

## Latham, James

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**From:** Johnson, Karla  
**Sent:** 13 August 2018 10:06  
**To:** Rosemary Kidd  
**Subject:** Peterstow PC response to the regulation 16 comments  
**Attachments:** Reg 16 - Representations August 2018 - Final Version.pdf

Dear Ms Kidd,

Please find responses from the PC, in regards to the Peterstow NDP regulation 16 consultation comments.

The Parish Council have also commented - *We should also be grateful if you would let the examiner know that, on advice, a copy of our response has not been sent to individuals/stakeholders who made representations. However Mr Gardiner, who is a member of Peterstow's NDP steering group and who has a pecuniary interest in one of the sites put forward during the "call for sites", did manage to obtain a copy of the draft response to his representation. To ensure equal treatment of all individuals, we have asked him to disregard the draft.*

If you have any difficulties opening any of the links attached in the document please get in touch and the PC will send through the relevant extracts. If you require further information or have any questions please do not hesitate to contact us.

Kind regards

**Karla Johnson**  
**Senior Planning Officer**  
Neighbourhood Planning  
Herefordshire Council  
Council Offices  
Plough Lane  
Hereford  
HR4 0LE

Tel: 01432 261788

Email: [karla.johnson@herefordshire.gov.uk](mailto:karla.johnson@herefordshire.gov.uk)  
[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk) (for Neighbourhood Planning enquiries)

Web: [www.herefordshire.gov.uk/neighbourhoodplanning](http://www.herefordshire.gov.uk/neighbourhoodplanning) (Neighbourhood Planning)  
[www.herefordshire.gov.uk/local-plan](http://www.herefordshire.gov.uk/local-plan) (Strategic Planning)

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# **Peterstow Neighbourhood Development Plan**

**Schedules of Representations made at the Regulation 16 Stage, August 2018**

Ref	Representation By	Summary of Representation	Response
1	A and E Roberts	<p>Object to the allocation of 4 properties on the land amounting to 0.27ha at Peterstow shop, Policy PTS13. Figure is misleading in terms of potential density. It contravenes previous guidance given by Herefordshire Council in Outline Planning Permission DCSE2003/3710/O and Pre-Planning Application advice 161383, both of which suggest that the site is suitable for no more than 2 properties. Fails to recognise the Village Shop as a non-designated Heritage Asset and a building of Historic Significance (History of the Parish section 2.14). Historic England made the following comments regarding the village shop:</p> <p><i>Following a site visit Historic England considers that the existing building, though altered, remains recognisable as part of the nineteenth century structure of the village. The form, mass, shape and basic materials of the building are typical of other historic buildings aligned along the A49. We therefore consider that the existing building makes a positive contribution to the significance of the conservation area and that development should ideally take the opportunity enhance this contribution by retaining it and improving its appearance.</i></p> <p>This should be embraced and included within the NDP; the size of the site should more accurately reflect the actual area available for development, retaining this important heritage asset.</p>	<p>The site falls within the built-up area of Peterstow village and contains two gaps in the frontage along the A49. That to the west contains the access to the village shop / post office car park with undeveloped scruffy area to its rear. To the east is a shorter gap that is marked by a temporary fence and again is in an untidy state. The site falls within Peterstow Conservation Area. It contains the village shop and post office, a valued facility although it is claimed by the owner to be under pressure in terms of viability. The shop building has some local value in terms of its rural cottage proportions although its value should not be overstated and the site's contribution to the street scene and the setting within which the building sits are compromised by its condition and the car park which is essential to its operation.</p> <p>Planning permission was refused for 4 dwellings and a replacement shop under Code P174522/F (see note at end of report at link *1 at end of schedule) although it is understood this related substantially to the nature of the specific proposal (see planning officer's report at link *2).</p> <p>The indicative number of dwellings suggested for the site is 4 and it should be noted that no representations were received in relation to this from Herefordshire Council's planning officers. It is, however, an indicative figure suggesting the contribution the site might make to the required level of proportional growth. It is recognised that these figures may vary when planning applications are made with some sites advocating higher numbers and others lower. The site area is considered sufficient to accommodate at least 4 modest dwellings in cottage form and sensitively designed to reflect the character of the Conservation</p>

			<p>Area. It is recognised that other potential constraints will affect how much development the site can accommodate but this density of development is not inconsistent with that to the north and west. The site currently generates traffic from the shop use and a regeneration scheme should be able to improve visibility. Best available technology should be able to accommodate drainage requirements.</p> <p>Although Historic England’s comments about the shop building are recognised, the site’s development needs to be seen within the wider context of the character and appearance of the Conservation Area at this point. The site has been identified as containing gaps that erode the Conservation Area’s special character (see link *3, para 64). The NDP gives greater weight to addressing this erosion than to the retention of the current shop building which it is felt only benefits the Conservation Area in terms of its scale and proportions, both of which can be replicated in any new build should that be necessary. Whilst the NDP has no view on retaining the current building or otherwise, a replacement shop offering modern shop arrangements and additional dwellings within a well-designed scheme in accordance with policy PTS5 should both enhance the Conservation Area and encourage the facility’s retention.</p>
2	A Turner	<p>Policy ‘PTS13: Housing Sites in Peterstow Village’:</p> <p>The sites have historically been used as orchards. 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. It would make it easier to reference and identify the sites if the allocated housing sites are labelled on the plans. Developments such</p>	<p>This issue is covered by Policy PTS9 (e).</p>

		<p>as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Any information about the former uses of the proposed development areas should be submitted for consideration as they may change the comments provided. Contamination is a material planning consideration and is referred to within the NPPF. Pertinent parts of the NPPF set out the requirements and meanings given when considering risk from contamination during development. The developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p>	
3	A H Wilson	<p>Hereford Council's policy is that new development should <u>be in or adjacent to</u> settlements. The proposed Plan tightens this policy by stating that new residential development should be on <u>small sites within</u> the village. Peterstow N.D.P does not then take the next necessary step of deciding on the criteria to be used to define the boundary of the village. Instead, they drew what appears to be an arbitrary line through various peoples' property without giving any reasons, let alone justification. This conflicts with Policy PTS 12 which defines land outside the boundary as "open countryside": peoples' gardens are by definition not "open countryside".</p> <p>Using this policy,PTS12, as a starting point, it is clear that there is a visual boundary between land used for residential or associated purposes, or land with planning permission for such use, and land used for other purposes. To the south of the A49, this boundary is clear to see except in the area to the east of Old High Town used as a paddock and some land not in economic agricultural use ,the inclusion or otherwise of which</p>	<p>The settlement boundary has been defined taking the former boundary defined by the former South Herefordshire District Council (See Appendix 1). This has been extended to include a site (under construction) granted planning permission and the two allocated housing sites at the western edge of the village. In this regard there are minimal changes based on the approach previously used by the local planning authority. This is understood to comply with Herefordshire Council's Guidance Note 20.</p> <p>With regard to areas referred to on Map A, some of these were assessed for development where they were submitted through the 'call for sites'. Where they were not submitted they were not considered to be 'available', which Government guidance indicates is a material factor in any assessment. The process of preparing a NDP is not one of proposing all potential sites for development, but one of determining the best sites that would meet the strategic requirements and community aspirations. The NDP proposes sufficient sites to meet at least the required level of proportional growth taking into account the community's</p>

	<p>needs to be argued. The attached Map A shows this boundary in solid black with the 2017 Consultation document's arbitrary boundary shown dotted. This boundary includes many sites, large and small, which could physically accommodate new residential development. The Plan should consider these individually and make justified proposals for all of them as to their future use if the Plan is to fulfil its purpose of being a guide for future development. The Plan as submitted fails to do this concentrating as it does on the <u>availability</u> of sites rather than the <u>suitability</u> of sites.</p> <p><b>Housing need</b></p> <p>Paragraphs 3.7 and 3.8 of the Plan show that there is an anticipated over provision of housing of one unit. This means that there is no need for further residential provision at this stage of the Plan. However, it might be sensible if the Plan were to show where further residential development might take place when the need arises. This should follow the assessment of the suitability of all possible sites as mentioned above.</p> <p><b>Old High Town area</b></p> <p>Hereford Council recently refused planning application P180316/F for two dwellings. The first reason given was that it would extend development outside the established and historic settlement boundary. This could be considered as conflicting with the definition of land outside the boundary as "open countryside" as the land involved is not open countryside and is too small for agricultural use. (ref; PTS12)</p> <p>However, the land to the west of Old High Town is clearly "open countryside". In summary, there is clearly plenty of land within the village boundary for a considerable amount of development. There is therefore no need even to consider</p>	<p>desire to see limited development. The assessment looks at site suitability (see link *4).</p> <p>Future provision of housing requirements will be led by the review of Herefordshire Local Plan Core Strategy and, depending upon its approach, may lead to a review of the NDP. As it stands, the current NDP meets the minimum required level of proportional housing growth and the community's aspirations for the extent of development to be limited.</p> <p>With regard to P180316/F, the planning officer's assessment reflects that undertaken for the NDP (see link *5). The extension to the historic settlement boundary was only one material consideration that led to the decision to refuse planning permission. The Conservation Area boundary is strong in this location reflecting the settings of Listed Buildings at this point. The land at Old High Town does not have the same level of constraint. There is no reason, of itself, not to propose extensions to settlement boundaries, and Herefordshire Local Plan Core Strategy policy RA2 allows for this. The settlement boundary has been defined to protect areas considered important to the character and appearance of the Conservation Area. A rapid appraisal (an approach promoted by Historic England) of this was undertaken to inform the site assessment process (see link *4).</p>
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		sites adjoining the boundary unless it can be shown that there is no land within the boundary that is suitable for development.	
4	A Windsor-Collins and R Gardner	<p>We wish to make an official complaint to the regulation 16 NDP process before the consultation period for this ends on the 6<sup>th</sup> June 2018.</p> <p>We are advised by Karla Johnson (Senior Planning Officer) that should any development proposals come forward during the Neighbourhood Plan consultation period, the steering groups should</p> <p>'progress their Neighbourhood Plan in a clear and a transparent way. Therefore, if any development proposals come forward the steering group should inform the public'.</p> <p>Richard Gardiner forwarded details of the S.H.E. project to steering committee members Sarah Beggs (Secretary) and Rob Hunt (Chair), prior to 4<sup>th</sup> September 2017. Details of the S.H.E project should have been communicated to the parishioners at the regulation 14 stage. However, the steering committee failed to pass on this information to other parishioners, which we regard as a breach of its duty to be properly transparent.</p> <p>There is now, insufficient time to consult the parishioners before the regulation 16 stage has ended. We ask therefore, that the end of the regulation 16 process be postponed until 6<sup>th</sup> August 2018. This will allow sufficient time for parishioners to formally consider the Smart Hydrogen Economy project and the benefits to them (including free energy and transport).</p> <p>In addition to this letter being sent to you by email, a hard copy of it will also be delivered by hand to the NDP steering</p>	<p>Mr R Gardiner is a member of the Peterstow NDP Steering Group and has been since the Group was established in February 2016. He is the owner of the land west of Wellsbrook Lane which he put forward for development as part of the call for sites and which is referred to as Site 1 in the Meeting Housing Need and Site Assessment Report (see link *4). He, along with A Windsor-Collins, has a financial interest in the company Evirocor Ltd which seeks to establish a hydrogen economy housing estate on the site (referred to as a Smart Hydrogen Economy, or "S.H.E").</p> <p>Mr Gardiner first submitted his proposal for a S.H.E in an email to certain members of the Steering Group on 24<sup>th</sup> August 2017 (Appendix 2). He then sent it to the rest of the group by email on 25<sup>th</sup> August 2017 (Appendix 3). As a Steering Group meeting had already been convened for 4<sup>th</sup> September, it was decided that that would be the best forum in which to discuss the proposal. This was communicated to Mr Gardiner and the rest of the Steering Group by the Chairman in an email dated 28<sup>th</sup> August (Appendix 4). At the meeting on 4<sup>th</sup> September, it was decided that the proposal was not one which the Steering Group could advance (see link *6 under AOB) for the reasons stated below. The meeting, like all other Steering Group meetings, was open to the public and minutes of the meeting were emailed to Mr Gardiner, as well as being published on the Parish Council website and Parish noticeboards. Mr Gardiner had the opportunity to make a representation concerning his S.H.E during the Regulation 14 consultation (which took place between 25<sup>th</sup> November 2017 and 21<sup>st</sup> January 2018) but chose not to do so, instead limiting his comment to questioning the number of houses the Meeting Housing Need and Site Assessment Report stated could be</p>

		<p>group meeting on the 4<sup>th</sup> June 2018.</p>	<p>accommodated on Site 1 (which was responded to – see Consultation Statement, section 3a, representation C7 at link *7). The Steering Group have progressed their Plan in a clear and transparent way throughout the entire process.</p> <p>It is understood that the requirement in relation to assessing housing sites is for it to be done in a consistent and unbiased manner bearing in mind that specific detailed proposals are not being considered, but that the NDP would determine “permission in principle”. It was also recognised that any initial intentions submitted by landowners or developers may change as a result of market conditions, scheme viability or other assessments at the time development takes place. Consequently, a consistent approach to assessing sites was considered to be one based upon utilising locally relevant criteria for development in principle. These were based upon the NPPF, including efficient use of land, and looked at the development potential of each site on the basis that sites would be developed to their potential taking into account the housing market. The assessment of sites against these criteria was undertaken on behalf of the Steering Group by an independent planning consultant who ranked the sites in order of suitability. Site 1 was ranked 8<sup>th</sup> out of the 9 sites assessed in detail. It was considered that primarily, development on the site would adversely affect the character and appearance of the Conservation Area, setting of Listed Buildings, landscape character and features (hedgerow), character of the village and highway network (see link *4).</p> <p>As to the merits of the proposal itself, the idea appeared to be embryonic (see Appendix 5 for the full proposal submitted to the Steering Group). It was for a very specific housing proposal the viability of which, as mentioned above, could not be assessed through the NDP process. Specific housing proposals such as that</p>
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			<p>referred to by the representation, need not necessarily be site specific and could be advanced upon any of the sites submitted for consideration, other sites in Herefordshire, or even wider.</p> <p>Furthermore, no other landowners/developers had submitted such site-specific details about their intentions. Notwithstanding the fact that there were considered to be constraints that needed to be considered in relation to Site 1, there was concern that to consider such a site-specific proposal would have required the assessment process to have been opened up to similar submissions by all landowners/developers. It is understood that elsewhere Herefordshire Council had advised that requiring landowners/developers to submit detailed proposals would be excessively onerous and not all might submit such details. The NDP Steering Group was aware that it needed to proceed in a consistent manner in order to avoid accusations of a potentially flawed assessment process.</p> <p>The Government's planning update published on 25<sup>th</sup> March 2015 (see link *8) supports in the 5<sup>th</sup> paragraph the view that meeting energy goals should not be used to justify the wrong development in the wrong location. It also shows in the 4<sup>th</sup> and 5<sup>th</sup> paragraphs under the heading "Plan Making" that energy performance is not covered by planning policies in a Local Plan, but by Building Regulations only.</p> <p>To conclude, for the purposes of the NDP it was the use of the site for housing that was assessed not any site-specific proposal. The S.H.E project was debated in public session and conclusions presented. The NDP could not restrict development upon the site to require such a specific energy efficient form as set out by Mr Gardiner (see link *9) even if the site was considered appropriate for development, as there are specific requirements in relation to</p>
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			<p>technical standards covered by Building Regulation. Development of the site in any form would conflict with a number of constraints, in particular the fact that there is a legal requirement to consider whether development would preserve or enhance the character or appearance of the Conservation Area. It is considered that the most appropriate mechanism for determining the suitability of such a specific proposal would be through the planning application process and not the NDP.</p>
5	D Darton	<p>Any development of land at Peterstow Stores/PO is wrong and dangerous. It is in the middle of a Conservation Area within an AONB. It was refused earlier this year on dangerous grounds of access onto the A49 at point where there is a bend and incline in the road which makes visibility poor and this location has been the site of many road traffic accidents, several this year. We live across the main road from the site and have no walkway on our side and visitors inc. friends, family and trades persons would risk crossing the A49 into traffic leaving the site. Also, there is historic flooding with water ponding in the car park on heavy rainfall (the groundwater table is high). This site was not shown on the original N.D.P. and never part of the original plan. The owner seems to be allowing the site to fall into neglect in the hope of some kind of development.</p>	<p>The site is currently served by an access to a car park associated with the shop and it is considered that redevelopment with an appropriate scheme should be able to improve the current access arrangements. A sympathetic regeneration scheme would enhance the Conservation Area at a point where the current site erodes its character and appearance. Development of the site would have no adverse effect on the beauty of the Wye Valley AONB in that it is already surrounded by development. The refusal referred to (Code P174522/F - see note at end of report at link *1) indicates that the proposal has not achieved sufficient visibility through its particular layout. Improved visibility through a sensitive development should reduce the potential for accidents. Developers would need to show how they intend to address site drainage in accordance with policy PTS6. The site was included in the Regulation 14 consultation, which was the first iteration of the NDP.</p>
6	D Lea	<p>Objection to Peterstow Neighbourhood Plan with regards to Site option 14 Land at Peterstow Shop. We continue at this stage to be required to consider this site for development. Planning was refused on the 7th of March 2018 several weeks prior to this draft (25th April) being submitted for examination with the advice that no change needs to be</p>	<p>Planning permission was refused for 4 dwellings and a replacement shop under Code P174522/F (see note at end of report at link *1 at end of schedule) although it is understood this related substantially to the nature of the specific proposal (see planning officer's report at link *2).</p>

	<p>made. Citing Steering Committee Minutes February 12th, 2018 “It was agreed that this site should be retained as an allocated site.... It is a brownfield site... if it is removed it will require us to include an additional site which is less suitable” The planning application of the Post Office site P174522 was refused on 6 different counts contravening several national core planning policies and contrary to neighbourhood development plan objectives. I ask the inspector to read the points of refusal as Peterstow Parish Council made only a qualified comment to this recent application. The Steering Committee say they have given ‘very considered thought’ to all the sites, which they indeed have although the thought process followed is flawed when following the weight given via the smart and compatibility test culminating in the Post Office site being ranked 1. In task C1 Nov 2017 six sites were given the exact same rating. These are options 4B, 7, 10, 12B 12C &amp; 14. On scrutiny of the SEA objectives I disagree with the weightings given for site (14) which seem to have been given a ‘ best fit’ score. Together with the refusal of planning for this site and looking at the objectives given for the symbol + compatible. I refute that compatibility is achievable for this site:</p> <ol style="list-style-type: none"> <li>1. To maintain and enhance nature conservation, biodiversity flora &amp; fauna scored 0 neutral (this site is in the conservation area within the AONB with a bound duty not to spoil it further. Impact on River Wye with added phosphates not considered. This plan had no habitat or ecological survey despite its natural green field state of flora and fauna)</li> <li>2. To maintain and enhance the quality of landscape &amp; villagescape scored + (Non-Compatible - this plan had no habitat or ecological survey, also within radius of a bat colony) plan wanted to cram in houses, therefore not acceptable and no mention of historic value of existing post</li> </ol>	<p>The site assessment was undertaken independently using criteria agreed by the NDP Steering Group. Conservation Area status relates to ‘character and appearance’ and although matters such as trees are relevant, other designations relate to biodiversity and none apply to site 14. The settlement is distant from the River Wye SAC and development anywhere within or around the settlement is likely to have the same effect on phosphate levels should there be any at all. It is considered no distinction can be drawn between sites in terms of effect on the River Wye SAC. Although Historic England’s comments about the shop building are recognised, the site’s development needs to be seen within the wider context of the character and appearance of the Conservation Area at this point. The assessment refers to the general natural qualities and features found on each site. The site has been identified as containing gaps that erode the Conservation Area’s special character (see link *3, para 64). The NDP gives greater weight to addressing this erosion than to the retention of the current shop building which it is felt only benefits the Conservation area in terms of its scale and proportions, both of which can be replicated in any new build should that be necessary. Whilst the NDP has no views on retaining the current building or otherwise, a replacement shop offering modern shop arrangements and additional dwellings within a well-designed scheme in accordance with policy PTS5 should both enhance the Conservation Area and encourage the facility’s retention. There are no acknowledged air quality problems within the village resulting from the A49. Surface water requirements are covered by policy PTS6. Highway issues are covered by policy PTS11.</p> <p>The site falls within the built-up area of the village and is considered brownfield, to which the NPPF gives significant weight. The matters referred to in the representation are legitimate but not necessarily ones that would preclude the site’s</p>
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	<p>office previously a central village public inn)</p> <p>3. To improve the quality of surroundings + ( Non-Compatible This space needs proper maintenance of property and landscaping empathetic with conservation of wildlife and cultural heritage. I disagree with the premise that the only option available to improve the Post office site is to build houses)</p> <p>4. To enhance the historic environment and cultural heritage + (Non-Compatible- demolishing the shop an historic building 18th century or even older inn? in a designated conservation area with no credible alternative)</p> <p>5. To improve air quality ? (No built development in a rural area can achieve this. The A49 loops around the village already causing significant and ever-increasing pollution with ever increasing road traffic. Any change to increase houses adjacent to the road can only have a negative impact on health with current levels of technology)</p> <p>6.To reduce the effect of traffic ? (additional cars, 2 for each house is inevitable with house build and poor alternative transport. Building new roads in Conservation area? This is harmful to health and safety with no road access &amp; poor visibility splays on to A49)</p> <p>7.To reduce contributions to climate change + (Non-Compatible - CO2 emissions increase with increased transport, especially the ever increasing number of large articulated vehicles)</p> <p>8. To reduce vulnerability to climate change + (Non-Compatible - there is clear surface water flood risk on this site and potential harm to adjoining properties below the gradient and adjacent to this site. The most recent house build has shown the inadequacy and limited capacity of this site to have a sustainable drainage system with existing spreader pipes and soakaway under a significant covenanted</p>	<p>regeneration through a sensitive and appropriate scheme. As the representation suggests any application needs to pay heed to advice and those of significance to this site are covered by policies within the NDP.</p> <p>Many of these matters were included in representations previously received during the Regulation 14 consultation and addressed in detail at that time – See Appendix 1 to the Consultation Statement (link given at *7 below starting at page 64).</p>
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	<p>parcel of the site)</p> <p>9.To improve water quality ? Mains water, no mains sewage and not enough space to have a viable soakaway, drainage for foul water. A natural well exists on this land.</p> <p>10. To provide sustainable resources of water supply ? Mains water, no mains sewage. Poor drainage system on the A49 across frontage of site and continual flooded car park when it rains.</p> <p>11. To avoid, reduce and manage flood risk + (Non-Compatible as historic flooding of adjacent build, and collective drainage of Shop, Corner Cottage, Wrenmore and The Firs soakaway systems all draining down towards Vine Tree Cottages &amp; Strawberry Fields. The owner of the Post Office does not own surrounding land and can only encroach and tilt the fine balance with any proposed development. The single storey bakery caused continual problems of foul sewage - hence its demolition. No recent percolation test undertaken as advised to do)</p> <p>12.To conserve soil resources and quality + (Non-Compatible- as the area is too small to have adequate size gardens in keeping with surrounding properties and will be lost through development)</p> <p>13.To minimise the production of waste + (Non-Compatible- Increased waste from additional habitation and no adequate turning space for refuse lorries, therefore would block A49)</p> <p>14.To improve health of the population + (Non-Compatible for pedestrians crossing the road, Safety getting on to and off buses located outside shop, no safety for horse riders and increased potential harm for all being so close to the A49. This location is on a brow of a hill between two bends with limited distance visibility. The road being particularly narrow across the whole frontage of this site with double white lines and only one narrow pavement. There has been no contact</p>	
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	<p>with the Highways Agency regarding any development proposal of this site. There are continual minor accidents with traffic turning into and from this site. Hereford Council has data regarding Police related accidents in Peterstow. On a personal note my son had his car written off less than two weeks ago whilst trying to turn into New Road being shunted up to the Post Office. (Police recorded accident) Luckily he escaped with minor injuries unlike another fatality outside the shop a few years ago and numerous other incidents leaving debris along frontage of shop)</p> <p>15.To reduce crime &amp; nuisance + (Non-Compatible as an outdated cashpoint idea was deemed a necessity by the parish council, therefore encouraging 24 hour unnecessary intrusion &amp; nuisance to neighbours. Most people in the near future will pay using mobile phones.</p> <p>16.To conserve natural and manmade resources <b>0</b> (The recent plan entailed ripping out Willow trees historically planted with particular care to naturally reduce the high water table. This site is historically an orchard. Plum and apple exists in hedgerows and a well-tended garden stopped abruptly under present ownership leading to its unkempt present state) I respectfully ask that the examiner pays particular attention to the weighting of the proposed sites with regards to their rank order.</p> <p>Note the comments made by the chief planning officer for Site 14 The Post Office. site is a real cause for concern. Particularly the sincere acceptance and regard to all concerns but no real transference of these concerns into actual objection and glib attitude to neighbours affected by detrimental development of this site. Continual insistence by Peterstow Parish Council that this is a 'potential brownfield site' has little substance.</p>	
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	<p>There is no documentation supporting this claim. Subsequently this incorrect premise has disproportionately shaped thinking regarding the Post Office site.</p> <p>Consequently, a full planning application took place paying no heed to pre-planning advice endorsed with qualified comments by the Peterstow Parish Council. The determination of this planning proposal culminated in refusal on the following grounds:</p> <ol style="list-style-type: none"><li>1. The proposal resulted in the unjustified loss of an undesignated heritage asset that made a positive contribution to the character, appearance and significance of a Conservation Area contrary to Herefordshire Core strategy policies SS6, LD1 &amp; LD4</li><li>2. The design of the proposed development resulted in an alien appearance harming the conservation area contrary to Herefordshire Core Strategy SS6, RA2, LD1 &amp; LD4</li><li>3. There was an unacceptable risk to highway safety and free flow of traffic contrary to Herefordshire Core Strategy policies SS4 &amp; MT1 Highways Design Guide</li><li>4. An absence of adequate assessment, mitigation and enhancement with regards to the significance and enhancement of a designated Conservation Area with regards to ecology, protected species contrary to the NERC Act, Wildlife &amp; Countryside Act and Core Strategy LD1, LD2 &amp; LD3.</li><li>5. No evidenced justification was provided for a replacement shop and post office thereby contrary to Herefordshire Core Strategy policy SS1, RA6 &amp; SC1 &amp; the emerging Peterstow Neighbourhood Development Plan.</li><li>6. Inadequate and insufficient assessment, mitigation and treatment regarding drainage and surface water Contrary to Herefordshire Policies SD3 &amp;SD4</li></ol> <p>In conclusion with the above constraints and limited viability as outlined in non-compatible</p>	
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		SEA objectives this is an objection to the Peterstow Neighbourhood Plan regarding the Post Office Site with a request to remove it from the plan as it stands at present.	
7	G Gibbons	<p>It has come to my attention that any new residential development should be in or adjacent to settlements and should be on 'small sites <b>within</b> the village' <b>and not open countryside</b>.</p> <p>The proposed Old Hightown Green development appears to be outside the village settlement ..... 'open countryside'. The proposed Highgrove development also appears to be 'outside village settlement' ..... in fact in a private garden. Does this not conflict with Policy PTS 12 Were each of these landowners consulted on possible plans to build on their land prior to commencement of Neighbourhood Plan ? Surely you would have to consult and have each property owner's agreement . Are you able to confirm dates this was obtained? It is my understanding that a two dwelling planning application (P180316/F ) was recently turned down by Hereford Council on grounds that 'this would extend development outside established settlement boundary'. So surely the Old Hightown Green and Highgrove proposed sites would also be turned down by Herefordshire Council on these grounds.</p> <p><b>(Second representation made top Parish Clerk)</b></p> <p>It has come to my attention that the owners of this land were not fully consulted about this proposed plan. !!! I am horrified that this tactic can happen and many folk thinking , as I did, that the owners of the field were the ones applying for this project to go ahead. My objections are This proposed newbuild would have detrimental affect on the open aspect views currently enjoyed by properties</p>	<p>The sites at Old Hightown Green and Highgrove fall adjacent to the built-up area of the settlement. The landowners submitted the sites for consideration as allocations within the NDP. The planning application referred to (P180316/F – see link *10) states that the proposal ‘extends development outside the established and historic settlement pattern’, not the settlement boundary.</p> <p>Herefordshire Council’s Strategic Housing Land Availability Assessment indicates that the site at Old Hightown Green has medium suitability for housing (see link *11). The landowner submitted sites 12A and 12B to Peterstow Parish Council and site 12C to Herefordshire Council (under its SHLAA call for sites – as indicated by its prefix HLAA). The landowner of site 10 submitted that site to Peterstow Parish Council.</p> <p>Although residential amenity is a legitimate planning consideration, the right to an open aspect view is not. Herefordshire Council as Highway Authority has not objected to either of the sites or their combination in terms of traffic generation. The anticipated traffic generation from the two sites is set out in response to representations received at the Regulation 14 consultation (see link *7 – Appendix 2 page 57). This also addresses the issue of drainage.</p>

		<p>1 - 5 Old Hightown to rear of their properties. The added traffic in lane leading up from A49 and also out onto A49. There are no passing places on this lane apart from other people's driveways. Number of vehicles currently making daily regular use on this lane from Old Hightown Green down to A49 in region of 16-18 plus from Old Hightown Green about 30 . multiple trips daily. There are also around 15 vehicles from properties in lane....plus many delivery vehicles. Perhaps a further 18 or so from the proposed new build site. !!!!!!! In my opinion this is overload and would alter the nature and ambience of this area of outstanding Natural Beauty !! What is Highways thinking on this ? I would also like to be informed of situation regarding any new sewage system....will this be attached to the system currently owned and maintained by the Old Hightown Residents Association ? This system is also on the land belonging to owners of the proposed site !! I am the secretary of this Association and many Residents are concerned about this. We already have problems regarding overflow of storm water during spells of heavy rain. The drains cannot cope anyway with heavy running water down from field in the lane. Culminating in much water running onto A49 at the junction and causing hazard there. I do hope that this email gets to the appropriate persons by 6th June. Please confirm it has been received.</p>	
8	A James	<p>Peterstow Parish council told the parishioners of Peterstow that it had taken in their concerns regarding the shop site being their number One site, and amended their final proposals, but it appears that they did not amend the plan and chose to totally ignore the parishioners considered views. There were 14 objections to the site and 1 in favour for the site. The objections covered the following subjects</p>	<p>See responses at Nos 1, 5 and 6 above.</p>

		<p>which made building on this site a non-starter. 1 Environmental 2 Road Safety 3 Destroying a Heritage Site. 4 Sewage and Grey Water disposal 5 Increased Noise Pollution 6 Flooding of Neighbouring Properties. Furthermore, the owner of the site applied for planning permission and received 19 objections and the Planning Permission was REFUSED. Most of the objections were raised by Public Bodies and Residents who had extensive knowledge in the fields of Planning and Building Regulations of such a site. It therefore seems bizarre that the development plan should go ahead not amended. I conclude the shop site should be barred from this and any other development plan until Peterstow has a bypass and mains drainage is brought to the village.</p>	
9	E Duberry	<p>Paragraph 2.17 spelling error with <u>Principal</u> Settled Farmlands. Reword the sentence to state <u>Management guidelines set out for this landscape type</u> should accommodate.... . Paragraph 3.3 Herefordshire Council's <u>Landscape</u> Character Assessment Policy PTS2 - Spelling error <u>Principal</u> Settled Farmlands</p>	Grateful for identifying the spelling errors, improved advice and omission.
10	HC Highways	<p><b>Late representation</b></p> <p>In Policy PTS9 (c) add 'and cyclist' between 'pedestrian' and friendly.</p>	There is no objection to the suggestion, although there is no evidence that Herefordshire Council has sought such provision through its development management process to date. It is to be hoped that this will be reflected in its decisions on planning applications in the future.
11	P Smith on behalf of A Jackson	<p>I represent Mr Andrew Jackson who owns land at the south-western edge of Peterstow which is the subject of a current planning application for the erection of one cottage and one bungalow (see attached for submitted plans including site location plan). My client wishes to make the following representations on the draft Peterstow NDP. Housing Strategy/Target My client raises no objection to scenario explained under</p>	<p>In terms of housing sites, the NDP must provide at least for the minimum required level of proportional housing growth and through commitments and allocations, exceeds this amount. Taking into account past trends, a modest windfall allowance can also be expected to be met. Herefordshire Council has advised that this complies with its Local Plan Core Strategy requirements. The level of development also meets the aspirations of the local community. This includes taking into account the commitment of</p>

	<p>Option 2 and the acceptance of infilling and spreading of development throughout Peterstow village (see paragraphs 3.12 and 3.13 of the draft NDP). Therefore, my client supports Policy PTS12 in so far as it relies to meeting unmet need for more housing on 'infill' sites of small sites adjoining the built-up area of the village. However, Option 2 implies it sufficient only to meet the minimum 14% growth rate to achieve the corresponding requirements of the Core Strategy whereas this 14% figure is not a ceiling. My client also objects to the assumption that a "modest allowance" (see paragraph 3.8 of NDP) of only 7 dwellings is appropriate to the village and commensurate with its sustainability credentials. The Herefordshire Rural Housing Background Paper 2013 is an important part of the evidence base of the Herefordshire Core Strategy. It demonstrates that in terms of the level of available community facilities and amenities and employment opportunities, Peterstow is ranked 22nd of the 57 settlements in the Ross-on- Wye Housing Market. Factoring the sustainable location of the village straddling the A49 road corridor along which very regular bus services pass to Ross-on-Wye and Hereford, Peterstow is a village with good very accessibility by modes of transport other than the private car to reach full range of services and amenities. Core Strategy Policy RA2 identifies Peterstow as being one of the main focuses of rural housing development in the Ross Housing Market Area. Despite this, the level of housing growth proposed in the draft Peterstow NDP is limited. Given that Core Strategy Policies RA1 and RA2 allow a minimum growth figure of 14% at all settlements within the Ross Housing Market Area including small hamlets with very limited or no community facilities, that Peterstow acts as a service village to surrounding hamlets, that this figure of 14% growth is a minimum figure and that national policy is to</p>	<p>park homes. Government considers such homes to be a legitimate form of housing meeting a need. The site at Peterstow is one of a very limited number within the County. It would be wrong to discount them from making a contribution to the total housing stock within the County. The legitimacy of including the outstanding site within the housing figures for the Parish has been set out in both the 'Meeting Housing Needs and Site Assessment report (link * 4) and in response to representations previously received at the Regulation 14 Consultation (see link *7 - Section 3 representations C15 and C27). Herefordshire Council has been made aware of the background to the site's inclusion as a commitment and has continued to agree that the NDP complies with the Local Plan Core Strategy housing requirements. The site has permission and the site owner has been advised that it could accommodate a further 17 park homes. However, the NDP suggests that 10 is a more appropriate contribution during the plan period. They have yet to be completed although one has recently been constructed (post 2011) and as such were not part of the base of properties present at the beginning of the plan period and would count towards the Parish provision 2011-2031 when constructed. The site owner is now actively promoting the site.</p> <p>The site submitted in this representation was not advanced at the time the Parish Council undertook its 'call for sites' or at the Regulation 14 stage. The meeting Housing Needs and Site Assessment report (link *4) considered Site 2 which sits adjacent to this site and the Examiner may also wish to take into account Herefordshire Council's recent decision in relation to that site (Code P180316/F – see link * 10).</p>
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	<p>“significantly boost” the supply of housing, it is illogical and unsustainable for the draft NDP not to advocate a level of growth much greater than 14%. Secondly, the draft NDP has reached a need to provide for another 6 houses up to 2031 by including, amongst other things, 10 dwellings at the Yew Tree Residential Park site. It is reasonable for the draft NDP to take into account ‘commitments’ and planning permissions for new dwellings since 2011. However, in the case of these 10 units, they comprise lawful dwellings that preceded 2011 otherwise the Council would not have been justified to issue a Certificate for Existing Lawfulness in recognition of dwellings that have been lawful for at least ten years i.e. before 2011 and the NDP plan period. Consequently, the NDP significantly underestimates the number of new dwellings that should be found at Peterstow even if the proposed restricted housing strategy of the NDP were to be adopted. Were a greater number of new dwellings to be facilitated in the draft NDP commensurate with the sustainable credentials of Peterstow in relative and absolute terms and/or the 10 dwellings at the residential park to be discounted as they should, there would be an outstanding need allocate more small sites for housing at the village. Given the conservation area and inability to provide more housing plots north of the A49 due to the severe restrictions imposed by poor vehicular accesses onto this principal road, the scope to rely upon infill development is limited to meet the unmet need for more housing plots at Peterstow. My client considers that more new housing should be permitted at Peterstow given these factors. Taking into account the draft strategy of the NDP, a means of increasing the number of houses at Peterstow appropriate to its sustainability credentials and its function as one of the main focuses of rural housing development to which Core Strategy RA2 refers would be to increase the</p>	
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	<p>number of housing allocations in the NDP and to enlarge the settlement boundary accordingly.</p> <p>Housing Allocations: Policy: PTS13</p> <p>My client objects to the omission of his land on the south-west edge of the village as a housing site under Policy PST13 (see attached site location plan). His land is level, adjoins the main village built-up area on two sides with a modern housing scheme to the immediate north. The site lies beyond the conservation area and setting of any listed building and to the south of the A49 where vehicular access to this road would be good and would fulfil an objective of the NDP to “spread development throughout the settlement”. Indeed, the site closely resembles the ‘Highgrove’ and ‘Old High Town’ sites allocated under Policy PST13: it is a small, greenfield site the development of which would round-off the village at this point and would provide 2 or three additional dwellings. Given that the NDP should increase the number of new houses permissible at Peterstow commensurate with its sustainability credentials (see above for justification) the allocation of part or all of my client’s land identified on the attached plan for housing under Policy PTS13 would increase this supply of village housing in an appropriate and acceptable way. This suggested additional allocation under Policy PST13 would result in a small-sized development in accordance with the objectives of paragraph 3.13 of the draft NDP, Option 2 and all draft Policies.</p> <p>Conclusions My clients support Policy PTS12</p> <p>The meeting of the unmet need for new housing should be met through infilling and on small-scale sites adjoining the main built-up village area. My client objects to the quantum of new housing allowed in the draft NDP.</p> <p>The number of new housing permissible at Peterstow under the draft NDP should be increased and it has underestimated</p>	
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		<p>the minimum number of new houses required to meet even the minimum growth figure required under the Core Strategy. Further, the NDP advocates a restrictive housing strategy for Peterstow despite it being one of the more sustainable and accessible settlements in the Ross Housing Market Area contrary to rural housing strategy of the development plan and national planning policy. Therefore, the allowance for new dwellings at Peterstow should be increased commensurate with its sustainability and accessibility credentials. My client objects to Policy PTS13: To meet this greater number of new housing in the most appropriate way, my client considers that his land adjoining the south-west village boundary alongside a large modern housing scheme (see attached) should be allocated for the erection of two or three dwellings under Policy PTS13. Such an allocation would accord with all other aspects of draft NDP, Core Strategy and national planning policy.</p>	
12	R MacGregor	<p>I am grateful that many of the points in my letter to Peterstow Parish Council ( copy attached ) have been included in the second draft of the Proposed Development Plan BUT, when you look at the original plan, you'll see that all the previously proposed sites, with the exception of the village shop, have now been ruled out and only the Hightown proposal remains, in effect. The two sites at Highgrove and Hightown are only yards apart. They are so close together, being on either side of the same lane, that they should, in my opinion, be counted as one development. – This appears to bring it into the realm of a “Medium Sized Site” per para 3.14 of the plan and, therefore, something which the plan itself states “should not be recommended according to the clear wishes of the parish.” Paragraph 3.13 also appears to have been ignored by the Peterstow Steering Committee in terms of potential impact on flooding and the highway network. –</p>	<p>It is understood that the NDP cannot rely upon a windfall allowance if it is to meet the Basic Condition requirements set by Government. The suggested level of over provision is considered necessary to provide the required level of certainty to Herefordshire Council that that the required level of proportional growth will be met.</p> <p>The issues of highway and drainage are addressed above – representation 7.</p> <p>With regard to the village shop site, the NDP can only indicate development in principle. The precise form would be determined through the development management process utilising relevant policies in the NDP and Herefordshire Local Plan Core Strategy.</p> <p>The points made in relation to land at Highgrove and Old</p>

	<p>In terms of traffic only, if the proposal goes ahead, you'll notice how approximately 80 cars will funnel onto the A49 from the Hightown lane and then, within 200 yards, another 10 are likely to come from the development at the shop. – Our lane has no footpath and no passing places other than people's driveways so congestion and traffic issues, particularly at peak periods, are bound to feature. I am pleased at the type of housing being proposed but not the recommended "creep into land outside the village boundary." - I also repeat my closing comments. We have until 2031 to find the outstanding minimum of 6 houses and 4 are planned for the village shop (site 14). That leaves 13 years to find an extra 2 houses, added to which the Development Plan has to be reviewed every 5 years. (We will, therefore, easily achieve and surpass the target). I believe we should approve the village shop development now but conduct further investigation into infill sites within the village boundary.</p> <p><b>Site 14 (The Village Shop) – Supported in principle.</b> The surrounding plot has been derelict for a long time and needs sorted but I would need to know actual house types / what the proposed new housing looks like before committing fully to the proposal. (I agree that retention of the shop and Post Office is an absolute necessity). <b>Sites 10 and 12B/C (Highgrove and Old Hightown Green) – Objected to.</b> Both these sites appear to be <b>outside the village boundary</b> and, therefore, contrary to Option 2 on page 14 of the Development Plan which states that only small sites <b>within Peterstow village</b> will be used to supply the housing need. There are many opportunities for infill within the village boundary itself and yet site 12b/c which is outwith the boundary and has the greatest detrimental impact on the view from the A49, is being put forward for further</p>	<p>Hightown Green have been responded to above (representation 7) and or in the collective response to representations made following the Regulation 14 consultation (see link *7 – Appendix 2 page 57).</p>
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development. This appears to be a subjective rather than an objective decision. (I also note that Site 3A has already been refused planning permission because it is outside the parish boundary). Should the plan be allowed to go forward as it stands, however, the following issues arise in relation to Highgrove and Old Hightown Green. **Effect on existing homes / residents and Visual Impact Traffic** - At an average of 2 cars per household, there could easily be an additional 20 cars passing up and down the narrow Hightown lane which has no passing places or footpath. There are 30 houses off the lane already with around 60 cars at present. An extra 9/10 houses with 20 cars would take the vehicle total to 80 cars. That is far too much. The draft PDP states that there are passing places on the lane. - There aren't. These are people's drive ways and one resident has his drive permanently blocked off to prevent it being used as a passing place.

**Parking** – Parking is dreadful in Old Hightown and Old Hightown Green at present. There are far too many cars constantly spilling onto the green and parking there overnight. This makes life difficult for residents, delivery vehicles and services like bin collection. The bin lorries squeezing past parked cars constantly erode the verges of the green and leave mud on the roadway. - Increased housing and consequential cars will only exacerbate the situation even though builders may allocate parking spaces / plan for cars in any new development. It can be seen from the above how “ the traffic effects of development **will** adversely affect residential amenity with travelling and parked vehicles causing a direct and significant degree of intrusion upon the amenity of residents, especially in areas where there is no footpath.” **House type and ownership** - We have a mix of privately owned, rented and Housing Association tenants in Old Hightown and Old Hightown Green. Life runs smoothly

for the most part and we have a good community spirit. We would not wish to see this mix “skewed or disrupted” by the type of properties built and the residents therein. **House numbers** – The plan suggests 4 at Highgrove and 5 at Old Hightown Green but also indicates there could be more. Greater density should be resisted for the reasons given in this letter. **House location** – The area marked (in brown) for Old Hightown Green appears to encompass both the green itself and land behind the existing houses. I assume from para 7.7 on page 34 that the green will be retained BUT is it envisaged that houses will be built **behind** existing ones? (If so, I would object most strongly to this overspill / unjustified residential development onto open farmland). **Sewage** – I note that sewage was not considered in the Data Orchard Report of October 2017 but it should be noted that the 23 houses in Old Hightown and Old Hightown Green use a privately owned bio disc in a nearby field with the residents / home owners liable for maintenance, repair and renewal of the system by payment of an Annual Charge. - **The proposed new housing at 12b/c is in the same field and could well affect the pipes to the sewage plant.**

link in to the privately-owned bio disc A) they would need to pay the Annual Charge and be legally bound to do so and B) there could be complications over the capacity of the bio disc to deal with the increased effluent. - It would be extremely unfair if the current residents of Old Hightown and Old Hightown Green were caused additional expense for their sewage system, as well as loss of amenity, if more houses were sited there. The house, **Highgrove**, has its own system. It may be that any houses built “on Highgrove land” would have a separate sewage system **but** those proposed for Old Hightown Green would definitely require consultation with the 23 property owners in Old Hightown and Old Hightown

	<p>Green. I realise that mains services like sewage treatment may be deemed irrelevant to where new houses are proposed but, even if any new houses didn't link to the Hightown system, there could be significant and costly sewage problems for the residents of Old Hightown and Old Hightown Green as a result of building over existing pipework. <b>Visual Impact</b> - The NDP and Data Orchard report states how sites 12b and c “ require significant landscape works to reduce adverse effects of both new and existing development within the landscape and village setting” and how the proposed level of development is “small and would have minor additional effect on the lanes.” --- This may be true individually but when Sites 10 , 12a and 12b are taken together, collectively as proposed, they most definitely will cause “direct and significant degree of intrusion upon the amenity of the residents, especially as there is no footpath.” The visual impact from the A49 in the direction of Hereford to Ross will be significant and will clearly show detrimental urbanising impact into open countryside and the AONB. <b>Flooding</b> – During periods of wet weather, water runs off the field at Old Hightown Green, down the lane and collects at the junction with the A49. The building of new houses at the very spot where the field run off begins and the consequential laying of tarmac for these houses could well increase flooding and drain problems for nearby residents. <b>Time scale</b> – We have until 2031 to find the outstanding minimum of 6 houses and 4 are planned for the village shop (site 14). That leaves 13 years to find an extra 2 houses, added to which the Development Plan has to be reviewed every 5 years. (We will, therefore, easily achieve and surpass the target). I believe we should approve the village shop development now but conduct further investigation into infill sites within the village</p>	
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		boundary. <b>Summary</b> Site 14 Village Shop = supported Sites 10, 12b and c = objected to.	
13	A Blake Wye Valley AONB Officer	<p>3.2: The second sentence states “Special attention should be given to maintaining the landscape qualities of the Wye Valley AONB and Peterstow conservation area.” The Wye Valley AONB Management Plan, a statutory document of the local authority under Section 89 of the Countryside &amp; Rights of Way Act 2000, refers to and identifies ‘Special Qualities’ and associated Landscape Management Zone (LMZ) ‘Features’ – which are closely aligned to the Herefordshire LCA. Consequently, it would be more appropriate and robust to rephrase the sentence to “Special attention should be given to maintaining the landscape <u>and Special Qualities</u> of the Wye Valley AONB and Peterstow conservation area.”</p> <p>PTS1: (a). “Wye valley AONB” should read ‘Wye <u>Valley</u> AONB’ 5.1:</p> <p>The second sentence states “Although there are limited designated wildlife sites present, they contribute towards the AONB qualities and the ecological network that runs through the parish.” Similar to the comment on 3.2, it would be more robust to refer the ‘AONB Special Qualities’ as these are identified in the statutory Wye Valley AONB Management Plan. Therefore, rephrase the sentence to read: “Although there are limited designated wildlife sites present, they contribute towards the AONB <u>Special Qualities</u> and the ecological network that runs through the parish.”</p> <p>PTS2: i) The final sentence of the first paragraph states: “To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.”</p>	<p>The corrections and suggestions are noted.</p> <p>It is not clear what is being suggested in the section highlighted in red.</p>

	<p>This statement should be made more robust as it negates the ambition of the previous sentence “to restore and enhance landscape features”. Consequently, we recommend amending this last sentence to “To achieve this, landscape proposals should form an integral part of the design for the development, retaining <u>and enhancing</u> as many natural features within or surrounding the site as possible.”</p> <p>ii) The second paragraph, first sentence, states “For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be preserved and enhanced.” The statutory purpose of AONB designation is “to conserve and enhance natural beauty”. The semantics between ‘preserved’ and ‘conserved’ may be perceived as small. However, it would be more appropriate to rephrase this sentence to “For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be <u>conserved and enhanced</u>.” This would align with the statutory definition of designation rather than what is sometimes used as an allegation; that the designation is trying to “preserve the landscape in aspic”.</p> <p>5.2: states “The character of the parish, its characteristics and features are highlighted in paragraph 2.17 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance that needs to be considered. In addition, AONBs are areas of high landscape quality with a national statutory designation. It is national policy to conserve their landscape and scenic</p>	
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	<p>beauty. It is also national policy to refuse planning permission for major development in AONBs. In determining what 'major development' might comprise there have been several recent planning decisions that have identified considerations that should be taken into account and these are considered particularly relevant to the parish given its landscape characteristics and settlement pattern. Scale in relation to the location and particularly the size of any nearby settlement is pertinent. This policy also reflects NPPF paragraph 116 setting out considerations when determining how exceptions might be assessed in relation to major development. The Wye Valley AONB Management Plan will assist considerably in relation to protection, management and planning." While the reference to the AONB Management Plan in the final sentence is welcome, it would be more coherent to identify the link between the LCA and the statutory AONB Management Plan. Consequently, we suggest rephrasing this paragraph to read "5.2 The character of the parish, its characteristics and features are highlighted in paragraph 2.17 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance <u>and the Wye Valley AONB Management Plan</u> that needs to be considered. <u>AONBs and the UK National Parks have the primary purpose of conserving and enhancing natural beauty and share the highest status of protection in relation to landscape and scenic beauty.</u> It is national policy to refuse planning permission for major development in AONBs. In determining what 'major development' might comprise there have been several recent planning decisions that have identified considerations that should be taken into account and these</p>	
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		<p>are considered particularly relevant to the parish <u>given its landscape in relation to the location and particularly the size of any nearby settlement is pertinent.</u> (?) This policy also reflects NPPF paragraph 116 setting out considerations when determining how exceptions might be assessed in relation to major development.”</p> <p>PTS5: Point 3. “The conservation area setting and views into and from the village should be preserved:” The first sentence states “The third main quality is provided by the quality of the setting of the village, with a variety of views and vistas reinforcing the feeling of space and tranquillity along the rural lanes approaching the village.” The repeat of the word ‘quality’ reduces its meaning and significance. Suggest rephrasing to read “<u>The high-quality setting of the village, in the AONB and with a variety of views and vistas, reinforces the feeling of space and tranquillity along the rural lanes approaching the village.</u>”</p> <p>It may be worth noting at the end of this point, or in the 5.6 Justification, that “<u>The Wye Valley AONB Management Plan identifies ‘lanes, banks &amp; verges’, ‘Medium distance views’ and ‘Small Commons’ as contributing to the Special Qualities of the AONB.</u>”</p> <p>5.14: The 4th sentence states “Consequently, all the design features referred to in the policy are considered pertinent and important.” We suggest adding to the end of this sentence the phrase “<u>and help deliver the AONB Management Plan</u>”.</p>	
14	R and S Lewis	<p><b>Late Representation</b></p> <p>It is proposed to build a large number of properties within a</p>	<p>The representation appears to be in relation to the recent planning application Code P174522/F (see note at end of report *1) which was refused for a range of reasons.</p>

		<p>very small area increasing the ground water flooding already in existence. This poses a much higher risk to current properties but also the proposed dwellings. It is doubted that adequate drainage will be provided in what is already a densely populated area without further additions. Drainage capacity of this site has once already been deemed insufficient for a proposal of a smaller dwelling. The car park regularly floods with minimal rainfall. The higher risk of flooding will not only affect all nearby properties but pose a risk to the environment.</p> <p>The shop entrance is situated at a busy section of the A49. To move the entrance further along will cause huge concerns regarding road safety as it is where traffic will be driving away from a bend and continuing incline in the road. Cars exiting will have limited vision to oncoming traffic from the right due to the property situated to their right-hand side. Despite speed limits currently in place, current traffic travels through the village at high speed and the new entrance will heighten the risk of collision on what is already a highly populated route.</p> <p>It is an Area of Outstanding Natural Beauty and the proposed design has not taken into consideration the build or features of existing buildings in order to conserve or enhance the current landscape.</p> <p>Object to the area is becoming overcrowded and blocking light into our property which is already limited.</p>	<p>The allocation relates to development in principle. The issues raised are relevant to a planning application and covered by a range of policies within the NDP – PTSD6 (Drainage); PTS11 (Highway requirements); PTS3, PTS5 and PTS8 (Design including within the landscape and Conservation area); and PTS8 (Protection of residential amenity). The refusal of planning application Code P174522/F highlights the need to address these matters to a greater degree than that so far undertaken within that application. This does not suggest that they cannot be addressed such that an appropriate scheme can be designed.</p> <p>These matters were included in representations previously received during the Regulation 14 consultation and addressed in detail at that time – See Appendix 1 to the Consultation Statement (link given at *7 below starting at page 52).</p>
15	Herefordshire Council	<b>Late Representation</b>	This is accepted for the current provisions in relation to planning obligations and the absence of Herefordshire Council’s proposals

	Strategic Planning	Policy PTS15 - By seeking smaller scale infill housing developments, obtaining these contributions may prove difficult without the economies of scale that larger schemes provide.	for CIL. However, circumstances may change when these are reviewed and might involve contributions from other forms of development in addition to new housing.
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\*1 - [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174522&search-term=E04000852&search-service=parish&search-source=Parish&search-item=Peterstow](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174522&search-term=E04000852&search-service=parish&search-source=Parish&search-item=Peterstow) (See under 'Decisions)

\*2 - [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174522&search=174522](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174522&search=174522) (See under Officer's report)

\*3 - <https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/>

\*4 - <http://www.peterstowparishcouncil.org.uk/neighbourhood-plan-2016/4591769773> (See under Regulation 14 - Meeting Housing Needs and Site Assessment Report)

\*5 - [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=180316&search=180316](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180316&search=180316) (See under Officer's report)

\*6 - <http://www.peterstowparishcouncil.org.uk/neighbourhood-plan-2016/4591769773> (See under NDP 2017 – Minutes 4<sup>th</sup> September)

\*7 - <http://www.peterstowparishcouncil.org.uk/neighbourhood-plan-2016/4591769773> (See under Regulation 16 – Consultation report)

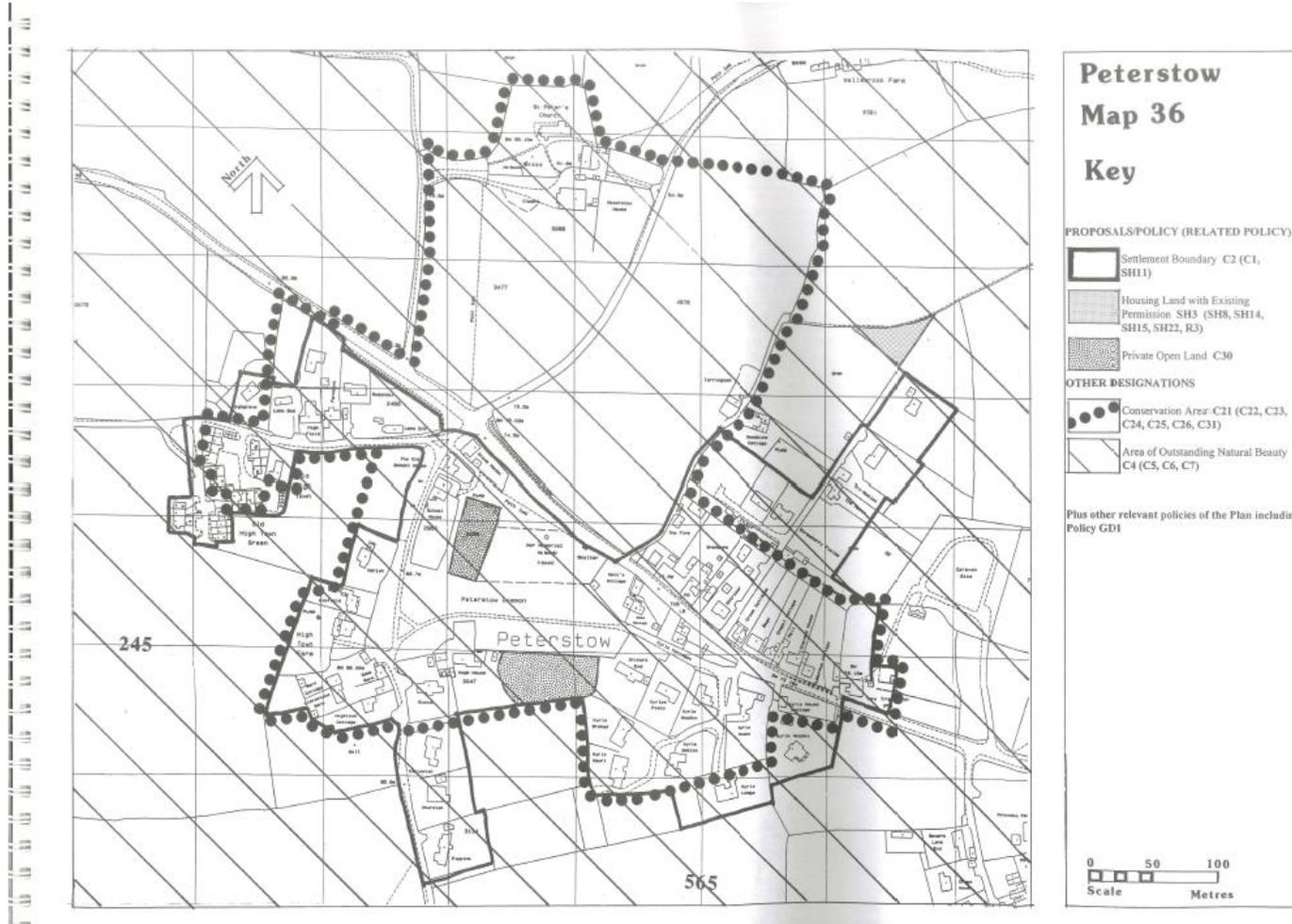
\*8 - <https://www.gov.uk/government/speeches/planning-update-march-2015>

\*9 - <https://www.gov.uk/guidance/housing-optional-technical-standards>

\*10 - [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=180316&search=180316](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180316&search=180316) (see under Officers Report)

\*11 - [https://www.herefordshire.gov.uk/downloads/download/181/strategic\\_housing\\_land\\_availability\\_assessment\\_2015](https://www.herefordshire.gov.uk/downloads/download/181/strategic_housing_land_availability_assessment_2015) (See Peterstow report)

# Appendix 1: Previous, Settlement Boundary



## Appendix 2: Email from R Gardiner Re SHE dated 24<sup>th</sup> August 2017

**From:** Richard Gardiner  
**Sent:** 24 August 2017 09:31  
**To:** Sarah Beggs  
**Cc:** 'Bill Bloxsome'; 'R TOWNEND' >; 'Rob Hunter'

**Subject:** Localized Hydrogen Economy Estate

Dear Sarah and gentlemen

In recent weeks I have amalgamated Ideas and designs I have been working on for a good number of years, prompted by recent developments within the Hydrogen power units for the car industry and some very interesting developments here in India, where I am currently.

Please take a look at the attached proposal for a localised Hydrogen Economy housing estate which I would like to build in Peterstow.

I am not aware that anything like this is being done anywhere else, it would be a first.

The project would generate around 30 local jobs and the result would be substantial benefits for Peterstow and the wider community.

All the circumstances required both local and national are right to make this project viable and beneficial for everyone.

Kindly let me know your thoughts!

Best regards

Richard Gardiner

## Appendix 3: Email from R Gardiner Re SHE dated 25<sup>th</sup> August 2017

**From:** Richard Gardiner  
**Sent:** 25 August 2017 18:40  
**To:** Sarah Beggs  
**Cc:** 'R TOWNEND' ; 'Steve George'

'Brian Roe' 'Bill Bloxsome'

**Subject:** S.H.E

Dear Sarah and NDP team

Sarah, yes you are correct about the wishes of the village, but regarding scaling, a smart hydrogen economy will suit both large and small communities, however better to start as small as feasibly possible to reduce complications.

You, Roger and Brian have said it's an interesting idea and you are right, the question is will the village think so as well? Should we give them the opportunity to consider the concept?

NDP team, do you think this is a potentially important new idea which should be considered by the village?  
Remember that Q5 got a 76% thumbs up for power of the sun developments.

***Q5. Are you in favour of the following developments to harness energy from natural sources in our Parish if undertaken by private individuals, the community or commercial companies?  
The power of the sun e.g. solar panels or photo voltaic panel array – 76% YES.***

I think it is highly likely that a project such as this having potentially far reaching environmental effects and community advantages will be received favourably in Peterstow.

I have re-attached the basic outline for all to see and kindly consider, I would very much appreciate constructive feedback from members. By the way I have renamed the project, project **S.H.E** (smart hydrogen economy).

This is exactly what is needed right now, proof that a carbon neutral community is possible and Peterstow could have the first.

Chris & Max, are there any rules/clauses within the grant terms which might allow a return question to the village if deemed important enough?

Kind regards  
Richard Gardiner

## Appendix 4: Email from R Hunter to Steering Group dated 28<sup>th</sup> August 2017

**From:** Rob Hunter

**Sent:** 28 August 2017 21:31

**To:** Richard Gardiner

**Cc:** Sarah Beggs; R TOWNEND Rachel Underwood;  
Steve George ; Paul Plowman Peter Gratton ; Barbara Gratton  
; David Smith Keith Hardie ; Brian Roe ;  
Bill Bloxsome

**Subject:** Re: S.H.E

Hello all,

Apologies for the delayed response, I have been on holiday. This is certainly a concept we should discuss, both in terms of the concept Richard mentions, but also in terms of how it fits with the objectives of the wider plan. Protocol dictates though that we, as a committee, in a meeting, decide on whether we think the concept is one we wish to take forward. Once we have decided that, we can (if appropriate) involve Data Orchard in considering further options. The agenda for the meeting on 4th September is issued and is busy, but we can put this discussion in AOB at the end of the meeting.

Richard, I don't know if you are attending, however please be aware that apart from an initial brief introduction, you cannot be part of the discussion and will need to leave the room, as you have a pecuniary interest.

Please all reserve discussion on the topic until then.

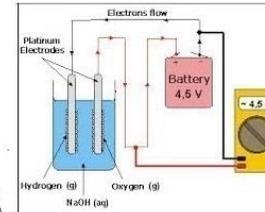
Kind regards

Rob

# Appendix 5: S.H.E

Smart Hydrogen Economy  
**S.H.E**

120KW Hydrogen Cell family car at each home draws Hydrogen from a central community storage facility. Each home contributes power continuously from its photovoltaic panels to a centralised estate water electrolysis unit which produces Hydrogen H<sub>2</sub>. H<sub>2</sub> is liquified and pumped automatically as required to each families car for the purpose of mobility and home power generation.



Estate Hydrogen production from Water



12 homes, (approximate minimum viable number) collectively form a small power grid to which all contribute and draw from. An estate of this kind with 18 homes would generate enough excess power for all the homes in Peterstow most of the time.

Estate Hydrogen storage



Each Hydrogen Cell car is connected to the home circuit via a drive over garage floor connection. Power generated by the car feeds directly to the home circuit and excess power to a centralised estate distribution circuit.