. They are responsible for listing buildings and monuments and provide advice to Government and Local Authorities. They will have a view on all Neighbourhood Development Plans that contain listed buildings or Scheduled Ancient Monuments. **Contact details:** [west.midlands@HistoricEngland.org.uk](mailto:west.midlands@HistoricEngland.org.uk)

**English Heritage:** A charity that is responsible for looking after over 400 historic buildings, monuments and sites. They should be consulted if your Neighbourhood Area has one of their properties within it. **Contact Details:** [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)

**National Trust:** A charity that preserves and protects historic places and spaces across the UK. These include archaeological remains, buildings, gardens, and natural habitats such as woodlands and meadows. **Contact details:** [mi.customerenquiries@nationaltrust.org.uk](mailto:mi.customerenquiries@nationaltrust.org.uk)

**Arriva Trains Wales:** Responsible for running trains through the county on the line between Ludlow and Abergavenny. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** [michael.vaughan@arrivatw.co.uk](mailto:michael.vaughan@arrivatw.co.uk)

**Great Western Trains Co. Limited:** Responsible for running trains through the County on the line between Worcester and Hereford. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** <https://www.firstgreatwestern.co.uk/About-Us/Custommer-services/Contact-us>

**Network Rail (West):** The company that owns and manages the rail infrastructure throughout the County that the two train operators run their trains on. Their interests include the railway itself and the land on which it is built, the stations and network buildings and structures (signal boxes, foot-bridges etc), and include bridges, level crossings, and current redundant lines or railway land. Should be consulted if your area includes, or is adjacent to any part of this route or if your plan has an interest in transport connections that include this line. **Contact details:** [barbara.morgan@networkrail.co.uk](mailto:barbara.morgan@networkrail.co.uk)

**Highways England:** They operate, maintain and improve the strategic road network in England. They are an executive agency funded by the Department for Transport. In Herefordshire their responsibility therefore applies to the A49, A40 and the M50. However they will have a view on all Neighbourhood Development Plans irrespective of whether your area includes these major roads. **Contact details:** [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

**Wye Valley NHS Trust:** A provider of health services in Herefordshire. They provide community services and hospital care (acute and community) across the County as well as urgent and elective care to more than 40,000 people in mid-Powys. **Contact details:** [john.burnett@wvt.nhs.uk](mailto:john.burnett@wvt.nhs.uk)

**AMEC Environment and Infrastructure UK Ltd:** Private company providing environmental, engineering and related consultancy services to the public sector, including in Herefordshire. **Contact details:** <http://www.amec-ukenvironment.com/index.html>

**RWE Npower Renewables Limited:** A private company dealing with the generation, supply and distribution of electricity and gas to the Herefordshire population. **Contact details:** [jeremy.smith@rwe.com](mailto:jeremy.smith@rwe.com)

**Dwr Cymru Welsh Water:** Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Dwr Cymru Welsh Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** [forward.plans@dwrcymru.com](mailto:forward.plans@dwrcymru.com)

**Severn Trent Water:** Provide all the water supply infrastructure across large parts of the County, from collection, storing, purifying, distribution through the mains network, and disposal through the sewerage system. Severn Trent Water will have a view on all Neighbourhood Development Plans so will need to be one of your statutory consultees. **Contact details:** [dawn.williams@servertrent.co.uk](mailto:dawn.williams@servertrent.co.uk)

**Campaign to Protect Rural England:** Campaign organisation lobbying on behalf of "a beautiful and living countryside". Would be interested to be consulted on your Neighbourhood Development Plan. **Contact details:** <http://www.cpreherefordshire.org.uk/contact-us.aspx>

**Hereford and Worcester Chamber of Commerce:** A not for profit organisation that supports the local business community and has a network of 1400 member businesses. They lobby to make sure the interests of local businesses are heard. **contact details:** [goodbusiness@hwchamber.co.uk](mailto:goodbusiness@hwchamber.co.uk)

**Woodland Trust:** A national charity that works to influence others who are in a position to improve the future of native woodlands. They own over 1000 woods across the UK. Would be particularly interested to be consulted on any matters related to these sites or woodlands as a whole within your Neighbourhood Development Plan. **Contact details:** [england@woodlandtrust.org.uk](mailto:england@woodlandtrust.org.uk)

**Hereford Civic Society:** Is an independent charity that promotes high standards of architecture and town planning in the city; stimulates public interest and debate in the subject; and encourages the preservation and improvement of features that are of public amenity or historic interest. Would only be interested in being a consultee if your Neighbourhood Area is within Hereford City or the surrounding area. **Contact details:** [herefordcivicsociety@hotmail.co.uk](mailto:herefordcivicsociety@hotmail.co.uk)

**Herefordshire Nature Trust:** The largest membership-based wildlife organisation in the County. It is dedicated to inspiring people about wildlife, being a champion on its behalf and creating or protecting wildlife havens. **Contact details:** [enquiries:herefordshirewt.co.uk](mailto:enquiries:herefordshirewt.co.uk)

**Ledbury and District Civic Trust:** See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ledbury or the surrounding area. **Contact details:** chairman@ledburycivicsociety.org

**Ross-on-Wye and District Civic Trust:** See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Ross-on-Wye or the surrounding area. **Contact details:** secretary@rosscivic.org.uk

**Leominster Civic Trust:** See details for Hereford Civic Society. Would only be interested in being a consultee if your Neighbourhood Area is within Leominster or the surrounding area. **Contact details:** c/o Leominster Community Centre, Leominster, HR6 9HA

**Madley Communications Centre:** A British Telecom Earth satellite tracking station which is used for international telephone, fax and television transmission and reception. **Contact details:** Madley Earth Satellite Station, Madley, Herefordshire, HR2 9NH

Groups	Contact Name	Organisation
TS	Mrs M Lindsley	The Coal Authority
TS		The Gypsy Council
TS	Lucy Blasdale	Homes and Communities Agency
TS	Peter Baines	Travellers Support Group
TS	Mr Charles Naylor	West Mercia Constabulary
TS	Les Vaughan	Central Networks (e-on)
TS	Dawn Williams	Severn Trent Water
TS	Alison Brown	Natural Resources Wales
TS	Mr A Morgan	West Mercia Police
TS		Midlands Architecture and Designed Environment
TS	SC George Marshall	Community Risk Manager - West District
TS	Michael Vaughan	Arriva Trains Wales
TS	Mr P Huxtable	British Aggregates Association
TS	Damien Holdstock/Robert Deanwood	AMEC Environment & Infrastructure UK Ltd
TS	Ms J Greening	Department for Transport
TS	Executive Coordinating Officer	The Marches LEP
TS		Office of Rail Regulation
TS		Police and Crime Commissioner
TS	Mr P Bayliss	South Worcestershire Development Plan
TS	Mr M Chu	London Midland
TS	Adam Harrison	CENTRO
TS	Mr K Riensema	Civil Aviation Authority (only send if related to a property)
TS	Mark Jones	NHS Property Services
TS	David Rosling	NHS England
TS	Catherine Ashford	Welsh Government

Address1	Address2	Address3	Address4	Post Code
200 Lichfield Lane	Berry Hill	Mansfield	Nottingham	NG18 4RG
Springs Lane Caravan Park	Bickerton	Wetherby	North Yorkshire	LS22 5ND
5 St Phillips Place	Colmore Row	Birmingham		B3 2PW
c/o Trefoil	Brinsop Common	Hereford		HR4 7AS
Police Station	Bath Street	Hereford		HR1 2HT
Pegasus Business Park	Castle Donnington	Derbyshire		DE74 2TU
Park Lane	Minworth	Birmingham		B76 9BL
Ty Cambria	29 Newport Road	Cardiff		CF24 0TP
Hereford and Worc Fire and Rescue Service	Estate Services HQ	Hindlip Hall, PO Box 55	Worcester	WR3 8SP
6 - 7 Newhall Square	Birmingham			B3 1RY
Hereford Fire Station	St. Owen Street	Hereford		HR1 2JW
St Marys House	47 Penarth Road	Cardiff		CF10 5DJ
10 Brookfields	Calver	Hope Valley	Derbyshire	S32 3XB
Gables House	Kenilworth Road	Leamington Spa	Warwickshire	CV32 6JX
Secretary of State	Great Minster House	33 Horseferry Road	London	SW1P 4DR
Shirehall	Abbey Foregate	Shrewsbury		SY2 6ND
1 Kemble Street	City of London	City of Westminster		WC2B 4AN
Home Office	2 Marsham Street	London		SW1P 4DF
Wychavon District Council	The Civic Centre	Queen Elizabeth Drive	Pershore	WR10 1PT
103 New Street	Birmingham			B2 4HQ
16 Summer Lane	Birmingham			B19 1SD
Aerodrome Standards Dept	2W Aviation House	Gatwick Airport South	West Sussex	RH6 0YR
Parkside House	Quinton Road	Coventry		CV1 2NJU
Wildwood	Wildwood Drive	Worcester		WR5 2LG
Cathays Park	Cardiff			CF10 3NQ

Telephone No	E-Mail
01623 637119	planningconsultation@coal.gov.uk
0121 2349931	lucy.blasdale@hca.gsi.gov.uk
01432 760350	
01332 625001	customerworks@central-networks.co.uk
07554 114125	dawn.williams@severntrent.co.uk
01248 387276	alison.brown@naturalresourceswales.gov.uk
01905 331443	andrew.morgan.60139@westmercia.pnn.police.uk
01432 347044 or 07785 451796	gmarshall@hwfire.org.uk
02920 720560	michael.vaughan@arrivatw.co.uk
01926 439127	damien.holdstock@entecuk.co.uk/Robert.Deanwood@amec.com
01743 252 525	enquiries@marcheslep.org.uk
0207 2822000	
07896 472344	paul.bayliss@wychavon.gov.uk
07500 066773	TownPlanning@centro.org.uk
07500 572861	mark.jones@property.nhs.uk
07920 251816	d.rosling@nhs.net





TS	Mr A Lee	2gether NHS Foundation Trust Headquarters
TS	Matthew Todd-Jones/Ryan Norman	Dwr Cymru Welsh Water
TS	Kezia Taylerson	English Heritage
TS	Mr Mark Davies/Mr G Irwin	Environment Agency
TS	Mr S Quartermain	Department for Communities and Local Government
TS	Malcolm Price	West Midlands Ambulance Service
TS	Mr R Jordan/Mr S Bailey	Hereford & Worcester Fire Brigade
TS	Neil Doverty	Wye Valley NHS Trust
TS	Stephen Williams	Highways Agency
TS	Mr M Abdullah	National Grid (Transco) replaced now by AMEC (LDF 315)
TS	Mr J Smith	RWE Npower Renewables Limited
TS	Mrs H Fleming	Natural England
TS	Mr S Austin	Town Planning
TS	Barbara Morgan	Network Rail (West)
TS	Mr C Field	Network Rail
TS	Mr I Randle	Severn Trent Water Ltd
TS	John Berry	Sport England
TS	Rachel Dixon	Balfour Beatty Drainage

Rikeneil	Montpellier	Gloucester		
Linea	Cardiff			CF3 0LT
The Axis	10 Holiday Street	Birmingham		B1 1TG
Planning Liaison	Hafren House	Welshpool Road	Shelton, Shrewsbury	SY3 8BB
Zone 1/J2 Eland House	Bressenden Place	London		SW1E 5DU
Hereford Ambulance Station	Ross Road	Hereford		HR2 8BH
St Owen Street	Hereford			HR1 2JW
County Hospital	Hereford			HR7 2ER
The Cube	199 Wharfside Street	Birmingham		B1 1RN
Network Strategy	Brick Kiln Street	Hinkley	Leicestershire	LE10 0NA
Auckland House	Lydiard Fields	Great Western Way	Swindon	SN5 8ZT
Consultation Service	Way	Crewe Business Park	Crewe, Cheshire	CW1 6GJ
1 Eversholt Street	London			NW1 2DN
3rd Floor, Temple Point	Redcliffe Way	Bristol		BS1 6NL
3rd Floor	Bristol Temple Point	Redcliffe Way	Bristol	BS1 6NL
Job Control Manager	Sherbourne House	St Martin Road	Finham, Coventry	CV3 6PR
Sport Park	3 Oakwood Drive	Loughborough		LE11 3QF

	andrew.lee@glos.nhs.uk
0800 9172652	<a href="mailto:forward.planning@dwrcymru.com">forward.planning@dwrcymru.com</a>
	kezia.taylorson@english-heritage.org.uk
01743 283405	mark.t.davies@environment-agency.gov.uk
0303 444 000	Steve.quartermain@communities.gsi.gov.uk
	stephen.williams@highways.gsi.gov.uk
01455 251111	mohammed.abdullah@uk.ngrid.com
	jeremy.smith@rwe.com
0300 0603900	consultations@naturalengland.org.uk
0117 3721120	Jeremy.Eaton@networkrail.co.uk

[Rachel.Dixon@bblivingplaces.com](mailto:Rachel.Dixon@bblivingplaces.com)

Distributor Network Operator Contact Details

Company	Address	Contact details	Area served
 WESTERN POWER DISTRIBUTION <small>Vertrag der Midlands, South West and East</small>	Western Power Distribution Network Connections Section Western Power Distribution Toll End Road Tipton West Midlands DY4 0HH	Dave Harrison Tel: 08457 353637 ext: 05/2477 Direct: 0121 522 5018 or Wayne Oxborough Tel: 08457 353637 ext 05/2703  <a href="http://www.central-networks.co.uk">http://www.central-networks.co.uk</a> Long-Term Development Statements (LTDS): <a href="http://www.eon-uk.com/distribution/lds.aspx">http://www.eon-uk.com/distribution/lds.aspx</a>	West Midlands
 CE Electric UK	CE Electric UK (NEDL and YEDL)  Connections Commercial Manager Manor House Station Road New Penshaw Houghton Le Spring DH4 7LAE	Connections Centre Tel: 08450 702 703  Email by web form at <a href="http://www.ce-electricuk.com/page/services/newconnections/networkconnections.cfm">http://www.ce-electricuk.com/page/services/newconnections/networkconnections.cfm</a>  <a href="http://www.ce-electricuk.com">http://www.ce-electricuk.com</a>	North East and Yorkshire
 UK Power Networks	UK Power Networks Projects Gateway UK Power Networks (Operations) Ltd Metropolitan House Darkes Lane POTTERS BAR Hertfordshire EN6 1AG	<a href="http://www.ukpowernetworks.co.uk">http://www.ukpowernetworks.co.uk</a>  Long-Term Development Statements (LTDS): <a href="http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/long-term-development-statement.shtml">http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/long-term-development-statement.shtml</a>  Information for Installers of Small Scale Embedded Generation see: <a href="http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/public-information.shtml">http://www.ukpowernetworks.co.uk/products-services/networks/knowledge-centre/public-information.shtml</a>	Eastern, London and South-East
 WESTERN POWER DISTRIBUTION <small>Vertrag der Midlands, South West and East</small>	Western Power Distribution  Domestic Utility Connections Mgr New Business Western Power Distribution Herald Way Pegasus Business Park East Midlands Airport Castle Donnington DE74 2TU	Kevin Sankar Tel: 01332 393 452  <a href="http://www.central-networks.co.uk">http://www.central-networks.co.uk</a>  Long-Term Development Statements (LTDS): <a href="http://www.central-networks.co.uk/Content/Service/serv_longterm.aspx">http://www.central-networks.co.uk/Content/Service/serv_longterm.aspx</a>	East Midlands

Distributor Network Operator Contact Details

Company	Address	Contact details	Area served
 Northern Ireland Electricity	Northern Ireland Electricity Power Networks Fortwilliam House Edgewater Office Park Edgewater Road Belfast BT3 9JQ	<a href="mailto:evcharging@nie.co.uk">evcharging@nie.co.uk</a>  <a href="http://www.nie.co.uk">http://www.nie.co.uk</a>	Northern Ireland
 SP ENERGY NETWORKS	Scottish Power (Central and Southern Scotland) (Manweb)  Scottish Power Energy Networks New Alderston House Dove Wynd Strathclyde Business Park Bellshill ML4 3FF	Paul McGimpsey Tel: 01698 413000 Fax: 01698 413321  <a href="http://www.scottishpower.com">http://www.scottishpower.com</a>	South of Scotland
 SSE		<a href="mailto:connections.engineering@sse.com">connections.engineering@sse.com</a>  <a href="http://www.SSE.com">http://www.SSE.com</a>	North Scotland and Central Southern England
 electricity north west	Electricity Connections Electricity North West Frederick Road Salford M6 6QH	Tel: 0800 048 1820 then choose option 2 E: <a href="mailto:connections.enquiries@enwl.co.uk">connections.enquiries@enwl.co.uk</a>  <a href="http://www.enwl.co.uk/">http://www.enwl.co.uk/</a>	North West England
 WESTERN POWER DISTRIBUTION <small>Vertrag der Midlands, South West and East</small>	Western Power Distribution  Business Support Western Power Distribution Phoenix Way Llansamlet Swansea SA7 9HW	Tel: 0845 601 3341 Fax: 01792 784 510  <a href="mailto:wpdnewsupplieswales@westernpower.co.uk">wpdnewsupplieswales@westernpower.co.uk</a>  <a href="http://www.westernpower.co.uk">http://www.westernpower.co.uk</a> Long-Term Development Statements (LTDS): <a href="http://www.westernpower.co.uk/default.asp?PageID=38">http://www.westernpower.co.uk/default.asp?PageID=38</a>	South Wales
 WESTERN POWER DISTRIBUTION <small>Vertrag der Midlands, South West and East</small>	Western Power Distribution  Western Power Distribution	Tel: 0845 601 2989 Fax: 01209 616 892  <a href="mailto:wpdnewsupplies@westernpower.co.uk">wpdnewsupplies@westernpower.co.uk</a>	South West


## Responses Log

Date Received	Resident	Address	Support	Section/Page No	Comments
27/10/2015	1	No	South Worcestershire		No comments
			Development Plan		
27/10/2015	2	No	H&W Fire & Rescue		No comment
03/12/2015	3	No	Severn Trent		Info scan
03/11/2015	4	No	Hereford Civic Society		
03/11/2015	5	No	Herefordshire Council		
13/11/2015	6	No	The Coal Authority		Info scan
03/12/2015	7	No	Welsh Water		Info scan
03/12/2015	8	No	Historic England	Yes	Info scan
14/12/2015	9	No	Llangarron	Object	65, 5, WNL12
14/12/15	10	No	Llangarron	Object	65, 1-7, WNL13



**WELSH NEWTON & LLANROTHAL  
GROUP PARISH COUNCIL GAZETTE**

**January 2016**



**A NEW PARISH COUNCILLOR**

The vacancy on Welsh Newton & Llanrothal Group Parish Council due to the resignation of Mr. Trevor White-Miller for the Llanrothal element has been filled and Parish Councillor Mr. Martin Barter was co-opted at the December 2015 meeting onto the Parish Council.

Welsh Newton is a small village and parish in the County of Herefordshire.

It is located close to the border with Wales to which the parish extends towards Monmouthshire.

The parish of Welsh Newton, which is grouped with the parish of Llanrothal to form Welsh Newton and Llanrothal Group Parish Council, contains three Churches:


- A derelict Methodist Chapel
- A very small Anglican Church called St Faith's at the top of Welsh Newton Common and
- The Church of St Mary the Virgin which is Church of England and of Norman architecture at Welsh Newton, containing an original rood screen.

Catholic Martyr St John Kemble, executed in 1679, is buried in St Mary's churchyard.

There is another Anglican Church at Llanrothal.

The area contains a great deal of history, including Pembridge Castle and at least thirty one other archaeological sites in Welsh Newton parish alone.

The parish also contains a piece of common land, currently registered as "un-owned" under the Commons Act 2006, at Welsh Newton Common, a hill and hamlet overlooking the Wye Valley.



**Welsh Newton and Llanrothal  
Draft Neighbourhood Development Plan 2011 - 2031  
Executive Summary**

The Draft Neighbourhood Development Plan for Welsh Newton and Llanrothal Group Parish has been prepared by a Steering Group of local residents and Parish Councillors on behalf of the Group Parish Council.

The Plan builds on the proposals included in the Community led Plan (CLP) which was prepared in 2011 and informal public consultation undertaken in November / December 2014.

Once Made by Herefordshire Council, the Neighbourhood Development Plan will provide Local Planning Policies which will be used to help determine planning applications in the Group Parish up to 2031, alongside the National Planning Policy Framework (NPPF) and Strategic Local Planning Policies in the Herefordshire Local Plan Core Strategy adopted 16<sup>th</sup> October 2015.

The Draft Plan includes a Vision and Objectives and Planning Policies on the following themes:-

- Protection of the Natural Environment and Built Heritage Assets
- Housing
- Business and Rural Economic Development and Local Energy Schemes
- Improving Accessibility and Local Facilities

Following consideration of representations made during this public consultation the Plan will be amended and submitted to Herefordshire Council who will undertake a further 6 weeks consultation.

The Plan will then be examined and subjected to a Local Referendum. A "Yes" vote from local residents will result in the Plan being Made and used to help determine planning applications alongside the Adopted Local Plan Core Strategy.

Plan and associated documents are on the Parish Council's website or hard copies are available to view from any of your Parish Councillors or public places in the parish [wnandlgpc.wordpress.com](http://wnandlgpc.wordpress.com)

The consultation period has now closed and responses will be evaluated and the Neighbourhood Development Plan amended as required.

The next stage is:-

- Notice of Publicity (Regulation 16) Consultation

The final version of the Neighbourhood Development Plan prepared on behalf of the Parish Council by Steering Group members will be submitted to Herefordshire Council and will be the subject of Notification of Publicity (Regulation 16) Consultation.

Letters will be issued to all those consulted in the previous stages of the process.



**Welsh Newton and Llanrothal  
Neighbourhood Development Plan  
2011 - 2031**



**Welsh Newton and Llanrothal Group Parish Council  
December 2017**