

Eaton Bishop Submission Neighbourhood Development Plan

Consultation Statement – Autumn 2016



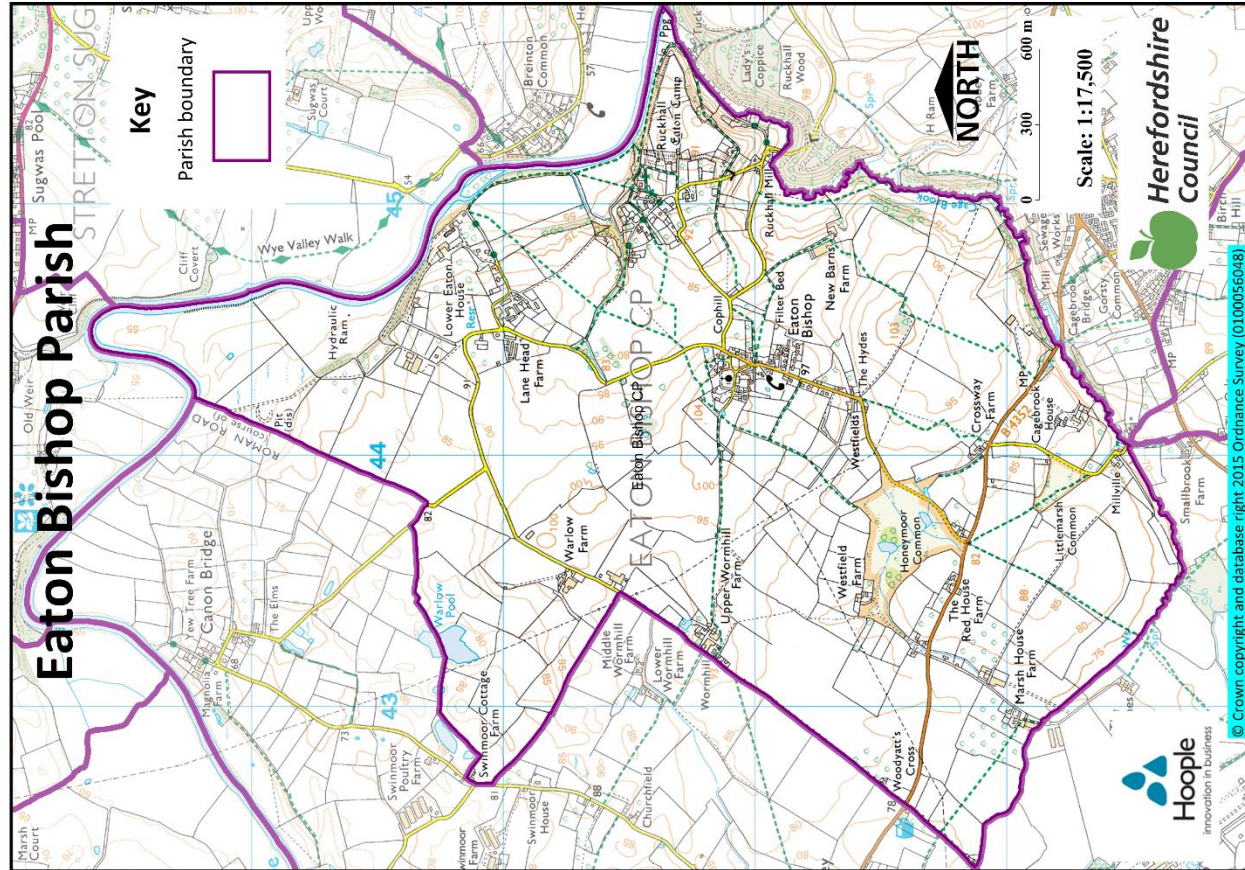
Eaton Bishop Parish Council, September 2016

with assistance from



Map 1 Eaton Bishop Designated Neighbourhood Area

Map 1 Eaton Bishop Designated Neighbourhood Plan Area
Eaton Bishop Parish Council OS Licensee Licence Number: 100056048



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Eaton Bishop Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 In July 2014 the Parish Council applied to Herefordshire Council for Designation as a Neighbourhood Area and the Designation was approved on 17th September 2014. The Designated Area follows the Parish Boundary and is shown on Map 1 above.
- 1.4 A Steering Group was set up and an initial public consultation event was held on 7th March 2015 at Eaton Bishop Village Hall. An invitation was delivered to every house in the Parish and the event was attended by more than 100 people out of 324 on the electoral roll. Detailed questionnaires

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

were available to complete on the day or return later. Of those who completed the questionnaire, 87% supported the Parish Council's proposal to prepare a Neighbourhood Development Plan. A full summary of the responses to the questionnaire is included in **Appendix 1**.

1.5 Much of the feedback from the questionnaire informed the formulation of the Vision, Objectives and overall content for the NDP.

1.6 This early informal consultation and discussions with the Steering Group identified the following scope and key themes which were to be addressed in the NDP:

The Plan should reflect the small rural parish context, and address a limited range of appropriate issues.

- Provision of a positive planning framework to support the delivery of at least 33 new homes in the Parish over the plan period, as required by the Herefordshire Local Plan Core Strategy.
- Construction of new housing should be phased to ensure steady, incremental growth over the plan period. This will allow for the essential improvements to the Parish infrastructure to be brought forward. For example, to address the requirement for increased sewage treatment since the current treatment works is at full capacity, and the need for affordable public transport to give an alternative to private car use.
- The very narrow road access within and on the approaches to Ruckhall is a problem which must be addressed before additional development could be considered.
- The site of the ancient Hill Fort, known as Eaton Camp, reduces significantly the possible number of sites available for development in Ruckhall. This is supported by evidence from Herefordshire Archaeology and Historic England.
- New developments should be of a high design quality, making use of local materials and renewable energy sources where possible, and should be sited to be in sympathy with the landscape setting of the settlements within the village.
- Criteria have been established for Eaton Bishop and Ruckhall to guide development to the most sustainable locations taking into consideration issues such as the existing built form, access, flood risk, landscape setting, protection of important views etc. and to allow settlement boundaries to be determined.

- Independent assessment, using these criteria has been employed to assess any sites offered for development.
- New housing should include a range of house types, sizes and styles to meet local needs, and, in particular, should include cottages / smaller properties for first time buyers, and properties designed for older residents.
- Housing development should be based on smaller schemes of 1–8 units to provide a sense of rural, rather than suburban living, and to promote social inclusion and integration with the existing community.
- Agricultural and other development which requires planning consent, for example, large poly-tunnels and energy schemes, should be sited and designed appropriately to protect landscape setting and local biodiversity.

2.0 Preparation of First Draft Plan, Winter 2015 to Spring 2016

Call for Sites

- 2.1 In order to meet the housing growth target for the Parish, a “Call for Sites” exercise was undertaken to identify the supply of deliverable housing sites. The Call for Sites was advertised locally in a range of ways. Notices were put in the Hereford Times, the weekly newspaper for the county, and in Tracking for News which is a monthly publication for the parishes in the area. A copy of the notice was also placed on the Eaton Bishop website, www.eatonbishop.org and on the two notice boards in the Parish, one in Eaton Bishop and one in Ruckhall. Copies were also attached to around 18 telegraph poles in the area. The site submission form was available as a download from the website as well as on request from the chairman of the neighbourhood development plan steering group. The closing date for the submission of site proposals was 31st December 2015. Landowners were asked in the Call for Sites process to suggest proposed housing numbers for each site.
- 2.2 Twenty-one sites were submitted for consideration (and there was one further site submitted during the informal consultation on the First Draft Plan in April 2016). The sites were assessed by Kirkwells Planning Consultants using a scoring methodology agreed with the Parish Council. Further information about this is provided in the Eaton Bishop Call for Sites Site Assessment Report, February 2016, which is available on the neighbourhood plan website.
- 2.3 The Site Assessment Report recommended that the Steering Group should, in consultation with the community, consider whether 8 of the highest scoring sites should be taken forward in the Neighbourhood Plan along with a criteria based policy for any further housing applications that may come forward on other sites during the Plan period.

Preparation of Preferred Options

- 2.4 The emerging First Draft Plan with Preferred Options for housing sites was published for informal consultation from 2nd to 23rd April 2016. An open event was held on the afternoon of Saturday 2nd April in the village hall. The event and consultation period were extensively publicised throughout the Parish using the two notice boards, and the local newsletter Tracking the News. A copy of the flyer and other publicity material are provided in Appendix I. The event was used to update residents and landowners on the emerging Plan and to explain in more detail the site assessment process and why each of the eight sites were identified as Preferred Options. Around 100 local people attended the event.



Informal Consultation Event, Preferred Options, 2nd April 2016

- 2.5 A response form was provided at the event, on the website and available on request from members of the Steering Group. Written responses were also accepted. A summary of the responses is provided in Appendix I. 77 replies were, received representing the views of 81 individuals.
- 2.7 Although the majority of preferred site options were generally supported by residents in the informal consultation on the emerging draft NDP, there were significant number of concerns from residents relating to drainage and surface water flooding issues in Ruckhall. Specifically, in relation to potential exacerbation of these problems arising from the proposed development of housing on the Old Post Office, Ruckhall and the Paddock c/o Yew Tree Farm (Sites EB2/7 and EB2/8 respectively). Following careful consideration and receipt of expert advice regarding these concerns, the Parish Council agreed to delete these two options from the proposed site allocations. There was general support for the other sites and additional text was added to Policy EB1 to address specific public concerns relating to traffic on rural roads and access and impacts on residential amenity.

3.0 Formal Consultation on the Eaton Bishop Draft Neighbourhood Development Plan – 8 weeks from 25th July – 5pm 17th September 2016.

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

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

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Eaton Bishop Draft Neighbourhood Plan was published for formal consultation for 8 weeks from 25th July – 5pm 17th September 2016. The minimum period of six weeks was slightly extended to allow for the summer holiday break. The Environmental Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with Historic England, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The Neighbourhood Development Plan could be viewed and downloaded from the Parish Council website <http://www.eatonbishoppcc.btck.co.uk>

or <http://www.eatonbishop.org> and hard copies were available from the Parish Clerk by emailing eatonbishopclerk@gmail.com or writing to Eaton Bishop NDP, Brookside, Ruckhall Lane, Eaton Bishop, Herefordshire HR2 9QL, telephone 01981 250892. Hard copies were made available to read at Eaton Bishop Church and Village Hall.

- 3.4 Screenshots of the web page are provided in Appendix II.
- 3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter, response form and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix II. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 3.5 The Steering Group (in discussion with their planning consultants) felt that a drop in event was not necessary as an event was held fairly recently in April on the emerging First Draft Plan. Instead, the consultation was promoted by displaying of a notice on Parish Council notice boards and telegraph poles.
- 3.6 Herefordshire Council were notified by email as one of the Consultation Bodies.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Development Plan

- 4.1 Responses were submitted by 7 consultation bodies, including the Coal Authority which made no specific comments. Historic England were very supportive of the Plan and noted *“The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant buildings and landscape character including important views, farmsteads and archaeological remains including Eaton Camp is to be applauded.”* Natural England advised that *“proposals for site allocations should ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.”* Consideration of agricultural land classifications was included in the site assessment process.
- 4.2 Detailed representations and suggestions for amendments to policies and supporting text were provided by Herefordshire Council, Dwr Cymru Welsh Water and Environment Agency.
- 4.3 Dwr Cymru Welsh Water noted that *“only part of the settlement of Eaton Bishop is served by the public sewerage network, whilst Eaton Bishop Wastewater Treatment Works (WwTW) is currently overloaded and cannot accept any new development. The remainder of the Parish Council area (including Ruckhall) is served by private treatment facilities, such as septic tanks. There are no improvements planned for the Eaton Bishop WwTW within our current investment programme AMP6 (2015-2020).”* Furthermore, the existing low water pressure in the Parish is noted. An additional Policy has been added to the Plan in response to these comments, requiring developers to consider these constraints and to fund any detailed investigations and subsequent infrastructure improvements as may be required to the WwTW, or to provide suitable alternatives for sewerage treatment, and to ensure that local water supply is protected.
- 4.4 Environment Agency referred to joint advice on Neighbourhood Planning and advised that NDPs should consider such matters as flood risk, climate change and waste water infrastructure. The Parish Council considers that the NDP addresses these matters, particularly with the addition of the additional policy on infrastructure as set out in para 4.3 above provide in response to comments submitted by Dwr Cymru Welsh Water.

- 4.5 Herefordshire Council Planning Services suggested that greater flexibility should be provided in size / density guidelines in Policy EB1 and the Policy has been amended slightly in response to this. Transportation and Highways suggested that cycling should be mentioned in the NDP and referred to a proposal for a new cycle route. The proposal is now supported in Policy EB7. Environmental Health referred to possible risks from spraying on sites previously used as commercial orchards. However, the Parish Council note that none of the proposed housing sites have been used as commercial orchards for many years and in any case, this is a detailed matter that should be addressed through the development management process as and when proposals come forward. Landscape/Conservation/Archaeology note and supported Policy EB6, Built Heritage and Archaeology, in particular the protection afforded to the nationally important monument of Eaton Camp.
- 4.6 A general response was also submitted by Herefordshire CPRE which congratulated all those involved in producing a clear and thorough Plan which demonstrates both great knowledge of, and commitment to the Parish. The Parish Council considers that most of the points in the general advice provided for NDPs is addressed in the Eaton Bishop Plan.
- 4.7 Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

Table 2 sets out responses from the Consultation Bodies to the SEA Screening Report.

Table 1 Summary of Consultation Responses and Consideration of Responses, Eaton Bishop Draft Neighbourhood Development Plan.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Natural England (1)	All			Comment	<p>Dear Sirs</p> <p>Eaton Bishop draft Neighbourhood Development Plan (NDP), Environmental Report and Habitat Regulations Assessment (HRA) (regulation 14)</p> <p>Thank you for your consultation on the above dated 25/07/2016.</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. However, we refer you to the attached annex which covers the issues and</p>	<p>Noted.</p> <p>The site assessment process for site allocations for housing considered agricultural land classification of proposed sites.</p>	No change.

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					<p>opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.</p> <p>Habitats Regulations Assessment Report Having reviewed the Habitats Regulations Assessment (HRA) Report we agree with the conclusion that the Eaton Bishop NDP is unlikely to have significant effects on the River Wye SAC. This conclusion is reached on the basis that the NDP is in line with the Herefordshire Local Plan and the NDP can rely on the policies within the local plan to ensure no likely significant effects.</p> <p>Draft Eaton Bishop NDP Environmental Report Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national</p>		

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					<p>regulations, and that we concur with its conclusions.</p> <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 clarification of any points in this letter, please contact Tom Reynolds on 020 802 61050. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>Yours faithfully,</p>		
Historic England (2)	All		Vision Objectives Policy EB6	Comment / Support	<p>EATON BISHOP NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION</p> <p>Thank you for the invitation to comment on the Eaton Bishop Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it.</p> <p>The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant buildings and landscape character including important views, farmsteads and archaeological remains including Eaton Camp is to be applauded.</p>	Noted.	No change.

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			All	Comment / Support	<p>Overall the plan reads as a very well written, well-considered and concise 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 led planning.</p> <p>Those involved in the production of the Plan should be congratulated as in the view of Historic England it exemplifies "constructive conservation". I hope you find these comments and advice helpful.</p> <p>Yours sincerely,</p>	Noted.	Np change.
Coal Authority (3)	All			No comment	<p>Eaton Bishop Draft Neighbourhood Plan - Draft</p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>	Noted.	No change.
Dwr Cymru			Policy EB7 Policy EB8	Comment	REGULATION 14 CONSULTATION ON EATON BISHOP NEIGHBOURHOOD DEVELOPMENT PLAN,	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Welsh Water (4)					<p>SEPTEMBER 2016</p> <p>I refer to your email dated the 25th July 2016 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:</p> <p>We were pleased that the Parish Council sought our views prior to the Regulation 14 consultation, as this enabled us to understand the level of development proposed with the Parish Council area, whilst also enabling the Parish Council to feed our comments into the Neighbourhood Plan document.</p> <p>This pre-engagement, coupled with the preparation of the Neighbourhood Plan in accordance with the Adopted Herefordshire Local Plan Core Strategy, has enabled us to offer our support to the aims, objectives and policies set out.</p> <p>We are particularly welcoming of policies EB7 and EB8.</p>		
	P47	New		Comment	As you will recall from our pre-engagement, only part of the settlement of Eaton Bishop is served by the public sewerage network, whilst our Eaton Bishop Wastewater	Accepted. Insert additional text to end of 6.3 Community	Amend Plan. Add additional supporting text after Policy EB8:

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					<p>Treatment Works (WwTW) is currently overloaded and cannot accept any new development.</p> <p>The remainder of the Parish Council area (including Ruckhall) is served by private treatment facilities, such as septic tanks.</p> <p>There are no improvements planned for the Eaton Bishop WwTW within our current investment programme AMP6 (2015-2020).</p> <p>It is therefore likely that any new development within the settlement of Eaton Bishop wishing to connect to the public sewerage network in advance of our Regulatory Investment will be required to undertake a feasibility study of the WwTW, in order to establish the improvements required to accommodate their site, and subsequently fund these improvements via the provisions of the Water Industry Act 1991 and section 106 of the Town and Country Planning Act 1990.</p>	Facilities and Infrastructure chapter.	<p>Wastewater and Sewerage</p> <p>6.3.8 At Regulation 14 consultation stage, comments were submitted by Dwr Cymru / Welsh Water noting that only part of the settlement of Eaton Bishop is served by the public sewerage network, whilst the Eaton Bishop Wastewater Treatment Works (WwTW) is currently overloaded and cannot accept any new development. The remainder of the Parish Council area (including Ruckhall) is served by private treatment facilities, such as septic tanks. There are no improvements planned for the Eaton Bishop WwTW within the water company's current investment programme AMP6 (2015-2020).</p> <p>6.3.9 It is therefore likely that any new development within the settlement of Eaton Bishop wishing to connect to the public sewerage network in advance of the Regulatory Investment will be required to undertake a feasibility study of the WwTW, in order to establish the improvements required to accommodate their site, and subsequently fund these improvements via the provisions of the Water Industry Act 1991 and section 106 of the Town and Country Planning Act 1990.</p>

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	P47			Comment	<p>I do however note that in the Welsh Water consultation pro-forma, all of the proposed housing sites in the Neighbourhood Plan are defined as requiring a clean water supply only, from Welsh Water.</p> <p>As such, for these and other housing sites not proposing to connect to the public sewerage network (and in those parts of the Parish Council area not served by the public sewerage network) evidence will be needed that this method of foul drainage is not practical, in order that alternative methods be considered in line with Policy SD 4 of the Core Strategy, such as a septic tank or a package sewage treatment plant. In these instances, consent will be required from the Environment Agency and Herefordshire Council Building Control.</p>	<p>Accepted.</p> <p>Insert additional text to end of 6.3 Community Facilities and Infrastructure chapter.</p>	<p>Amend Plan.</p> <p>Add additional supporting text after Policy EB8 (following on from above):</p> <p>6.3.10 For any new housing sites where developers are not proposing to connect to the public sewerage network (and in those parts of the Parish Council area not served by the public sewerage network) evidence will be needed that this method of foul drainage is not practical, in order that alternative methods be considered in line with Policy SD 4 of the Core Strategy, such as a septic tank or a package sewage treatment plant. In these instances, consent will be required from the Environment Agency and Herefordshire Council Building Control.</p>
	P47			Comment	<p>We acknowledge that there are issues with regard to water pressure and water supply within certain parts of the Parish Council area.</p> <p>In order that new development does not cause detriment to existing customers' supply, dependant on development size and location it may be that we require a hydraulic modelling assessment of the water supply network be undertaken in order to establish whether any</p>	<p>Accepted.</p> <p>Insert additional policy to end of 6.3 Community Facilities and Infrastructure chapter.</p>	<p>Amend Plan</p> <p>Insert additional text:</p> <p>6.3.11 In addition there are issues with regard to water pressure and water supply within certain parts of the neighbourhood area. Dwr Cymru / Welsh Water advised at Regulation 14 that to ensure new development does not cause detriment to existing customers'</p>

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					<p>improvements are required and the level of off-site mains needed to service the new development. This would need to be funded by the developer under the provisions of the Water Industry Act 1991.</p> <p>We hope that the above information will assist you as you continue to progress the Neighbourhood Development Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652. Yours faithfully.</p>		<p>supply, dependant on development size and location, it may be that a hydraulic modelling assessment of the water supply network is required in order to establish whether any improvements are required, and the level of off-site mains that would be needed to service the new development. This would need to be funded by the developer under the provisions of the Water Industry Act 1991.</p> <p><u>Insert new Policy after new paragraph 6.3.11 and renumber other Policies.</u></p> <p>Policy EB9 Wastewater Treatment and Water Supply</p> <p>Where new development proposals within the settlement of Eaton Bishop wish to connect to the public sewerage network in advance of the water company's Regulatory Investment, developers will be required to undertake a feasibility study of the Wastewater Treatment Works, in order to establish the improvements required to accommodate their site, and subsequently fund these improvements.</p> <p>For any new housing sites where developers are not proposing to connect to the public sewerage network (and in those</p>

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							<p>parts of the Parish Council area not served by the public sewerage network), evidence will be needed that this method of foul drainage is not practical, in order that alternative methods be considered in line with Policy SD 4 of the Core Strategy, such as a septic tank or a package sewage treatment plant.</p> <p>To ensure new development does not cause detriment to existing customers' supply, dependant on development size and location, the developer may be required to undertake a hydraulic modelling assessment of the water supply network, in order to establish whether any improvements are needed, and if so, the level of off-site mains that would be required to service the new development. The developer will be required to fund any such provision.</p>
Hereford shire Council (5)	All			Comment	Herefordshire Council Service Providers responses – September 2016. Please find attached comments from a number of Herefordshire Council service providers to the Draft Eaton Bishop Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the	Noted.	No change.

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					Neighbourhood Planning team in the first instance.		
Planning Services (5.1)	All			Comment	<ul style="list-style-type: none"> • Planning Services Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements. 1) Planning Policy Date: 24/08/16	Noted.	No change.
Planning Services (5.2)			EB1	Comment	EB1- Supporting New Housing Within the Eaton Bishop and Ruckhall Settlement Boundaries RA2, RA3, H2 Y/N Is there a basis for limiting the density to 8 dwellings per plot? This is quite prescriptive, could potentially hinder schemes coming forward. This in turn could present challenges in achieving a mix of types and tenures, particularly in delivering affordable housing. A degree of flexibility should be offered when implementing size/density guidelines.	Noted. The figure of a maximum of 8 units on any one site came from the submissions put forward by landowners for the larger sites during the call for sites. The Parish Council wish to promote a number of small to medium sized developments around the village, in keeping with the existing character of small clusters of properties rather than large estates. However, in the interests of supporting a greater	Amend Plan. <u>Amend EB1</u> Insert "Where possible" to beginning of third paragraph of EB1 and replace "be restricted" with "provided in" so it reads: "Where possible, development should be provided in small groups to medium sized schemes of no more than 8 houses on any one site, and on existing infill sites within the settlement boundaries of Eaton bishop and Ruckhall".

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						degree of flexibility into the policy, it is accepted that the wording "Where possible" could be moved from the end of the paragraph to the beginning, and the wording "be restricted" could be amended to more positive wording eg "should be provided".	
Planning Services (5.3)			EB2	Comment	EB2- Site Allocation N/A Y/N Are there any assurances that these allocated sites are going to be available to come forward for development in the plan period?	Noted. All proposed site allocations were put forward by landowners and / or agents during the call for sites process. The site submission form included a question asking whether the proposed site was available for development and all responses for proposed site allocations were in the affirmative. The Parish Council has continued to maintain dialogue and engagement with site owners during the Plan preparation	No change.

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						process and no owners have advised to date that their site(s) will not come forward during the plan period.	
Planning Services (5.4)			EB3	Comment	EB3- Phasing N/A Y	Noted.	No change.
Planning Services (5.5)			EB4	Comment	EB4- Encouraging a Mix of New Housing H3 Y	Noted.	No change.
Planning Services (5.6)			EB5	Comment	EB5- Green Infrastructure and Protecting Local Landscape Character and Biodiversity LD1, LD2, LD3 Y	Noted.	No change.
Planning Services (5.7)			EB6	Comment	EB6- Protecting Built Heritage and Archaeology and Requiring High Quality Design LD4, SD1 Y	Noted.	No change.
Planning Services (5.8)			EB7	Comment	EB7- Protecting Existing Community Facilities and Supporting New Infrastructure SC1 Y	Accepted. Amend EB7 as suggested.	Amend Plan. <u>Amend Policy EB7:</u> Delete first line of first paragraph beginning "Local community facilities..." and replace with:

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					It may give the policy greater effect to define more clearly the community assets to be protected. For instance: “The following community facilities will be protected as community assets: • The Village Hall • The Church • Etc etc...”		“The following community facilities will be protected as community assets: • The Village Hall • The Church.”
Planning Services (5.9)			EB8	Comment	EB8- Managing Flood Risk SD3 Y	Noted.	No change.
Planning Services (5.10)			EB9	Comment	EB9- New Business Development in Former Agricultural Buildings RA5 Y	Noted.	No change.
Planning Services (5.11)			EB10	Comment	EB10 Poly-tunnels and Large Agricultural Buildings and other Rural Business Buildings N/A Y	Noted.	No change.
Planning Services (5.12)			EB11	Comment	EB11- Design Guidance for Large Agricultural Buildings and Other Rural Business Buildings N/A Y	Noted.	No change.
Planning Services (5.13)			EB12	Comment	EB12- Intensive Livestock Units N/A Y	Noted.	No change.
Planning Services			EB13	Comment	EB13- Supporting Community Energy Schemes	Noted.	No change.

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(5.14)					SD2 Y		
Develop ment Manage ment (5.15)	All			No comment	1) Development Management None received	Noted.	No change.
Transport ation and Highways (5.16)	24				<ul style="list-style-type: none"> Transportation and Highways Page 24: <i>Improve Local Infrastructure.</i> <i>To: Focus, within the plan, on improving the existing very poor infrastructure. For example, roads within the Parish, walking & cycling routes, sewage treatment, flood alleviation and provision of an open space as a public amenity.</i> Please include the words "& cycling" as highlighted above. This is to match with policy EB7. 	Accepted. Insert text as suggested.	Amend Plan. P24 Amend first bullet point: insert " and cycling " after "walking".
Transport ation and Highways (5.17)	All				<u>General Comments</u> We would like you to give consideration to the use of Ruckhall Lane as a long distance cycle route. The lane offers a relatively quiet route to the edge of Hereford. It is a future aspiration to get the walking and cycling infrastructure in Hereford to the start of this lane (however, timeframe for this is not established).	Accepted. Amend Plan as suggested.	Amend Plan. Insert additional text after para 6.3.2: "At Regulation 14 consultation stage Herefordshire Transportation and Highways department requested that the NDP supports proposals for the the use of Ruckhall Lane as a long distance cycle route. The lane offers a relatively quiet route to the edge of Hereford. It is a future aspiration to extend the walking and cycling

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					Using Ruckhall Lane also starts a longer distance route offering a quieter alternative to the busy B4352 through to Madley and Bridge Sollers (the next river crossing) and further still on to crossings at Bredwarding / Hay.		infrastructure in Hereford to the start of this lane. Using Ruckhall Lane also starts a longer distance route offering a quieter alternative to the busy B4352 through to Madley and Bridge Sollers (the next river crossing) and further still on to crossings at Bredwarding / Hay”. <u>Insert additional text to the end of Policy EB7:</u> “Proposals for the use of Ruckhall Lane as part of a long distance cycle route will be supported.”
Environmental Health (Environmental Protection – noise/air) (5.18)	All			Comment	<ul style="list-style-type: none"> Environmental Health (Environmental Protection – noise/air) <p>We have no objections to the proposed settlement sites identified as EB2/1-6 in the Neighbourhood Plan and no further observations to make.</p>	Noted.	No change.
Environmental Health (Environmental Protection – noise/air) (5.19)			EB1	Comment	<ul style="list-style-type: none"> Environmental Health (Environmental Protection – contaminated land) <p>Having reviewed Ordnance survey historical plans, I would advise that the following areas identified as; ‘Proposed Site Allocations’ (indicated in red) on the maps titled; ‘Map 6: Eaton Bishop Preferred Option Sites’ and ‘Map 7: Ruckhall Preferred</p>	Not accepted. This is a detailed matter and would be addressed through the development management process as and when planning applications are submitted.	No change.

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					<p>Option sites', have been historically used as orchards.</p> <p>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.</p> <p>Sites historically used as orchards: <u>Plan 6: Eaton Bishop Preferred Option Sites</u> <ul style="list-style-type: none"> • EB2/1 • EB2/2 • EB2/4 <u>Plan 7 Ruckhall Preferred Option Sites</u> <ul style="list-style-type: none"> • EB2/3 • EB2/6 • EB2/7 • EB2/8 </p> <p><u>General comments:</u> Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would</p>	<p>Furthermore, the Parish Council notes that from local knowledge none of the proposed sites have been in use as commercial orchards since at least the 1930s and therefore contamination from spraying is considered highly unlikely.</p>	

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					<p>recommend they be submitted for consideration as they may change the comments provided.</p> <p>Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p>		
Strategic Housing (5.20)	All			No comment	<ul style="list-style-type: none"> Strategic Housing <p>None received</p>	Noted.	No change.
Landscape/Conservation/Archaeology (5.21)	All			Comment / Support.	<ul style="list-style-type: none"> Landscape/Conservation/Archaeology <p>Note and support Policy EB6, Built Heritage and Archaeology, In particular the protection afforded to the nationally important monument of Eaton Camp</p>	Noted.	No change.
Economic Development (5.22)	All			No comment	<ul style="list-style-type: none"> Economic Development <p>None received</p>	Noted.	No change.
Education (5.23)	All			No comment	<ul style="list-style-type: none"> Education <p>None received</p>	Noted.	No change.

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Property Service (5.24)	All			No comment	<ul style="list-style-type: none"> Property Service None received	Noted.	No change.
Parks and Countryside (5.25)	All			No comment	<ul style="list-style-type: none"> Parks and Countryside None received	Noted.	No change.
Waste (5.26)	All			No comment	<ul style="list-style-type: none"> Waste None received I f any additional comments are received these will be forwarded separately. 19/09/16	Noted.	No change.
CPRE Hereford Shire (6.1)	All			Comment / Support	Eaton Bishop Draft Neighbourhood Development Plan – Regulation 14 I have been asked to respond to Eaton Bishop draft Neighbourhood Development Plan on behalf of Herefordshire Campaign to Protect Rural England. First can I congratulate all those involved in producing a clear and thorough Plan which demonstrates both great knowledge of, and commitment to your parish. We do not have your detailed knowledge of the area, nor do we feel it would be right to question local choices about the content of the Plan or indeed, detailed policy	Noted. These matters are generally covered in Policy EB5.	No change.

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					<p>wordings. Our suggestions therefore reflect CPRE's national concern for the rural landscape as a whole.</p> <p>We see Neighbourhood Plans as another way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:</p> <ul style="list-style-type: none"> • <i>Identify and stipulate ways of protecting unique characteristics of the area eg 'dark skies', tranquility, distinctive landscapes and settlement patterns</i> • <i>Protect the broad sweep of landscapes</i> • <i>Encourage design which enhances local landscape and settlement character</i> • <i>Protect important views and- Address inappropriate locations for development including:</i> <ul style="list-style-type: none"> - <i>housing,</i> - <i>industrial scale energy generation and</i> - <i>economic activity (eg intensive livestock farming units and large scale polytunnels).</i> <p>Below I have suggested a couple of additions to your policies. These may not be relevant or you may have already</p>		

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					<p>considered the issues. The wording is almost certainly not right and will need amendment, however I do hope that you find them of some use.</p> <p>Yours sincerely</p>		
CPRE Hereford Shire (6.2)					<p>POSSIBLE ADDITIONAL SUBJECTS TO CONSIDER COVERING</p> <p>1. Large Scale Infrastructure Development for example solar and wind farms, high speed broadband infrastructure, mobile phone infrastructure.</p> <p>Points to consider covering in policy:</p> <ul style="list-style-type: none"> • the scale of proposals (eg 90 metre wind turbines/30 acres+ of solar panels); • site and design in relation to existing buildings; • impact on public safety and safe use of public rights of way; • impact on neighbouring properties/activities in terms of noise, vibration, • electromagnetic or other types of interference; • what happens to the infrastructure when it is no longer in use, for example an agreement can be put in place with the Local Planning Authority to return the site to its original state. 	<p>Noted.</p> <p>These matters are already addressed in existing policies in the NDP.</p>	No change.

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					<p>2. Environment and Landscape Points to consider including:</p> <ul style="list-style-type: none"> • requirement for developers to undertake a landscape impact analysis and to demonstrate how proposals enhance local landscape character and reduce potential urbanisation. • the protection of unlisted landmarks, historic assets and buildings which are valued by the community. Some neighbourhood plans list or map such heritage assets • landscape or built feature including historic farmsteads and houses, signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks. • including a map showing the important views into and out of the parish • mapping the different types wildlife habitats in the parishes and how they should be protected for example: orchards, meadows, hedges, margins of agricultural fields, and unregistered parks and gardens. • specifying plant species to use for new features in the landscape, for 		

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					example using native species in hedgerows		
Environment Agency (7.1)	All				<p>To assist the Environment Agency in providing the most focused and accurate consultation responses through the Neighbourhood Planning process we have produced the following guidance and attached pro-forma.</p> <p>Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on Neighbourhood Planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>The below detail takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, whilst protecting and enhancing the water environment, land and Biodiversity. We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.</p> <p>Flood Risk</p>	<p>Noted.</p> <p>The site assessment process has included consideration of flood risk and the NDP includes a policy to manage flood risk (EB8).</p> <p>Proposed site allocations are all in Flood Zone 1.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Your Neighbourhood Plan should conform to national and local policies on flood risk. National Planning Policy Framework (NPPF) – Paragraph 100 states that ‘Inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.</p> <p>With reference to the Herefordshire Council Core Strategy (adopted October 2015) it is important that your Plan is in accordance with Policy SD3 – Sustainable Water Management and the associated text. https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy.</p> <p>If your Neighbourhood Plan is proposing sites for development you should check whether any of the proposed allocations are at risk of fluvial flooding based on our Flood Map. For example are there any areas of Flood Zone 3 or 2 (High and Medium Risk). In line with National Planning Policy and, specifically, the Sequential Test, we would expect all built development to be located within Flood Zone 1, the low risk Zone. Our Flood Map can be accessed via the following link:</p>		

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					<p>http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2</p> <p>In addition to the above you should also check with the Council's Neighbourhood Planning team with regards to other sources of flooding as detailed in their Strategic Flood Risk Assessment (SFRA). Herefordshire Council, as the Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.</p> <p>Specifically, some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²). Herefordshire Council intend to undertake additional assessment of ordinary watercourses, or relevant un-modelled rivers, to ensure that the impact from these sources is understood and can be factored into your Neighbourhood Plan submissions.</p> <p>Your Sequential Test should include a consideration of climate change (see below). In the absence of up to date</p>		

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					<p>modelled flood risk information, or a site specific FRA, to confirm an appropriate allowance you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent. Where no modelling or flood map outline is available you will need to consider an alternative approach.</p> <p>Where an un-modelled watercourse is present, or adjacent to a site, then it may be prudent to incorporate a buffer zone in consideration of flood risk not shown on the Flood Map. Where flooding could be extensive modelling may be necessary to confirm that the site is developable, that there will be no impact on third parties and assess any opportunities for enhancement.</p> <p>As stated above, some assessment is necessary in your Plan, to inform the deliverability of sites. Additionally all sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be safe.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP				
					<p>Climate Change</p> <p>Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change. Revised climate change allowances have been published (February 2016). These update the figures within Table 2 of the current 'Climate change allowances for planners' (September 2013) guide, as referenced in paragraph 7-068-20140306 of the National Planning Practice Guidance (NPPG) at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296964/LIT_8496_5306da.pdf</p> <p>The latest allowances can be viewed at: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</p> <p>The table below is for 'peak river flows' within the Severn River Basin district:</p>						
Environ ment Agency (7.2)	All			Comment	<p>The table below is for 'peak river flows' within the Severn River Basin district:</p> <table><tr><td>Severn Peak River Flows:</td><td>2015- 39</td><td>2040- 2069</td><td>2070- 2115</td></tr></table>	Severn Peak River Flows:	2015- 39	2040- 2069	2070- 2115	Noted.	No change.
Severn Peak River Flows:	2015- 39	2040- 2069	2070- 2115								

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP																												
					<table><tr><td>Total potential change anticipated</td><td></td><td></td><td></td></tr><tr><td>Upper end</td><td>25%</td><td>40%</td><td>70%</td></tr><tr><td>Higher central</td><td>15%</td><td>25%</td><td>35%</td></tr><tr><td>Central</td><td>10%</td><td>20%</td><td>25%</td></tr></table> <p>The following table is for ‘peak rainfall intensity’ allowance in small and urban catchments. Surface water (peak rainfall intensity) climate change allowances should be discussed with the LLFA.</p> <table><tr><td>Peak Rainfall Intensity - Applies across all of England</td><td>Total potential change anticipated for 2010-2039</td><td>Total potential change anticipated for 2040-2059</td><td>Total potential change anticipated for 2060-2115</td></tr><tr><td>Upper end</td><td>10%</td><td>20%</td><td>40%</td></tr><tr><td>Central</td><td>5%</td><td>10%</td><td>20%</td></tr></table>	Total potential change anticipated				Upper end	25%	40%	70%	Higher central	15%	25%	35%	Central	10%	20%	25%	Peak Rainfall Intensity - Applies across all of England	Total potential change anticipated for 2010-2039	Total potential change anticipated for 2040-2059	Total potential change anticipated for 2060-2115	Upper end	10%	20%	40%	Central	5%	10%	20%		
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Environ ment Agency (7.3)					<p>Note to above: This table shows anticipated changes in extreme rainfall intensity in small and urban catchments. The peak rainfall intensity ranges are appropriate for small catchments and urban or local drainage sites. For river catchments around or over 5 square kilometres, the peak river flow allowances are appropriate.</p> <p>We have produced a SHWG climate change allowance guidance document (dated March 2016) that should be referred to for more detailed advice on this subject.</p>	Noted.	No change.
Environ ment Agency (7.4)	All			Comment	<p>Flood Defences - Areas of your Parish, or proposed sites, may be afforded protection by a flood defence/alleviation scheme. Where this is the case your Plan should acknowledge this and identify the level of protection provided. It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.</p>	Noted.	No change.

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Environ ment Agency (7.5)	PP44 - 46				<p>Waste Water Infrastructure</p> <p>The Environment Agency has offered advice to Herefordshire Council, as part of their Core Strategy, to help ensure that their strategic housing growth can be accommodated in consideration of waste water infrastructure. Information on the County's treatment works and their ability to accommodate housing growth can be found in the attached spreadsheet/WCS final version.</p> <p>Given that local growth areas have been deferred to the local level waste water infrastructure is also of importance in your Neighbourhood Plan. Where housing is proposed you should use the pro-forma to identify the receiving treatment works and whether the housing and/or any employment growth can be accommodated without impacted the received treatment works. You should look at physical capacity issues (e.g. network pipes) and environmental capacity (quality of treated effluent) issues.</p> <p>Where there is an identified constraint (amber or red) you will need to demonstrate that there is a solution (it may be already programmed, or could be a possible future infrastructure upgrade) to</p>	<p>Noted.</p> <p>See response from Welsh Water above.</p>	No further change.

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					<p>help improve the capacity issue and enable the development to go ahead. This will require consultation with the Utility Company and we have developed a set of general questions to assist this process. The outcome of this may inform a 'phasing' policy within your plan where appropriate. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for waste water infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.</p> <p>Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".</p>		

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Environ ment Agency (7.6)	All			Comment	<p>Water Management and Groundwater Protection</p> <p>In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:</p> <ul style="list-style-type: none"> • deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and • to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment. <p>Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.</p> <p>Herefordshire County, and the Wye Catchment, falls within the Severn River Basin Management Plan area and the document highlights key issues and actions for the Wye that should be of use in developing your Neighbourhood Plan.</p>	<p>Noted.</p> <p>See response from Welsh Water above.</p>	No further change.

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					https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291442/gemi0910bssk-e-e.pdf http://www.catchmentbasedapproach.org/severn/wye http://www.wyeuskfoundation.org/projects/whip2.php Source Protection Zone: Some areas of your Parish, and specific potential site allocations, may be located within Source Protection Zone (SPZ) 1, which indicates a sensitive hydrogeological setting. You should consider this constraint within your plan and when allocating sites. Specifically your plan should consider the relevance of the designation and the potential implication on development, with reference to our Groundwater Protection: principles and Practice (GP3) policy: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to controlled waters and address potential environmental impact associated with low		

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					<p>flows. For example SuDS on the sites may need to provide multiple levels of treatment. To address the quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and support water levels in the receiving brooks.</p> <p>For further information or advice please contact us on shwgplanning@environment-agency.gov.uk</p>																																										
Environ ment Agency (7.7)	All			Comment	<p>Parish or housing Site Allocation Flood Zone (3/2/1)*</p> <p>Unmodelled river or ordinary watercourse in or adjacent to site Other sources of flooding Flood Defence Source Protection Zone 1 NMP</p> <p>Environmental Capacity at Treatment Works (Red, Amber or Green)</p> <table><tr><td>Example 2</td><td>Y</td><td>SW</td><td>N</td></tr><tr><td>N</td><td>Y</td><td>Amber</td><td></td></tr><tr><td></td><td>Y/N</td><td></td><td>Y/N</td></tr><tr><td>Y/N</td><td>Y/N</td><td></td><td></td></tr><tr><td></td><td>Y/N</td><td></td><td>Y/N</td></tr><tr><td>Y/N</td><td>Y/N</td><td></td><td></td></tr><tr><td></td><td>Y/N</td><td></td><td>Y/N</td></tr><tr><td>Y/N</td><td>Y/N</td><td></td><td></td></tr><tr><td></td><td>Y/N</td><td></td><td>Y/N</td></tr><tr><td>Y/N</td><td>Y/N</td><td></td><td></td></tr></table>	Example 2	Y	SW	N	N	Y	Amber			Y/N		Y/N	Y/N	Y/N				Y/N		Y/N	Y/N	Y/N				Y/N		Y/N	Y/N	Y/N				Y/N		Y/N	Y/N	Y/N			<p>Noted.</p> <p>See response from Welsh Water above.</p>	No further change.
Example 2	Y	SW	N																																												
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Environment Agency (7.8)	All			Comment	<p>*Note to above: Flood Zone 3 is the high risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low risk Zone with a flood risk in excess of 1 in 1000 years.</p> <p>When considering 'other sources of flooding' you should refer to the SFRA and contact <<<Herefordshire Council's Neighbourhood Planning team>>> to ascertain whether the Parish, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The</p>	<p>Noted.</p> <p>See response from Welsh Water above.</p>	No further change.

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					<p>team may also have historic flooding information to help inform your plan.</p> <p>Waste water Infrastructure Questions: What is the waste water capacity issue? The attached spreadsheet should help you to identify whether your Parish has capacity problems at its receiving treatment works. We would recommend discussions with the Utility Company to ascertain how you can progress with your Plan without impact on the works. To assist in these discussions we would recommend the following:</p> <p>What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?</p> <p>In the absence of an improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?</p> <p>Are there any short term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems. Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					Phosphate stripping or other sanitarities (e.g. ammonia/Biological Oxygen Demand). With reference to the NMP, and Phosphate specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?		
Environ ment Agency (7.9)			EB8	Comment / Support	<p>EATON BISHOP DRAFT NEIGHBOURHOOD PLAN</p> <p>I refer to your email of the 25 July 2016 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>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</p>	Noted. Policies have been amended / strengthened in response to comments from Welsh Water.	No further change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>place to accommodate growth for the duration of the plan period.</p> <p>We welcome inclusion of Policies within the NP that focus on matters within our remit i.e. flood risk and waste water. As stated within the plan “both the River Wye and Cage Brook are failing the Water Framework Directive and increased pressure from domestic sewerage could exacerbate this”.</p> <p>The policies contained in this Plan have a consistent theme emphasising the need for improvements to infrastructure and services to ensure sustainable development.</p> <p>Notwithstanding the above 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.</p>		

Table 2 Responses from the Consultation Bodies to the HRA Report and Environmental Report

Consultation Body	Response
Natural England	<p>Habitats Regulations Assessment Report</p> <p>Having reviewed the Habitats Regulations Assessment (HRA) Report we agree with the conclusion that the Eaton Bishop NDP is unlikely to have significant effects on the River Wye SAC. This conclusion is reached on the basis that the NDP is in line with the Herefordshire Local Plan and the NDP can rely on the policies within the local plan to ensure no likely significant effects.</p> <p>Draft Eaton Bishop NDP Environmental Report</p> <p>Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.</p>
Environment Agency	No response
Historic England	No response

Appendix I Informal Consultation on Emerging Draft Plan

Publicity

Herefordshire Time 5th March 2015

Eaton Bishop

PUBLIC CONSULTATION MEETING - On Saturday from 2.30pm until 5pm, there will be an open afternoon public consultation meeting, held at the village hall in Eaton Bishop to present and discuss the Neighbourhood Development Plan. Free refreshments are available. Villagers are welcome to call in at a time which is convenient. An important meeting and it is vital that as many

on Friday for consideration fo

herefordtimes.com

people attend as possible as it will discuss the future housing development that will happen within the parish.

Summary of the Responses to the Public Questionnaire, Issued on 7th March 2015

Over 100 people attended the event on 7th March 2015. In total, 127 questionnaires were returned. It should also be recognised that in some cases, responses given in the questionnaires represented the joint views of family members. Of those received, 123/127 (97%) individuals indicated that they lived in the village and 24 (19%) were either landowners or worked in the Parish.

One hundred and five (105) indicated their age group which showed that the majority responding 82/127 (78%) were aged between 50 and 84 years. Analysis of respondents by gender gave a 56% : 44% female to male split. Although not part of the questionnaire, a note was kept of the where in the Parish that those attending the Public Open Day on 7th March lived. This demonstrated that all parts of the parish were represented roughly in proportion to the relative densities of the population.

There was strong support (108/125 – 87%) for the principle that Eaton Bishop should produce an NDP.

In terms of the size of future housing developments, 90/126 (71%) felt that a mixture of small developments and individual plots were preferable to larger developments of 4 or more houses. A single, large development of 16 or more houses was least favoured with 68/125 (68%) indicating that it would be unacceptable.

The construction of some “affordable housing” was favoured by a majority of respondents. Inclusion of affordable housing for rent was supported by 61/125 (49%) whilst 103/125 (82%) felt that such housing should be for sale. Overall, 95/125 (76%) felt that new housing should be built for sale on the open market. Areas where it was considered suitable to build additional housing were widespread throughout the Parish with infill of Eaton Bishop receiving most support. Views were split with regard to the way that the village would develop. A total of 67/126 (53%) considered the Parish would become a residential dormitory for larger areas of employment whereas 53/126 (42%) viewed the future of the Parish as a mix of residential and small commercial companies. The majority, 89/125 (71%), felt that businesses suited to the rural environment of Eaton Bishop should be encouraged. At present, 25 respondents live in bungalows whilst 101 live in houses. None considered that they lived in “affordable housing” or in “eco-friendly” accommodation. However, in terms of future needs, 76/123 (62%) did not anticipate a need to change their type of accommodation before 2031. In comparison, 47/123 (38%) did consider a change would be necessary

with a need for warden-assisted retirement housing and bungalow accommodation. Also there was support for future housing development to be eco-friendly. Adaptation of an individual's current accommodation to meet future needs was seen as a possibility by 46/125 (37%) whereas 52/125 (42%) did not feel this option to be realistic.

Perhaps predictably, conservation of the environment of the Parish, protection of wildlife habitats, reducing the carbon footprint and protection of the natural and historic heritage all received significant majority support. Views were, however, less polarised about the local importance of reducing risks of flooding.

There was a general consensus about the need for improvements to the infrastructure of the Parish to accompany an expansion of housing. Top priority was road maintenance 117/125 (94%). Other areas included in this consensus were support for improvement to surface water drainage 75/125 (60%), sewage systems 67/125 (54%), broadband 106/126 (84%) and better provision of public transport 93/125 (74%). Less importance was given to better electricity supply 43/125(35%), gas supply 48/125 (38%) and recycling and rubbish collections 42/125 (34%).

Several other views showed support for the reinstatement of local amenities such as a pub, shop and school which could help attract younger people to the village.

Also, there was concern expressed that there should be an awareness of the increased pressures that would accrue in services, such as the doctors surgery and schools, which are shared with neighbouring villages.

Publicity – Call for Sites

Herefordshire Times 12th November 2015

Eaton Bishop

CALL FOR SITES - Residents will probably be aware already that, as part of the national drive for more housing, Herefordshire Council requires our parish to accommodate at least 33 new houses between 2011 and 2031. At first sight this number of developments could significantly change the character of the parish. However, when phased over the next 15 years, this rate of increase is similar to that seen since 2001. The Neighbourhood Development

Plan that the parish council is preparing will allow the village community to have some control over the overall development. Without such a plan, Herefordshire Council will determine planning in the parish. To inform this study, the parish council is inviting landowners, developers and others with an interest in developing land or sites within their control, to submit details of their sites. All offered sites will then be evaluated by independent assessors for their suitability. In general, all new developments will be required to be sited on land that lies within or adjacent to the existing settlements of Eaton Bishop or Ruckhall. Proposals for development elsewhere in the parish, which is considered "open countryside", will be subject to significant constraints and is unlikely to be approved in most cases. Responses to the questionnaire earlier this year showed a clear preference for individual houses of varying sizes with good sized gardens, or small clusters of five houses or less. If you are interested in offering development land, please contact, by November 30, Leon Wolverson by phone: 01981 250892, or e-mail: leonwolverson@gmail.com.

HAVE YOUR SAY ABOUT THE FUTURE OF EATON BISHOP PARISH

Consultation Event April 2nd

A draft Neighbourhood Development Plan is now prepared including proposed sites and settlement boundaries within which any development should occur. Now is your chance to comment on the plan



and make suggestions. The plan is available now on www.eatonbishop.org or www.eatonbishoppcc.btck.co.uk. Copies will also be available for inspection at the event.

What's the next step?

A three week public consultation period to take comment and amend the plan prior to submission to Herefordshire County Council (closing date for comments 23rd April 2016).

MEETING AT THE VILLAGE HALL

SATURDAY 2ND APRIL 2016 2.00pm

FREE REFRESHMENTS SERVED

We need your opinions on the proposed plan.


NOW IS YOUR CHANCE TO COMMENT.

With no plan, we have no say in what is appropriate for our Parish.

HAVE YOUR SAY ABOUT THE FUTURE OF EATON BISHOP PARISH

What's happening?

The Government has introduced a Localism Act to give residents a say in the development of their own Parish. A key part of this is the creation of a Neighbourhood Development Plan by the local Community and the Parish Council. Herefordshire Council Core Strategy has set a target of 18% growth in the number of houses in the Village - property developers may propose more!!



What's the next step?

A small steering group of local people has been formed and will consult with the community

OPEN AFTERNOON AT THE VILLAGE HALL

SATURDAY 7TH MARCH 2015 2.30pm - 5.00pm

FREE REFRESHMENTS SERVED - DROP IN AT A TIME TO SUIT YOU

WE NEED YOUR OPINIONS (QUESTIONNAIRE)

FREE TO ENTER "SPOT THE TREASURE" COMPETITION

£50 M&S VOUCHER PRIZE

Response Form

Eaton Bishop Draft Neighbourhood Development Plan
Informal Public Consultation - Closing Date 23 April 2016

Comments Form

Name Text

Address
.....

Tel No Email

If you do not wish to give your name & address, please indicate in which settlement you live:

Eaton Bishop Village ☐ Ruckhall ☐ Lower Eaton Area ☐ Elsewhere in the parish ☐

Section/Paragraph/Policy No.	Comments

If insufficient space, please continue overleaf or on a separate sheet.

Please return this form **not later than 23 April** to:

Mr Peter Rowland, Clerk to Eaton Bishop Parish Council, Courtyard Barn, Eaton Bishop HR2 9QD
or email to leonwolverson@gmail.com (Chairman, Eaton Bishop NDP Steering Group)

Thank you for your time and interest.

RESPONSES TO QUESTIONNAIRE AFTER 2nd PUBLIC CONSULTATION 1.4.2016

77 replies received representing the views of 81 individuals

	Eaton Bishop (main settlement)	Ruckhall (including Tuck Mill)	Other areas of Parish eg Lower Eaton	Not Stated
Distribution of respondents within the Parish	31/81 (38%)	26/81 (32%)	23/81 (28%)	1/81 (1%)
No. stating overall support for draft NDP	18/31 (58%)	15/26 (58%)	13/23 (57%)	0/1 (0%)
Main concerns expressed				
Inadequate roads (narrow and poor state of repair) to cope with any increase in traffic	10/31 (32%)	12/26 (46%)	3/23 (13%)	1/1/(100%)
Inadequate drainage / disposal of sewage / increased local flooding	6/31 (19%)	10/26 (39%)	0/23 (0%)	1/1 (100%)
Over development (including increase in housing density)	1/31 (3%)	5/26 (19%)	2/23 (9%)	0/1 (0%)
Flawed assessment process	0/31 (0%)	3/26 (12%)	0/23 (0%)	0/1 (0%)
Specific concerns relating to potential housing site options eg access, no. of houses proposed to built etc				
Option 1 "The Pippins", EB	3		Option 5 Land south of "The Pippins"	6
Option 2 "The Carpenters", EB	11 (mainly access)		Option 6 "Old Post Office", Ruckhall	5
Option 3 "Hillcrest", Ruckhall	1		Option 7 Paddock re "Yew Tree Farm", Ruckhall	2
Option 4 "Well House", EB	0		Option 8 The Orchard, Ruckhall	1

Other concerns were expressed along with some proposals for issues not currently included in the draft NDP.

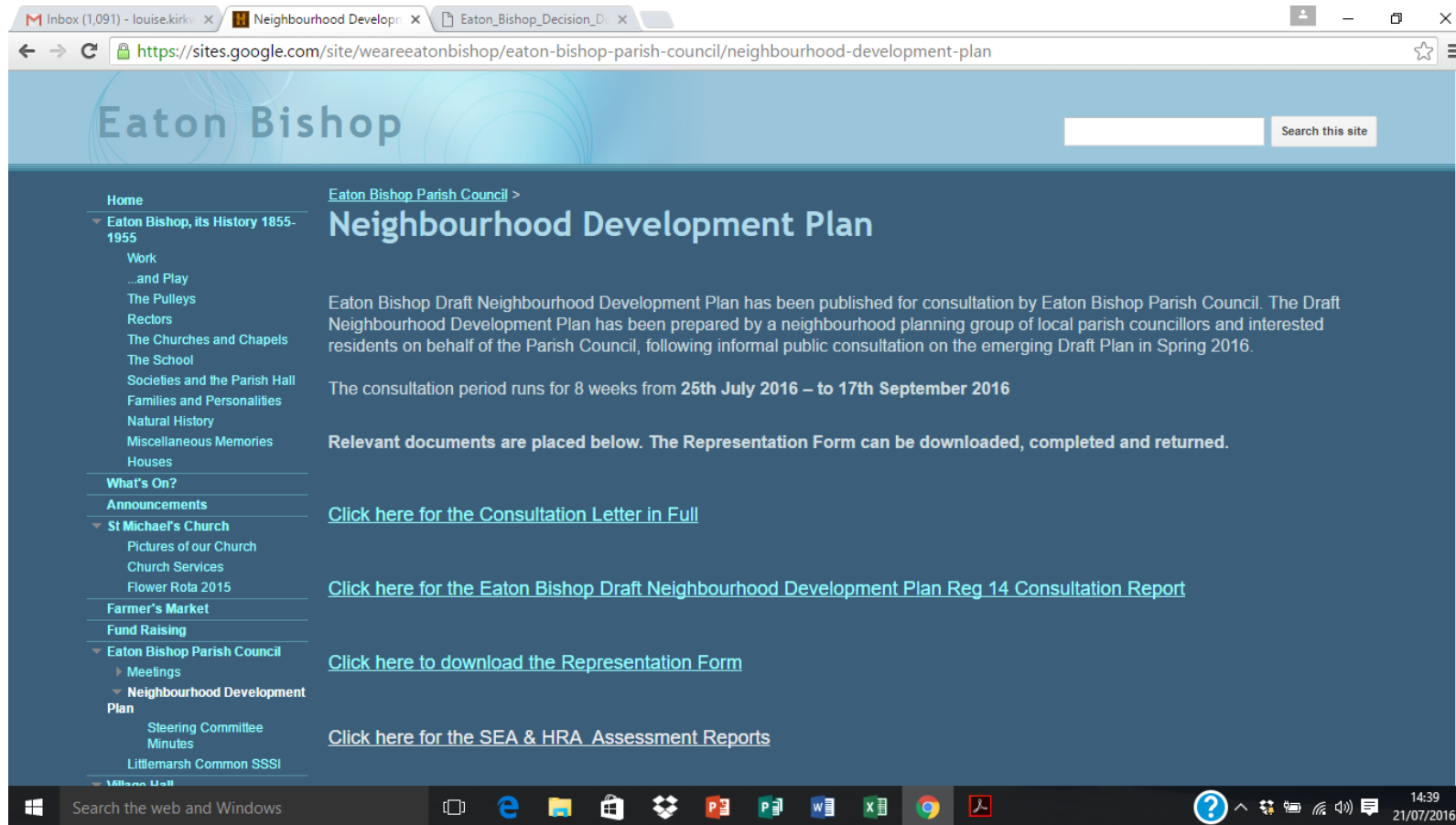
These included:-

1. Provision of a play area for children and playing field (4 replies)
2. Site for a church car park to reduce roadside parking especially for well attended events (2 replies)
3. Re-order church to provide increased community facilities within the Parish (2 replies)
4. Open local shop, café, pub (2 replies)
5. Need to improve public transport (2 replies)
6. Offer site to provide a venue for “start-up businesses” (1 reply)

In addition to the points above, there were several suggestions for minor changes to the wording of some paragraphs in the draft NDP

Appendix II Regulation 14 Public Consultation

Screenshots



Inbox (1,168) - louise.kirk x Eaton Bishop Parish Council x

www.eatonbishoppcc.btck.co.uk/NeighbourhoodDevelopmentPlan

richristopher70@gmail.com

Eaton Bishop Parish Council

- Home
- Parish Councillors
- Meetings
- Agendas and Minutes
- Neighbourhood Development Plan
- Commons
- Lengthsman Scheme
- Links
- Contact us

Neighbourhood Planning

Established under the Localism Act 2011 and gives communities opportunity and responsibility to:

- Shape the places in which they live
- Decide the location for new homes/business
- Get more involved with creating policies

Neighbourhood Development Plan (NDP)

The NDP is the enabling document for Neighbourhood Planning and once completed and adopted by the Local Authority into the Local Plan Core Strategy (adopted on 16th October 2015) becomes part of planning law.

NDPs are produced by Parish Councils and when Eaton Bishop Parish Council made the decision to produce a NDP, a Steering Group of 3 Parish Councillors and 6 Eaton Bishop parishioners (chaired by Leon Wolverson) was established. The Steering Group were given the responsibility of preparing the Plan on behalf of EBPC and the parishioners of the Parish.

The following statement underpins and guides the preparation of the Eaton Bishop Parish Neighbourhood Development Plan:

"To protect and enhance the rural character of the Parish through incremental development in an appropriate and sustainable way in order to maintain and where possible, enhance the quality of life for all of the community."

The Plan once 'made' (adopted as part of the Local Plan Core Strategy) is in place until 2031 and the quantity of new housing in the Parish is set down in the Core Strategy as prescribed by National Planning Policy

Planning law is a very complex subject and therefore planning consultants were employed by the Parish Council to advise, and help prepare the Plan. It was decided to employ the services of Kirkwells as our consultants. Kirkwells were already working with other parishes in Herefordshire in preparing their NDPs and as they were based in

Search the web and Windows

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www.eatonbishoppcc.btck.co.uk/NeighbourhoodDevelopmentPlan

"To protect and enhance the rural character of the Parish through incremental development in an appropriate and sustainable way in order to maintain and where possible, enhance the quality of life for all of the community."

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Planning law is a very complex subject and therefore planning consultants were employed by the Parish Council to advise, and help prepare the Plan. It was decided to employ the services of Kirkwells as our consultants. Kirkwells were already working with other parishes in Herefordshire in preparing their NDPs and as they were based in Burnley, were not involved in any planning consultancy work locally

Brief time line of NDP

Jul 2014	Application to designate a Neighbourhood Area (the whole of Eaton Bishop Parish)
Sep 2014	Application approved by Herefordshire Council
Jan 2015	Presentation by Louise Kirkup of Kirkwells to the Parish Council. Decision to appoint them as consultants
Mar 2015	Initial Public Meeting
Apr 2015	Due to changes required to the Draft Core Strategy and General/Local election NDP on hold
Jun 2015	Parish Council agree to appoint Kirkwells as consultants
Jul 2015	Resume NDP and apply for grant of £4,960.00 to cover costs of preparation of Plan
Nov 2015	Call for sites - declaration of interest
Dec 2015	Completed site submissions
Jan 2016	Independent 'Call for Sites Assessment' by Louise Kirkup and Kirkwells team (21 sites)
Feb 2016	Steering Group Meeting - Louise Kirkup puts forward 8 sites suitable for inclusion in draft Plan and agreed by SG
Feb 2016	Extraordinary Meeting of PC - the 8 sites previously agreed by SG and settlement boundaries for both Eaton Bishop and Ruckhall
Mar 2016	2nd application for grant of £4,040.00. Total grant £9,000.00
Apr/May 2016	Informal Consultation

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www.eatonbishoppcc.btck.co.uk/NeighbourhoodDevelopmentPlan

Mar 2016 2nd application for grant of £4,040.00. Total grant £9,000.00

Apr/May 2016 Informal Consultation

Jun 2016 Draft NDP amended to reflect comments made during Informal Consultation

Jul 2016 Draft NDP published for Reg. 14 consultation

Updates/Notices

Current

The Draft Neighbourhood Plan has now being amended to reflect some of the comments made during the informal consultation and presented and approved by the Parish Council at our last meeting on 13th July. The Parish Council have now published this Draft Plan which will be put forward to Regulation 14 Consultation. This is the stage where formal consultation with various organisations occurs and is open to further public comment.

The Regulation Consultation period is 8 weeks from 25th July - 5pm 17th September 2016. The comment form can be saved and completed online before e-mailing

NB All responses are a matter of public record and will be recorded in the Consultation Statement.

Draft Neighbourhood Plan - Regulation 14 Consultation

[EBNDPREG14.pdf](#)

[Representation Form](#)

[Comment Form word \(1\).docx](#)

[Consultation letter](#)

[EB NDP Consultation letter \(1\).pdf](#)

[Strategic Environmental Assessment \(SEA\)](#)

[Environmental report reg 14 Eaton Bishop.pdf](#)

[Habitat Regulations Assessment \(HRA\)](#)

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www.eatonbishoppcc.btck.co.uk/NeighbourhoodDevelopmentPlan

Site Assessment Report

[Eaton Bishop Call for Sites Assessment Report - February 2016 - Version 5.pdf](#)

Planning Policy and Evidence Base Review

[Eaton Bishop Planning policy assessment v2 feb 2016 \(2\).pdf](#)

Further Information

<http://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/eaton-bishop>

SG Meeting minutes

001 Minutes Nov 2014.pdf	017 Minutes May 2016-1.pdf
002 Minutes Jan 2015-1.pdf	018 Minutes May 2016-2.pdf
003 Minutes Jan 2015-2.pdf	
004 Minutes Feb 2015-1.pdf	
005 Minutes Feb 2015-2.pdf	
006 Minutes Mar 2015-1.pdf	
007 Minutes Mar 2015-2.pdf	
008 Minutes Mar 2015-3.pdf	
009 Minutes Jun 2015.pdf	
010 Minutes Jul 2015.pdf	
011 Minutes Aug 2015.pdf	

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www.eatonbishoppcc.btck.co.uk/NeighbourhoodDevelopmentPlan

<http://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/eaton-bishop>

Further information

SG Meeting minutes

001 Minutes Nov 2014.pdf	017 Minutes May 2016-1.pdf
002 Minutes Jan 2015-1.pdf	018 Minutes May 2016-2.pdf
003 Minutes Jan 2015-2.pdf	
004 Minutes Feb 2015-1.pdf	
005 Minutes Feb 2015-2.pdf	
006 Minutes Mar 2015-1.pdf	
007 Minutes Mar 2015-2.pdf	
008 Minutes Mar 2015-3.pdf	
009 Minutes Jun 2015.pdf	
010 Minutes Jul 2015.pdf	
011 Minutes Aug 2015.pdf	
012 Minutes Sep 2015.pdf	
013 Minutes Nov 2015.pdf	
014 Minutes Dec 2015.pdf	
015 Minutes Feb 2016.pdf	
016 Minutes Apr 2016.pdf	

Community Web Kit provided free by 

Screenshot Added
A screenshot was added to your Dropbox.

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10:52
23/09/2016

Thursday August 11, 2016

herefordtimes.com

91

CountyTimes

please bring flat shoes if you wish to play.
Please contact Doug Tantrum on 01544 387972 for more information.

Eaton Bishop

CONSULTATION NOTIFICATION - Notification of formal public consultation on the Eaton Bishop Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012). Eaton Bishop Parish Council has published a Draft Neighbourhood Development Plan. The consultation period runs for eight weeks from July 25 to September 17.

The plan is available on the Parish Council website, eatonbishoppc.btkc.co.uk along with a comment form and additional information. Hard copies of the plan are available for inspection in the village hall and church or to obtain a copy contact eatonbishopclerk@gmail.com or write to Eaton Bishop NDP, Brookside, Ruckhall Lane, Eaton Bishop, Herefordshire HR2 9QL. Please note that all responses are a matter of public record and names/addresses of all respondents will be recorded in the Consultation Statement which will be a public document.

Ewyas Harold

WHIST DRIVE - Will be held in the Memorial Hall on Wednesday at 7.45pm, come and join in -

Woman set to tell of life as a refugee



Susi's grandparents. Her grandmother died in Auschwitz and her grandfather died in Theresienstadt Concentration Camps. They were encouraged to go into trains by being told they were to go to an 'old people's home'

campaign was that people were engaged with the decision, every vote counted, and people tried to find common ground with others - these are all things we can build on to protect nature, human rights and public services." A summary of the discussion will be posted shortly on the Hereford Green Party website, greenhereford.uk.

The next Big Green Conversation will be at 7pm for 7.30pm on September 22, also at de Koffie Pot, and will feature Charles Grimes on 'Party Colours and Personality Types' - how personality type can affect politics; why politics attracts certain personality types; how to understand, challenge and support our politicians more effectively; how we can make politics more inclusive. All are welcome.

HEREFORDSHIRE HEALTH SERVICE RETIREMENT FELLOWSHIP - The next meeting for the Herefordshire Health Services Retirement Fellowship (HHSRF) will be held on Monday, at 2pm for 2.15pm start, in the St John's Methodist Hall, St Owen Street, Hereford. At this month's meeting we are holding a very special 'Royal celebratory tea party' to raise essential funds for the Hereford Stroke Club.

The money we raise will really help to enhance the lives of local people, their families and carers who have all been affected by the devastating effects of a Stroke. Our members can dress up in their best royal-themed red, white and blue gear, with party hats and tiaras and will be served

Public Notice

Eaton Bishop Neighbourhood Development Plan

July/August 2016 update

Regulation 14 Consultation

Following the approval of the draft plan for Regulation 14 Consultation by **Eaton Bishop Parish Council** on 13th July we are now ready to undertake the next stage of the process.

The amended plan now goes out for further Consultation for 8 weeks from July 25th – September 17th. The Plan and supporting documents are available to view on the Parish Council Website www.eatonbishoppcc.btck.co.uk and www.eatonbishop.org.

Please note comment forms are available on the website and printed copies of the plan are available for reference at the Village Hall and the Church. If you require a printed copy of the draft NDP please contact eatonbishopclerk@gmail.com or contact Leon Wolverson 01981 250892

Please note that all responses are a matter of public record and names/addresses of all respondents will be recorded in the Consultation Statement which will be a public document.

Consultation Letter

Eaton Bishop Parish Council

Dear Consultee

Notification of Formal Public Consultation on the Eaton Bishop Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Eaton Bishop Draft Neighbourhood Development Plan has been published for consultation by Eaton Bishop Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning group of local parish councillors and interested residents on behalf of the Parish Council, following informal public consultation on the emerging Draft Plan in Spring 2016.

The consultation period runs for 8 weeks from 25th July 2016 – to 17th September 2016

The Draft Plan and other supporting documents can be viewed and downloaded from the Parish Council website: www.eatonbishoppcc.btck.co.uk

Hard copies of the Neighbourhood Plan can be viewed in the following locations at normal opening times: Eaton Bishop Church - The Village Hall.

Hard copies of the Draft Plan also will be provided on request from the Parish Clerk (see contact details below).

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to eatonbishopclerk@gmail.com or in writing to **Eaton Bishop NDP, c/o Brookside, Ruckhall Lane, Eaton Bishop, Hereford HR2 9QL**

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Herefordshire Council and used to determine planning applications in Eaton Bishop Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

Ray Christopher, Chairman, Eaton Bishop Parish Council.

Response Form

Eaton Bishop Draft Neighbourhood Development Plan

Public Consultation Summer 2016

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	


To which part of the Draft Eaton Bishop Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.



Thank you for your time and interest. Please return this form by 5pm on 17th September 2016 to:

Eaton Bishop NDP, Brookside, Ruckhall Lane, Eaton Bishop, Herefordshire HR2 9QL

Or email to eatonbishopclerk@gmail.com

List of Consultation Bodies

	Reg 14 Consultation	Note	Reply
email	Parish Clerks		received
clerk@madley.org.uk	Madley Parish Council	Adjoining Parish	
samoyedskye@aol.com	Cleghonger Parish Council	Adjoining Parish	
rlcraine@tiscali.co.uk	Kingstone & Thrupton Parish Council	Adjoining Parish	
samoyedskye@aol.com	Allensmore Parish Council	Adjoining Parish	
shirley.kemeys@btinternet.com	Stretton Sugwas Parish Council	Adjoining Parish	
gadkin@btinternet.com	Brienton Parish Council	Adjoining Parish	
hubbard7jz@btinternet.com	Bishopstone Group Parish Council	near neighbouring Parish	
belmontrural@yahoo.co.uk	Belmont Rural Parish Council	near neighbouring Parish	
callowclerk@gmail.com	Haywood & Callow Parish Council	near neighbouring Parish	
mail@homesandcommunities.co.uk	Homes & Communities Agency		
consultations@naturalengland.org.uk	Natural England		X
shwgplanning@environment-agency.gov.uk	The Environment Agency	Needs a pro forma letter attached.	
graeme.irwin@environment-agency.gov.uk	The Environment Agency	Needs a pro forma letter attached.	
west_midlands@historicengland.org.uk	Historic England		X
mi.customerenquires@nationaltrust.org.uk	National Trust		
info@highwaysengland.co.uk	Highways England		
john.burnett@wvt.nhs.uk	Wye Valley NHS Trust		
http://www.amec-ukenvironment.com/index.html	Amec Environment and Infrastructure uk ltd.		
jeremy.smith@rwe.com	Npower		
forward.plans@dwrcymru.com	Welsh Water	Needs a pro forma letter attached.	
growth.development@severntrent.co.uk	Severn Trent Water		
http://www.cpreherefordshire.org.uk/contact-us.aspx	Campaign to protect Rural England		
goodbusiness@hwchamber.co.uk	Hereford & Worcester Chamber of Commerce		
justinmilward@woodland-trust.org.uk	Woodland Trust		
herefordcivicsociety@hotmail.co.uk	Hereford Civic Society		
enquires@herefordshirewt.co.uk	Herefordshire Nature Trust		
????	Madley communications Centre	No email given(email sent to gatehouse as requested)	
woxborough@westernpower.co.uk	Western Power West Midlands		
	The Coal Authority		X
	Steve Williams	Ward Councillor	
	Herefordshire Council Neighbourhood Planning	Sent to Sam Banks & Karla Johnson	

Eaton Bishop Parish Council, September 2016