

Latham, James

From: Robert Bryan
Sent: 16 May 2017 11:20
To: Banks, Samantha
Subject: Re: Peterchurch NDP examination, Herefordshire

Samantha
Thank you

regards

Robert Bryan

ROBERT BRYAN PLANNING

From: Banks, Samantha <sbanks@herefordshire.gov.uk>
Sent: 16 May 2017 10:31
To: Robert Bryan
Subject: RE: Peterchurch NDP examination, Herefordshire

Dear Robert,

The arrangements for the Hearing have now been made and site notices and Hearing notes will be placed on the HC website and within the parish tomorrow. All requested participants have been informed and all Reg16 respondents have been contacted.

Please find attached the written responses requested to those queries you wish to address prior to the hearing itself.

I require to be informed that the Environment Agency are content with the policies and allocations as proposed in areas of flood risk. Specifically this relates to the proposed school parking area (policy P6) and development within and expansion of the Old Forge Industrial Area (policies P8 and 8/1). Do the EA consider the allocations are acceptable in principle or do they require a site-specific flood risk assessment of these sites as part of the plan process ?

Environmental Agency response:

In answer to the examiners question we would raise no concerns with regards to the principle of these two allocations (extension to employment site and car parking). As you can see from the attached Flood Map the employment site does fall partially within Flood Zone 2 (medium risk). However, as this is an extension to the existing site, and is a 'less vulnerable' use, we would raise no concerns. On the basis of the Flood Map there would also appear to be sufficient land outside of this Flood Zone 2 area to accommodate the proposed extension. Any forthcoming planning application, were it to be located in the portion of Flood Zone 2, would need to be accompanied by a Flood Risk Assessment to demonstrate that the development would be safe and would not increase flood risk to third parties. Flood risk is picked up within Policy P8/1 along with Policy P1 (part e). As a large portion of the employment site falls outside of Flood Zones 2/3 there is also sufficient scope for flood risk betterment post development.

With regard to the car parking area I would re-iterate my previous comment. As the site is partially located within Flood Zone 3 (high risk) we would expect no land raising within this area or development introduced that would increase flood risk to third parties. Users of the car park should be made aware of flood risk to this site. It should also be noted that the adjacent River Dore is classified 'Main River' and falls under the jurisdiction of the Environment Agency. We would not expect to see any development within 8 metres of the top of the bank of the watercourse or any structures introduced that could impede flood flows or reduce flood storage. However, we would not object to the use of the land as car parking subject to consideration of the above.

I trust the above is of assistance at this time. Feel free to contact me to discuss further if necessary.

Is the Highway Authority content that an appropriate access can be achieved to serve the proposed school parking area?

Highways response:

The parking can be achieved subject to detailed design such as protecting the visibility splays, not impacting on the junction, protecting the ditch / water course. As part of any scheme the footpath links, crossings etc will need to be incorporated into the detail. There will probably be a need for a TRO and double yellows to prevent parking and blocking vis splays for the access.

The main issues in regards Peterchurch both for the schools and the village its self are the following :-

1. Traffic issues –
 - a. School opening/closing time both along C1207 adjacent to Fairfield's and along the B4348 (both for Fairfields and the Peterchurch Primary school)
 - b. Congestion around the shop and pub
2. Connectivity – Footway and cycle ways
3. Sustainable/ active travel

4. The junction around Church Road/B4348

S106 money

The B4348 is primarily a route through the village, therefore whilst there is a change in character from the countryside to the village, a further change in perception is also required by the main village/community features e.g. shop and pub. One of the issues which has been highlighted is around the junction of Church Road and B4348. The carriageway is narrow, footways are limited, Visibility is poor from Church Road and there is limited provision for the bus stop.

The s106 money should look enhance the main route through the village, this should include gateway features at either end of the village and possible changes around the junction of Church Road and B4348, this could include changes in colour surfacing, changes/removal of road markings, changes to footways and possible relocation of the bus stop to provide better facilities e.g. shelter, bus kerbing .

If you have any further queries, please let me know

Kind regards

Sam

Samantha Banks

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