

**Latham, James**

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**From:** Turner, Andrew  
**Sent:** 14 November 2018 14:01  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Little Birch and Aconbury Regulation 16 neighbourhood development plan consultation

**Re: Little Birch and Aconbury Regulation 16 draft Neighbourhood Development Plan**

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

**Herefordshire.gov.uk**

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Andrew Turner  
Technical Officer (Air, Land & Water Protection)  
Economy and Place Directorate,  
Herefordshire Council  
8 St Owens Street,  
Hereford.



The Coal  
Authority



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

For the Attention of: Neighbourhood Planning and Strategic Planning team  
Herefordshire Council

**[By Email: [neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk) ]**

02 November 2018

Dear Neighbourhood Planning and Strategic Planning team

**Little Birch and Aconbury Neighbourhood Development Plan -**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

**Christopher Telford BSc(Hons) DipTP MRTPI**  
**Principal Development Manager**

## Latham, James

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 15 November 2018 11:26  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Little Birch and Aconbury Regulation 16 neighbourhood development plan consultation  
**Attachments:** DCWW consultation response - Little Birch & Aconbury Parish Neighbourhood Plan 20 02 18.pdf

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for allowing Welsh Water the opportunity to respond.

As you will be aware, the Parish Councils consulted us on the Reg 14 consultation earlier this year and as such, we have no further comments to make at this time. Our Reg 14 response is attached for your info.

If you require anything further, please let me know.

Kind regards,



**Ryan Norman**  
**Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water**  
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | [www.dwrcymru.com](http://www.dwrcymru.com)

*We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.*

*If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).*

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 04 October 2018 11:12  
**Subject:** Little Birch and Aconbury Regulation 16 neighbourhood development plan consultation

\*\*\*\*\* External Mail \*\*\*\*\*

Dear Consultee,

Little Birch Parish Council and Aconbury Parish Meeting have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

[https://www.herefordshire.gov.uk/directory\\_record/3077/little\\_birch\\_and\\_aconbury\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3077/little_birch_and_aconbury_neighbourhood_development_plan)

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 4 October 2018 to 15 November 2018.



Forward Planning  
PO Box 3146  
Cardiff  
CF30 0EH

Tel: +44 (0)800 917 2652  
Fax: +44 (0)2920 740472  
E.mail: [Forward.Plans@dwrcymru.com](mailto:Forward.Plans@dwrcymru.com)

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Little Birch and Aconbury Neighbourhood Development Plan  
F.A.O. Sophie Glover

Enquiries: Rhys Evans/Ryan Norman  
0800 917 2652

Sent via email  
20<sup>th</sup> February 2018

Dear Sir/Madam,

**REGULATION 14 PUBLIC CONSULTATION ON LITTLE BIRCH & ACONBURY NEIGHBOURHOOD DEVELOPMENT PLAN, FEBRUARY 2018**

I refer to your email dated the 5<sup>th</sup> January 2018 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:

Given that the Neighbourhood Plan has been prepared in accordance with the Herefordshire Council Core Strategy, we are supportive of the aims, objectives and policies set out.

We note that there is no Welsh Water operated public sewerage infrastructure within the Neighbourhood Plan area, and as such would advise that alternative foul water disposal methods will be required on any new development in line with Policy SD4 of the Core Strategy.

With regard to water supply, there are no issues envisaged in the water supply network being able to accommodate the level of growth proposed. Off-site water mains may be required in order to connect a site to the existing network, dependant on site location.

We hope that the above information will assist you as you continue to progress the Neighbourhood Development Plan. In the meantime, should you require any further information please do not hesitate to contact us at [Forward.Plans@dwrcymru.com](mailto:Forward.Plans@dwrcymru.com) or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman  
**Forward Plans Officer**  
**Developer Services**

Our ref: SHARE/ 58307890  
Your ref: Little Birch and Aconbury NDP

Priya Sansoy  
Assistant Asset Manager  
Operations Directorate

James Latham  
Technical Support Officer  
Neighbourhood Planning and Strategic Planning teams  
Herefordshire Council

The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN  
[www.highways.gov.uk](http://www.highways.gov.uk)

Via Email: [jlatham@herefordshire.gov.uk](mailto:jlatham@herefordshire.gov.uk)

Direct Line: 0300 470 8130

30 October 2018

Dear James,

## **LITTLE BIRCH AND ACONBURY REGULATION 16 NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION**

Thank you for forwarding me details of the submission consultation for the Little Birch and Aconbury Neighbourhood Plan (LANP).

Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England. The network includes all major motorways and trunk roads. We are committed to supporting Government objectives on economic growth and sustainable transport, and recognise the need for closer integration of transport and land use planning as set out in the Department for Transport (DfT) Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'.

The SRN in the area of Little Birch and Aconbury comprises the A49 Trunk Road which passes through the west of the Neighbourhood Plan area.

We recognise that the Neighbourhood Plan considers the need to conform to the policies set out within the adopted Herefordshire Local Plan Core Strategy and that the plan therefore considers key development allocations including housing.

Policy LBA7: Infrastructure sets out in paragraph 2 proposals for the creation of a cycle/footway link alongside the A49 between Kings Pitt Road and the C1263 at Cross in Hand Farm. We are happy to engage with the community to consider these proposals. However we have identified that the policy wording will require amendment to reflect the fact that evidence is not available regarding the practicability of the delivery of such a facility. Evidence would be necessary to demonstrate that such a link is the most appropriate option and that it could be delivered in principle without implications for the safe operation of the A49.

To develop these proposals further suitable feasibility work would need to be undertaken in cooperation with Highways England to determine the principles and

details. This would be necessary prior to the inclusion of a policy that specifically promoted these proposals over other such options. To ensure the plan can move forward we therefore recommend that the wording be amended to reference the need to consider a wider range of options.

Our recommended revision to the wording is included below with additional revised wording in **bold**.

Proposals which provide for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and appropriate, particularly where they deliver enhanced connectivity to existing facilities. This **may** include a cycle/footway link alongside the A49 between the Kings Pitt Road and the C1263 at Cross in Hand Farm **or other such facility** to provide enhanced access to the existing bus stop on the trunk road.

We would be happy to engage further with you to consider the potential of these proposals and can otherwise confirm we have no concerns with regards to the policies set out within the NDP.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely

Priya Sansoy  
OD Midlands  
Email: [Priya.Sansoy@highwaysengland.co.uk](mailto:Priya.Sansoy@highwaysengland.co.uk)

Cc Robert Jaffier



Historic England

WEST MIDLANDS OFFICE

Mrs Sophie Glover

Direct Dial: 0121 625 6887

Our ref: PL00079704

12 November 2018

Dear Mrs Glover

**LITTLE BIRCH AND ACONBURY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.**

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. Our previous comments on the Regulation 14 Plan remain entirely relevant, that is: *“Historic England is supportive of the Vision and objectives set out in the Plan and the content of the document. In particular we commend the emphasis on local distinctiveness and the maintenance of historic rural character. We also note and commend the care taken to conserve the dispersed settlement pattern of Little Birch and the integrity of the estate village of Aconbury whilst accommodating new development that is small scale and sensitively designed”*.

In conclusion, Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Little Birch and Aconbury. I hope you find this advice helpful.

Yours sincerely,

Peter Boland  
Historic Places Advisor  
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870  
HistoricEngland.org.uk



## Latham, James

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**From:** Knight, Matthew  
**Sent:** 04 October 2018 13:18  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Little Birch and Aconbury Regulation 16 neighbourhood development plan consultation

We have no comments to make on this NDP.

Regards

Matthew

**Herefordshire.gov.uk**

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**Matthew Knight** RIBA  
Principal Building Conservation Officer  
01432 260321  
[matthew.knight@herefordshire.gov.uk](mailto:matthew.knight@herefordshire.gov.uk)

Plough Lane  
Hereford  
HR4 0LE



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**From:** Neighbourhood Planning Team  
**Sent:** 04 October 2018 11:12  
**Subject:** Little Birch and Aconbury Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Little Birch Parish Council and Aconbury Parish Meeting have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

[https://www.herefordshire.gov.uk/directory\\_record/3077/little\\_birch\\_and\\_aconbury\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3077/little_birch_and_aconbury_neighbourhood_development_plan)

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 4 October 2018 to 15 November 2018.

If you wish to make any comments on this Plan, please do so by e-mailing: [neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk), or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards



1 November 2018

Dear Sir / Madam

## **Little Birch and Aconbury Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

### **About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

### **Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

**National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.**

### **Key resources / contacts**

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>



## **Electricity distribution**

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins  
Consultant Town Planner

[n.grid@amecfw.com](mailto:n.grid@amecfw.com)

Spencer Jefferies  
Development Liaison Officer, National Grid

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

Wood E&I Solutions UK Ltd  
Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX

National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

**Hannah Lorna Bevins**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid

Date: 15 November 2018  
Our ref: 263096  
Your ref: Little Birch and Aconbury



James Latham  
Neighbourhood Planning and Strategic Planning teams  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)

T 0300 060 3900

Dear Mr Latham

**Little Birch and Aconbury Neighbourhood Development Plan - Regulation 16**

Thank you for your consultation on the above dated 04 October 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on this neighbourhood plan.**

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Victoria Kirkham  
Consultations Team

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND  
TRANSPORTATION  
FROM: ENVIRONMENTAL HEALTH AND TRADING  
STANDARDS**



**APPLICATION DETAILS**

267814 /  
Little Birch Parish Council and Aconbury Parish Meeting  
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

**Comments**

From a noise and nuisance perspective our department has no further comments to make with regard to this Neighbourhood Development Plan.

Signed: Susannah Burrage  
Date: 6 November 2018

## Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Little Birch and Aconbury- Regulation 16 submission draft

Date: 16/10/18

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
LBA1- Sustainable Development	SS1	Y	
LBA2- Development Needs and Requirements	SS2; SS5; RA2; RA3; RA6	Y	
LBA3- Little Birch Village	n/a	Y	There are no particular issues of conformity with the Core Strategy as such.  However, this approach to housing delivery, through small dispersed plots, would make some of the specific criteria requirements difficult to achieve.
LBA4- Development in Little Birch	RA2; LD1; SD1	Y	For example, criterion 7 of LBA4 is not likely to be easily obtainable in most cases from the anticipated small development proposals of only single plot sizes. The reason being that there is not enough economies of scale for which such contributions can be sought.
LBA5- Development in Aconbury	RA2; LD1; SD1	Y	
LBA6- Rural Economic Development	SS5; RA5; RA6; E3; E4	Y	
LBA7- Infrastructure	SS1; SC1	Y	

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
LBA8- Renewable Energy	SD2	Y	
LBA9- Community Facilities	SC1	Y	
LBA10- Protecting the Local Environment	SS6; LD1; LD2; LD3; LD4	Y	
LBA11- Building Design	SS6; SD1; SD2	Y	Criteria 4 and 5 regarding the retention/enhancement of biodiversity assets and supporting green infrastructure are, to a degree, covered already in LBA10.