



Pixley and District Neighbourhood Development Plan 2011-2031

The parishes of Aylton, Little Marcle,
Munsley and Pixley

Consultation statement

CONTENTS

	Page
1. INTRODUCTION	1
2. ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP	2
3. RESIDENTS' SURVEY	4
4. CONSULTATION ON THE DRAFT PLAN	6
5. RESPONSES TO THE CONSULTATION	8
Appendices	
1 ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP	9
2 RESIDENTS' SURVEY	12
3 CONSULTATION ON THE DRAFT PLAN	17
4 RESPONSES TO THE CONSULTATION	21

1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Pixley and District Neighbourhood Development Plan (NDP) by the qualifying body, Pixley and District Group Parish Council, to Herefordshire Council (HC). In accordance with the relevant statutory requirements,¹ the Statement:

- Contains details of the persons and bodies who were consulted about the proposed Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

Format of the Consultation Statement

1.2 The Statement covers the following stages of Plan preparation, arranged in chronological order:

- The initial stages of work on the Plan, covering the establishment of the Neighbourhood Area and the steering group (section 2)
- The residents' questionnaire survey (section 3)
- The draft Plan consultation under Regulation 14 (section 4)
- The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed (section 5).

1.3 Each section of the Statement provides an overview of the activity undertaken at each stage. Documents referred to are either included within the Appendices or referenced by web address.

1.4 The following consultation approaches were used:

- Posting of material on a dedicated NDP page on the Pixley parish website at <http://pixleyanddistrict.org.uk/neighbourhood-development-plan/>
- Parish Council and steering group meetings open to the public. Parish Council minutes and notes of the Steering Group are all available on the website.
- Posting of material on parish noticeboards.
- Open meetings held at venues within the Neighbourhood Area, advertised by flyer distributed throughout the four parishes.
- Residents' questionnaire survey.
- Regulation 14 consultation on the draft NDP, notified by flyer to households and businesses in the Neighbourhood Area, together with consultation by post and email to consultation bodies and other consultees and the local deposit of consultation documents.

¹ Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

2. ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP

2.1 The following steps and actions were undertaken in terms of starting work on the NDP:

- Initial consideration at the Parish Council on 30 March 2016 where it was agreed that a Neighbourhood Development Plan would protect the parishes' rural status, with a meeting to be held to gauge residents' thoughts.
- The public meeting was advertised by flyer and was held on 17 May 2016 at "The Nest", a café/farm shop conveniently and accessibly situated on the A438, close to the Trumpet junction with the A417 (there are no parish/village halls in the Neighbourhood Area). The meeting was attended by 42 residents, who heard a presentation from Lynda Wilcox of the Herefordshire Association of Local Councils. A majority of those attending voted to proceed with the NDP.
- Establishment of Parish Council representation on the NDP Steering Group at the Parish Council meeting on 23 May 2016.
- Consultation by Herefordshire Council on the proposed designation of the Pixley and District Group Neighbourhood Area, 13 July to 10 August 2016. The Parish Council's application for the designation of the Pixley and District Group Neighbourhood Area was approved on 16 August 2016. The Neighbourhood Area boundary is the same as that of the Group Parish Council.

2.2 The issues and concerns raised in this stage of the plan-making process comprised in summary:

- The extent to which the community could control the type of development it wants to see in the Neighbourhood Area.
- How housing needs could be met through the NDP, given that the Herefordshire Local Plan Core Strategy does not identify any settlements for growth within the Neighbourhood Area.
- Queries in respect of the process to be followed.

2.3 These issues and concerns centre on delivering greater local control over development by making use of the new powers available under the Localism Act 2011. They were considered and addressed by:

- Arranging and publicising an Open Meeting to hear advice from Herefordshire Association of Local Councils.
- The Parish Council decision to undertake a NDP.
- Application for Neighbourhood Area designation.
- Establishment of a Steering Group reporting to the Parish Council.

2.4 Table 1 sets out the detail of the activities undertaken, with supporting documents included in Appendix 1 and website.

Table 1: Establishing the Neighbourhood Area and Steering Group

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
30 March 2016	Pixley and District Group Parish Council	Agenda item	Value and utility of undertaking an NDP.	Agreement that an NDP would protect the rural status of the parishes.	http://pixleyanddistrict.org.uk/parish-council/meeting-dates-agendas-and-minutes/
17 May 2016.	Community	Public meeting, The Nest, Munsley.	Presentation by Lynda Wilcox, Herefordshire Association of Local Councils, and discussion (see notes of meeting).	Issues raised were addressed during the preparation of the NDP and through the formation of the Steering Group.	Flyer, notes of meeting, A1.1.
23 May 2016	Pixley and District Group Parish Council	Agenda item	Parish Council representation on NDP Steering Group.	Establishment of Steering Group.	http://pixleyanddistrict.org.uk/parish-council/meeting-dates-agendas-and-minutes/
13 July -10 August 2016	Community	Consultation by Herefordshire Council on Parish Council's application for designation of the Pixley and District Neighbourhood Area.	No comments received.	N/A	https://www.herefordshire.gov.uk/downloads/file/10651/decision-document

3. RESIDENTS' SURVEY

- 3.1 The next stage of the plan-making process was the residents' survey. Professional help was used to draw up a questionnaire. In doing so, regard was had to the Parish Plan prepared for the Neighbourhood Area in 2003.
- 3.2 The Steering Group identified the following themes for the questionnaire: a vision for the future of the Neighbourhood Area; housing; traffic, transport and access; jobs and the local economy; protecting the environment, and community services. The questionnaire sought views on the level of support for rural exception housing; polytunnels, and leisure and tourism.
- 3.3 A total of 433 questionnaires were hand-delivered by volunteers to households within the Area in March 2017. All residents aged 16 and over were invited to take part in the survey. The questionnaire pack included a covering letter with 'frequently asked questions' explaining the background to the survey and to the Neighbourhood Plan process more generally. A map of the Neighbourhood Area was also included. A Prize Draw was used to encourage response.
- 3.4 Completed questionnaires were hand-collected (with return visits being made as necessary) or could be returned by residents to The Nest. Overall, 268 completed questionnaires were collected or returned, a response rate of 61.9%.
- 3.5 Analysis of the questionnaires was undertaken with professional support. To assist in the dissemination and discussion of the results, a public meeting was held on 21 June 2017. This was advertised by means of a flyer, inviting residents to the event, which was distributed throughout the Neighbourhood Area by members of the Steering Group. The event took the form of a presentation by the planning consultant followed by discussion.
- 3.6 The main issues raised at the meeting were in summary:
- The balance of opinion against polytunnels.
 - How to address tourism within the NDP.
 - Community use of local churches.
 - Scope for establishing control of business development in the rural area.
 - Strength of support for a community bus service.
 - Rural exception housing and its availability in perpetuity as affordable housing.
 - Travellers sites and status as a "county matter".
- 3.7 These were considered and addressed in drawing up the draft NDP, by:
- Inclusion of suitable planning policies on rural exception housing, economic development and polytunnels, to address the issues raised.
 - Supporting rural tourism and leisure proposals of an appropriate type and scale, consistent with the rural setting of the Neighbourhood Area.
 - Including reference to the wider community use of the parish churches in the NDP.
- 3.8 Following the meeting, the survey analysis was published in the form of two reports in June 2017. Both reports were posted to the website at <http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/>. They are:

- Results Report: a full report analysing the questionnaire responses. A summary of the results may be seen at A2.1.
- Comment listings: report listing all the comments made in response to questions inviting free-write comment on all aspects of development and the environment.

3.9 Table 2 sets out the detail of the activities undertaken at this stage, with supporting documents included in Appendix 2 and website.

Table 2: Residents' survey

Date	Who was consulted	How they were consulted	Main issues and concerns raised	How the issues and concerns were considered and addressed in the NDP	Reference
March 2017.	All residents aged 16 and over in the parishes.	Questionnaire survey, with a response rate of 61.9%.	Expressed need for more housing, to help young people and families to stay in the area; support for a rural exception housing scheme, but not if this required open market housing to subsidise; extent of coverage of parts of the Area by polytunnels. Other issues and concerns raised re environment, traffic and transport, and community services.	Survey results taken into account in the formulation of the draft NDP.	Results report and Comment listings report: http://pixleya.dddistrict.org.uk/neighbourhood-plan-documents/ Summary of results, A2.1.
21 June 2017.	Community.	Public meeting.	Steering Group wanted to give a timely summary of the results and promote discussion. Issues raised with regard to: <ul style="list-style-type: none"> • Polytunnels • Tourism • Community services • Rural business development • Rural exception housing • Travellers sites. 	Issues raised in discussion taken into account in the formulation of the draft NDP.	Invitation to event, A2.2. Notes of meeting and powerpoint presentation: http://pixleya.dddistrict.org.uk/wp-content/uploads/2016/06/Mminutes-of-NDP-Result-presentation-21st-june-2017.pdf

4. CONSULTATION ON THE DRAFT PLAN

Format of the consultation

- 4.1 Following the residents' survey, the draft NDP was prepared by the planning consultant and discussed at meetings of the Steering Group. The draft NDP was considered by the Parish Council on 27 November 2017. The Parish Council resolved to approve the draft NDP for the purposes of pre-submission consultation and publicity.
- 4.2 Consultation on the draft NDP was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation ran for eight weeks from 4 December 2017 to 29 January 2018, over and above the minimum six weeks required by the Regulations. This was to allow for the festive period.
- 4.3 The Environmental Report and Habitats Regulations Assessment, which had been carried out in October 2017, were also published for consultation.
- 4.4 The draft NDP included a pre-submission consultation and publicity notice, setting out the requisite details of the consultation. The draft NDP, a comments form, the Environmental Report and the Habitats Regulations Assessment were all posted on the website.
- 4.5 At the start of the consultation period a flyer was distributed to households and businesses throughout the Neighbourhood Area by members of the Steering Group and other volunteers. This explained how and where the draft NDP could be viewed and invited comments. A poster was also prepared to advertise the consultation and placed on parish noticeboards. Printed copies of the draft NDP were deposited for inspection at The Nest, the four parish churches and at the Ledbury Customer Service Centre.
- 4.6 A list of consultees was compiled by the Steering Group, starting with the statutory consultees identified in guidance produced by Herefordshire Council.² Other consultees were then added to the list, having regard to the consultation bodies specified in paragraph 1 of Schedule 1 of the 2012 Regulations. The final list embraces national and regional bodies, the local planning authority, neighbouring parish councils, and other local consultees including voluntary organisations and businesses (Table 3). Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.
- 4.7 Towards the end of the consultation period, the Parish Council website was unavailable for technical reasons. Alternative arrangements were made through the Herefordshire Association of Local Councils for their website to host the NDP consultation documents for the remaining few days of the period.
- 4.8 Table 4 details where the consultation documents can be viewed.

² https://www.herefordshire.gov.uk/downloads/file/3704/guidance_note_13_statutory_consultees

Table 3: draft NDP consultees

National organisations	
Environment Agency	Network Rail (West)
Natural England	Highways England
Historic England	Wye Valley NHS Trust
Coal Authority	AMEC UK Ltd.
Homes and Communities Agency	RWE Npower Renewables Ltd.
English Heritage	Dwr Cymru Welsh Water
National Trust	Severn Trent Water
Great Western Trains	National Farmers Union
Local organisations	
Herefordshire Council (HC)	Parochial Church Councils
Cllr J. G. Lester, HC	Ledbury and District Civic Trust
CPRE Herefordshire	Munsley and District W.I.
H & W Chamber of Commerce	Herefordshire and Gloucestershire Canal Trust
Woodland Trust	Big Apple Association
Herefordshire Wildlife Trust	
Adjoining parish councils	
Stretton Grandison Group PC	Much Marcle PC
Bosbury and Coddington Group PC	Putley PC
Ledbury Town Council	Tarrington PC
Gloucestershire County Council	Ashperton PC
Forest of Dean District Council	
Local businesses	
Verzon House Hotel	Pixley End Caravan and Campsite
The Nest	Pixley Berries
Newent Plant Centre	Haygrove
Trumpet Garage	Haygrove Evolution
Clocktower Cars	Newbridge Farm Park
Trumpet Corner Tea Room	Alexander Park
Trumpet Inn	

Table 4: Consultation on the draft plan

Consultation activity /document	Reference
Pixley and District Group Parish Council approval of draft NDP.	Parish Council Minutes 27 November 2017 available on website: http://pixleyanddistrict.org.uk/parish-council/meeting-dates-agendas-and-minutes/
Draft NDP, Environmental Report and Habitat Regulations Assessment, comments form, pre-submission consultation and publicity notice.	http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/
Other consultation documents: flyer, poster, email/letter to consultees.	A3.1

5. RESPONSES TO THE CONSULTATION

Issues and concerns raised

- 5.1 Consultation body comments were received from Herefordshire Council and seven other organisations. Two residents submitted comments. The principal issues and concerns which were raised in the consultation may be summarised as follows:
- The extent to which small-scale housing development can realistically be expected to meet local requirements.
 - Whether market housing should be allowed in any rural exception scheme, where shown to be required to support viability.
 - Scope for addressing issues of traffic speed and road safety.
 - Further scope for promoting long-distance cycle routes through the Neighbourhood Area and linking to Ledbury.
 - Need for further information on local businesses and housing, including their historical development.
 - There should be a general presumption against any further polytunnel development within the Neighbourhood Area.

Considering and addressing issues and concerns

- 5.2 The comments made were reviewed by the planning consultant and a response log prepared to set out each comment, a proposed response and where required changes to the draft NDP. This was reviewed by the Steering Group. The Response Log is at Appendix 4.
- 5.3 Consultation comments, responses and changes to the draft Plan arising were considered and agreed at a meeting of the Parish Council on 21 May 2018. Table 5 summarises the changes made to the NDP, in Plan order.

Table 5: Schedule of changes made to the draft Plan following consultation

Ref	Consultee	Change to be made
1	Public comment	Para. 2.6 and 2.10: add additional information on historical development of the Neighbourhood Area, including references to settlement pattern, hop industry, and local services and businesses.
2	Herefordshire Council	Paras. 4.2 and 4.12: amendments to clarify terms used.
3	Herefordshire Council	Policy PIX4: add reference to long distance walking and cycling routes.
4	Public comment	Para. 5.8: amendment to clarify area of permitted polytunnel coverage.
5	Herefordshire Council	Para. 5.16: add reference to cycle routes between the Neighbourhood Area and Ledbury, and as a Community Action.
6	Herefordshire Council	Policy PIX11: amendments to improve clarity.

APPENDIX 1

ESTABLISHING THE NEIGHBOURHOOD AREA AND STEERING GROUP

A1.1: Flyer and notes of public meeting, 17 May 2016.

Pixley and District Parish Council
**Neighbourhood
Development Plan**
Tue 17th May, 7.30pm at The Nest

We invite **all** residents of Aylton, Little Marcle, Munsley and Pixley to come and discuss plans for development of the parishes over the next 15 years.

- A Neighbourhood Development Plan (NDP) gives local residents control over what development takes place and where.
- Have your say over local housing, travellers' sites, business and agricultural developments, etc.
- Once the NDP is formally adopted, planners **must** take note of it when making decisions.
- Explanatory introductory talk followed by an open discussion.

This is **your** opportunity to have an input into local planning decisions.

More details on www.pixleyanddistrict.org.uk or contact the Clerk via pixleyclerk@btinternet.com.

The Nest, Little Verzons, A438 towards Ledbury. HR8 2PZ

Pixley and District Parish Council Neighbourhood Development Plan

Notes from a public meeting held on Tuesday 17th May 2016 at The Nest, Munsley

Present: 42 local residents

Welcome from David Hewitt Chairman of Pixley & District Parish Council

Cllr Hewitt welcomed everyone to the meeting.

Presentation from Lynda Wilcox – Herefordshire Association of Local Councils

Mrs Wilcox thanked the councillors for inviting her to the meeting. She explained that a Neighbourhood Plan is the most important thing a parish can produce being a lawful document. Neighbourhood Planning came about after the Localism Act 2011, introduced by the government to try to take some of the conflict and confrontation out of the planning process. It gives communities the opportunity to shape the place where they live, preparing the planning policy for their area – unlike a Parish Plan which deals with all local issues, a Neighbourhood Plan only deals with land use issues so communities can decide where houses and businesses go. A Neighbourhood Plan forms part of Herefordshire Councils planning policy. Neighbourhood Plans are not compulsory and cannot be used to stop development. A Neighbourhood Plan can only be instigated by parish councils, although the whole community should be involved in putting it together. A plan can cover a whole parish, part of a parish or more than one parish, but only one plan is allowed for each parish. It must generally conform with Herefordshire Councils Core Strategy 2011-2031 policies. The Core Strategy was adopted in 2015.

What do you put in a Neighbourhood Plan? – settlement boundaries, sites allocated for affordable housing, suitable housing for the ageing population, sites for business, protected buildings and open spaces, design of buildings.

How do you do a Neighbourhood Plan? – decide if a Neighbourhood Plan is wanted and if it would be useful. Engage with residents, land owners, businesses, school, church and village hall. A survey questionnaire needs to be compiled to find out community issues. Hold a number of open meetings. The community must be involved from the start so that most vote favourably at the referendum. Define the area covered.

Herefordshire Council can help with the plan. Once an area is designated for the plan it becomes lawful for a steering group to be set up comprising of councilors and anyone in the community. The Neighbourhood Planning Team have a team of four and can provide a case officer to help and advise on legal requirements, parish information and technical advice. Get professional advice on putting the plan together and putting the document into “planning speak” and policies. Prepare the Plan and submit it to Herefordshire Council. It is then subject to an independent examination and if agreed there is a referendum of all electors in the Neighbourhood Plan area, if more than 50% of those voting are in favour, Herefordshire Council adopt the plan.

There are pros and cons when doing a joint plan with other parishes. You can share the workload and expertise but need to get it right or you could get one parish voting against another when it goes to the referendum. The government has offered financial assistance in the form of a grant which will be available in April to apply for. Herefordshire Council would pay for the external examination and the referendum. If a parish holds a Neighbourhood Plan it would receive 25% of Community Infrastructure Levy payments compared to only 15% to a parish without a Neighbourhood Plan.

Mrs Wilcox closed by saying that further information is available on the councils website under a number of guidance notes, with links to government news releases and an area to sign up to a forum to exchange questions.

The chairman thanked Mrs Wilcox for attending and after a short break to digest what they had heard asked residents to vote by a show of hands whether the parish council should proceed with producing a Neighbourhood Development Plan. A vast majority wanted to proceed so this will be formalized at the next parish council meeting on Monday 23rd May.

Meeting closed at 8.55pm.

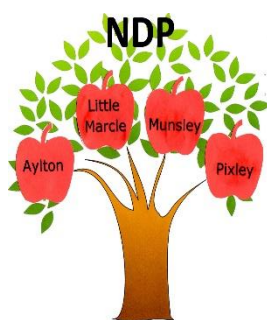
APPENDIX 2

RESIDENTS' SURVEY

A2.1: Residents' Survey summary of results.

A2.2: Invitation to public meeting 21 June 2017.

A2.1: Residents' Survey summary of results



Pixley and District Neighbourhood Development Plan

The parishes of Aylton, Little Marcle,
Munsley and Pixley

Residents' questionnaire survey · Summary of results

1. The survey was undertaken in March 2017 and achieved a response rate of 61.9%.
2. *A draft vision for Our Area*
 - Most comments supported the draft vision. Some pointed to the need to carefully balance competing needs and requirements in its delivery.
 - Many of the more detailed comments on the social, economic and environmental themes of the vision were further explored in responses to subsequent survey questions.
3. *Housing*
 - The Plan area is all countryside in planning terms, so new housing can only be built in exceptional circumstances. The most favoured options were those which entailed no overall increase in built development – that is, the replacement of existing dwellings and the conversion of redundant buildings. These were closely followed by new homes shown to be justified by an agricultural or forestry need.
 - The provision of affordable housing through a rural exception scheme was supported by a small majority of respondents, but not if some housing for sale on the open market was needed to be included to make the scheme viable.
 - Comments recognised there was a need for more housing which could help enable young people and families to stay in the area. This was associated with a desire to keep a rural working population, and was in turn part of a wider concern to achieve a more balanced range of available housing – affordable homes, smaller properties available for sale, self-build and eco housing.
 - Others saw a need to protect the countryside, by directing new housing elsewhere, and felt that the limited local services and infrastructure could not support more development.
4. *Traffic, transport and access*
 - Road maintenance was the top priority for improvement, followed by the upkeep of hedges, ditches, drains, footpaths and bridleways.
 - Road safety was also a priority area, including speed reduction measures. Improvements for walkers, cyclists and horse riders were judged as relatively less important.

- Comments emphasised issues around excessive traffic volumes and speed, on the A4172 and A438 as well as the rural lanes; the implications for road safety, and for the setting and enforcing of speed limits to protect vulnerable road users.

5. *Jobs and the local economy*

- Favoured types of employment were agriculture and forestry.
- There was significant support for local services including tourism, leisure and crafts. Most forms of tourism were supported, apart from log cabins and camping/caravan sites.
- Improvements to broadband and mobile phone reception should be supported by the Plan, as should home working, the conversion of rural buildings for business uses, and the extension of existing buildings.
- Polytunnels and intensive livestock units were not favoured. The greatest issues of concern in respect of polytunnels were landscape/visual impacts, and water use, flood risk and run-off. Economic need and impacts were seen as of least importance.
- Comments reflected these themes, with many expressing opposition to polytunnels - although others were in favour. Some pointed to a need to adapt in a changing economy, including Brexit, to secure a vibrant rural local economy.
- Other comments referred to the unsuitability of rural lanes for HGVs, and to the need to support tourism and protect the rural qualities of the landscape.

6. *Protecting our environment*

- Almost all respondents wanted traffic from new development to be compatible with local roads. Other priorities were for development to have no significant impact on the landscape and views, and for new buildings to be in keeping with their surroundings.
- The most important ways of protecting the local environment were to minimise noise and light pollution and to protect important views and landscape character.
- Many local features and attributes were identified for protection, with comments also made on polytunnels, the proposed travellers site, and design standards for new development.
- Solar panels and ground/air source heat pumps were favoured as renewable energy sources over solar farms, biomass or anaerobic digesters. Individual wind turbines were preferred to wind farms.
- Comments gave further responses on renewable energy and on a range of other issues, including balancing business needs and the environment, soil erosion, litter, foul drainage and light pollution.

7. *Community Services*

- The most important community services in meeting the current and future needs of the community were seen as broadband and mobile phone reception, followed by bus services and local hotels, pubs and cafes.
- Comments on the need for more leisure and recreational facilities again highlighted the need for improvements to broadband and mobile phone reception, in part to enable economic development. Others saw a need for improvements to bus services, and for a better community or village focus in

the area, including encouragement for further local services to be provided by charities, churches and social enterprise.

8. *Information about you*

- Compared to 2011 Census data for the Neighbourhood Area, females were slightly over-represented in responses.
- Younger age groups were under-represented against the 2011 Census, with those above age 45 being over-represented to varying degrees. The 60-74 age group, one-fifth of the usual resident population at the time of the Census, accounted for 33% of questionnaire responses.
- Over two-thirds of respondents had lived in the Area for 10 years or longer.
- Those in full-time employment were under-represented in responses when compared against 2011 Census figures, whilst the retired and those looking after home/family were over-represented.

9. *Have we missed anything?*

- Comments to this final question raised a wide variety of issues against the five topic themes: housing, transport, economy, environment, and community.

DJN Planning Limited

June 2017

For Pixley and District NDP Steering Group

A2.2: Invitation to public meeting 21 June 2017.

An Invitation

Your household recently received a questionnaire from the Parish Council about making a Neighbourhood Development Plan for the Pixley and District parishes (Aylton, Little Marcle, Munsley and Pixley).

There was a very encouraging rate of response and the PC now wants to share the early results with you and get your feedback.

There will be a **CONSULTATION EVENING** at which the results of the questionnaire will be presented followed by a chance for questions and feedback.



There will be some refreshments provided at

MUNSLEY WI Hall
On
Wednesday 21st June
At 7.30pm

Please come and join in and let the Parish Council have your views.

The raffle for a prize of £50 will be drawn at the end of the evening

APPENDIX 3

CONSULTATION ON THE DRAFT PLAN

A3.1: consultation documents:

- flyer
- poster
- email/letter to consultees.



Pixley and District Neighbourhood Development Plan

The parishes of Aylton, Little Marcle, Munsley and Pixley

Dear Pixley and District Parishioner,

As you know, we are in the process of writing a Neighbourhood Development Plan, to guide how the parishes will develop up to 2031.

Since the decision to go ahead with the Plan at the public meeting last year, we have formed a Steering Group, secured grant funding and engaged a planning consultant. We canvassed your views in the residents' questionnaire survey in March – an impressive 62% of you responded, and the results were discussed at another public meeting in June.

We have now prepared the draft Neighbourhood Development Plan – and we want to know what you think.

You can see the draft Plan on-line, at <http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/>. If you'd prefer, there are printed copies to read at The Nest, at any of the parish churches, or at the Ledbury Customer Service Centre, The Master's House, St. Katherines, Ledbury HR8 1EA. You can also ask the Clerk, Janet Chester, to send you a copy - email pixleyclerk@btinternet.com or telephone 01532 670036.

Please give us your feedback in writing, including your name and address:

- by email to: pixleyclerk@btinternet.com
- by post to: The Clerk to Pixley and District Parish Council, Mapleside, Ashperton, Ledbury HR8 2RZ.

We've prepared a form for you to use which can be downloaded from the website, requested by email or post from the Clerk, or collected from The Nest, the parish churches and the Ledbury Customer Service Centre. Please make your comments as specific as possible. All comments will be publicly available.

All comments must be received by 5.00 p.m. on Monday 29 January 2018 for them to be taken into account. They will be fully considered by Pixley and District Parish Council, and will help shape the Neighbourhood Development Plan.

Thank you for your help,

Lesley Clothier, Chairman, Pixley and District Parish Council



Pixley and District Neighbourhood Development Plan 2011-2031

The parishes of Aylton, Little Marcle,
Munsley and Pixley

The draft Neighbourhood Development Plan
has now been published – and we want your
views.

**Let us have your comments
by 5.00 p.m. on Monday, 29
January 2018**

To learn more, visit

[http://pixleyanddistrict.org.uk/neighbourhood-
development-plan/](http://pixleyanddistrict.org.uk/neighbourhood-development-plan/)

We look forward to hearing from you

Pixley and District Parish Council

Pixley NDP Regulation 14 consultation

Draft text for consultee emails (or letter where email not known)

Pixley Neighbourhood Development Plan

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on proposals for the Pixley and District Neighbourhood Development Plan will start at 9.00 a.m. on **Monday, 4 December 2017** for a period of eight weeks, ending at 5.00 p.m. on **Monday 29 January 2018**.

I attach a copy of the proposed Neighbourhood Development Plan, together with a comments form.

Supporting documents may be viewed at <http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/>.

Comments should be made in writing, and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available. This includes the name and address of the person making the comments.

If you wish to be kept updated on the progress of the Neighbourhood Development Plan, please also give an email address (which will not be published).

Send/make your comments:

- by email to: pixleyclerk@btinternet.com
- by post to: The Clerk to Pixley and District Parish Council, Mapleside, Ashperton, Ledbury HR8 2RZ.

All comments must be received by 5.00 p.m. on Monday 29 January 2018. These will be considered by Pixley and District Parish Council, and will help shape the Neighbourhood Development Plan.

Thank you for your interest in the Plan,

Yours faithfully,

Lesley Clothier, Chairman, Pixley and District Parish Council.

APPENDIX 4

RESPONSES TO THE CONSULTATION

Response log showing comments received, response to comments, and amendments to the draft NDP.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment	Response	Amendments to Pixley and District NDP																
Herefordshire Council (Neighbourhood Planning)		C	This plan is a well-structured and written, it clearly identifies issues important to the community through its objectives and policies. [NB no comments received from the following Herefordshire Council service providers: Development Management, Archaeology, Conservation, Economic Development, Parks and Countryside, Education, Waste.]	This recognition that the NDP has appropriately identified issues of importance to the community is welcomed.	No change.																
Herefordshire Council (Planning policy)	NDP	C	<table border="1"> <thead> <tr> <th>Draft Neighbourhood plan policy</th> <th>Equivalent CS policy(ies) (if appropriate)</th> <th>In general conformity (Y/N)</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>PIX1- Sustainable Development</td> <td>SS1</td> <td>Y</td> <td></td> </tr> <tr> <td>PIX2 – Housing in Pixley and District</td> <td>SS2, RA3, RA4</td> <td>Y</td> <td>In the main, housing development in the countryside will be very small scale, i.e. single dwellings. These will be proposed to individual specifications to meet a specific need. It therefore may not be very easy to enforce the criterion that requires each proposal to demonstrate how their size/type contributes to the wider local mix of types and tenures.</td> </tr> <tr> <td>PIX3 – Rural Exception Housing</td> <td>RA4</td> <td>Y/N</td> <td>To fully accord with the equivalent Core Strategy policy (H2), some flexibility would need to be allowed for the possibility of some</td> </tr> </tbody> </table>	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PIX1- Sustainable Development	SS1	Y		PIX2 – Housing in Pixley and District	SS2, RA3, RA4	Y	In the main, housing development in the countryside will be very small scale, i.e. single dwellings. These will be proposed to individual specifications to meet a specific need. It therefore may not be very easy to enforce the criterion that requires each proposal to demonstrate how their size/type contributes to the wider local mix of types and tenures.	PIX3 – Rural Exception Housing	RA4	Y/N	To fully accord with the equivalent Core Strategy policy (H2), some flexibility would need to be allowed for the possibility of some	<p>Policy PIX2: only a limited amount of residential development is expected to come forward in the Neighbourhood Area. In this context it is felt all the more important that such schemes do show that they make a relevant contribution to housing needs. For example, the residents' survey emphasised a requirement for smaller homes for sale on the open market. It is appropriate that policy provision for this is made in order to highlight the nature of local housing needs, to be addressed wherever possible.</p> <p>Policy PIX3: the option of allowing a small number of houses for sale on the open market in a rural exception housing scheme, to aid viability, was canvassed in the residents' survey; 47% of respondents were opposed to such an arrangement (40% for). The option has been discounted on this basis.</p> <p>Policy PIX11: the suggested amendment is agreed.</p>	Amend policy PIX11 to read as follows: “Proposals for the enhancement of community facilities and for new
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			<p>market housing being required to subsidise a proportion of the affordable housing provision. This would, however, require evidence to justify.</p> <p>PIX4 - Economic Development in Pixley and District SS5, RA5, RA6, E3 Y</p> <p>PIX5 - Polytunnels N/A Y</p> <p>PIX6 – Communications and Broadband LD3 Y</p> <p>PIX7- Natural Environment SS6, LD1, LD2, LD3 Y</p> <p>PIX8 – Historic Environment SS6, LD4 Y</p> <p>PIX9- Design and Access SD1, SD2, SD3, SD4 Y</p> <p>PIX10 - Renewable Energy SD2 Y</p> <p>PIX11- Community Facilities SC1 Y</p> <p>Suggested amendment to wording for clarity: Proposals for the enhancement of community facilities, and for new provision which is accessible by a choice of transport modes, will be supported. Proposals should take account of the potential for the co-location of services in achieving viability, and</p>		<p>provision will be supported. Proposals should take account of the potential for the co-location of services in achieving viability and be accessible by a choice of transport modes. Support will be given to diversification proposals where these can be shown to enable or increase the viability of existing and proposed services and facilities. “</p>

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			<u>be accessible by a choice of transport modes.</u>		
Herefordshire Council (Strategic Housing)			I refer to the above NDP. Having read the plan and in particular the housing section could I suggest that the NDP be re-worded at para 4.2 circumstances to criteria and 4.12 replace the word social with affordable.	These amendments are agreed.	Amend para. 4.2 to read: "Local Plan Core Strategy policy RA3 <i>Herefordshire's countryside</i> applies throughout the Neighbourhood Area and sets out the criteria in which residential development will be permitted." Amend para 4.12 to read: "There is only a limited supply of affordable housing in the Neighbourhood Area, ...".
Herefordshire Council (Environmental Health)		C	From a noise and nuisance perspective our department has no comments to make with regard to this Neighbourhood Plan. I refer to the above and would make the following comments with regard to the above proposed development plan. 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. <ul style="list-style-type: none"> Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination. 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. 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	Contamination is a material planning consideration and is addressed within the NPPF and Local Plan Core Strategy policy SD1. No sites are allocated for development by the NDP and proposals coming forward as planning applications would be considered under the existing planning policy framework. No further reference is needed in the NDP.	No change.

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			<p>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>		
Herefordshire Council (Transportation and Highways)	Para.2.4	C	<p>Despite the traffic being noted as a significant barrier and concern amongst the residence there is little to no policy to improve the conditions and safety. We recommend that the council considers some thought around how they would like improve this.</p>	<p>Traffic speeds and road safety are matters for the highway authority and are outside the scope of the NDP, as is noted in para. 5.16. A Community Action is already included to address these matters (CA2).</p>	No change.
	Policy PIX4, para. 5.6	C	<p>Point 5 - You could link the development of long distance walking and cycling routes in this policy. As you have noted in paragraph 5.6.</p>	<p>This addition to the policy is agreed.</p>	<p>Amend policy PIX4 criterion 5 to read:</p> <p>“rural tourism and leisure proposals, particularly those which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment, and including measures facilitating the development of long distance walking and cycling routes.”</p>
	Para. 5.16	C	<p>Agreed, however, the community can make proposals within their NDP to improve the safety of the network, walking and cycling infrastructure, access to public transport. It will then be the role of HC and BBLP to investigate feasibility.</p> <p>There are two potential long distance cycle routes between Hereford and Ledbury using quiet roads through the group parishes.</p> <p>One enters the group from the west at Putley Green and leaves the group on the Ledbury side on Little Marcle Road. This could be facilitated by suitable crossing facilities over the A417 at Little Marcle and would also bring Ledbury within cycle commuting distance of the group.</p>	<p>These potential opportunities should be referred to in the NDP. They do not involve development or change of use and so are candidates for a Community Action rather than planning policy.</p>	<p>Insert new para. after 5.16:</p> <p>“Opportunities exist to improve connectivity for cyclists between the Neighbourhood Area and the market town of Ledbury. One potential route makes use of quiet roads from Putley Green in the west to Ledbury via the Little Marcle Road and would require a crossing facility over the</p>

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			The other route involves partnership with the Herefordshire and Gloucestershire Canal at Ashperton which runs across the northern tip of Munsley. The Canal trust have said they will ensure their towpaths are cycleable as well as suitable for walkers. With the Ledbury section likely to be upgraded by the development north of the railway line, this 4 mile route has potential to become an attractive walking and cycling route into town.		<p>A4172 at Little Marcle. Another would make use of the towpath of the former Herefordshire and Gloucestershire Canal at Munsley, to be delivered in partnership with the Canal Trust. Restoration of the historic Canal at Ledbury is provided for in development proposals for land north of the viaduct in the Local Plan Core Strategy (policy LB2). These opportunities are confirmed in a Community Action (CA4)."</p> <p>Add new Community Action:</p> <p>"Traffic and transport – provision for cyclists The PC will promote cycling routes to Ledbury by working with Herefordshire Council to investigate the feasibility of a route on quiet roads from Putley Green in the west via Little Marcle Road, to include provision of a safe crossing of the A4172 at Little Marcle by reducing the speed limit on the A4172 to 50 mph; and by working in partnership with the Herefordshire and Gloucestershire Canal Trust in respect of cycling use of the towpath at Munsley, in conjunction with other restoration proposals for the canal at Ledbury."</p> <p>Re-number Community Actions sequentially.</p>
	Policy PIX9	C	Point 4 - These accesses should also tie into the existing network, where appropriate.	An amendment is proposed to clarify that access on foot and cycle	Amend policy PIX9 criterion 4 second sentence to read:

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				should be enabled from the existing network.	“The arrangements for access (including those to/from the existing road network) should include provisions for pedestrians and cyclists, to encourage active travel; and “
Coal Authority	NDP	C	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.	No change.
Dwr Cymru Welsh Water	NDP	C	Welsh Water appreciates the opportunity to respond and we offer the following representation: As you will be aware, the four Parishes do not contain any public sewerage or wastewater treatment works (WwTW) operated by Welsh Water. We do however provide potable (clean water) to the Parishes. We note that there are no housing allocations proposed within the Neighbourhood Development Plan, therefore we will assess whether a supply of clean water can be made to any housing sites (as well as other development types) that come forward as and when we are consulted at planning application stage by Herefordshire Council. We hope that the above information will assist as the Neighbourhood Development Plan progresses.	Noted.	No change.
Environment Agency	NDP	C	We have reviewed the submitted document and would offer the following comments at this time. As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. 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. We note that you have utilised this pro-forma in preparation of your Draft Plan. However, it should be noted that the Flood Map provides an indication of ‘fluvial’ flood risk only. You are advised to discuss matters	Noted.	No change.

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			relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).		
Highways England	NDP	C	Thank you for consulting Highways England on the above referenced Neighbourhood Development Plan. Highways England is responsible for the operation and maintenance of the Strategic Road Network in England. The network includes all major motorways and trunk roads. I can confirm that Highways England have no comments to make on this consultation.	Noted.	No change.
Historic England	NDP	C	Thank you for the invitation to comment on the above Neighbourhood Plan. Historic England is supportive of the Vision and objectives set out in the Plan and particularly the emphasis on the maintenance of rural character and the conservation of the natural and historic environment. We consider that the Plan takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.	Noted.	No change.
Natural England	NDP	C	Thank you for your consultation on the above dated 29/01/2018. 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. 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. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. [Annex available on request]	Noted.	No change.
Network Rail	NDP	C	Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below. We note that Network Rail's land is included within the plan area, any	These comments are noted. The NDP does not allocate any land for development or include any proposals adjacent or in close proximity to Network Rail infrastructure. There are no level crossings of the railway track in the Neighbourhood Area (or between Ledbury and Hereford). It is the	No change.

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			<p>development that has the potential to impact on Network Rail’s land, assets and operational railway infrastructure, Herefordshire Council, Pixley and District Parish Council and potential developers should be aware of and consider Network Rail’s standard guidelines and requirements when developing sites located adjacent or in close proximity to Network Rail’s land, assets and railway infrastructure.</p> <p>For this information please visit www.networkrail.co.uk/asp/1538.aspx. Please let me know if you would like more specific information on these standard guidelines and requirements.</p> <p>Network Rail would draw the council’s attention to the following (which applies to England only): The Town and Country Planning (Development Management Procedure) (England) Order 2015 Publicity for applications for planning permission within 10 metres of relevant railway land 16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land. (2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land. (3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas (“the instruction”), the local planning authority is not required to notify that infrastructure manager. (4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing. (5) In paragraph (2) “requisite notice” means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.</p> <p><u>Level Crossings</u> Development proposals’ affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.</p>	<p>responsibility of the local planning authority (Herefordshire Council), not the Group Parish Council, to consult Network Rail on relevant planning applications affecting level crossings or affecting or in close proximity to the railway. Since Network Rail is a statutory consultee in respect of such planning applications, further policy reference in the NDP would be both inappropriate and unnecessary.</p>	

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			<p>As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.</p> <p>In this regard, we would request that the potential impacts from development affecting Network Rail’s level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request that a policy is provided confirming that:</p> <ul style="list-style-type: none"> • The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway: <ul style="list-style-type: none"> ○ <i>Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... “Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority’s Highway Engineer must submit details to both Her Majesty’s Railway Inspectorate and Network Rail for separate approval”.</i> ▪ Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and ▪ The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed. <p><u>Planning Applications</u> We would appreciate Pixley and District Parish Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to</p>		

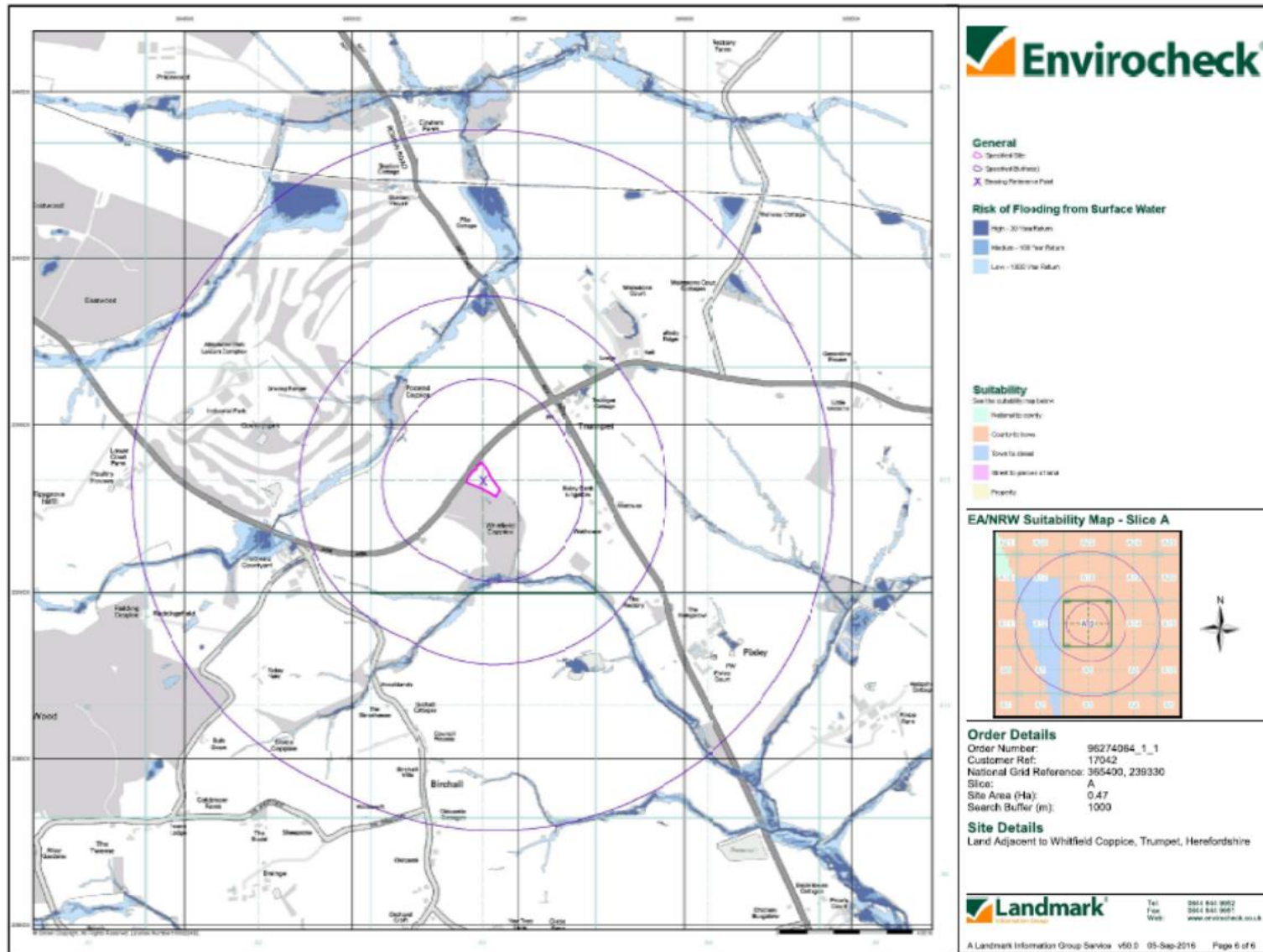
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			<p>the railway as we may have more specific comments to make (further to those above).</p> <p>I would be grateful if Herefordshire Council and Pixley and District Parish Council could consider the comments made within this email.</p>		
Edward Thompson	Para. 2.6.	O	<p>The settlement pattern developed organically heavily influenced by the historical hop industry leaving a legacy of hop kilns, hop pickers barracks, small cottages, tall hedgerows sometimes including mature trees and coppices for hop poles.</p> <p>A significant proportion of accommodation within the parishes is now represented by redundant farmsteads including redundant hop farms. The dependence of local horticulture related businesses on seasonal workers accommodation is not reflected in the NDP.</p> <p>Nor is there any mention of the remnants of Travellers sites and the associated history.</p> <p>Nor is the more recent development of “tourist accommodation” of various types.</p> <p>While a range of businesses are identified along the A438, these exclude “The Juice – Pixley Berries”.</p> <p>No businesses are identified off the A4172, despite the industrial premises at The Knapp and the tourist development at Newlands.</p> <p>Small businesses up our country lanes are not identified. (Perhaps they are all in Putley?)</p> <p>Farms are not identified as businesses despite their inevitable impact on the parishes.</p> <p>“Farmsteads” are mentioned, but only in terms of housing.</p>	It is agreed that further information could be provided as suggested, and a change is proposed.	<p>Amend / extend para. 2.6 to read:</p> <p>“The settlement pattern has developed organically in the form of hamlets, scattered groups of houses, wayside dwellings and farmsteads, all set amongst pasture and arable farmland, woodland, and orchards. The hop industry was important historically, with seasonal labour provided by travelling communities, and has left a legacy of hop kilns, hop pickers barracks and coppices for hop poles. Farming continues to be important; in recent years, the use of polytunnels to aid soft fruit growing has greatly expanded, with an associated need for seasonal workers.</p> <p>As well as agriculture, a range of other services and businesses are represented in the Area. These include the following along the A438: the Verzon House Hotel, The Nest at Little Verzons Farm, a café and shop selling local produce including staples such as eggs, milk and bread; Newent Garden Centre, also at Little Verzons; Trumpet Garage and an adjoining car sales business; the Trumpet Corner Tea Room and galleries; the Trumpet Inn; Pixley Berries; and Alexander</p>

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					<p>Park, a golf, gym and spa resort at Court-y-Park. Along the A4172, there are industrial units at The Knapp, a farm park at Newbridge and short-stay tourist accommodation at Newlands. Away from the main roads, the Area is also home to small businesses.</p> <p>There is a church in each parish,....”.</p>
	Para. 2.9	O	<p>A. Social Housing is not defined B. Presumably 22% of housing is rented accommodation C. Tied cottages are not identified D. Housing with Agricultural restrictions is not identified. E. Housing restricted to seasonal occupation (tourism) is not identified.</p>	<p>Social rented housing is defined in the National Planning Policy Framework as housing owned by local authorities and other providers for which guideline target rents are determined through the national rent regime. In the Neighbourhood Area, 78% of homes are owned, the remainder being rented. There is no available information on tied accommodation or housing subject to an agricultural restriction in the Neighbourhood Area. Tourist accommodation (restricted to such) is not part of the permanent housing stock.</p>	<p>No change.</p>
	Para. 2.10.	O	<p>There is no mention of the decline in number of farm enterprises and the growth in management and staffing of farms from outside the parishes. There is no mention of the impact of this on the parishes. Nor is there mention of what is proudly left of the hop industry, such a feature of our heritage. Nor is there differentiation of the modern Bittersweet (Cider) industry from that of desert fruit, despite its significant impact. Nor of the small industries that spin off from this. There are possibly no industrial estates, but there are industrial premises. Employment within the parishes is not quantified. Nor the percentage of that employment that is housed within the parishes. Likewise, there is no attempt to define the extent to which the parishes have</p>	<p>It is agreed that further references could be made to economic characteristics and a change is proposed. There are no detailed statistics on local employment (as distinct from Census 2011 data on economic activity of residents, reported in the Results Report) or on commuting in or out of the Neighbourhood Area.</p>	<p>Amend para. 2.10 to read after second sentence: “Farming includes arable, soft-fruit growing including under polytunnels, hops and both commercial and traditional orchards. Cider and fruit cordial production, such as at Pixley Berries, continues to be a notable feature of the farming economy and land use.”.</p>

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			become a dormitory for those employed elsewhere.		Amend para. 2.10 fifth sentence to read: “..., together with other small businesses housed in industrial and other premises.”
Edward Thompson	NDP	C	Would you please attach this to my comments on the NDP. It is the first sight we have had of this flood map that correctly identifies the events of 2007. At no time has HCC given any indication they have this. They have steadfastly refused to identify the relevant catchment areas and to associate it with modern precipitation forecasts. Page 6 of the Whitfield Maps also refers. [Plan included at end of response log]	Flood risk is addressed in Local Plan Core Strategy policy SD3, <i>Sustainable water management and water resources</i> , with the matter also referred in NDP policy PIX5 in relation to polytunnels. In applying these policies, regard will be had to the Flood Map for Planning and any local information which is made available or required as part of the consideration of a planning application, usually as a Flood Risk Assessment.	No change.
James Glanville	Policy PIX5, para. 5.8.	O	Strong Objection & misleading information within the plan Paragraph 5.8 refers to 18.5% of Pixley Parish land being covered by polytunnels. That statistic refers to areas covered with planning permission. In reality, the area actually covered is much higher than that stated. In fact the total area covered is not 49.12ha as stated but 77 hectares. You cannot put misleading information into the draft plan. The draft plan needs to visually demonstrate the actual polytunnel coverage, not the area with planning permission. Such is the concern about polytunnel coverage that a map is needed to visually show the areas covered. You have maps showing such things as ancient woodland coverage, conservation areas and flood zones so it is vital to include areas under plastic too. For example the areas under polytunnels far outstrips the ‘ancient woodland’ areas shaded in on Map 1. I attach a pdf which shows the current total area covered as 77 hectares and a second page which shows the recent expansion (in 2016/17) in area totalling 16.9 hectares. That demonstrates a 28.1% expansion in the area covered which amply demonstrates the need for robust guidelines to be put in place. [Plans included at end of response log]	The figures cited in para. 5.8 and footnote 6 of the draft NDP refer to Pixley parish only. Land in adjoining Munsley parish also has planning permission for polytunnels. An amendment is made to clarify the position and to draw attention to the scope for cumulative impacts. A Community Action is proposed in respect of any polytunnel development which requires planning permission. Plans 2 and 3 in the NDP refer to environmental features with policy protection in either the Local Plan Core Strategy or the NDP. The	Add to end of footnote 6: “There is also 24.56 ha in Munsley parish with planning permission for polytunnels, a combined extent of 73.68 hectares.” Add to end of para. 5.11: “The scope for cumulative impacts is illustrated south of the A438 within the parishes of Munsley and Pixley.” Add new footnote to this sentence to refer to footnote 6. Add to end of para. 5.13:

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			<p>If planning permission is only available on 49 hectares but we actually have 77 hectares covered, one might reasonably conclude that areas are being covered without planning permission. Playing ‘fast and loose’ with the rules in this way, must be a cause for the concern of the district council and one upon which it has a duty take action.</p> <p>With this in mind, policy PIX5 needs to be re-drafted to say that given the already high coverage (massively above the national average) within the district, there will be a general presumption against all further areas being used for polytunnels within our district.</p> <p>Such an amendment would then be consistent with stated objective PIX4 to actively encourage rural tourism and leisure proposals and PIX 7 to protect the natural environment.</p> <p>I have demonstrated above the recent expansion in polytunnel coverage (28%). If the wording at PIX 5 is not re-written, further coverage will be left unchecked, which will actively discourage PIX 4 tourism and leisure objectives and PIX 7, protection of the natural environment. In short there needs to be joined up thinking about objectives PIX 4, PIX 5 and PIX 7.</p> <p>Of course it is not only the effect on leisure/tourism, it is the effect on the visual landscape, flash flooding, soil quality and drainage that impacts and blights peoples lives, house values etc. So there needs to be balance and fairness within the guidelines, the draft wording at PIX 5 is woefully inadequate and currently does not reflect the feeling demonstrated at the public meeting in September 2017.</p> <p>PLEASE KEEP ME INFORMED ABOUT HOW MY CONCERNS ARE GOING TO BE HANDLED.</p>	<p>plans serve to identify the areas and sites subject to these policies. The NDP’s policy on polytunnels is not site or area-specific and no map is required to support its application. An illustration of permitted or actual coverage of polytunnels at one point in time may become misleading in that both can be expected to vary over the life of the NDP.</p> <p>Although the concern over polytunnel coverage and the landscape impact is appreciated, a general presumption against further polytunnel coverage in the Neighbourhood Area, as sought, is not feasible in the context of the presumption in national planning policy in favour of sustainable development. The landscape has no statutory designation or equivalent status such as Green Belt, which might support such a general presumption. Moreover, national and local planning policies both seek to support a prosperous rural economy. Policy PIX5 appropriately identifies the planning factors which will need to be balanced by decision-makers in respect of future planning applications. These factors include both individual and cumulative landscape impacts. The policy also incorporates aspects relevant to rural tourism and leisure and the natural environment, and the NDP</p>	<p>“Where unauthorised polytunnel development is believed to have taken place, the Parish Council will notify Herefordshire Council as the local planning authority and seek appropriate action, including the use of enforcement powers (Community Action CA2).”</p> <p>Add new Community Action:</p> <p>“Policy PIX5 Polytunnels Where polytunnels are erected without necessary planning permission, the PC will alert Herefordshire Council to such breaches of planning control and seek appropriate action.”</p> <p>Re-number Community Actions sequentially.</p>

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				is to be read and applied as a whole.	



Maps submitted by James Glanville (1 of 2)



TOTAL POLYTUNNEL COVERAGE 2018 IN PIXLEY & DISTRICT PARISH COUNCIL AREA 77 hectares or 190 acres – (of which Newly Covered in 2016/17, (shaded in red) is 16.9 hectares or 41.7 acres)

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