

Walford Parish Neighbourhood Development Plan

Schedule2: Changes made in response to comments received upon the Regulation 14 Draft Plan and matters arising since the commencement of the consultation period.

March 2022

(NB New text is underlined; minor typographical and grammatical changes are not listed)

Walford Neighbourhood Development Plan Changes to Draft Plan Following Regulation 14

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read 'Submission Draft Plan' Amend date to (to that when the Parish Council approved the Submission Draft Plan)	To indicate the NDP is no longer the Regulation 14 draft plan but is now the Submission Draft plan.
2	Footer	Change footer to read: 'Walford Neighbourhood Plan –Submission Draft Plan – DATE'	To indicate this is the rolled forward version of the plan.
3	List of policies	Page numbers included to indicate the page upon which each policy can be found.	To improve efficiency in the use of the NDP as requested by Herefordshire Council
4	Figure 1 – Neighbourhood Plan Process	Revise to indicate the next stage that the NDP has reached in the preparation process.	To update the plan
5	Paragraph 1.6	Revise paragraph to read: <i>The involvement of the community during the preparation of the NDP was seen as crucial to ensuring its support and to give confidence to those involved in its preparation. <u>In summary community involvement included:</u></i> <i>An initial household survey undertaken in June 2014 <u>to identify</u> issues that might be covered in the NDP (achieved a 25% response).</i> <i><u>Input from the Parish Plan which itself was subject to consultation.</u></i>	To improve clarity as requested by Herefordshire Council

		• An assessment of recent matters raised within the Parish, including through a re-launch of work on the NDP during November 2019, <u>in order</u> to define a vision and objectives. • The community was then consulted upon the vision, objectives and criteria to be used for the choice of housing sites during February 2020. • A community consultation was undertaken in April 2021 upon housing sites and options following presentations setting out details of site assessments and policy areas that might be covered from issues raised. Some 296 responses were received.	
6	Paragraph 2.33	Amend 2nd sentence to read: <i>The settlement reflects the description for this <u>landscape</u> type where the pattern has developed in a random, opportunistic manner along narrow intersecting lanes fringed by wayside cottages.</i> Amend penultimate sentence to read: <i>The retention of the open spaces within the settlement and between its <u>three</u> compartments should be encouraged, paying particular attention to the areas of permanent pasture and to the hedgerow structure.</i>	To add clarity A third cluster/ compartment has now been created through the grant of planning permission.
7	Paragraph 3.13	Include within paragraph - There are aspirations to develop National Cycle Network route 44 (Shrewsbury - Cinderford) which would pass through the parish.	On advice from Herefordshire Council
8	Paragraph 4.2 Objective 3: New Housing	Amend Objective 3i) <i>i) Locating most dwellings <u>on small sites</u> within or adjacent to the built-up areas of Walford and Coughton, Bishopswood and Howle Hill, taking into account their character, nature and any constraints.</i>	To indicate the option chosen to deliver housing sites.
9	Policy WALF1	Delete 'high level' in the first paragraph	Evidence from a recent NDP Examination suggests this

		Amend criterion b to read: b) The wider natural and historic environment will also be protected by ensuring development does not have any significant adverse effects through poor design; being sited in inappropriate locations, <u>in particular avoiding wherever possible the loss of the best and most versatile agricultural land</u>; or spoiling the quiet enjoyment appreciated by those who live, work or visit the area.	wording is unnecessary. To respond positively to a representation identifying an omission.
10	Policy WALF2	Amend 1st paragraph to read: Housing growth within defined settlement boundaries will be promoted at Walford and Coughton, Bishopswood and Howle Hill, predominantly through infilling, where this reflects the character of the particular settlement. In addition, a site is proposed within Walford Parish <u>adjacent to Ross-on-Wye settlement boundary</u>. Separate each broad issue into distinct paragraphs.	On advice from Herefordshire Council
11	Policy WALF4	Amend criterion b to read: Conserve and enhance the special landscape qualities, including the local distinctiveness, <u>particularly within the Wye Valley Area of Outstanding Natural Beauty, including in accordance with its Management Plan</u>, where sites fall within its area, or affect its setting.	To respond to helpful advice, including from Herefordshire Council
12	Policy WALF5	Add the corresponding numbers shown on Maps 2, 3 and 4 to each view shown in the policy.	To add clarity as advised by Herefordshire Council
13	Policy WALF6	Amend the first sentence of the policy to read: The conservation, recovery and enhancement of biodiversity habitats and geological features, including <u>sites identified in the Priority Habitats Inventory and Herefordshire Biodiversity Action Plan</u>, local wildlife sites, trees (especially veteran trees), woodlands, orchards, hedgerows, ponds, water courses and grasslands, in accordance with Core Strategy policy LD2 will be supported in order to maintain and expand wildlife.	To respond to helpful advice from Herefordshire Council

		Add at the end of the final paragraph: <u>Reference should be made to Herefordshire Council's Phosphate calculator and associated guidance.</u> Add definition of Green Infrastructure as a footnote: <i><u>Green Infrastructure can be defined as a network of multi-functional green space and other green features, both urban and rural, which can deliver quality of life and environmental benefits for communities. Examples of green spaces and features within and surrounding the settlement include, among others, parks, open spaces, playing fields, woodlands, orchards, rivers and streams, street trees and allotments.</u></i> Add footnotes to direct readers to Magic Map and Natural England's Green Infrastructure Principles. Add footnote to indicate that the Lower Wye Sub Catchment is that part of the River Wye sub-catchment below the confluence of the River Wye with the River Lugg.	To respond to helpful advice from Herefordshire Council To respond positively to representations.
14	Paragraph 5.4 and New Map 5	Include reference to a new map showing the Ecological network across the parish. (Extracted from Herefordshire Council's Ecological Network Map) Insert New Map 5: Ecological Network within Walford Parish	Evidence from a recent NDP Examination suggests this is necessary in association with a policy referring to the network.
15	Paragraph 5.5	Add at the end of the paragraph: <i><u>In addition to complying with Local Plan Core Strategy policy LD2, this policy also supports Local Plan Core Strategy policies SD3, SD4, LD1, and LD3.</u></i>	To respond to a representation by Herefordshire Council

16	Policy WALF7	<u>Revise policy to read:</u> The significance of heritage assets and their settings within the Parish shall be protected, conserved and where possible enhanced through: a) Resisting development that would adversely affect the Great Howle Camp and Kerne Bridge Scheduled Ancient Monuments and their settings, and the setting of the camp at Chase Wood Scheduled Ancient Monument. b) <u>Where appropriate requiring</u> development proposals to be accompanied by archaeological investigations. <u>In the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.</u> c) Development that <u>would result in substantial harm to or the loss of</u> Listed Buildings or their settings <u>should be wholly exceptional and will require clear and convincing justification.</u> d) Resisting development that would adversely affect <u>the character of</u> Hill Court Registered Park and Garden. e) Only allowing development within unregistered parks and gardens at Lincoln Hill House; Cobrey Park; Upper Wythall; Bishopswood; and Hazelhurst to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration. f) Ensuring every effort is made to retain and conserve buildings and other heritage assets of local importance, including traditional rural buildings. g) Promoting development that would conserve the character of the Parish's historic farmsteads through allowing sensitive conversions where appropriate. New development <u>associated with historic farmsteads should</u> respect the historic form of the farmstead as indicated through a thorough research of historic documents to <u>secure a design of exceptional quality.</u>	Evidence from a recent NDP Examination suggests this wording to be appropriate.
17	Paragraph 5.6	Insert after third sentence: <i><u>NPPF paragraph 194 sets out requirements for describing the significance of any heritage asset that may be affected by development, including where there is potential for such assets with archaeological interest. The approach should be proportionate to the asset's importance or potential and may be presented through a Heritage Impact Assessment. NPPF paragraph 200</u></i>	As a corollary to the previous change

		<i>describes the levels of protection that should be afforded to designated heritage assets. These requirements are supported by Herefordshire Local Plan Core Strategy policy LD4.</i>	
18	Policy WALF8	Change 'foul' to waste' in the first sentence of the second paragraph.	For consistency
19	Paragraph 5.8	Replace the second and third sentences in the paragraph with: <i><u>Dwr Cymru/Welsh Water recently completed a reinforcement scheme at this WwTWs. However, the River Wye is a Special Area of Conservation requiring a high priority to be given to maintaining good water quality. Consequently, should there be a future shortfall in WwTWs capacity, this policy maintains a precautionary approach to ensure appropriate protection.</u></i>	To update in view of the completion of works. This follows advice from a recent NDP Examination.
20	Policy WALF9	Amend second paragraph to read: Where flood risk is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account current and future effects of climate change, to inform decisions on planning applications. Development should <u>show through appropriate evidence that development would not cause or increase surface water flooding or risk of pollution.</u> Opportunities to address surface flooding problems should be taken where available.	To respond positively to a representation
21	Paragraph 5.10	Amend penultimate sentence to read: <i><u>Developers must show that the flooding issue has been fully addressed with appropriate evidence, including where necessary percolation tests, and proposals should include measures, as necessary, to protect development without adversely affecting other properties.</u></i>	To respond positively to a representation
22	Policy WALF10	Amend various criteria as follows: a) Utilising sustainability measures associated with buildings that include their orientation to maximise solar gain, installation of photovoltaic cells, the provision of the highest possible energy and water conservation measures, storage for bicycles and for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract <u>unacceptably</u> from any historic features or the settings of historic assets. b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure <u>that</u> provide shade, shelter and <u>promote</u> physical activity.	This follows advice from a recent NDP Examination, add clarity and respond positively to representations.

		c) Integrating new homes fully into the existing neighbourhood and supporting a more pedestrian friendly environment through <u>the use of permeable surfaces and convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using mobility scooters.</u> h) Where external lighting is required, <u>and to avoid or reduce light spill to external areas generated from within buildings, development it should be appropriate to its purpose and proposals should be supported by a lighting plan that demonstrates it will not have an adverse effect on residential and local amenity or the safety of road users through unnecessary glare or light trespass; scenic intrusion or sky glow, protect the night sky from light pollution, especially on intrinsically dark landscapes and nature conservation; and should use reduced energy consumption infrastructure and renewable energy sources where possible.</u> j) <u>Locating noise sensitive development, including housing, in locations that are not subject to unacceptable levels of noise from highways and ensuring effective measures are taken to ensure that ambient noise levels both indoors and outdoors are acceptable.</u>	
23	Paragraph 5.11	Remove reference to 'Code for Sustainable Homes'. Add at end of paragraph: <u>Light pollution should be minimised for a number of reasons through design. A lighting plan should show how the requisite purpose and level of safety has been achieved for the development while minimising the effect of lighting on the external environment. In this regard the lighting plan should define, in particular, how the following considerations have been addressed to minimise light pollution: the number, location and specification of infrastructure; shielding arrangements; building design to avoid or reduce upward glare; avoidance of recesses, and choice of site location and orientation of buildings.</u>	On advice from Herefordshire Council. To explain what might be covered in lighting plans.

24	Policy WALF11	Amend criterion c) to read: They respect the rural <u>setting</u> and settlement character Add a further criterion: <u>The proposal would not result in the loss of the best and most versatile agricultural land.</u>	To respond to advice from Herefordshire Council To respond positively to a representation
25	Policy WALF12	Amend criteria a) and g) to read: a) There is safe access onto <u>the highway including adjacent roads</u> g) <u>Housing layouts provide for the safety of children in areas designed and located for their play.</u>	On advice from Herefordshire Council
26	Paragraph 6.6	Amend to read: <i>Such infrastructure will assist in supporting high quality remote employment opportunities, <u>especially rural businesses and home working</u>; <u>reducing the need for vehicle movements</u>; <u>enhancing opportunities and quality of life within the Parish</u>; and <u>enabling the community to adapt as necessary to advancements and other changes in new technologies</u>. It is permitted without the need for planning permission in many instances. However, where design and location are factors that are controlled, the landscape and residential amenity are important considerations.</i>	To respond to a representation and add clarity.
27	Policy WALF17.	Amend criteria f) and j) to read: f) Protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses <u>or the adverse impacts of light pollution.</u> j) Sites for 6 or more dwellings <u>proposed within the Wye Valley AONB</u> should provide an element of affordable housing at the rate of 40% unless there is evidence that the need at the time of a planning application is lower, in which case the proportion can be reduced accordingly.	To respond positively to a representation To address concerns of Herefordshire Council and comply

			with NPPF paragraph 64
28	Policy WALF18	Amend paragraph 1 to read: New housing within Walford and Coughton will be <u>supported where it comprises sensitive infilling within the settlement boundary shown on Walford and Coughton Policies Map.</u>	On advice from Herefordshire Council to frame positively.
29	Policy WALF19	Amend to read: New housing within Bishopswood will be <u>supported where it comprises sensitive infilling within the settlement boundary and on sites identified for development shown on Bishopswood Policies Map.</u>	On advice from Herefordshire Council to frame positively.
30	Policy WALF20	Amend to read: New housing within Howle Hill will be <u>supported where it comprises sensitive infilling within the settlement boundary identified for development shown on Howle Hill Policies Map. The gaps between the clusters that form the settlement shall be retained in order maintain the settlement pattern identified for the Forest Smallholdings Landscape Type and preserve the landscape and scenic beauty of the Wye Valley AONB.</u>	On advice from Herefordshire Council to frame positively. To protect the character of the settlement pattern identified in previous planning decisions.
31	Paragraph 7.8	Amend second sentence to read: <i>Two clusters <u>were originally</u> identified that would form the ‘built-up’ area of Howle Hill, the first from Chapel House along Church Road Howle and its extension along Church Road to Crown Cottage and St John’s Church; and the second based upon a cluster as you climb Sharman’s Pitch.</i>	To reflect a change following a planning appeal
32	New paragraphs 7.9 and 7.10	Include 2 new paragraphs as follows: <u>7.9</u> <i>Recently two sites were granted planning permissions that provide for 12 dwellings in total close to Howle Hill Crossroads where two rural wayside cottages already exist. The smaller of the two sites, land to the south of 1 and 2 Crossways (Code 172215/O), was granted planning permission for two market dwellings and 2 affordable dwellings, with the latter</i>	To reflect a change following planning appeals and advice from Herefordshire Council while protecting the

		<u>being an important consideration. It is understood that an agreement under S106 has been entered into for the provision of the two affordable dwellings. The decision appears to utilise NPPF paragraph 78 which provides for rural affordable housing exception sites with some market housing to help to facilitate this development. Consequently, should the site be included within a settlement boundary it would afford the opportunity for a new planning permission to be granted that would exclude the affordable housing element. Herefordshire Council has acknowledged that this may result although its advice, that the site might be included on the proviso that it delivers affordable housing as per the existing approval - i.e., that the existing permissions are treated akin to an allocation, is still considered to carry a significant risk that the affordable housing may be lost. Consequently, the approach considered most appropriate is to wait until development is substantially complete before reviewing the settlement boundary. In this way, it should provide a high degree of certainty that the affordable housing will be retained.</u> <u>7.10 The combination of the larger site with planning permission for 8 dwellings at Howle Hill Nursery (Water's Edge) and 1 and 2 Crossways will form a third cluster to the settlement of Howle Hill. A characteristic of the current settlement, acknowledged by the Planning Inspector that granted planning permission, was that each cluster was separated by field parcels that permeate the settlement form representing a fragmented low-density pattern of development, reflective of its rural character and setting. Another appeal Inspector has determined that Little Howle Farm, which lies just to the east of this potential cluster, does not form part of the settlement of Howle Hill. These factors, together with that explained in the previous paragraph, have informed the boundary for a third cluster and also the need to maintain recognisable gaps between each in order to protect the character of the settlement and its contribution to the landscape and scenic beauty of the Wye Valley AONB.</u> Add footnote to indicate: <u>Should development of the site to the south of 1 and 2 Crossways proceed swiftly, the NDP Examiner might be advised to include this site within a settlement boundary prior to referendum. Should development proceed more slowly, it might await a review of the NDP which would be expected following the review of the Core Strategy.</u>	provision of affordable housing.
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		Renumber subsequent paragraphs	
33	Paragraph 7.9 (Now para 7.11)	Amend to read: <i>Paragraphs 2.32 to 2.33 describes the character and setting of the <u>current</u> clusters comprising the built-up part of the settlement of Howle Hill and which should inform the design of development within their boundaries. The character of the third cluster will need to be defined within any review of the NDP when development is completed.</i>	To take into account changes resulting from the grant of planning permission.
34	Policy WALF21	Amend to read: The following sites identified on Bishopswood, Ross on Wye Urban Fringe <u>and Walford and Coughton</u> Policies Maps are allocated for housing development during the plan period: a) Land amounting to approximately 0.45 ha on north side of Leys Hill Lane, <u>Bishopswood</u>. b) Land amounting to approximately 0.65 ha at Arthur's Dingle adjacent to the B4234, <u>Bishopswood</u>. c) Land amounting to approximately 0.8 ha at Lower Field, Orchards Heights, <u>Bishopswood</u>. d) Land amounting to approximately 0.45 ha off Watling Street, <u>Ross on Wye</u>. e) <u>Land amounting to approximately 0.45 ha south of Cedar Grove, Coughton</u>.	To add clarity. To include a further housing site.
35	New Paragraph 7.19	Add new paragraph: <u>Land south of Cedar Grove, Coughton</u> <u>7.19 This site should be capable of accommodating 5 dwellings. It comprises part of a relatively flat arable field separated from a modern housing estate by a narrow track leading to New House Farm. This track also comprises a public right of way. There are few natural features although the hedgerow along its northern edge should be retained. A further public right of way marks the western edge of the site and its use should not be impeded. No specific building design parameters are defined although attention needs to be paid to protecting the residential amenity of dwellings to the north.</u>	To provide details of a further housing site allocation south of Cedar Grove.

36	Paragraph 7.19	(Now to become paragraph 7.20) Add at end of the paragraph: <u>To add greater certainty that the required level of proportional housing growth can be met, Walford Parish Council has entered into a Memorandum of Understanding with Ross-on-Wye Town Council whereby the latter has agreed to notionally allocate up to 10 dwellings from its own expected excess provision to help meet any shortfall within Walford. This is dependent upon Walford Parish Council using its best efforts to meet its housing target by including within the proposed Plan all small suitable sites and its entire calculated windfall allowance for the Parish.</u>	To refer to negotiations with Ross-on-Wye Town Council about using some of its expected excess in provision towards any shortfall that might arise in meeting Walford Parish's required housing growth.
37	Table 2	Update figures in the light of the additional housing site for 5 dwellings	To update the NDP
38	Policies Maps	Re-number in light of inclusion of an earlier map, add housing site names and policy references, include new housing site on Map 5 (now map 6).	To update the NDP, including to show a new housing site (Coughton), a new settlement cluster (Howle Hill) and to respond to advice from Herefordshire Council to indicate site references.
39	Appendix 1	Amend as follows: 1. Under Enabling Associated Measures: d) Measures to support the use of public transport such as bus shelters and <u>secure cycle parking at strategic stops to extend the reach of bus services.</u> 2. Under Parish Projects: • Promote the use of <u>active travel and</u> public/community transport as an alternative to private car use.	On advice from Herefordshire Council

