

Pembridge Neighbourhood Development Plan

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

October 2017

Pembridge 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 ' PEMBRIDGE Neighbourhood Development Plan 2011 - 2031 Submission Draft – November 2017 '	To indicate the period covered by the plan
2	Footer	Amend to read: ' <u>Pembridge Neighbourhood Development Plan 2011 - 2031 Submission Draft – November 2017</u> '	To reflect the updated version
3	Reg 14 notice	Delete Reg 14 Notice	That stage has passed
4	Contents page	Insert ' Policy PEM19: Protecting Heritage Assets ' Delete reference to Appendix 3	To correct an omission. The appendix is no longer required.
5	Paragraph 2.5	Amend the penultimate two sentences to read: 'Numbers on roll fluctuate between 80 and 95. Children have many secondary schools to choose from including those at Kington and Weobley with Hereford Cathedral and Lucton schools as popular fee-paying choices.'	To take into account advice from a relevant stakeholder.
6	Paragraph 2.13	Amend 'Figure 1' to read 'Figure 3'	To correct an error
7	Paragraph 2.14	Delete 'There are a few small pockets of Grade 1 land (Excellent)'.	It has been confirmed that there are no areas of grade 1 agricultural land
8	Paragraph 2.17	In first sentence delete 'deteriorating'.	To correct an error
9	Paragraph 2.19	Amend second sentence to read: 'Its condition is <u>now</u> considered to be <u>favourable</u> .' Indicate there are 11 SWSW's not 12.	NE has reviewed the condition of the SSSI. To correct an error.
10	Paragraph 3.17	Revise second, third and fourth sentences to read: 'The village primary school has a fluctuating roll but with spare capacity. Attracting more pupils from within the village will enable the school to	To take into account advice

		withstand financial constraints when numbers on roll are small. Enabling the further development of daily pre-school facilities, wrap-around care and holiday club provision will enrich the lives of current families and those who wish to have the opportunity of living here.'	from a relevant stakeholder.
11	Paragraph 3.21	Redraft final sentence to read: 'The River Lugg is in an unfavourable condition and measures to ensure its improvement <u>will</u> be affected by water quality within the River Arrow.'	To take into account advice from a relevant stakeholder.
12	Paragraph 3.22	Revise first sentence in paragraph to read: 'More generally the ecological network throughout the Parish comprises <u>Mosely Common SSSI</u> ; a range of locally important sites, <u>including Special Wildlife Sites, Ancient Woodland Sites</u> ; features comprising corridors and stepping stones, including hedgerows, water courses, tree-lines; and traditional land use areas including old-growth meadows, commons and ponds.'	To take into account advice from a relevant stakeholder.
13	Paragraph 3.24	At end of last sentence delete: 'although this does not appear to have presented any problems in terms of pollution'	To take into account advice from a relevant stakeholder.
14	Paragraph 3.29	Amend third sentence to read: ' <u>Herefordshire Council also promotes</u> working in partnership with schools to develop <u>through its Sustainable Modes of Travel to School Strategy</u> <u>which encourages</u> more walking and cycling to school and <u>seeks a reduction in the number</u> of short distance car journeys.'	To take into account advice from a relevant stakeholder.
15	Paragraph 4.3 Objective 10	Redraft Objective to read: <i>'To give a high priority to the retention and support of businesses/<u>organisations</u> that provide important community services such public houses, shops, catering establishments <u>and the village primary school.</u>'</i>	To take into account advice from a relevant stakeholder.
16	Paragraph 4.3 Objective	Redraft Objective to read: <i>'To seek improved access to services and facilities <u>for all age groups within the community, particularly child care, health and social care provision.</u>'</i>	To take into account advice from a relevant stakeholder.
17	Policy PEM1	Redraft point c) to read: 'Measures to retain community facilities and services will be supported, and new development should incorporate measures to strengthen community cohesion and improve health, <u>education and wellbeing both for new and existing residents</u>'.	To take into account advice from a relevant stakeholder.

18	Paragraph 5.8	Redraft first sentence to read: <u>'This site comprises several small barns set back behind existing development.'</u>	To remove reference to 'brownfield site' which may not be the case for the site.
19	Paragraph 5.13	Add to end of paragraph: <u>'Developers should note that housing sites ii), iii), v), vi) and vii) are within 250m of a known closed landfill site which is a use that may be considered potentially contaminative. Policy PEM23 (f) is especially relevant to these sites.'</u>	To take into account advice from Herefordshire Council
20	Paragraph 5.20	Amend 4 th sentence to read: <u>The burgage plots include the land at the rear of the Surgery although the character has been eroded through recent development on this site, including the provision of a car park.</u>	To take into account advice from a relevant stakeholder.
21	Policy PEM5	In relation to criterion (a) delete: 'both detached and semi-detached'	To take into account advice from Herefordshire Council
22	Policy PEM6	Amend criterion g) to read: <u>g) Not adversely affect the amenity of adjacent residential properties nor be adversely impacted by existing agricultural or commercial activities;</u>	To respond to advice from Herefordshire Council
23	Policy PEM7	Amend criterion (b) to read: <u>'Those currently not living in the Parish but who had done so within the past 10 years.'</u>	To add clarity to the criterion
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27	Paragraph 6.11	Amend first sentence to read: <u>'The continued use of premises within the Airfield, including expansion and enabling economic growth at the Kingspan site, is supported but it needs to reflect the scale of the area and also residential and local amenity that may be affected by increased noise, obtrusive lighting or excessively high levels of traffic, including beyond Pembridge Parish.'</u>	To take into account advice from a relevant stakeholder.

28	Paragraph 6.13	Amend second sentence to read: 'In terms of local opinion, it is considered unlikely that medium or large-scale wind turbine proposals <u>would</u> receive a positive response.'	To take into account advice from a relevant stakeholder.
29	Paragraph 7.1	Amend second sentence to read: 'These include its Primary School, <u>St Mary's Church</u> , pubs, the village hall, play areas, local walks and the village shops.' Add new sentence at end of paragraph: ' <u>There is also a significant need for a purpose-built pre-school building to be situated at the village school to enable increased daily use by families who would seek to live in the intended housing.</u> '	To take into account advice from a relevant stakeholder.
30	Paragraph 7.3	Add after second sentence: ' <u>The valued community facilities to be protected include Pembridge Primary School, St Mary's Church, the two village public houses, the village hall, village play areas and especially the Millennium Meadow, local walks and the village shops. Appendix 2 lists a number of parish projects where the enhancement of community facilities will be sought.</u> '	To respond to advice from Herefordshire Council
31	Policy PEM18	Amend criterion d) to read (includes deletions): ' Ensure the integrity of the Moseley Common SSSI <u>and its favourable status is maintained;</u> '	To take into account advice from a relevant stakeholder.
32	Policy PEM18	Amend criterion e) to read: ' In addition, the biodiversity value of local <u>wildlife sites</u> and green infrastructure within the parish, and in particular around and within Pembridge village, should be protected, particularly from the adverse effects of development. New development should also seek to add to the green infrastructure network where possible; '	To add clarity
33	Paragraph 8.2	Amend final sentence to read: 'Statements providing supporting ecological information and analysis should show how important an area, <u>in particular, local wildlife sites (Special Wildlife Sites)</u> , might be and what measures are necessary to enhance the local ecological network.'	To add clarity
34	Policy PEM19	Amend first part of policy to read: ' The significance of heritage assets and their settings within the Parish <u>should be assessed and where appropriate this will be conserved and enhanced in particular through;</u> '	To add clarity

35	Policy PEM20	Amend point 3 to read: 'New development should contribute positively and sensitively to the village and Conservation Area.'	To add clarity
36	Policy PEM20	Add after '..... character of the village.' In the supporting statement to point 3: <u>'The use of fake or false design features and artificial materials such as mock-timber framing and upvc replacement for timber elements are rarely successful in achieving the quality necessary to preserve or enhance the character and appearance of the Conservation Area. They should be avoided, especially for development in the most sensitive parts of the village.'</u>	To take into account advice from a relevant stakeholder.
37	Policy PEM22	Change title of policy to read: 'Sewage and Sewerage Infrastructure' Replace policy with: 'Development that may result in the capacity of the public sewerage network and/or the Pembridge wastewater treatment works (WwTW) becoming overloaded will not be permitted. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).'	To reflect advice from Dwr Cymru/Welsh Water
38	Paragraph 9.2	Amend the first sentence and add another sentence of this as follows: <u>'Highway problems associated with the A44 route through Pembridge have been acknowledged for some considerable time and a By-pass was even included in an initial County Council transport schemes programme a number of years ago. The need for a bypass remains and growth, not only within the parish but elsewhere along its route, will increase the adverse effects of traffic on the village's residents and its environment thereby adding to its necessity.'</u>	To reflect added concerns about the need for a by-pass.
39	Appendix 3	Delete Appendix 3	The site assessment showing options considered is no longer required.

Appendix 1: