

Dilwyn 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,

November 2018

(NB minor typographical and grammatical changes are not listed)

Dilwyn 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 ' DILWYN Neighbourhood Development Plan 2011 - 2031 Submission Draft – November 2018'	To indicate the period covered by the plan
2	Footer	Amend to read: 'Dilwyn Neighbourhood Development Plan 2011 - 2031 <u>Submission Draft – November 2018'</u>	To reflect the updated version
3	Reg 14 Notice	Delete Notice, leave as blank page	No longer required – Plan has progressed past this stage
4	Figure 1	Revise to show stage the NDP has now reached	To update in the light of progress to the next stage
5	Paragraph 4.2	Amend objective 5 to read: 'To promote sustainable development for this and future generations by protecting key environment assets including green spaces, <u>ancient woodland, veteran trees hedgerows and trees</u> and a high-quality landscape.'	In response to a representation received
6	Policy DW1	Amend criterion c) to read: 'The scale and phasing of development should be appropriate to the needs of the community and enable new residents to be <u>integrated with the community</u>;	In response to advice from Herefordshire Council
7	Paragraph 5.3	Add new sentence between current 3 rd and 4 th sentence: ' The gap between the central core of the village and development along Dilwyn Common Lane is considered one of the important characteristics that contributes towards the appearance of the Conservation Area and proposals to fill this gap would be contrary to sustainable development principles. <u>This was recognised in a recent planning application (Code P171452/F) which maintains</u>	To provide additional advice about defining the gap between Dilwyn and Dilwyn Common settlement areas.

		the gap between two sets of houses on either side of an orchard. Development opportunities would provide a mixture of small sites with one larger site.’	
8	Paragraph 5.7	Amend paragraph to read: <u>‘Land amounting to approximately 0.3ha to the east of Brookside Bungalow, Dilwyn Common Lane – The design and form of development should be informed by an assessment of the area’s character along the frontage of Dilwyn Common Lane in order to comply with policies DW8 and DW11. The design should also be informed by an ecological survey with appropriate mitigation, compensation and enhancement to retain and enhance the overall biodiversity value of the site in accordance with policy DW6 and Herefordshire Local Plan Core Strategy policy LD2, especially the value of the trees on site, which should be protected both during and after development takes place. Development should ensure greenfield flows of storm water are achieved from the site in accordance with policy DW9 and consideration might be given assisting with a scheme that might reduce storm water flooding on the adjacent road. It is estimated this site might accommodate 3 dwellings in order to reflect the density of development in the vicinity and to take into account local constraints.’</u>	To respond to representations by being more explicit about the provisions in the NDP and Core Strategy that the development should comply with.
9	Policy DW4	<ol style="list-style-type: none"> 1. Change ‘design’ in the first sentence of the policy to ‘development’ 2. Delete criterion ix) and renumber subsequent criteria 3. Insert new criterion vi) and amend criterion vii to read as follows: <ul style="list-style-type: none"> vi) Any development proposal should be accompanied by a full archaeological investigation agreed with Herefordshire Council’s Archaeological Service and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible. vii) A Heritage Impact Assessment should be prepared to inform the location and design of development within the site, including landscaping and the definition of open space, in order to safeguard any significant and/or extensive archaeological remains identified under the previous criterion, and to protect the open aspect of that part of Dilwyn Castle Moated Mound which contributes to its setting. 	<ol style="list-style-type: none"> 1. For consistency with policy title and reflect the fact that the policy considers other elements as well as design. 2. To remove a duplication 3. To add/amend mitigation requirements in the light of recommendations in the Heritage Impact Assessment

10	Paragraph 5.8	Add at end of paragraph: <u>'The site will comprise 'significant development' as defined in Herefordshire Council's Statement of Community Involvement and will generate much local interest. As a consequence, any developer is strongly urged to canvas community views upon the details of their proposal before submitting any planning application.'</u>	To respond to representations about consultation with the community
11	Paragraph 5.10	Amend paragraph to read: <u>'The site does not impinge directly on Dilwyn Castle Moated Mound Scheduled Ancient Monument although may have some effect upon its setting which should be minimised through avoiding development where this is most sensitive. In addition, there is the possibility that buried archaeology may be present in the north-east corner of the site. A Heritage Impact Assessment to determine whether the site might be developed in principle has concluded that the effects of development should be capable of mitigation and the site is of sufficient size to enable the anticipated level of development to take place. However, a more detailed assessment will be required in order to comply with relevant criteria in this policy and that would also comply with the requirements of policy DW7. Other policies in this plan address issues such as car parking, the provision of safe access and traffic calming (policies DW18 and DW19). Housing proposals should comply with other policies set out within this NDP and Herefordshire Local Plan Core Strategy where appropriate. Development should especially address the need to be sympathetic to the village's form, character and setting, and although the site sits outside the Conservation Area, the effects upon its setting will be a consideration (policies DW8 and DW11). In addition development should protect residential amenity (policy DW11); ensure land drainage matters are fully addressed and development takes place in phase with appropriate works to increase the capacity of Dilwyn Wastewater Treatment Works (policy DW9); ensure that natural features and important spaces are added to through the development (policy DW16); and require appropriate provision for parking so that it does not detract from local amenity (policy DW 19). The site's development should create a safe and accessible environment, minimising the opportunities for crime and anti-social behaviour in accordance with Herefordshire Local Plan Core Strategy Policy SD1.'</u>	To respond to representations by being more explicit about the provisions in the NDP and Core Strategy that the development should comply with.
12	Paragraph 5.12	Amend first sentence of paragraph to read: <u>'The NDP makes available a site within which an element of affordable housing should be provided, and these may include both rented and intermediate housing.'</u>	In response to advice from Herefordshire Council

13	Policy DW5	<p>1. Amend title to read: 'Affordable, <u>including Intermediate Homes</u>'</p> <p>2. Delete 'or intermediate' from first sentence of the policy.</p>	To respond to advice from Herefordshire Council while indicating to the community that there are a range of affordable housing types
14	Policy DW6	<p>1. Amend policy title to read: '<u>Conserving and Enhancing the Landscape, Scenic Beauty and Natural Environment of the Parish</u>'</p> <p>2. Replace 'preserve' with '<u>conserve</u>' in the first line of the policy.</p> <p>3. Amend criterion f) to read: 'Retaining important landscape and biodiversity features such as <u>important trees, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.</u>'</p>	1 and 2. To fully reflect provisions in relation to landscape and biodiversity included in the NPPF and Corte Strategy. 3. To respond to representations about the importance of trees.
15	Paragraph 6.2	Add before penultimate sentence in the paragraph: <u>'Important trees will be those of amenity value including veteran, specimen, and those providing habitats for important species, among others.'</u>	To respond to representations about the importance of trees.
16	Paragraph 6.3	Amend paragraph to read: <u>'Wildlife is an important contributor to the character and scenic beauty of the Parish and should be protected in accordance with Herefordshire Local Plan Core Strategy LD2.</u> Hedgerows form wildlife corridors and orchards, copses and mature trees (some dating back to the 17 th Century at Henwood) form habitats for many species of invertebrates, birds and small mammals. The Castle ponds, moat and small ponds within the Parish (Alton Court, Henwood and Tyrrells Court) contain	To respond to representations about the importance of wildlife through covering its

		small invertebrates and amphibians including Great Crested Newts. An ancient meadow on the common contains a traditional flora of days gone by including Green Veined Orchids and Autumn Crocuses. These all contribute towards the local ecological and local green infrastructure networks, which in turn contribute towards the County ecological network and its Green Infrastructure Strategy <u>which should be enhanced wherever possible.</u>	protection and to promote its enhancement
17	Map 2	Amend Map 2 to better reflect the location of the view point.	To better reflect the location of the viewpoint.
18	Map 3 and Paragraph 6.7	<ol style="list-style-type: none"> 1. Amend Map 3 and the Village policies Map to show the correct area for the Court Orchard Local Green Space. 2. Amend the reason for designating Court Orchard as local green Space to read: <ul style="list-style-type: none"> • Court Orchard is the field adjacent to Castle mound. The orchard has a HER Number SMR No. 53768 and is identified as <u>'a small earthwork forming a possible small moated site, sub-square'</u> and hence of archaeological interest. In addition, it overlooks <u>Dilwyn Castle Moated Mound Scheduled Ancient Monument and associated fish ponds, forming part of that monument's historical setting reflecting the strong connection of the Castle and its associated fish ponds with the agricultural community that was understood to form the surrounding settlement.</u> 	<ol style="list-style-type: none"> 1. To correct an error following advice from a representation. 2. To add further information in relation to the historic importance of this area identified in a Heritage Impact Assessment
19	Policy DW11	Add additional criterion and renumber others as appropriate: <u>'where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensure an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;'</u>	To respond to advice from Herefordshire Council
20	Paragraph 8.4	Add at end of paragraph: <u>'The Parish Council will maintain a list of projects that might be funded through this potential source and others, which it will review from time to time.'</u>	To respond to representations about matters upon which any

			funds might be received.
21	Policy DW18	Amend measure c) to read: 'promoting walking, cycling and the use of public/community transport, <u>especially where this will assist in encouraging walking and cycling to school.</u>	To respond to advice from Herefordshire Council
22	Policy DW19	Amend criterion e) to read: 'proposals should not result in indiscriminate or on-street parking but should provide adequate off-street parking, <u>including cycle parking provision and storage facilities</u>, in accordance with Herefordshire Council's parking standards, and preferably address the reduction of any on-street parking problems that may exist within the vicinity.'	To respond to advice from Herefordshire Council
23	Paragraph 9.4	Add at end of paragraph: <u>'Map 2 identifies those views within and close to Dilwyn village which are most likely to be affected by development pressures. Important views elsewhere should be judged according to their contribution to the 'Principle Settled Farmlands' landscape type defined in Herefordshire Council's Landscape Character Assessment.'</u>	To respond to advice from Herefordshire Council
24	Village Policies Map	Revise to reflect changes in relation to Local Green Space area 2 as in 17 above. (NB This was incorrectly shown as Map 3 when it should have been Map 4 in the Regulation 14 draft NDP. However, it will be removed from the Plan when submitted formally to Herefordshire Council under Regulation 15 in that Herefordshire Council produces all policies maps within its 'house style' and removal of the current Dilwyn Village Policies Map 4 will avoid the possibilities of minor inconsistencies)	To correct an error in defining the area of Local Green Space in 17 above.