



Regulation 14 Consultation Comments

Consultee Name Ref No.	Page No.	Para No.	Policy No.	Support/ Object/ Comment	Comments received
Sport England 001/01					<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'. http://www.sportengland.org/playingfieldspolicy</p> <p>– Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>– Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>

				<p>- Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>
Rebecca Bissell Lyonshall Parish Clerk For Lyonshall Parish Council 002/01				<p>Thankyou for the NDP documents for Almeley Regulation 14 NDP.</p> <p>Lyonshall Parish Councillors discussed the plan at their recent meeting and have No Comments to add at this stage.</p> <p>Good luck with your plan</p>
Peter Boland for Historic England 003/01			Support	<p>Thank you for the invitation to comment on the Draft Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant green space, buildings, historic farmsteads and landscape character including key views and archaeological remains is to be applauded.</p> <p>Overall Historic England considers that the plan reads as a very comprehensive, well written and well-considered document which is eminently fit for purpose. We consider that the Plan takes an exemplary approach to the historic environment of the Parish and that it constitutes a very good example of community</p>

				<p>led planning. Those involved in the production of the Plan should be congratulated. I hope you find these comments and advice helpful.</p>
Christopher Telford for The Coal Authority 004/01				<p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.</p>
Graeme Irwin for The Environment Agency 005/01				<p>I refer to your email of the 19 February 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time. As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environmentagency.gov.uk</p>
Tom Amos for Natural England 006/01				<p>Thank you for your consultation on the above dated 29/01/2018 .</p> <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>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>

				<p>For clarification of any points in this letter, please contact Tom Amos on 0300 060 1396. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>
<p>Tom Amos for Natural England 006/02</p>			SEA	<p>Planning consultation: Almeley Neighbourhood Development Plan – SEA / HRA Screening.</p> <p>Thank you for your consultation on the above dated 19/02/2018.</p> <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>Strategic Environmental Assessment Screening We welcome the production of this SEA Screening report. Natural England notes and concurs with the screening outcome i.e. that no SEA is required.</p> <p>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.</p> <p>Habitats Regulations Assessment Screening Natural England notes the screening process applied to this Neighbourhood plan. We agree with the Council’s conclusion of no likely significant effect upon the named European designated sites:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> River Wye SAC <p>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.</p> <p>For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>
<p>Rick Harris  007/01</p>			Support	<p>Like most of the residents of Almeley I would rather not see any further housing development sites. But needs must and having read the Neighbourhood plan I can see a lot of thought and consideration has been applied and am willing to support the draft plan.</p>
<p>P. A Atkinson </p>			Support	<p>A clear plan to accommodate the housing needs of all ages in the village to ensure its health and survival.</p>



008/01					
David Hope 009/01				Support	A considerable amount of thought and attention to detail is evident in this plan and I believe it represents a positive and realistic conclusion of how rural development of the parish should proceed in the planned timescale.
Robert Stephen Rogers 010/01			ALM 3	Support	The policy which aims to maintain and protect landscapes and features, character and natural environments with in the parish is much needed and a welcome inclusion in policy document
Robert Stephen Rogers 010/02			ALM 9	Support	Good to see inclusion of this particular policy which will help to control obtrusive agricultural buildings which appear with ever increasing regularity as well as large intensive chicken rearing sites and manure spreading etc.
Robert Stephen Rogers 010/03				Support	A lot of hard work has gone into the preparation of the Almeley Neighbourhood Development Plan and I fully support all the policies that it contains.
Barbara Watts 011/01				Support	From an environmental viewpoint, the plan will retain the rural aspects of Almeley. One minor environmental point is that all the local streams are polluted and devoid of underwater life and have been for over forty years. The plan is comprehensive and all the aims in the document.
Roy Watts				Support	With regard to new property in Almeley, it is difficult to make new private housing affordable, but it essential to


<p>[REDACTED]</p> <p>012/01</p>					<p>ensure that all new public housing is affordable relating to local incomes.</p> <p>Overall the Almeley Neighbourhood Plan is comprehensive and all the aims in the document remain important for the future of Almeley.</p>
<p>Jacob Izbicki</p> <p>[REDACTED]</p> <p>013/01</p>			ALM 9	Support	<p>Important item on waste management</p>
<p>Jacob Izbicki</p> <p>[REDACTED]</p> <p>013/02</p>				Support	<p>Well done to all involved and thanks for all your effort on behalf of the parish. After reading this through I agree that the two sites approved by APC to be the most appropriate, I commend them to Hereford Council.</p>
<p>Elizabeth Izbicki</p> <p>[REDACTED]</p> <p>014/01</p>			ALM 9	Support	<p>Agree with all proposed restrictions in this section.</p>
<p>Elizabeth Izbicki</p> <p>[REDACTED]</p> <p>014/02</p>				Support	<p>I congratulate all those involved with producing this plan. It sensitively balances the need for housing with conserving the rural and historic areas of the parish. I consider the 2 sites identified and approved by Almeley Parish Council to be ideal.</p>
<p>Mrs Christine Hazell</p> <p>[REDACTED]</p> <p>015/01</p>				Support	<p>I have read the Almeley Parish Neighbourhood Development Plan, Consultation draft, November 2017 and agree that the small developments proposed are the best option for the village.</p>
<p>Mr Raymond Hazell</p> <p>[REDACTED]</p>				Support	<p>I support the Almeley Parish Neighbourhood Development Plan, Consultation draft November 2017. It is a well thought out and comprehensive document.</p>


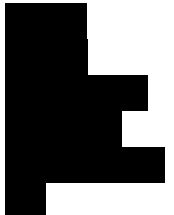
016/01					
Christina Campbell [REDACTED]		3.7		Support	If reflecting the parish's wishes, any future development should take particular note of this paragraph
017/01					
Christina Campbell [REDACTED]		3.10		Support	Again, the plan outlines clearly that new business ventures are to be welcomed but they should be small-scale and reflect the nature and character of the rural area.
017/02					
Christina Campbell [REDACTED]			ALM 7	Support	Of particular note is (6) where any future planning is considered re: reducing waste and construction traffic and any additional traffic as a result of proposed development. (g) very important too.
017/03					
Christina Campbell [REDACTED]				Support	The draft Almeley development plan is comprehensive, wide-ranging and has taken into account resident's wishes. If this were in place, I feel confident that any future planning permission would be granted sympathetic to the plan.
017/04					
Ann Whybrow [REDACTED]				Support	I am very impressed by the Parish Plan which has carefully been drawn up to protect Almeley village and parish both in terms of its landscape and natural beauty and the wellbeing and community spirit of the area. I have been becoming more and more concerned with the threat of industrial style farming units including large pig farms and chicken farms. The plan seems to protect parishioners from all that follows from the establishment of these farming methods – the smells, the pollution, increased heavy transport. I am all in favour of increasing housing stock within the parish as long as transport and amenities are increased to accommodate such growth.
018/01					
Ian Whybrow			ALM	Support	We are particularly opposed to the development of anymore industrial-style farming within our community.




<p>[REDACTED]</p> <p>019/01</p>			9		The more stress that the plan can lay on keeping out intensive chicken farms and pig-units the better. The threat that muck-spreading, offensive odours and the increase of heavy transport on our narrow lanes cannot be over-emphasised.
<p>Ian Whybrow</p> <p>[REDACTED]</p> <p>019/02</p>			ALM 3	Support	We are delighted to support the Parish Council's determination to sustain the present beauty and integrity of the parish with its unique landscape and lovely natural features. This, it should be stressed, is as important as permitting only a moderate increase in the housing stock with a population that does not overwhelm amenities or swamp the communal spirit of the place.
<p>Ian Whybrow</p> <p>[REDACTED]</p> <p>019/03</p>				Support	A remarkably comprehensive and detailed plan, evidently the result of a hard-working, co-ordinated effort by a dedicated team, that is far-sighted and ambitious for the parish whilst seeking to underpin its integrity and to support the interests of the local community.
<p>Ian Campbell</p> <p>[REDACTED]</p> <p>020/01</p>			ALM 9	Support	I fully agree that intensive livestock units should be evaluated with great care and awareness of this environmental impact.
<p>Ian Campbell</p> <p>[REDACTED]</p> <p>020/02</p>				Support	I fully agree with the aim of building a small amount of additional housing in a manner that complements the character of the villages.
<p>C A Hall</p> <p>[REDACTED]</p> <p>021/01</p>				Support	A sensible plan for development of a number of houses forced on this neighbourhood by the government. Lack of work opportunities is not considered in the number of homes suggested but I am willing to support the NDP plan.
<p>Madeleine Madden</p> <p>[REDACTED]</p> <p>022/01</p>			ALM 6	Support	All points (a) – (f) are sound. How far is the Parish Council able to insist on these points with the planning department?





<p>Madeleine Madden [REDACTED] 022/02</p>	<p>Option 6 p18</p>				<p>Acquisition of site 8a (p.66) and the possible future acquisition of the rest of site(s) 8/9 will no doubt involve compulsory purchase of land. How rigorous is the recompense to landowners?</p>
<p>Madeleine Madden [REDACTED] 022/03</p>	<p>Objective 5(e) p.20</p>				<p>The alternate means of transport may have been encouraged, but not necessarily provided. This may need to be urgently reconsidered depending on who buys the new houses.</p>
<p>Madeleine Madden [REDACTED] 022/04</p>				<p>Support</p>	<p>Generally, I feel that the NDP is well constructed and has the best interests of the Almeley area at heart. It is very positive in championing the rural qualities/ characteristics of this charming village and surrounds.</p>
<p>Thane Meldrum [REDACTED] 023/01</p>					<p>We feel sympathy for the position Almeley Parish Council find itself in. Hereford Council has a woeful history of ineptitude in panning matters and the core strategy is no exception. For no fault of its own the PC has been black-mailed into accepting and improved (albeit quite small) need for further development under threat of spectacular-led building on a big scale as an alternative. The unitary authority has employed a “scatter-gun” approach to new building often at odds with its own professional aspirations on social and environmental matters. Hereford Council has failed to draw up an adequate “joined-up” strategy for the county, which would have better protected local councils from planning permissions granted on appeal. It would have directed development to more suitable sites with regard to employment, infrastructure and environment. H.C. has, in effect, compromised local council’s ability to decide their destinies, despite the Localism Act and other empty gestures towards local democracy.</p> <p>What is more, despite the good work put in by communities, there is no certainty that the adoption of an NDP will safeguard the area from inappropriate building in future. Indeed recent cases show that parishes with NDP’s have recently had development imposed upon them by Hereford Planners. Development without a stated need tends to go against the aims expressed in ALM3. The rural nature of the parish will be eroded incrementally by the creation of relatively expensive housing designed to maximise the profits of builders and likely only to attract aspirational migrants from elsewhere. The same is true of business development (ALM8)</p>

				<p>especially it requires a specialist workforce commuting to the village on already inadequate roads.</p> <p>Farming: Notwithstanding the above, it is modern farming that poses, potentially, the single greatest threat to the environment and amenity of Almeley. Indulged for decades because of wartime food shortages the industry enjoys economic and planning benefits not available to others. The gradual move towards more industrial and intensive farming is already leading to huge pressures on the natural world which is demonstrated in the catastrophic decline in bio-diversity, as recorded in many recent studies of rural areas. Farming employs few, pays relatively low wages, and does not provide the economic benefits it once did to the immediate community. Tourism is in fact a greater earner, but that depends on unspoilt and wildlife-rich countryside. Ironically, intensive farming might be undermining not only the natural life-support systems and amenity, but also the sustainability of agriculture in the future. It is good to see Almeley PC put great importance on the beauty and ecological health of the parish.</p> <p>We would urge no further development of the farms in the area, and particularly resist the establishment of intensive livestock units, which are not diversification but industrial enterprises. Most people would agree that the roads in the area are in a terrible state, mostly due to heavy vehicles. However, any new development will exacerbate this and should be taken into account. Noise pollution is not mentioned in the DNP but it is an important consideration in any planning application. The psychological effects of noise from traffic and industry is serious and considered as important as other forms of pollution in many countries.</p> <p>In conclusion, Hereford Council's development quotas are deeply flawed because they do not address the particular necessities and limitations of the areas in question. The road system alone should be reason enough to reject them given that Almeley has experienced a doubling of traffic in two and a half years, which must be partly due to delivery vehicles, farming movements and the increased school traffic from other villages</p>
<p>Thane Meldrum</p>  <p>023/02</p>			Support	<p>A very well researched and written document</p>
<p>Emma Meldrum</p>  <p>024/01</p>				<p>We feel sympathy for the position Almeley Parish Council find itself in. Hereford Council has a woeful history of ineptitude in planning matters and the core strategy is no exception. For no fault of its own the PC has been black-mailed into accepting and improved (albeit quite small) need for further development under threat of spectacular-led building on a big scale as an alternative. The unitary authority has employed a "scatter-gun" approach to new building often at odds with its own professional aspirations on social and environmental matters. Hereford Council has failed to draw up an adequate "joined-up" strategy for the county, which would have better protected local councils from planning permissions granted on appeal. It would have directed</p>

					<p>development to more suitable sites with regard to employment, infrastructure and environment. H.C. has, in effect, compromised local council's ability to decide their destinies, despite the Localism Act and other empty gestures towards local democracy.</p> <p>What is more, despite the good work put in by communities, there is no certainty that the adoption of an NDP will safeguard the area from inappropriate building in future. Indeed recent cases show that parishes with NDP's have recently had development imposed upon them by Hereford Planners. Development without a stated need tends to go against the aims expressed in ALM3. The rural nature of the parish will be eroded incrementally by the creation of relatively expensive housing designed to maximise the profits of builders and likely only to attract aspirational migrants from elsewhere. The same is true of business development (ALM8) especially it requires a specialist workforce commuting to the village on already inadequate roads.</p> <p>Farming: Notwithstanding the above, it is modern farming that poses, potentially, the single greatest threat to the environment and amenity of Almeley. Indulged for decades because of wartime food shortages the industry enjoys economic and planning benefits not available to others. The gradual move towards more industrial and intensive farming is already leading to huge pressures on the natural world which is demonstrated in the catastrophic decline in bio-diversity, as recorded in many recent studies of rural areas. Farming employs few, pays relatively low wages, and does not provide the economic benefits it once did to the immediate community. Tourism is in fact a greater earner, but that depends on unspoilt and wildlife-rich countryside. Ironically, intensive farming might be undermining not only the natural life-support systems and amenity, but also the sustainability of agriculture in the future. It is good to see Almeley PC put great importance on the beauty and ecological health of the parish.</p> <p>We would urge no further development of the farms in the area, and particularly resist the establishment of intensive livestock units, which are not diversification but industrial enterprises. Most people would agree that the roads in the area are in a terrible state, mostly due to heavy vehicles. However, any new development will exacerbate this and should be taken into account. Noise pollution is not mentioned in the DNP but it is an important consideration in any planning application. The psychological effects of noise from traffic and industry is serious and considered as important as other forms of pollution in many countries.</p> <p>In conclusion, Hereford Council's development quotas are deeply flawed because they do not address the particular necessities and limitations of the areas in question. The road system alone should be reason enough to reject them given that Almeley has experienced a doubling of traffic in two and a half years, which must be partly due to delivery vehicles, farming movements and the increased school traffic from other villages</p>
<p>Frances St.Clair Miller</p> 				<p>Support</p>	<p>I applaud the conscientious efforts and attention to detail by those who created the NDP and hope that their excellent work will preserve the best of the village, while accommodating Council directives.</p>

025/01					
Frances St.Clair Miller  025/02		8 1/2		Object	<p>I feel that using the site 8A for 5 houses outside the village boundary is an unnecessary carving up of the countryside, for a few properties which would not benefit the village, especially bearing in mind the comments in 8/1, that the elderly demographic in Almeley, will lead to empty properties in the village itself.</p> <p>Further to the letter I sent last week, I would on reflection make a stronger protest against the extension to the Almeley Village Settlement Boundary as,</p> <ul style="list-style-type: none"> A) The committee did not listen to the response of the village to Option 2 (rather than option 6) B) The relatively small number of houses needed to make up the numbers will be met by windfall and other building. C) The proposed development north of West View, will only benefit the landowner, and will certainly be the thin edge of the wedge leading to much greater and unnecessary development.
Greta Beresford  026/01				Object	<p>I am writing on behalf of several Almeley Parish residents about the undated information leaflet on proposals for the Neighbour Development Plan (NDP) to which resident have been invited to respond by 9 April 2018. The leaflet has not been widely distributed; only one resident in this area received a copy, thrown over her garden fence 4 days ago, when it was raining. Questioning residents elsewhere in the Parish revealed that only one had received a copy, again thrown over her garden fence and others were unaware that the leaflet had been distributed but only to some residents. They were unaware of the short-time span allocated for a response, which must be in writing by 9 April 2018. As so many residents have been excluded from the opportunity to comment, the consultation process cannot be valid. The leaflet should have been delivered personally or sent by post to everyone on the electoral roll and the time-scale lengthened to enable everyone who wishes time to submit a considered response.</p> <p>The decision of the NDP Committee to override the initial questionnaire results, a copy of which was circulated to every adult resident, is unacceptable. The results of that questionnaire were evaluated and presented to residents at a public meeting and formed the basis of the draft NDP. The Committee has no remit to override the recorded wishes of residents. Its responsibilities are to obtain the wishes of residents, formulate a draft questionnaire based on those results, submit the NDP to the Parish Council and finally to an external assessor and the District Council for approval.</p> <p>The leaflet refers to a proposal by the Committee to extend Almeley Village boundary, to include several acres of new green development and to the north of West View. Quote "On the amusing suggestion that the land owners might restrain themselves to a maximum of 5 houses". This is patronising and unacceptable. Planning applications are scrutinised by the Parish Council and then to District Council Planning Department for a decision.</p> <p>Finally, the leaflet states that paper copies of the NDP may be viewed at the private house of a resident. This is</p>

				<p>unacceptable, copies should be placed in public areas, such as The Bells, the Village Hall, and St Mary's church. To do otherwise removes the opportunity for residents to submit comments, especially, as the consultation period is so short.</p> <p>The leaflet also provides an e-mail address from which copies of the Plan may be requested. You may not be aware that many people in the Parish do not have access to the internet, and this includes 4 members of the Parish council.</p> <p>The impression in the leaflet is that decisions have been made by the Committee, and that the opinions of residents are not important. Residents believe that it is obligatory for the Committee to ensure that every adult in the Parish has access to a copy of the draft Plan, with adequate opportunity for response.</p> <p>A copy of this letter has been sent to Mr Anthony Bush, Parish Liaison Officer, Hereford District Council.</p>
Alison Gentle  027/01	4.4		Object	<p>I disagree with the conclusion of the committee and I feel that the option to extend the boundary as described is in contrast to much of the vision throughout the plan to the sensitivity of the rural & local character and preservation of agricultural land. There seems to be plenty of concrete interest in developing enough housing through existing windfall and individual sites, and these should be considered as a primary option rather than the destruction of greenfield land and the character of the village. The boundary extension proposal does not seem to fit the character of the village in terms of its size, or location along with its proximity to the conservation area.</p>
Alison Gentle  027/02	8.3		Object	<p>The sites 8/8a as suggested are not in my humble opinion appropriate to develop due to in part by road infrastructure constraints with increase of traffic. Access from all approaches are restricted by a single width road and 'pinch points' without pedestrian support and are not sufficient to handle further traffic due to the low priority of the routes extending through to the main roads. Increasing traffic in that location will impact much of the village as well as the farming and agricultural enterprises especially with field-access in the immediate proximity - when there seem to be more suitable locations to the east and south of the village on more primary routes. Furthermore in growing the housing stock to the north west, I feel that the views from the public rights of ways would be impacted along with the character of the location, damaging the economic advantages of the extensions of the Kington and Black-and-white trail walking routes and discourage Almeley tourist traffic.</p>
Alison Gentle  027/03			Object	<p>I have to ask for all the points above that the Almeley boundary extension proposal is reversed and that the rural character and farming heart of the village is maintained as per the wishes of the residents.</p>
Matthew Hosanee	4.4		Object	<p>I disagree with the conclusion of the committee and I feel that the option to extend the boundary as described is in contrast to much of the vision throughout the plan to the sensitivity of the rural & local character and</p>

 028/01					<p>preservation of agricultural land. There seems to be plenty of concrete interest in developing enough housing through existing windfall and individual sites, and these should be considered as a primary option rather than the destruction of greenfield land and the character of the village. The boundary extension proposal does not seem to fit the character of the village in terms of it's size, or location along with it's proximity to the conservation area.</p>
Matthew Hosanee  028/02		8.3		Object	<p>The sites 8/8a as suggested are not in my humble opinion appropriate to develop due to in part by road infrastructure constraints with increase of traffic. Access from all approaches are restricted by a single width road and 'pinch points' without pedestrian support and are not sufficient to handle further traffic due to the low priority of the routes extending through to the main roads. Increasing traffic in that location will impact much of the village as well as the farming and agricultural enterprises especially with field-access in the immediate proximity - when there seem to be more suitable locations to the east and south of the village on more primary routes. Furthermore in growing the housing stock to the north west, I feel that the views from the public rights of ways would be impacted along with the character of the location, damaging the economic advantages of the extensions of the Kington and Black-and-white trail walking routes and discourage Almeley tourist traffic.</p>
Matthew Hosanee  028/03				Object	<p>I have to ask for all the points above that the Almeley boundary extension proposal is reversed and that the rural character and farming heart of the village is maintained as per the wishes of the residents.</p>
Margaret Morgan  029/01				Object	<p>I wish to object to the fact that the Parish Council has ignored the wishes of the residents in not opting for number 2 and to follow option 6 instead which would include several acres of new Greenfield development land north of West View. I thought the Parish Council were there to carry out the wishes of the residents, it does not seem very democratic to me. I hope these views can be reverted to what the village wants.</p>
Name and address withheld. 030/ comment 1		3.14		Object	<p>The minimum outstanding requirement to have an additional 15 dwellings has already been met so no longer a justified figure.</p> <p>(If this person would like this or any of their following comments to be considered at the next stage of the NDP process they will need to make their name public – otherwise the comments will be discounted)</p>
Name and address withheld. 030/ comment 2		3.15		Object	<p>Trends in relation to Almeley Parish indicate a modest total of around 12 dwellings might be expected to be supplied by natural course of events, which would mean the DRAFT NDP is providing 80% more houses than the Council would suggest</p>

Name and address withheld. 030/ comment 3		3.16		Object	This windfall target is considered to be highly likely to materialise during the period up to 2031 so why would Almeley be wishing to suggest any further housing rather than the target or the predicted windfall/local need/agricultural need?
Name and address withheld. 030/ comment 4		3.17		Object	An entirely outdated and incorrect statement as the Council smallholdings in the parish, have been largely bought by parties who are more than likely going to develop the ex-farm yards for housing. At present it seems likely four of the excouncil owned Almeley farm yards will have in the region of five residential units per site built in the next few years, say 20 or more houses.
Name and address withheld. 030/ comment 5		4.3		Object	Although the Questionnaire results are no longer available on the internet it seems he residents of Almeley favoured Option 2 of the 6 proposed options with option 2 being to retain current settlement boundary for Almeley village, restrict development in Woonton and rely on Parish windfall, however it seems the committee has totally ignored the Questionnaire results
Name and address withheld. 030/ comment 6		4.4		Object	Option 2 was the outright favourite option thus should be followed. If not there was little to no point in involving the community in any way. There is no reason to override the Questionnaire results as the number of recent approved developments has already guaranteed the certainty required by Herefordshire Council that the growth required would be met, option 6 was considered the most practicable while respecting community wishes. Choosing option 6 without support is not respectful to the community. Democracy should be followed, else where will it end?
Name and address withheld. 030/ comment 7		5.1		Object	The vision of " In 2031, Almeley Parish will remain an unspoilt, rural and scenic part of Herefordshire, providing homes for its families and elderly residents, supporting local businesses, such as small family farms, and an increase in home working through a fast-broadband network." cannot be met via the imposed option 6 and can only be met by adopting the supported Option 2.
Name and address withheld. 030/ comment 8		5.1 Obj 1		Object	a) New green field development or several or more houses cannot protect Landscape character b) The Historic and Conservation Area already have their own protection c) The Commons already have their own powerful protection under the Commons Registration Act d) The contribution made by agriculture to the community and local environment has NOT in any way been recognised and is supported.
Name and address withheld. 030/comment 9		5.1 Obj 2		Object	b) Option 6 cannot protect the rural nature of the parish e) High quality agricultural land will not be protected by option 2
Anonymous		5.1		Object	None of these statements can be met with Option 6

030/ comment 10		Obj 4			
Name and address withheld. 030/ comment 11		5.1 Obj 4		Object	None of these statements can be met with Option 6
Name and address withheld. 030/ comment 12		A3.1		Object	There is no longer a need for 15 dwellings to be found and only local need, local connection, windfall, agricultural or windfall sites are needed to be considered as and when they occur.
Name and address withheld. 030/ comment 13				Object	<p><input type="checkbox"/> Option 2 MUST be followed.</p> <p><input type="checkbox"/> I do not support the extension of the development boundary</p> <p><input type="checkbox"/> The Draft NDP document should be made public i.e. laminated and fixed to a post rather than making residents feel uncomfortable by visiting a house of a committee member or requesting by post or email. Public should be without restriction.</p> <p><input type="checkbox"/> As a born and bred Almeley resident I am disappointed that the NDP committee would not follow democracy and support the chosen Option 2 and I do not understand how the committee feels it has the power to override the decision of the residents and treat the residents as if they were simple minded and need guidance</p> <p><input type="checkbox"/> Other than the original Questionnaire and one follow up document we have NOT received any further correspondence or update from the NDP committee. When raising this issue to the clerk I was informed that only properties with letterboxes were chosen to be updated. This is ridiculous. In the modern age of Internet, Email, Social media, Royal Mail flyer services etc. etc. I believe the NDP has purposely had very limited advertisement, especially to those that it effects greatest. This is not democracy.</p> <p><input type="checkbox"/> Our house has a letterbox, we receive mail but conveniently we have NOT received any updates?</p> <p><input type="checkbox"/> What percentage of houses within the village have letterboxes and thus what percentage of residents have not been involved in the process?</p> <p><input type="checkbox"/> From my recent reading it seems that the supposed target of 15 houses may have already beemet prior to the start of the consultation period so what need is there to offer any housing other than local need, agricultural and windfall sites?</p> <p><input type="checkbox"/> The NDP committee is in a wonderful position to support agriculture, which whether liked or disliked by more recent residents is the parish's main industry and main employer. The NDP is in the position to support the fast evolving Agriculture industry and offer the chance of windfall housing for parties connected to agriculture or other local employment rather than offering green field site development for housing that can be ill afforded by locals such as those born in the parish.</p> <p><input type="checkbox"/> The village population is fast ageing and it seems the only youth of the village are those involved in some way with family farms whether full or part time so why not SEIZE the moment and try and support either the local</p>

				<p>youth or locals with young families and offer the chance of them self-building or having windfall planning permission like in counties such as Powys? Anyone who is employed within 20 miles of a Powys village and has local family connection or association to that village can obtain residential planning for themselves on the basis they can only sell the property to someone who fulfils these criteria. This is the way that the Schools, Shops, Pubs and organisations survive and the Village has a mixed and balanced existence. Almeley village is in risk of becoming a dormitory village.</p> <p>☐ Why do the NDP committee believe they have the power to expand the development boundary before investigating the possibilities of infill and windfall sites within the settlement boundaries?</p> <p>☐ Why is there not an analysis of who it is that is of local need or local connection that would like or require housing within the area and then asking them their suggestion as to where they would consider living? i.e. say a farmer's son is happy to self-build a modest house on either his own family land or a site that can only achieve planning for his criteria why should he not be in preference to a new greenfield residential unit on the open market which is of no benefit? Why should a Almeley born and bred person who has been forced to take work away or commute from the village not have priority over a greenfield development site for open market development which has no restriction upon price or purchaser?</p> <p>☐ At the end of the day Almeley is a not main road village and as a community it is fast dying simply because there is no support for local/young/family people. Time and time again young locals leave as they have to find a better job so to afford too expensive of a house and then the ever increasing house costs mean they eventually give up on the hope of a house and move away from their farm or local job and the only loser is Almeley village. To add insult to injury if any affordable housing is built people from away fit criteria better so the local person is again lost.</p> <p>☐ The localism act was as it said for localism.</p>
--	--	--	--	---

Herefordshire Council Internal Consultees

<u>Department</u>	<u>Comments</u>
Neighbourhood Planning	<u>General comments</u> Overall the plan is well written and researched plan. It is clear to see that the policies have taken into account the views of the local community and have carried out various consultations. It is clear that the plan takes a positive approach towards identifying settlement boundaries and allocating housing sites.
Development Management	No comments received

Strategic Planning

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Almeley- Regulation 14 consultation draft

Date: 02/03/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
ALM1- Promoting Sustainable Development	SS1	Y	
ALM2- Development Strategy	SS1, RA2, RA3, RA4, RA6	Y	
ALM3- Maintaining and Protecting the Landscape and its Features	SS1, LD1, LD2	Y	
ALM4- Protecting Heritage Assets	SS1, LD4	Y	
ALM5- Protection of Local Green Space	OS3	Y/N	"The Batch" may not considered appropriate for the Local Green Space designation. Given its scale, it could be considered as an extensive tract of land, which would fail to comply with the criteria of paragraph 77 in the NPPF. It is noted that the site already

				benefits from designation as a Local Wildlife Site and part of the Conservation Area. It is also clearly in an open countryside location, divorced from the main settlement of Almeley. With these considered, development in any case would be highly unlikely to be permitted here, and therefore the overall necessity of affording it the Local Green Space designation is questionable.
	ALM6- Design Appearance	SS1, LD1, LD2, SD1	Y	
	ALM7- Sustainable Design	SS1, SD1, SD2, SD3, SD4	Y	
	ALM8- Diversification through Live/Work Units	SS1, RA5, RA6, E3	Y	Points D and E- In accordance with RA5, any ancillary buildings proposed on the development should not, individually or taken together, adversely impact the character or appearance of the converted building or have a detrimental impact on its surroundings and landscape setting.
	ALM9- General Purpose Agricultural Buildings and Intensive Livestock Units	SS1, RA6	Y	Is there a basis for the set distance thresholds for enforcing criteria in point C? Any proposal for such development that could

				affect nearby residential properties not associated with the site should demonstrate how there will be no unacceptable adverse impacts on their amenity.
	ALM10- Housing Development in Almeley	SS1, RA2, H3, MT1, LD1, LD4, SD1	Y	
	ALM11- Land to North of West View	SS1, RA2, H3, MT1, LD1, LD2, SD1	Y	It should be noted that the 2012 SHLAA considered the allocated site to be highly constrained due to its sloping nature.
	ALM12- Housing Development in Woonton	SS1, MT1, LD1, LD4, SD1, SD3, SD4	Y	
	ALM13- Redevelopment of Land at Woonton Farm	SS1, MT1, LD1, LD4, SD1, SD3, SD4	Y	
	ALM14- Residential Use Associated with Historic Farmsteads	SS1, RA3, RA4, RA5, H2	Y/N	It is not clear whether this policy is inclusive of encouraging the conversion of existing redundant farmstead buildings. If this is the case, the buildings in question must be demonstrably capable of conversion through a structural survey (in accordance with RA5). It must also be capable of accommodating the proposed uses without the need for

				<p>substantial alteration, extension, ancillary buildings, areas of hard standing or other development which would have adverse impacts.</p> <p>Affordable housing provision through rural exception sites is usually brought forward through housing associations. Generally, these would be proposed on a larger scale in order to be viable. To accord with policy H2, these must also be located in reasonable proximity to an existing settlement.</p> <p>Key worker accommodation would need to accord with the requirements of Core Strategy policy RA4.</p>
	ALM15- Providing for Local Housing Need	SS1, H1, H3	Y	
	ALM16- Highway Requirements	SS1, MT1	Y	
	ALM17- Sewage and Sewerage Infrastructure	SD4	Y	
	ALM18- Protection from Flood Risk	SD3	?	
	ALM19- Protection and Enhancement of	SC1	Y	Core Strategy policy SC1 adds an additional caveat for

	Community Facilities and Services			<p>development resulting in the loss of community facilities: “...will be retained unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected.”</p> <p>It would also add strength and some local context to this policy to identify any existing facilities in the plan area to be afforded protection by the policy.</p>
	ALM20- Contributions to Community Services, Youth Provision, and Recreation Facilities	SC1	Y	
Landscape / Archaeology/ conservation	No comments on plan			
Strategic Housing	No comments received			
Economic Development	No comments received			
Natural England	No comments received			
Historic England	No comments received			
Environmental Health	No comments received			
Environment Agency	No comments received			

Parks and Countryside	No comments received
Education	No comments received
Transportation and Highways	<p>Objective 5, point e - Walking and cycling could be included in this objective, especially as you have noted a issue with no footpaths within the parish.</p> <p>Policy ALM10 – Where possible, developments should tie into the walking and cycling network.</p> <p>Policy ALM16 – There should be some encouragement to active travel in this policy.</p>
Air, land and water protection	<p>I refer to the above and would make the following comments with regard to the above proposed development plan.</p> <p>It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.</p> <p>Having reviewed records readily available, I would advise the following:</p> <ol style="list-style-type: none"> 1. A review of Ordnance survey historical plans indicate the proposed housing development site '<u>Policy ALM11: Land to north of West View</u>' indicated in light brown on the 'Almeley village policies map', has no previous historic potentially contaminative uses. 2. '<u>Policy ALM13: Redevelopment of Land at Woonton Farm</u>' as indicated in grey on the 'Woonton polices map'.

This proposed 'housing development' site appears from a review of Ordnance survey historical plans to have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

3. I would also advise the following regarding the proposed development sites; 'Policy ALM13: Redevelopment of Land at Woonton Farm' & 'Policy ALM14: Residential Use Associated with Historic Farmsteads'
- 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.
 - And regarding sites with a historic agricultural use, I would also mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

General comments:

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>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>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>
Waste	No comments have been received
Welsh Water	<p>REGULATION 14 CONSULTATION ON ALMELEY NEIGHBOURHOOD DEVELOPMENT PLAN – MARCH 2018</p> <p>Welsh Water appreciates the opportunity to respond and offers the following representation:</p> <p>Given that the Neighbourhood Development Plan (“the Plan”) has been prepared in accordance with the Core Strategy, we are supportive of the aims, objectives and policies set out.</p> <p>As the Plan identifies, the settlement of Almeley is the only part of the Parish Council area that is served by the public sewerage network with sewage pumped and treated at Eardisley wastewater treatment works (WwTW). For any development outside of the settlement of Almeley, sewage will need to be treated by way of private treatment as outlined in the Plan and in line with Policy SD4 of the Core Strategy.</p>

We understand from the Plan that the minimum housing requirement of 33 dwellings is made up of 18 dwellings complete or with planning permission and 8 dwellings expected through windfall development, leaving 10 dwellings to be delivered on two housing allocations of 5 dwellings each in the villages of Almeley and Woonton.

There are no issues in providing either site with a supply of water, and for the site within Almeley there would appear to be no issues with the public sewerage network or WwTW accommodating the foul-only flows from the development.

We are pleased to see the inclusion to see of Policy ALM17; this policy ensures that should there be any capacity issues with the Eardisley WwTW over the lifetime of the Plan, that development in Almeley will be delayed until reinforcement works are undertaken, either via Welsh Water's regulatory investment or via developer contributions under section 106 of the Town and Country Planning Act (1990).