

Almeley Neighbourhood Development Plan

Schedule 2: Changes made in response to comments received upon the Regulation 14 Draft Plan and matters arising since the commencement of the consultation period,

April 2018

Almeley Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' ALMELEY PARISH_Neighbourhood Development Plan 2011 - 2031 Submission Draft – May 2018'	To indicate the period covered by the plan
2	Footer	Amend to read: ' <u>Almeley Parish Neighbourhood Development Plan 2011 - 2031 Submission Draft – May 2018'</u>	To reflect the updated version
3	Paras 4.3 and 4.4	<p>Add at end of para 4.3</p> <p>'Option 7 – not to prepare a NDP.'</p> <p>Amend para 4.4 to read:</p> <p>'At the time of the survey complete reliance on windfall development Option 2 was thought to be a viable option. Subsequently it became clear that it was not, as it entailed more expectation than firm proposal and would be unacceptable to the Planning Authority and the Independent Examiner, causing rejection of the Plan. Although a small majority of residents expressed a preference for Option 2, in order to meet the level of certainty required that the necessary growth would be met, the parishioners second choice of Option 6 was considered the most practicable while respecting community wishes. In this regard, the combination of the community's expressed wish for no new development to exceed 5 houses, Herefordshire Council's Policy that Almeley village and Woonton were identified as locations for development, and the Government's indication that Neighbourhood Plans would be stronger if they contained housing land allocations, it was considered that the identification of two small sites would meet these aims. The balance of no less than 5 additional houses from windfall was considered to be wholly realistic hence the proposal enshrined in this NDP. Options 3 and 4 received the least community support. Not to prepare an NDP would allow developers to bring forward sites in both settlements as they see fit which might exceed significantly the target for new housing set for the Parish. Alternatively, it would rely upon Herefordshire Council including the two settlements within its Rural Areas Sites Allocation DPD upon which the community would have less influence.'</p>	<p>To include an option requested by Herefordshire Council.</p> <p>To explain the choice of option that would meet the requirements set within Herefordshire Local Plan Core Strategy and meet the Basic Condition requirements.</p>
4	Para 6.2	Add at end of paragraph:	To update the plan to refer to an

		<p>'This should be informed by the biodiversity audit and associated recommendations for conservation, restoration and recreation of habitats; the protection and recovery of important species; and the enhancement of the ecological network of sites, wildlife corridors and stepping stones for the Parish current at the time.'</p> <p>Footnote to read: 'See http://almeleypc.org/council-business/neighbourhood-development-plan/'</p>	<p>environmental survey of the Parish with recommendations, some of which may assist developers in showing how they can contribute towards provision for wildlife. This may updated from time to time and the document replaced accordingly on the website.</p>
5	6.6 ii)	<p>Add at end of paragraph: 'In addition, it meets the broad definition of 'Accessible Natural Greenspace' defined by Natural England with public access benefitting the physical and mental wellbeing of the residents and a natural environment educational resource used by Almeley Primary School.'</p>	<p>To add to the explanation of why this area is important to the whole of the community.</p>
6	Policy ALM9	<p>Amend to read (Changes underlined):</p> <p>General purpose agricultural buildings requiring planning permission, intensive livestock units and associated structures will only be permitted where:</p> <p>a) they do not intrude unacceptably into the landscape or adversely affect important views or landscape character. Proposals seeking to utilise tree screening and choice of materials to reduce the environmental effects should only be permitted where these can achieve full mitigation.</p> <p>b) any traffic generated can be accommodated safely upon the local highway network.</p> <p>c) for proposals involving intensive livestock units and/or associated earth walled storage compounds or lagoons, it is clearly demonstrated that there will be no adverse effects upon</p>	<p>To clarify that the policy relates to all matters relating to intensive livestock units and that Almeley Primary School is an important consideration in relation to effects from this form of</p>

		<p>residential amenity. Where such proposals would be closer than 600 metres from Almeley village or Woonton, or elsewhere closer than 400m from a residential property not associated with the operation, it must be shown that all measures to protect amenity will be effective in protecting residential amenity and not simply meet the requirement to use all practical means to minimise odour.</p> <p>d) there are no other potentially polluting effects from traffic, noise or smell upon local amenity.</p> <p>Where proposals for intensive livestock units are likely to give rise to the handling, collection, storage, treatment, transportation and disposal of manure waste or other waste materials <u>arising from intensive livestock units</u>, they should ensure that due consideration has been given to the waste they will generate and include appropriate measures to protect public amenity, human health and the environment, which can be implemented and enforced. Such proposals will require sustainable and efficient management measures which should:</p> <p>i) In instances where the disposal of manure waste <u>arising from intensive livestock units</u> is proposed within any operational holding through spreading on land then sufficient suitable land should be available for this which is under an applicant's own control in a location where this will not adversely affect residential amenity. The installation and use of an effective purification system will be taken into account when assessing the suitability of available land. Should manure waste disposal be through spreading on land within another ownership or through another means then, where appropriate, this should be agreed with the local planning authority whose area is to receive the waste.</p> <p>ii) Where waste management decisions are based on the Best Practicable Environmental Option (BPEO) Assessment results, it must be clearly demonstrated that these will fully protect residential amenity and the environment. Should processes or technologies be put forward as an alternative to those which comprise the BPEO for this waste stream, in addition to clearly demonstrating how the impact of that process or technology will be equal to or not significantly greater than those which have been modelled for the agreed BPEO, it should be shown that these will fully protect residential amenity and the environment.</p> <p>iii) The disposal of manure waste <u>arising from intensive livestock units</u> will only be permitted where the site or land involved is not affected by the following primary constraints: sites and species of international and national importance to nature conservation, especially the</p>	<p>development as a sensitive receptor.</p>
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7	Para 7.4	<p>Add at end of paragraph: 'These distances have been used on other adopted Local Plans* and found to be appropriate, and hence have been tested through the plan making process.'</p> <p>Footnote added in relation to this:</p>	<p>To indicate how the distances were arrived at. NB the investigations into this identified that Humberside/ West</p>

		<p>*Reference to these as Saved Local Plan Policies (prefixed ILU) can be seen at: file:///C:/Users/User/Downloads/Beverley%20-%20Saved%20Policies.pdf</p>	<p>Riding of Yorkshire had a similar problem with intensive livestock units and had undertaken a considerable amount of work upon setting distances from such units, first producing Supplementary Planning Guidance, then including a set of policies containing requirements of the type shown above within a Local Plan. The link to this was available until recently when it would appear the Local Plan was removed from its website following the development of its Core Strategy. (See Appendix to Basic Condition</p>
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8	Table 1 page 42	Indicate Line 3 - Housing allocation within Woonton (<u>Site now has planning permission</u>) Line 6 should read ' 36 (9% over target) '	To update information and correct an error
9	Policy ALM19	Add at end of policy: 'The loss of key services or facilities through the change of use of premises to an alternative will not be supported unless it is clear that the service or facility concerned is no longer viable or an alternative is provided to meet the community's needs.'	
10	Para 9.6	Add at start of paragraph: 'The valued community facilities to be protected include Almeley Primary School, the Bell's public house, the village hall and Spearmarsh Common Cricket Pitch.'	To list existing community facilities and services within the Parish as suggested by HC
11	Appendix 2	Delete Appendix 3 – Summary of Housing Site Assessment, and the reference to it in the Contents.	The site assessment showing options considered is no longer required.