

## Latham, James

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**From:** donotreply@herefordshire.gov.uk  
**Sent:** 09 October 2016 21:42  
**To:** Neighbourhood Planning Team  
**Subject:** A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Adam
Last name	Parry
Which plan are you commenting on?	Peterchurch Neighbourhood Development Plan
Comment type	Comment
Your comments	Is it possible to include the other small settlement of Hinton within the Peterchurch Settlement Boundary or to create a separate Settlement Boundary to support proposed development in this area?

## Latham, James

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**From:** Turner, Andrew  
**Sent:** 08 November 2016 16:09  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Peterchurch Regulation 16 Neighbourhood Development Plan consultation

### Re: Peterchurch Draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the proposed housing development area identified in the "Peterchurch Draft Neighbourhood Development Plan":

Please note; The site identified on the proposals map (Figure 4) for housing, "*Proposal P1/1; Land adjoining Hawthorn Rise*" referred to throughout the plan is "currently the subject of a planning application". Therefore on the basis that this statement is correct, I have not commented on the "New housing Development site" on the understanding this sites has been subjected to comments during the planning process.

My understanding is that no other specific sites have been identified in this plan and as such I would advise:

- Given that no 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.

Finally 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.

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

Kind regards

Andrew

Andrew Turner  
Technical Officer (Air, Land and Water Protection),  
Environmental Health & Trading Standards,  
Economy, Communities and Corporate Directorate  
Herefordshire Council, Blueschool House, PO Box 233  
Hereford. HR1 2ZB.



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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 teams  
Herefordshire Council

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

26 October 2016

Dear Neighbourhood Planning and Strategic Planning teams

**Peterchurch 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

**Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*  
**Chief Planner / Principal Manager**  
**Planning and Local Authority Liaison**

## Latham, James

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 16 November 2016 13:55  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Peterchurch Regulation 16 Neighbourhood Development Plan consultation

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below Neighbourhood Plan.

I can confirm that we have nothing further to add over and above our consultation response at the Regulation 14 stage.

If you require any further information then please let me know.

Regards,



**Ryan Norman**

**Forward Plans Officer | Developer Services | Dŵr Cymru Welsh Water**

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | Ext: 40719 | [www.dwrcymru.com](http://www.dwrcymru.com)

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**From:** Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]

**Sent:** 05 October 2016 10:31

**Subject:** Peterchurch Regulation 16 Neighbourhood Development Plan consultation

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

Dear Consultee,

Peterchurch Parish Council 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/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/peterchurch>

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

The consultation runs from 5 October 2016 to 16 November 2016.

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.

## Latham, James

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**From:** Crane, Hayley  
**Sent:** 10 October 2016 10:59  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Peterchurch Regulation 16 Neighbourhood Development Plan consultation

Hi NPT

I don't have any comments, all seems reasonable.

Kind regards

Hayley

### Hayley Crane

Housing Development Officer  
Strategic Housing | Adult & Wellbeing Directorate  
Herefordshire Council, Plough Lane  
Hereford, HR4 OLE  
Tel: 01432 261919

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**Sent:** 05 October 2016 10:31  
**Subject:** Peterchurch Regulation 16 Neighbourhood Development Plan consultation

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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

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

**Latham, James**

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**From:** Helen Wilkes <Helen.Wilkes@hca.gsi.gov.uk>  
**Sent:** 10 October 2016 16:09  
**To:** Neighbourhood Planning Team  
**Cc:** Carol Baker; HCAEnquiriesTeam  
**Subject:** Peterchurch Neighbourhood Development Plan

Thank you for consulting the Homes and Community Agency on the Peterchurch Draft Neighbourhood Development Plan.

The Agency supports the delivery of housing to meet identified local needs and supports the preparation of Neighbourhood Plans where they are clear in promoting development.

The Agency is not a landholder within the boundary of the Neighbourhood plan and as such will not be formally submitting a response.

Kind regards,

**Helen Wilkes CIHCM**  
Senior Area Manager  
Midlands West Area Team  
Homes & Communities Agency  
T: 0121 2349963 ext 2963  
M: 07747 564065  
[www.homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)

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## Latham, James

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**From:** donotreply@herefordshire.gov.uk  
**Sent:** 16 November 2016 15:18  
**To:** Neighbourhood Planning Team  
**Subject:** A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Jason
Last name	Richards
Which plan are you commenting on?	Peterchurch Neighbourhood Development Plan
Comment type	Objection
Your comments	Whilst the inclusion of land between Closure Place and the Old Rectory within the identified village settlement boundary is supported, an objection is submitted on the grounds that, in order to provide more certainty regarding the location of future development, the site promoted should be specifically allocated as P1/2 for 10 dwellings. This would ensure that sufficient housing is provided in order to maintain village facilities. It would also help deliver the school car parking on part of the site. A full representation will follow.

**Representations on  
Peterchurch  
Neighbourhood  
Development Plan  
(November 2016) on behalf  
of Mr Jason Richards**

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Land Between Closure  
Place and the Old  
Rectory, Peterchurch,  
Herefordshire

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November 2016



# Summary

## Proposal

Representations on Peterchurch Neighbourhood Development Plan (August 2016)

## Location

Land Between Closure Place and the Old Rectory, Peterchurch, Herefordshire

## Date

November 2016

## Project Reference

16.547

## Client

Jason Richards

## Product of

Asbri Planning Limited  
Unit 9 Oak Tree Court  
Mulberry Drive  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS

02920 732652

## Prepared by

Keith Warren | Associate Director

## Approved by

Barrie Davies | Director

## Disclaimer

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*The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.*

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## **Chapter 3**

Comments on the Content of the Neighbourhood Development Plan

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Merits of the Site Promoted

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Conclusions

## 1.0 Introduction

- 1.1 These representations on the Peterchurch Neighbourhood Development Plan which is currently being consulted on under Regulation 16, are submitted on behalf of Mr Jason Richards and relates to land between Closure Place and the Old Rectory.
  - 1.2 The inclusion of the site within the Village Settlement Boundary is welcomed and supported. However, it is considered that the site merits consideration as specific housing land allocation. This would also complement the proposal for car parking to serve the local primary school, which lies within the same site ownership .
  - 1.3 The development of the site would have a minimal impact on the form and character of the village, and would represent 'rounding off' of the village.
  - 1.4 This document reviews the revised Neighbourhood Development Plan in terms of its overall soundness, and considers issues associated with the need to accommodate future development in the village of Peterchurch, where it is clear that the Parish Council wishes to encourage further development in order to maintain and improve facilities in the village in order to enhance its sustainability credentials.
  - 1.5 We therefore elaborate on the basic points made on the submitted consultation form under the following headings:
    2. Site Description
    3. Comments on the Content of the Neighbourhood Development Plan
    4. Merits of the Site Promoted
    5. Conclusions
  - 1.6 We also refer to the following Appendices.
    - Appendix 1 – Site Location Plan
    - Appendix 2 – Draft Concept Layout
-

## **2.0 Site Description (See Site Location Plan -Appendix 1)**

- 2.1 This section sets out the site's general location and provides a brief description of the alternative site promoted and its immediate surroundings.
- 2.2 Peterchurch is a large village situated along the B4348, some 15 kilometres directly west of the City of Hereford. The B4348 runs along the central part of the Golden Valley district of Herefordshire, and joins the A465 Hereford to Abergavenny Road some 12 kilometres to the east.
- 2.3 The site, approximately 1.67 hectares in area, occupies a central position in the village and is bounded by the B4348 to the east and housing to the north and south. A residential area, Closure Place, lies immediately to the north. On the opposite side of the B4348 is a recent development of detached bungalows at Hawthorn Rise.
- 2.4 The site is reasonably level in nature, sloping slightly down towards the river, which is characterised by a belt of mature trees on either bank. A hedgerow runs along the eastern boundary, with a grass verge, approximately 1 metre in width fronting the road. A metal gate provides access to the parcel of land,
- 2.5 At its southern end, a lane, partially bounded by metal railings, links the village with a secondary school – Fairfield High School. On the opposite side lies a substantial detached residential property, The Old Rectory. A public right of way crosses the site diagonally, from the north east to the south-west.
- 2.6 Most of the village's local services lie within close walking distance, and include the secondary school, primary school and village shop/post office. The village also accommodates a local police station, day centre, licensed restaurant, and church (the distinctive spire is visible north of the site). Regular bus services link the village to the City of Hereford via services 39 and 39A, Brecon to Hereford, which operate on an hourly frequency.

**Further consideration of the site's merits and advantages is provided in Section 5.**

### 3.0 Comments on the Content of the Neighbourhood Development Plan

- 3.1 The Neighbourhood Development Plan acknowledges that it needs to be compatible with the adopted Herefordshire Core Strategy. Within the Core Strategy (Policy RA2 – Housing in settlements outside Hereford and the market towns) Peterchurch village is identified as one of eleven settlements in the Golden Valley that will be the main focus of “proportionate” housing development.
- 3.2 Across the Golden Valley Rural Housing Market Area these settlements, combined, will have to provide for an approximate number of 304 new dwellings over the plan period 2011-2031. This is based on an indicative housing growth target for the Golden Valley of 12%. The indicative growth target is 61, but reduced to 54 on the basis of 7 committed dwellings.
- 3.3 In the context of Core Strategy Policy SC1, which supports, protects and enhances existing social and community facilities, Paragraph 4.15 confirms that rural areas such as Peterchurch are finding it increasingly difficult to retain existing facilities. It is further stated that growth within the village may help to support and enhance existing businesses, services and community activities.
- 3.4 It is also noted under Locally Identified Issues, in Paragraph 4.23 that the work of the Peterchurch Neighbourhood Plan Steering Group has identified various issues of importance locally. These are:
- The Peterchurch Neighbourhood Plan should influence where the “proportionate housing development” identified for the larger villages in the Golden Valley should go, including, where appropriate, identifying sites for housing.
  - There is a need for new homes, this brings people into the village and helps support the viability of local services.
  - A need for affordable housing, particularly targeted at local people. An updated housing needs survey was undertaken by Herefordshire Council in June 2014 showing that 16 existing households were considered to have a housing need.

#### Comment

- 3.5 In the above context it is clear that Peterchurch, as one of the larger settlements in the Golden Valley, and which also occupies a central position in the area, can accommodate a higher proportion of new housing development. This may also reduce pressure for development in smaller villages which may also be more environmentally sensitive.
- 3.6 It is noted for example that the three adjacent parishes are progressing Neighbourhood Development Plans beyond the Reg 14 stage. Of these, both Vowchurch and Dorstone, are seeking to confine housing development within settlement boundaries, and the Wyese Group seeks to confine development to infill along frontages of up to 5 dwellings.
- 3.7 **Additional provision should therefore be sought beyond the 54 dwellings in Peterchurch in line with the locally identified issues, in order to ensure that sufficient housing can be brought forward in the Golden Valley area as a whole, to ensure that facilities in Peterchurch are retained and enhanced, and that an adequate range and choice of affordable dwellings are delivered.**
- 3.8 Policy P1 – New Housing Development in Peterchurch Village, encourages and supports new development within the defined Settlement Boundary. The inclusion of the site subject to these

submissions within the Settlement Boundary, as shown on the Policies/Proposals Map is acknowledged and supported.

- 3.9 It is also stated that proposals for development beyond the settlement boundary will only be permitted where they adjoin the Settlement Boundary or where there are no allocated or suitable sites within the Settlement Boundary. This is also supported as there is an implicit recognition that sufficient flexibility needs to be allowed under certain circumstances that, notwithstanding the housing targets, additional development outside boundaries may be considered.
- 3.10 The site adjoining Hawthorn Rise is allocated for housing development under P1/1 for 80 dwellings. By allocating the site at Hawthorn Rise, and acknowledging it will provide 80+ dwellings, it is clear that the village housing growth target will be exceeded. This will achieve the objective of encouraging sufficient growth to maintain local facilities. It is submitted therefore, that the site subject to this submission should also be identified as a specific site allocation for reasons highlighted in the following Section.
- 3.11 Also on the Proposals Map it is noted that 'Improved School Parking' is proposed on land on the southern part of the submission site under Policy P6 – Peterchurch Schools (P6/1). This is also supported for the reasons given in the following Section.

#### **Comment**

- 3.12 Whilst the inclusion of the site within the identified village settlement boundary is supported, an objection is submitted on the grounds that, in order to provide more certainty regarding the location of future development, the site promoted should be specifically allocated as P1/2 for 10 dwellings. This would ensure that sufficient housing is provided in order to maintain village facilities. It may also reduce the need to allow for additional development outside the settlement boundary where there are no suitable sites within the boundary.**

## 4.0 Merits of the Site Promoted

4.1 It is acknowledged that some of the site area is affected by a potential flood risk designation. A layout which allows for the floodplain, could be achieved with adequate visibility splays. There will also be a need to allow for the public footpath in a future layout. Whilst some garden areas could be included in the floodplain, much of the remainder would be dedicated for open space purposes, which would be accessed via the footpath.

4.2 As stated above, the NDP allocates land in the southern section for 'Improved School Parking'. The development of the site would allow the parking area to be incorporated as an additional community benefit..

4.3 The merits of the site can be summarised as:

- The site **would not represent a loss of high quality agricultural land;**
- Development is effectively contained by the floodplain of the River Dore and **would not represent an incursion into the wider countryside;**
- The site is **compatible with the scale and existing form of the village** and it would represent a logical rounding off of development at this location;
- Access directly onto the B4348 **would not contribute to traffic congestion** in the village (a Transport Statement is in the course of being prepared);
- The scale of the proposed development **would not overload existing facilities and infrastructure;**
- The site is in a **sustainable location** close to existing facilities;
- The development of the site would **deliver additional parking to serve the nearby schools;**
- The site is **immediately deliverable** and would contribute to Herefordshire's current 5 year land supply shortfall. The Hawthorn Rise site is subject to technical constraints and may not deliver sufficient numbers within a reasonable timescale.

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## 5.0 Conclusions

- 5.1 It can be concluded that the Peterchurch Neighbourhood Development Plan (October 2016) is generally sound as it seeks to make provision for more than sufficient housing needs as identified in the adopted Herefordshire Core Strategy.
- 5.2 The plan also proposes to extend the village settlement boundary to include the site promoted and identifies land in its southern portion for 'Improved Car Parking'.
- 5.3 In order to fully ensure that sufficient land can contribute to retaining and enhancing community facilities, and also form a major contribution to meeting needs in the Golden Valley as a whole, we consider that there is a need to specifically allocate the site in question for a modest 10 dwellings, which would also allow for the parking to be delivered, and would contribute to additional public open space within the River Dore floodplain.
- 5.4 Accordingly the site subject to these representations meets recognised site selection criteria and should be identified as a housing land allocation, and retained in the village settlement boundary as identified in the Neighbourhood Development Plan,
- 5.5 Whilst overall the Neighbourhood Development Plan (August 2016) is considered sound, an objection is submitted which can be addressed by the allocation of suitable land as put forward below:**

**The land between Closure Place and the Old Rectory should be included as a housing land allocation for up to 10 dwellings under Policy P1 with provision for retained open space within the floodplain area, and car parking to serve the nearby primary and secondary schools.**

**The site should also be shown on the Peterchurch Policies Map as a housing land allocation and within the settlement boundary.**

Closure Place

120.9m

ETL

Path (um)

River Dore

Dismantled Railway

GP 120.4m

120.7m

The Old Rectory

Crossways House

Urishey House

The Orchards

Jubilee Pls

HAWTHORN RISE

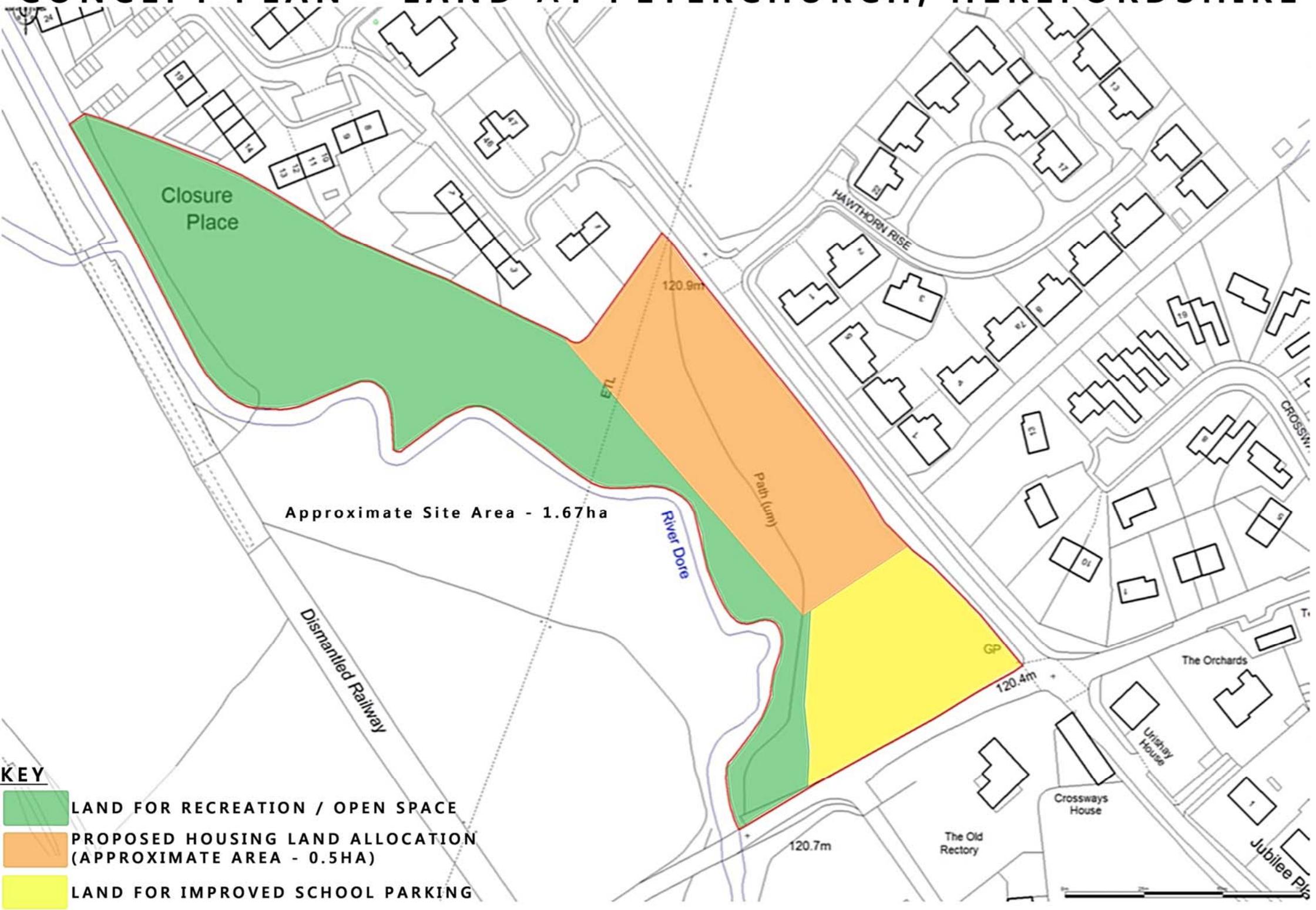
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# CONCEPT PLAN - LAND AT PETERCHURCH, HEREFORDSHIRE



# **Representations by Mr and Mrs Peter Smith on the Peterchurch Neighbourhood Development Plan Regulation 16 Draft**

## **Introduction**

These representations are made on behalf of Mr and Mrs Peter Smith (PS) of [REDACTED] on the Peterchurch Neighbourhood Development Plan Regulation 16 Draft (PNDP) dated August 2016 and the accompanying Proposals Plans.

Objections are raised to five aspects of the PNDP: lack of consultation; inconsistencies within the PNDP; Policy P1/1; Policy P10/1 and Policy P1 'New Housing Development in Peterchurch Village'.

## **Lack of Consultation with Landowners**

The PNDP purports to have fully consulted local residents during the process. PS challenge this assertion.

As landowners of two important components of the PNDP, the housing allocation (Policy P1/1) and the proposed recreational area (Policy P10/1), PS have not been approached by the PNDP Steering Group over these policies and how they affect their land. This is despite the agent of PS approaching and meeting with the Steering Group early this year on the need to agree the configuration and exact location of the proposed recreation ground. Since that meeting neither PS nor their agent have been approached by the Steering Group to discuss this aspect of the PNDP. There is real doubt that other owners of land affected by other proposals of the PNDP (for example: the proposed car park area) have been approached by the Steering Group.

Without engagement with landowners whose land would be affected by proposals of the PNDP, their realisation cannot be guaranteed.

PS undertake to contact the Steering Group to try to reach agreement over Policies P1/1 and 10/1 and their other objections to the draft PNDP.

### **Inconsistencies within the PNDP**

The Proposals Plan as included on page 24 of the PNDP ('the Page 24 Plan') differs from the more precise Peterchurch Village Proposals Plan ('the Village Proposals Plan') submitted formally as part of the Regulation 16 process.

The Page 24 Plan shows the proposed car park to be markedly smaller than that included in the Village Proposals Map. With regard to the proposed area of housing addressed under Policy P1/1, there is a subtle change in colour with a line (presumably representing an existing hedge line) crossing the site. In contrast, the area addressed by Policy P1/1 in the Village Proposals Map addresses the whole area in a consistent colour with no line crossing the area.

This imprecision is compounded by the text in the first paragraph of page 23 referring to "the site allocation at 2.67 hectares" whereas the Policy P1/1 areas in both proposals plans cover an area of some 3.9 hectares. The implications of this contradiction between text and proposals plans is address below under the heading 'Objections to Policy P1/1'.

### **Objections Raised to Policy P1/1**

PS consider that there is a strong planning justification for the area of 3.9 hectares relating to Policy P1/1 (as shown on both the Page 24 Plan and Village Proposals Plan') to be retained in its entirety in the PNDP and for the text in the first paragraph of page 23 to be amended accordingly. This justification is based upon the following grounds:

The first paragraph of page 23 of the PNDP refers to a current outline planning application submitted by PS for the erection of up to 89 dwellings on an area of 3.9 hectares. This application was granted permission by Herefordshire Council ('the LPA') subject to the completion of a Section 106 legal agreement (see attached Plan A). The housing layout is indicative but the means of access is part of the outline

planning permission (Plan A). Although this legal agreement has yet to be completed and the outline permission not been issued by the LPA, the LPA's commitment and reliance on this approved scheme is a significant material consideration that should be taken into account in drafting of the PNDP.

The site relating to this current outline application for the erection of up to 89 dwellings differs from the extent of the Policy P1/1 area as shown in both proposals maps in two ways: The Policy P1/1 area excludes an area in the north-western margins of the application site and the Policy P1/1 area shows a more northerly site boundary than the application site.

Principally, PS believe that the application site (comprising approximately 3.9 hectares) should be treated as the template for housing development on the area to which Policy P1/1 would relate (see Plan A). The application proposal has been subject to the scrutiny of the LPA and found to accord with policies of the adopted Core Strategy. The Parish Council raised no fundamental objection to the application proposal. On the basis that the PNDP should be in general conformity with the Core Strategy and that the application proposal was found by the LPA to be acceptable, the provisions of Policy P1/1 and the extent of the allocated site should conform to the housing scheme approved by the LPA.

The PNDP states in the first paragraph on page 23 that the "*site allocation at 2.67 hectares could deliver 80 new homes at 30 dwellings per hectare*". However, the assumption of the PNDP that a standard density of development of 30 dwellings per hectare is achievable on the Policy P1/1 area is misplaced for four main reasons:

#### *Site configuration*

Both the current application site and Policy P1/1 area are lengthy and have a relatively narrow width for the majority of its depth (see Plan A). This site configuration requires a greater proportion of land being taken up by the proposed estate road than if the site were more regularly shaped.

### *Network of powerlines*

There are several over ground power lines that cross the Policy P1/1 area. The need to exclude development from the routes of these power lines and from their accompanying cordon sanitaire would exclude an appreciable proportion of the area as housing land. Further, the presence of these lines also prevents an optimum housing layout (see Plan A).

The replacement of the lower voltage powerlines (in the eastern sector of the application site) by underground lines forms part of the current planning application. However, the cost of removing the high voltage powerlines that bisect the Policy P1/1 area is prohibitive and they have had to be included and accommodated in the indicative site plan (Plan A).

### *Density of Hawthorne Rise*

The Policy P1/1 area borders bungalows of Hawthorne Rise on two boundaries. These bungalows have short rear gardens. This requires the corresponding dwellings on the Policy P1/1 area to have longer rear gardens to ensure satisfactory separation distances between the opposing windows of the new and existing houses.

### *Retention of landscape features*

The Policy P1/1 area comprises natural landscape features which the LPA requires to be retained and enhanced in any housing scheme. These features are principally the field hedgerows and trees which impact upon the optimum housing layout. This retention impacts upon the optimum building density of the site.

### *Effect of site constraints*

A combination of these factors has resulted in the current planning application incorporating a maximum housing density of 23 dwellings per hectare (up to 89 dwellings on a 3.9 hectare application site). This assertion is demonstrated by

reference to Plan A . It is inconceivable how this layout of 23 dwellings per hectare can accommodate acceptably a density of 30 dwellings per hectare – a 30% increase in building density. The lower density of 23 dwellings per hectare on a 3.9 hectare area was accepted by the LPA when it approved the current planning application.

The limitation of Policy P1/1 to an area of 2.67 hectares proposed in the PNDP allied with the maximum housing density of 23 units per hectare that can be achieved would generate only a maximum of 61 dwellings significantly fewer than the 80 dwellings upon which the strategy of the PNDP relies.

Further, the reduction of the allocation from the 3.9 hectares shown on the Page 24 plan and Village Proposals Plan to 2.67 hectares as referred to in the text would serve no useful planning purpose. The LPA has raised no objection to the development of the northern reaches of the Policy P1/1 allocation as shown on the proposals plans in landscape, highway, residential amenity or proportionate growth terms.

Given the above the objectors strongly object to Policy P1/1 if it is meant to refer solely to an area of land of 2.67 hectares contrary to the submitted proposals plans. 2.67 hectares would not generate the 80 dwellings the PNDP relies upon in its strategy due to the serious site constraints that exist to which the PNDP pays no regard.

The use of the current planning application scheme (Plan A) accepted by the LPA as a template to the composition of Policy P1/1 would achieve fully the housing strategy of the PNDP taking into account these site constraints.

Failing this, the retention of an allocation of 3.9 hectares as shown on the proposals plans would generate the quantum of house relied upon by the PNDP at no additional environmental cost. This allocation of 3.9 hectares would marry with the extent of development proposed in the current planning application (Plan A) which is a significant planning consideration in the drafting of the PNDP.

## **Objections Raised to Policy 10/1**

Policy 10/1 of the PNDP proposes the creation of new recreational ground in the northern reaches of the village upon land solely owned by PS. In the absence of the PNDP Steering Group entering into a dialogue with PS, they have no other alternative than to express their views on Policy P10/1 in the form of an objection.

PS object to the allocation of a new recreational ground under Policy 10/1 as illustrated in both proposals plans. They believe there to be strong planning reasons why the proposed recreational area shown in both proposals plans should be reconfigured.

Their grounds of objection stem from matters of size of the recreational area, its configuration and access matters.

### *Size of the new recreational ground*

Policy 10/1 proposes the creation of a recreation ground covering according to the proposals plan, an area of land that measures approximately 1.7 hectares.

The current planning application for the erection of up to 89 dwellings (see above) includes the provision of a recreation ground covering 1.2 hectares on land within the Policy 10/1 area (see submitted Plan A). The figure of 1.2 hectares was reached with the agreement of the LPA as it could only justify this quantum of recreational space. Had there been justification for an area of 1.7 hectares, the LPA would have required PS as planning applicants to include such an area as part of current scheme. This area of 1.2 hectares would be large enough to accommodate a full-sized football pitch (see Plan A).

No justification is provided in the PNDP for requiring a recreational area of some 1.7 hectares or for its proposed configuration particular as it contradicts the size and configuration of the new recreational ground on Plan A. Indeed, the Policy 10/1 recreational area as proposed in the PNDP would encroach significantly upon part of the development site of the current planning application site which has been found acceptable by the LPA.

Therefore, before Policy 10/1 is sanctioned and forms part of the PNDP, it must be demonstrated that the proposed allocation of 1.7 hectares of land for a new recreation area is fully justified. No such justification has been provided.

### *Site configuration*

Notwithstanding the foregoing and in a constructive vein, PS would suggest an alternative configuration of the proposed recreational ground if 1.5 hectares were to be justified. (see Plan B attached).

This alternative allocation would incorporate the full width of the field within which it would lie and would extend to the proposed settlement boundary to the north. It would be of sufficient size to incorporate more than a full-sized football pitch (a professional pitch is shown), changing room facilities and a car parking area.

The planning merits of this reconfigured area is that it would create significantly greater recreational space over and above that required by the LPA, it would accommodate all the facilities that Policy P10/1 seeks to secure. It would also avoid the sterilisation of bands of land to the north and east of the new recreational area (appearing on the proposals plans as white areas of land) and would ensure a prudent use of land in line with national planning policy.

### *Access to new recreational area*

PS consider that the success of the new recreational area is heavily dependent on it having a good vehicular and pedestrian access via the proposed Policy P1/1 housing allocation and a pedestrian access via Bazeley Lane. The current application makes provision for access to the proposed recreation ground.

The wording of draft Policy P10/1 is that "*Access to and from the site by active modes of transport should be a feature of the development*". The objectors recommend that Policy P1/1 (pages 22 and 23) include a requirement that its development must include the provision of vehicular and pedestrian access to the proposed new recreational area.

## Objections Raised to Policy P1

Policy P1 reasonably seeks to differentiate between land within the village and land beyond the village in its housing strategy. PS raise no objection to the objectives of this policy but they do object to the delineation of the settlement boundary which is instrumental in the operation of this policy.

PS can see no reference to a set of criteria upon which this settlement boundary has been based. Therefore, the delineation of this boundary appears rather arbitrary and anomalies that have arisen appear unjustified by objective planning grounds. PS raise no objection to the inclusion of the areas of land within the settlement boundary as proposed in the PNDP. However, objection is raised to the exclusion of the objectors' home, Dorefield House and its neighbour 'The Old Rectory' (also known as 'Crossway House') and their gardens from the settlement boundary (see attached Plan C).

Dorefield House comprises a large, modern residential property with large gardens. To the immediate north is 'The Olde Rectory' and its large outbuilding, both Grade II listed buildings that comprise prominent, historic components of the village. To the west of Dorefield House is a large brick outbuilding for which permission has been granted by the LPA in recent times to convert to a dwelling.

This collection of residential properties abut the draft settlement boundary to the north and to the north-east. They lie at the eastern village entrance and they are visually divorced from the open countryside by a significant tree line. This, and the fact that the proposed settlement boundary includes an undeveloped field to the north of these residential properties and an undeveloped field in the north of the village, lead PS to believe there are no sound planning reasons to exclude Dorefield House, The Old Rectory and their gardens from the settlement boundary.

Therefore, the settlement boundary that accompanies Policy P1 should be enlarged to include Dorefield House and Crossway House in line with the attached Plan C. The fact that Crossway House and its outbuilding are listed buildings does not preclude this addition to the settlement boundary. Wellbrook Manor, a Grade II \* listed building in the north-eastern sector of the settlement boundary is included in the draft settlement boundary.

## Consideration PNDP Against the 'Basic Conditions'

For the following reasons, PS do not consider that the PNDP has fulfilled the 'Basic Conditions' as incorporated in paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990 and paragraph 065 of the Neighbourhood Plan national planning guidance.

Basic Condition	PNDP Policy	Objection(s)	Condition Compliant?
A: have regard to national policy and B: contribution toward Sustainable Development.	Policies P1, P1/1 and P10/1	No dialogue or consultation with relevant landowners.	<b>No</b> – contrary to para155 of NPPF which requires “early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses” to “reflect a collective vision”. Contrary to paragraph 157 of NPPF calling for co-operation with private sector.
A: have regard to national policy  B: contribution toward Sustainable Development.  C: general conformity with Strategic Local Planning Policy	Policy P1	No objective criteria applied in delineation of settlement boundary.	<b>No</b> - contrary to paragraph 158 of NPPF which calls for plans to be based on up-to-date and relevant evidence on environmental characteristics and prospects of the area. Policy P1 would presume against housing at Dorefield House contrary to Core Strategy Policy RA2 emphasising use of sites in Peterchurch.
A: have regard to national policy  B: contribution toward Sustainable Development.  C: general conformity with Strategic Local Planning Policy	Policy P1/1	Composition of current planning application disregarded.	<b>No</b> – approval of the current planning application demonstrates it accords with the Core Strategy. Given para 184 of NPPF requires NDPs to be general conformity with strategic policies, and current application conforms with the Core Strategy, the PNDP should generally conform with the composition of the approved housing proposal. Further, existence of recently approved housing scheme (Plan A) makes it a highly significant planning consideration – the PNDP should reflect the composition of current planning application as a template.

Basic Condition	PNDP Policy	Objection(s)	Policy Compliant? (not exhaustive)
<p>A: have regard to national policy</p> <p>B: contribution toward Sustainable Development.</p> <p>C: general conformity with Strategic Local Planning Policy</p>	Policy P1/1	No reduction in area of proposed housing area justified/ wrong assumptions over achievable housing densities	<p><b>No-</b> the reduction of the housing allocation to 2.67 hectares would result in significantly fewer than the assumed 80 houses based upon a disregard in PNDP of serious site constraints. Therefore, Policy P1/1 would fail to produce 80 dwellings a figure on which the PNDP strategy relies. This would fail to boost significantly the supply of housing (paragraph 47 of NPPF), to identify a supply of deliverable housing sites (also paragraph 47), to respond to local characteristics (paragraph 58) and would be overly prescriptive towards overall density (paragraph 59).</p>
<p>A: have regard to national policy</p> <p>B: contribution toward Sustainable Development.</p> <p>C: general Conformity with Strategic Local Planning Policy</p>	Policy P10/1	No justification for proposed 1.7 hectares of new recreation ground/ only 1.2 hectares justified by LPA's in determination of current planning application.	<p><b>No</b> – contrary to paragraph 158 of NPPF which calls for plans to be based on up-to-date and relevant evidence and paragraph 171 of NPPF which requires account to be taken of needs of local population. Paragraph 174 of NPPF requires evidence supporting assessment of standards adopted in plan. Paragraph 184 of NPPF requires NDPs to be general conformity with strategic policies of Local Plan.</p>
<p>A: have regard to national policy and</p> <p>B: Contribution toward Sustainable Development.</p>	Policy P10/1	Location of new recreation area would sterilise adjoining bands of land.	<p><b>No</b> – contrary to need for prudent use of natural resource and to minimise waste required under paragraph 7 of NPPF and the reuse of existing resources as per paragraph 17 (sixth bullet point).</p>

## Conclusions

The objectors hold strong objections to the contents of the draft Peterchurch Neighbourhood Development Plan, as drafted.

The draft Neighbourhood Development Plan does not comply fully with the 'basic conditions' of paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990 and paragraph 065 of the Neighbourhood Plan national planning guidance. Consequently it should not be 'made' until important revisions are made to its contents.

The PNDP should be informed by discussions between its Steering Group and key owners of land directly affected by proposals. Otherwise, there can be no guarantee that these proposals will be realised in the lifetime of the plan.

The serious inconsistencies that exist between the submitted Proposals Plans and between those plans and the text should be rectified to avoid imprecision.

To ensure a consistent and logical basis to the definition of the settlement boundary accompanying Policy P1, Dorefield House, The Old Rectory and their gardens should be included (Plan C).

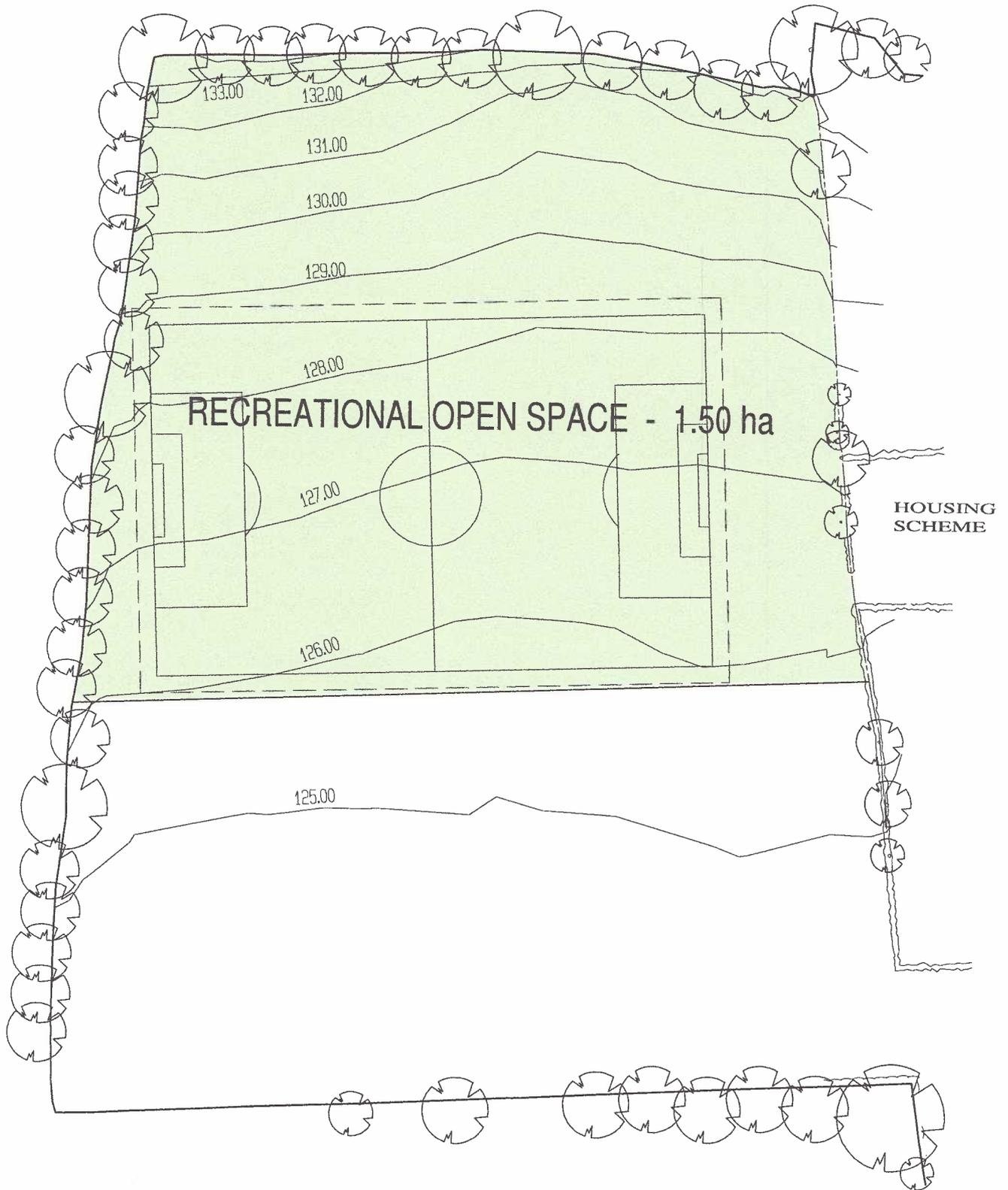
In relation to Policy P1/1, the application site of a current planning application approved by the LPA subject to the completion of a Section 106 legal agreement, should be adopted in the PNDP (Plan A).

However, if not, the allocated housing area that appears in the submitted Village Proposals Plan (Policy P1/1) should be retained in its entirety and the text on page 23 altered to refer to an area of 3.9 hectares. Retention of only 2.67 hectares of this allocation, as proposed in page 23, would not achieve the assumed 80 houses due to serious site constraints upon development: only a density of 23 dwellings per hectare is achievable in the Policy P1/1 allocation not the standard density of 30 dwellings per hectare assumed in the PNDP.

No justification has been provided in the PNDP for the Village Proposals Plan to include a new recreational area of 1.7 hectares. This area contradicts the findings of the LPA when dealing with a housing scheme of up to 89 dwellings on a housing site of 3.9 hectares that only 1.2 hectares of recreational ground was justified.

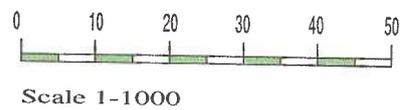
If, however, there is justification for more than 1.2 hectares to be provided for a new recreational area, it need only be a maximum of 1.5 hectares which would be able to accommodate more than a full-size playing pitch, changing facilities, car park and access (Plan B). Therefore, there is no justification for an area of 1.7 hectares to be provided in the PNDP as is proposed.





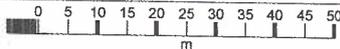
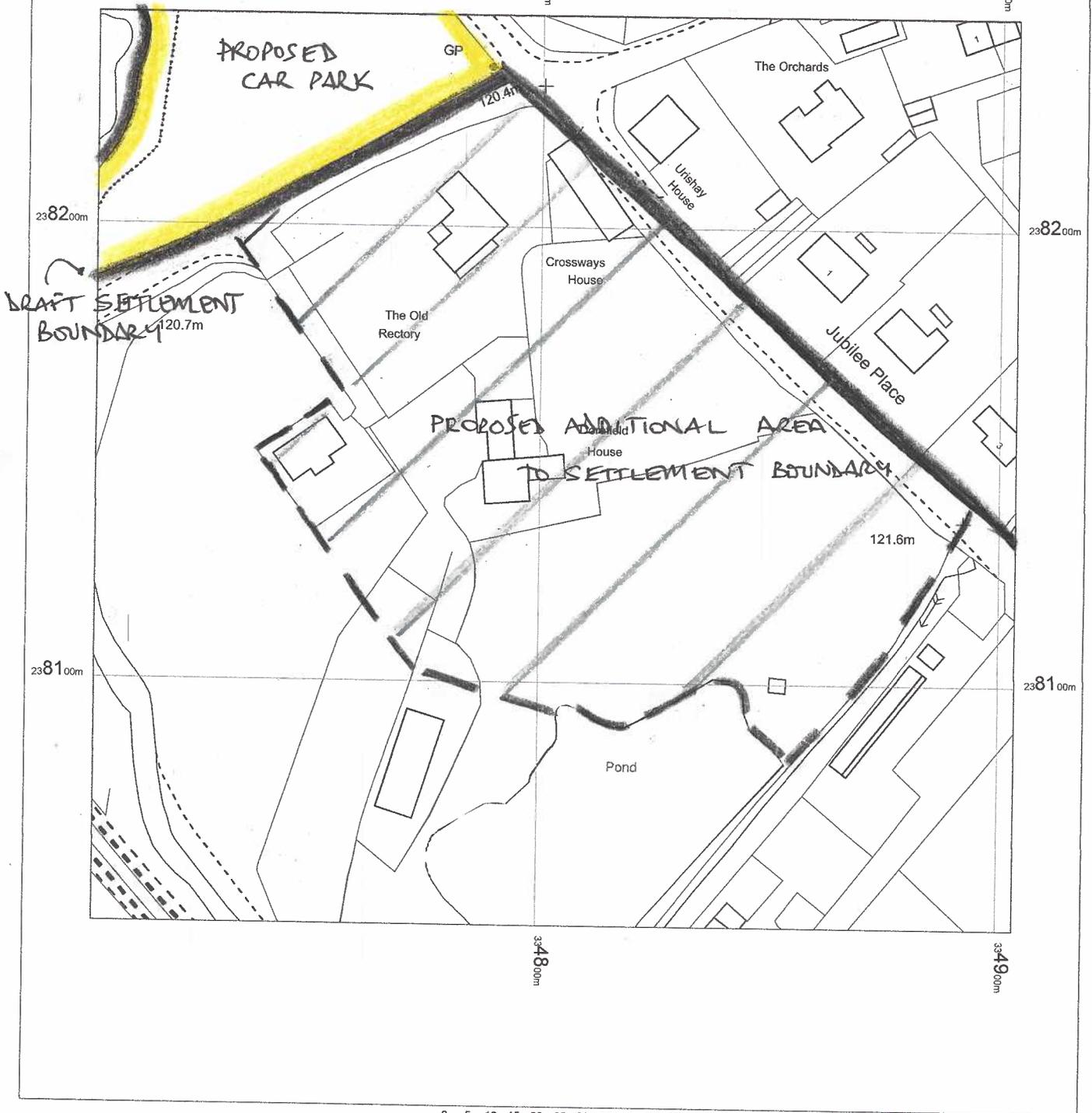
PLAN B : POTENTIAL NEW RECREATIONAL  
AREA : 1.5 HA .

OPTION A



# PLAN C:

PROPOSED ADDITION TO PETERCHURCH SETTLEMENT  
BOUNDARY: JOREFIELD HOUSE AND THE  
OLD RECTORY. CROSSWAYS



OS MasterMap 1250/2500/10000 scale  
27 November 2015, ID: HMC-00483359  
www.themapcentre.com

1:1250 scale print at A4, Centre: 334804 E, 238146 N

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THE MAP CENTRE  
www.themapcentre.com





<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>18 NOVEMBER 2015</b>
<b>TITLE OF REPORT:</b>	<b>P132707/O - SITE FOR THE ERECTION OF UP TO 89 DWELLINGS INCLUDING AFFORDABLE HOUSING. CONSTRUCTION OF VEHICULAR ACCESS AND OTHER ASSOCIATED WORKS AT LAND ADJOINING HAWTHORN RISE, PETERCHURCH, HEREFORDSHIRE.</b>  <b>For: Mr Peter Smith per Mr Paul Smith, 41 Bridge Street, Hereford, HR4 9DG</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=132707&amp;search=132707">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=132707&amp;search=132707</a>
<b>Reason Application submitted to Committee – Change of Policy</b>	

Date Received: 1 October 2013

Ward: Golden Valley  
North

Grid Ref: 334803,238508

Expiry Date: 8 January 2014

Local Member: Cllr PD Price

**1. Site Description and Proposal**

- 1.1 The application site comprises a field extending to 3.97 hectares located towards the eastern end of Peterchurch, a main settlement and the focus for proportionate growth in the Herefordshire Core Strategy. To the south is a modern residential cul-de-sac (Hawthorn Rise), the boundary of which is defined by a fence marking the rear gardens of a line of bungalows. To the east is Crossways, a larger residential estate, the boundary of which is defined by low level vegetation some trees and a grass track. To the north and beyond a mature hedgerow is agricultural land which rises steadily in a north easterly direction to Blakemere Hill, Stockley Hill and Barratt's Hill. Beyond this is the Peterchurch Primary School and associated playing fields.
- 1.2 Public footpath PR8 is 60 metres away to the north east which links with footpath PR9 that runs through Bazley Lane some 230 metres to the north-west. Overhead electricity cables run diagonally across the site running in a west-east direction.
- 1.3 Wellbrook Manor, a part 14<sup>th</sup> century farmhouse, Grade I listed building, lies approximately 115m north east of the site.
- 1.4 This is an outline application for up to 89 dwellings (22 no. 2 bedroom dwellings, 50 no. 3 bedroom units and 17 no. 4 bedroom units) with all matters, with the exception of the means of access, reserved for future consideration. Of this total 35% of the dwellings would be affordable. An illustrative layout is provided that establishes a possible configuration of development along the spine road up slope and north eastwards. The higher density development is shown on the lower portion of land and closer to the B4348 road. The spine road joins the existing road

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

- Prevent any increase in flood risk elsewhere and reduce flood risk through the layout and form of the development and the appropriate application of sustainable drainage systems; and
- Reduce flood risk by making space for water by creating flood flow paths and by identifying, allocating and safeguarding space for flood storage.

#### Surface Water Flood Risk

Review of the site location with regards to mapped surface water flood risk as illustrated on the uFMfSW indicates that the site is not at significant risk of surface water flooding. However, review of surrounding topography indicates that the site may be at risk of flooding from overland flow from the north-east.

#### Surface Water Drainage

The Design and Access Statement states that a French Drain will be provided above the northern boundary of the site. It is assumed that this drain is required to intercept overland flow from undeveloped land to the north/north-east to mitigate flood risk to the proposed development. Whilst we agree with the proposal in principal, the applicant will need to consider the potential impacts of this arrangement of flood risk associated with the receiving watercourse(s)/ discharge point(s).

The Design and Access Statement states that SUDS will be investigated and promoted within the development. We are in support of this approach and recommend that the SUDS management train is applied. The SUDS management drain gives preference to the management of surface water runoff through infiltration, followed by controlled discharge to a watercourse, followed by controlled discharge to a sewerage network. Soakaways should be located a minimum of 5m from building foundations and a minimum of 1m above normal groundwater levels in accordance with BRE Digest 365. The site is not located within a designated groundwater Source Protection Zone therefore all forms of development are considered suitable for infiltration.

It is recommended that surface water runoff is attenuated to equivalent Greenfield runoff rates (at minimum) up to and including the 1 in 100 year event (allowing for climate change effects) to prevent any increase in downstream flood risk, and where possible, provide betterment. Due to the size of this development, it is recommended that the applicant demonstrates how overland flows will be managed, in particular for events greater than the 1 in 30 year event and during rainfall events that exceed the provided surface water management system. In order to mitigate flood risk to adjacent development, it is recommended that the developer considers extreme events and overland flow routes, applying guidance set out within CIRIA C635 Designing for Exceedance in Urban Drainage.

#### 4.9 Parks & Countryside: No objection

##### UDP Policy Requirements for Open space

The proposal generally meets with the policy requirements for open space and has taken account of pre-application discussion. In detail:

UDP Policies RST5 (New Open Space in/adjacent to Settlements) /RST4 (Safeguarding Existing Recreation Open Space): This development, which includes the loss of safeguarded open space and the offer of land to replace it has been supported since early conversations with the applicant and the Parish Council on the following basis:

- In accordance with UDP Policy RST5 there is a requirement of 1.2 ha of new public recreational, amenity space at Peterchurch to address deficiencies in provision and an area

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

is safeguarded for this purpose, which is the proposed development site. This area has not been brought forward into the public domain for recreational purposes and remains on privately owned land with no public access and constrained by overhead cables running across it.

- In accordance with UDP Policy RST4 the applicant has provided an area of land of 1.2 ha which is of at least equivalent community benefit and is provided in a convenient and accessible location which would be available for public use as part of the proposed development.
- In respect of connectivity and access, the applicant has indicated that the proposed and existing footpath network would provide good pedestrian links and connectivity throughout the site which is welcomed, including access to the MUGA/ recreational area for those living in other parts of the village as well and a link to the local primary school if an established link with the school and proposed recreation ground is needed.
- The proposed area of recreational land has no constraints (e.g. no over head cables) and offers good opportunities to develop a multi functional recreation ground including both sports pitches and play provision. Previously the Parish Council has indicated their support for this proposal, although the applicant hasn't established this further.
- Given the on and off-site contribution sought for play and outdoor sports requirements (see below) this proposal offers the opportunity of developing the land for recreational purposes to meet the identified needs of the community.

UDP Policy H19: Open Space Requirements (on and off site requirements) UDP Policy RST3 Open Space Standards On-Site (A and B): In accordance with UPD Policy H19 Schemes in excess of 60 houses are required to provide for:

- Children's Play Space for all ages, infants, juniors and teenagers (on-site provision)
- Out door Sports Space Provision (off-site contribution)

It is noted that the on-site provision for play includes:

- MUGA to be located in the main recreation area (B) and a very small LAP of only 100sqm (C) in a poor location next to the main access road and on the edge of the development which isn't considered suitable for young children to use and access. In accordance with the Play Facilities Study we don't support the provision of LAPS as they offer little in play value and are costly to maintain and for a development of this size it is not appropriate as they cater for infants only.
- One larger area for play is preferable. The main recreation area offers an ideal opportunity to do this and create a multi-functional area along with other sports requirements and the development of imaginative play for all ages including formal and informal natural play opportunities.
- The MUGA and LAP comes to approx. 1350sq m which is a little less than the policy requirement. In accordance with UDP Policy RST3 (0.8 ha per 1000 population of play provision) a development of this size (89 houses @ 2.2 average occupancy = 195persons) should provide approximately 0.15ha (1500sq m).
- As per pre-application comments it should be of a value of about £65K (in accordance with the SPD on Planning Obligations). Consultation with the local community and in particular the Parish Council is important to establish what is required. For example, the inclusion of a large MUGA may not be appropriate and consideration should be given to both its potential use as they can be provided in all sizes and costs (for example, 465sq m is required as a minimum for 5 aside football) and other play requirements.

It is advised that as the design progresses the local community and Parish Council are fully engaged in the process.

Off-Site: It is noted that the draft heads of terms refer to a contribution towards sports of £128,776.

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

also assist in retaining the roadside hedgerow. A new access point would have required more hedgerow removal and engineering works given the difference in levels between the site and the B4348 road.

- 6.20 The spine road will provide access to the recreation area that will be developed in accordance with the aims of the Parish Council. The development will also provide footpath links to the north east to public footpath PR8 and to the north-west to join the footpath that runs along Bazley Lane that provides access to the local shop, library, church and public house on the opposite side of the B4348 road. It is intended to improve Bazley Lane for this purpose as well as provide improved footpath /cycleway facilities to Fairfield school.
- 6.21 There are problems identified with cars parking at either end of the school day along the B4348 road and concerns about increased use of the existing junction which is nearly opposite the junction into Closure Place, on the opposite side of the road. This only occurs at peak periods and the Transportation Manager is satisfied, following submission of a Transport Assessment, that the B4348 has the capacity to handle the additional traffic flows. Whilst, it is acknowledged that there will be an increase in traffic flows this needs to be viewed in the context of improved pedestrian and cycle provision, improved bus-services and traffic calming measures along the B4348 road which could result in gateways at either end of the village and other beneficial highway improvements. This scheme with the attendant contribution could facilitate improvements across the village, including the barrier that the B4348 provides to pedestrians in particular crossing the classified road.

#### **Foul drainage**

- 6.22 This is an issue raised by Welsh Water, the Environment Agency and Parish Council. It is a matter that has arisen previously on other sites including one at Kingstone, when on appeal the appointed Inspector concluded that a Grampian style condition could reasonably be imposed. This approach is one that the applicant anticipates in the event that planning approval was supported.
- 6.23 Welsh Water has in this instance following the provision of a Feasibility Study recommended conditions that should be attached together with a requirement that the funding required to upgrade the Waste Water Treatment Works is facilitated via a clause in a section 106/Planning Obligation. The key issue is that this process undertaken by the developer under the control of Welsh Water has established that subject to the above provisos foul drainage generated by this development can be satisfactorily dealt with.

#### **Surface water drainage**

- 6.24 Surface water drainage will need to be provided such that the run-off rate including at storm time is consistent with the run-off for this greenfield site. This is feasible subject to conditions as recommended by both the Land Drainage Officer and the Transportation Manager, the latter being of significance as regards run-off from the spine road and other estate roads and the design for the attenuation pond(s) and french drains which has been the focus of some representations. It is considered that the design of such features can be controlled in order to allay fears relating to health and safety, in relation to young children. This site is on a hillside and therefore given the scale of development mitigation for run-off has to be provided, the design for which will be the subject of planning conditions and separate agreements with the Highway Authority.

#### **Public Open Space**

- 6.25 The scheme makes provision for recreation space as required by Policies OS1 and OS2 in the Core Strategy. The siting is well related to the school, as was the allocated site. It is though removed from the constraint of the overhead power-lines which increases the potential for

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increased use as compared to the allocated site, which with the emergence of the Core Strategy was subject to possible change. The provision of recreation land is important given the needs of the village and the fact that just under half of the proposed site is affected by this policy allocation.

- 6.26 Officers consider that in the circumstances this proposal represents a genuine, long-term benefit to the community in a convenient and accessible location relative to the existing facilities that accords with the requirements of Core Strategy Policies OS1 and OS2 and NPPF paragraphs 70 and 73.

### **S106 contributions**

- 6.27 The S106 Draft Heads of Terms are appended to the report. CIL Regulation compliant contributions have been negotiated and are summarised as follows:

'Education Contribution' – £349,800 based on current housing mix

'Sustainable Transport Contribution' - £181,855 based on current housing mix. This money would be directed towards sustainable transport projects, with potential expenditure on traffic calming and speed management measures, including gateway features at each end of village, possibly a roundabout, improvements to Bazley Lane, footpath/cycleway provision to Fairfield School and improvements to passenger waiting facilities and improvements to bus services.

'Off site play' - £86,466 based on current housing mix. This contribution would be directed towards playing pitches in accordance with the Playing Pitch Assessment for the Golden Valley Area.

'Waste & Recycling' – is now £80 per unit to cover the cost of the bins.

The S106 will also include provisions to ensure 35% of the development meets the definition of affordable housing (up to 31 units), together with requisite standards and eligibility criteria.

The developer covenants to provide an area of 1.2 hectares for public open space, including 1500sqm MUGA/play space/recreation area and would be available for public use. Exact detail of MUGA/play area/recreation space will be sought in consultation with Parish Council.

Finally the agreement will also provide for Improvements to Peterchurch Waste Water Treatment Works.

### **Impact on adjoining residential amenity**

- 6.28 This is a material consideration notwithstanding that the layout plan submitted is illustrative only. The potential area for possibilities for overlooking are in relation to properties adjoining the western and north eastern boundaries of Hawthorn Rise and the western boundary of Crossways. However, it is evident that the illustrative plan submitted has addressed this by siting dwellings which will be one and a half storey away from rear garden boundaries and without first floor windows. This approach was adopted for an earlier scheme that was the subject of a dismissed Appeal; the appeal being dismissed solely on access grounds. Therefore, it is considered that there are no substantive grounds for resisting development. Notwithstanding, this is a matter more appropriately determined at the Reserved Matters stage. Therefore, good standards of amenity can be achieved in accordance with Core Strategy Policy SD1 and NPPF Paragraph 12 in the NPPF.

- 6.35 The means of foul and surface water drainage can be provided subject to a Grampian condition in relation to foul drainage provision and standard conditions in relation to surface water management. As regards foul drainage the onus is on the developer to secure a satisfactory means of disposal which can be secured via the Section 106 Agreement/ Planning Obligation. Surface water drainage details will be subject of approval of the Council's Land Drainage Officer and Transportation Manager.
- 6.36 Officers conclude that there are no overriding landscape, highways, drainage, recreation and ecological issues that should lead towards refusal of the application and that any adverse impacts associated with granting planning permission are not considered to significantly and demonstrably outweigh the benefits. It is therefore recommended that planning permission be granted subject to the completion of a legal undertaking and planning conditions.

## **RECOMMENDATION**

**Subject to the completion of a Section 106 Town & Country Planning Act 1990 obligation agreement in accordance with the Heads of Terms stated in the report, officers named in the Scheme of Delegation to Officers are authorised to grant outline planning permission, subject to the conditions below and any other further conditions considered necessary:**

1. **A02 Time limit for submission of reserved matters (outline permission)**
2. **A03 Time limit for commencement (outline permission)**
3. **A04 Approval of reserved matters**
4. **B01 Development in accordance with the approved plans**
5. **G03 Retention of existing trees/hedgerows**
6. **G04 Protection of trees/hedgerows to be retained**
7. **G09 Details of boundary treatments**
8. **G10 Landscaping scheme**
9. **G11 Landscaping scheme - implementation**
10. **E01 Site investigation archaeology**
11. **H06 Vehicular access construction**
12. **H11 Parking-estate development (more than one house)**
13. **H17 Junction improvement/off site works**
14. **H18 On site roads -submission of details**
15. **H19 On site roads- phasing**
16. **H20 Road completion in 2 years**
17. **H21 Wheel washing**
18. **H27 Parking for site operatives**

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Further information on the subject of this report is available from Mr A Prior on 01432 261932



7 November 2016

Dear Sir / Madam

## **Peterchurch Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler 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 customer. 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 / High Pressure apparatus.

National Grid has identified the following high pressure Gas Transmission pipeline as falling within the Neighbourhood area boundary:

- FM28 - Three Cocks to Tirley PRI

From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.

### Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within

proposed development sites. If further information is required in relation to the Gas Distribution network please contact [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

### **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/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection ([plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)).

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:

Robert Deanwood  
Consultant Town Planner

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

Amec Foster Wheeler E&I UK  
Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX

Spencer Jefferies  
Development Liaison Officer, National Grid

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

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]

**Robert Deanwood**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid

Date: 17 October 2016  
Our ref: 197926  
Your ref: Peterchurch Neighbourhood Plan



Mr J Latham  
Neighbourhood Planning  
Herefordshire Council  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

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

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Mr Latham,

**Peterchurch Regulation 16 Neighbourhood Development Plan**

Thank you for your consultation on the above dated 05/10/2016.

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 has no further comment to make on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,

Victoria Kirkham  
Consultations Team

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)<sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

# **Representations by Mr Paul Herdman on the Peterchurch Neighbourhood Development Plan Regulation 16 Draft**

## **Introduction**

These representations are made on behalf of Mr Paul Herdman on the Peterchurch Neighbourhood Development Plan Regulation 16 Draft (PNDP) dated August 2016 and the accompanying Proposals Plans.

A strong objection is raised to draft Policy P1 'New Housing Development in Peterchurch Village'.

## **Objection Raised to Policy P1**

Policy P1 reasonably seeks to differentiate between land within the village and land beyond the village in its housing strategy. No objection is raised to the objectives of this policy but objection is raised to the delineation of the settlement boundary which is instrumental in the operation of this policy.

The objector can see no reference to a set of criteria upon which this settlement boundary has been based. Therefore, the delineation of this boundary appears rather arbitrary and anomalies that have arisen appear unjustified by objective planning grounds. No objection is raised to the inclusion of the areas of land within the settlement boundary as proposed in the PNDP. However, objection is raised to the exclusion of the objectors' property 'Hinton Fields' and the Nags Head Public House from the settlement boundary (see attached Plan A).

Hinton Fields is a residential development with a large, approved domestic workshop and garden at the western entrance to the village. It backs onto the main road and lies to the rear of the Nags Head and its car park.

The Nags Head is one of two public houses in the village and is contiguous with built development on the other side of the road and comprises an important community facility.

This, and the fact that the proposed settlement boundary currently includes undeveloped field in the northern and southern segments of the village but excludes this developed site leads the objector to conclude that there are no sound planning reasons to exclude Hinton Fields, the Nags Head and their grounds from the settlement boundary.

Therefore, the settlement boundary that accompanies Policy P1 should be enlarged to include these properties in line with the attached Plan C.

### Consideration of PNDP Against the 'Basic Conditions'

For the following reasons, the objector does not consider that the PNDP has fully met all the 'Basic Conditions' as incorporated in paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990 and paragraph 065 of the Neighbourhood Plan national planning guidance.

Basic Condition	PNDP Policy	Objection(s)	Condition Compliant?
<p>A: have regard to national policy</p> <p>B: contribution toward Sustainable Development.</p> <p>C: general conformity with Strategic Local Planning Policy</p>	Policy P1	No objective criteria applied in delineation of settlement boundary.	<b>No</b> - contrary to paragraph 158 of NPPF which calls for plans to be based on up-to-date and relevant evidence on environmental characteristics and prospects of the area. Policy P1 would presume against housing at Hinton Fields and Nags Head contrary to Core Strategy Policy RA2 emphasising use of sites in Peterchurch.

## **Conclusions**

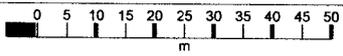
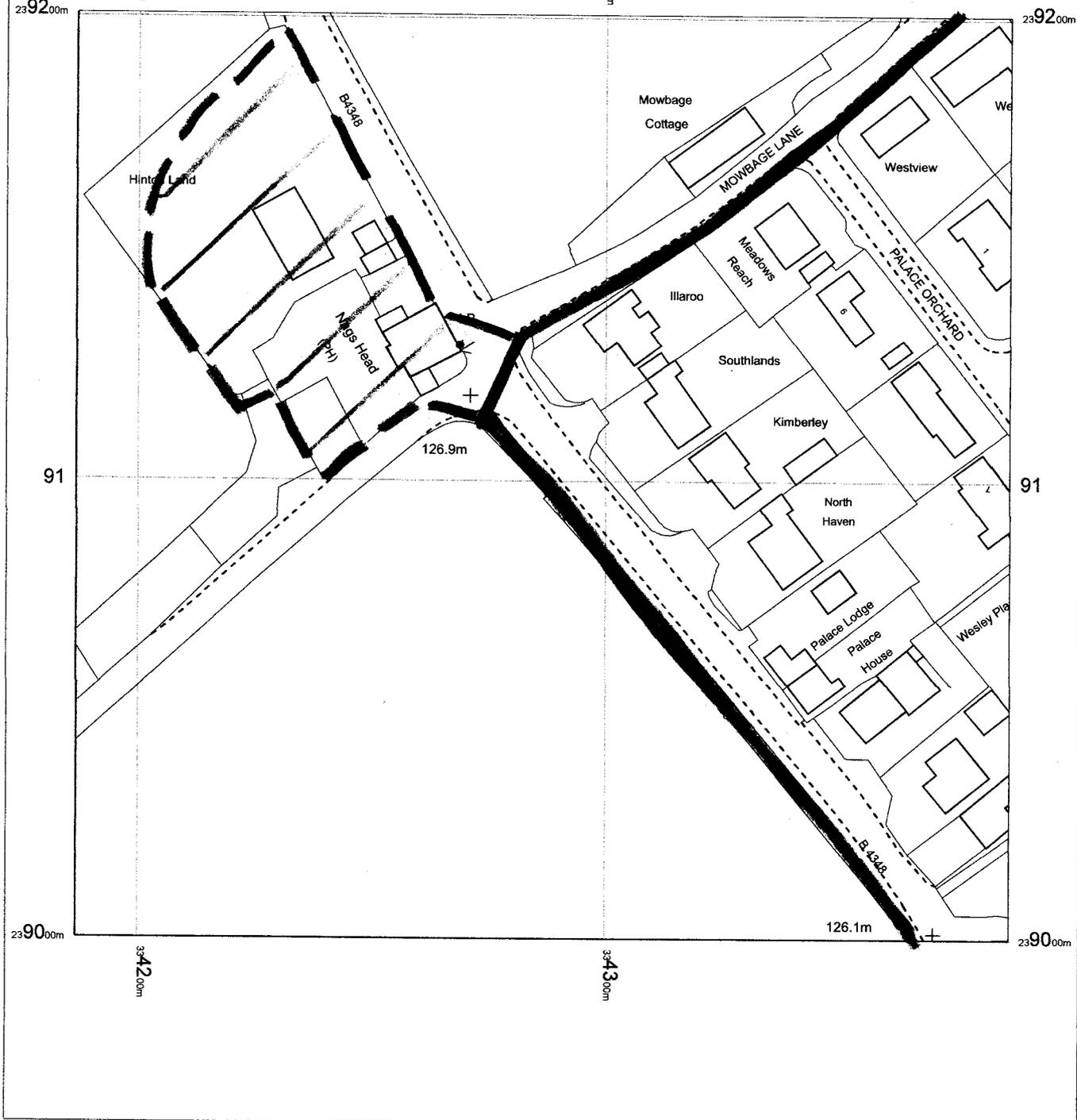
The objector holds a strong objection to the contents of the draft Peterchurch Neighbourhood Development Plan, as drafted.

The draft Neighbourhood Development Plan does not comply fully with the 'basic conditions' of paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990 and paragraph 065 of the Neighbourhood Plan national planning guidance. Consequently it should not be 'made' until important revisions are made to its contents.

To ensure a consistent and logical basis to the definition of the settlement boundary accompanying Policy P1, Hinton Fields and the Nags Head Public House and their grounds should be included with that boundary (Plan C).

# PLAN 'A'

## HINTON LAND AND WAGS HEAD PUBLIC HOUSE



OS MasterMap 1250/2500/10000 scale  
14 October 2016, ID: HMC-00568405  
[www.themapcentre.com](http://www.themapcentre.com)  
1:1250 scale print at A4, Centre: 334287 E, 239101 N  
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100019980



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[www.themapcentre.com](http://www.themapcentre.com)



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



**APPLICATION DETAILS**

218711 /  
Peterchurch Parish  
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.

Signed: Susannah Burrage  
Date: 10 November 2016

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Peterchurch- Regulation 16 submission version

Date: 05/10/16

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
P1- New Housing Development in Peterchurch Village	SS1, SS2, RA1, RA2, H1	Y	
P2- New Housing Development in the Countryside	RA3, RA4, RA5	Y	
P3- Rural Exception Housing	H2	Y	
P4- Ensuring an Appropriate Range of Tenures, Types and Sizes of Houses	H3	Y	
P5- Peterchurch Village Centre	SC1	Y	
P6- Peterchurch Schools	SC1, OS1, OS2	Y	
P7- Promoting Local Employment and Tourism	RA6, E4	Y	
P8- Old Forge Industrial Area	E1, E2	Y	
P9- Landscape	LD1, LD2, LD4	Y	
P10- Green Spaces and Infrastructure	OS1, OS2, LD3	Y	
P11- Non-designated Heritage Assets	LD4	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>
P12- Dark Skies	SD1	Y	
P13- Traffic and Transport	MT1	Y	

**Other comments/conformity issues:**

The Regulation 16 plan has addressed the issues highlighted during the Regulation 14 consultation, and there are no outstanding conformity issues with the Core Strategy.

## Latham, James

---

**From:** Withers, Simon  
**Sent:** 11 October 2016 12:55  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Peterchurch Regulation 16 Neighbourhood Development Plan consultation

Dear colleagues,

Please have regard to the following comments:

The Development Management team is aware of the problems with parking associated with the school and would simply seek to ensure that the surface water/flooding constraints and landscape impacts of this allocation are fully considered. Measures for mitigation should be well considered in order to offset the impact and ensure that the highway benefits are fully evidenced.

I hope these comments are of assistance.

## Simon Withers

Development Manager | Development Management

Economy, Environment and Corporate Services | Places and Communities  
**Personal Contact Details:**

**Tel** 01432 260612

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

---

**From:** Neighbourhood Planning Team  
**Sent:** 05 October 2016 10:31  
**Subject:** Peterchurch Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Peterchurch Parish Council 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/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/peterchurch>

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

The consultation runs from 5 October 2016 to 16 November 2016.

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

17 November 2016

Parish Clerk & Neighbourhood Plan Project  
Administrator  
Peterchurch Parish Council

Crispin House  
Church Lane  
Ledbury  
HR8 1DW

[fordenicola@hotmail.com](mailto:fordenicola@hotmail.com)

Dear Sir/Madam

### **Peterchurch Draft Neighbourhood Development Plan - Regulation**

I have been asked to respond to the Peterchurch draft Neighbourhood Development Plan on behalf of Herefordshire Campaign to Protect Rural England.

The draft plan is clearly the result of many hours work and demonstrates both great knowledge of, and commitment to your parish. It should provide strong foundations for local people wishing to guide the Parish's future.

We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:

- Identify and stipulate ways of protecting unique characteristics of the area eg 'dark skies', tranquillity, distinctive landscapes and settlement patterns
- Protect the broad sweep of landscapes
- Encourage design which enhances local landscape and settlement character
- Protect important views and
- Address inappropriate locations for development including: - housing, - industrial scale energy generation and - economic activity (eg intensive livestock farming units and large scale polytunnels).

Below I have suggested some additions to your policies recognising that you may have already considered these issues and decided they are not relevant, however I do hope that you find them of some use.

#### **1. Rural employment/economy**

It may be useful to include a reference to large scale economic activities including industrial farming development such as intensive poultry/cattle rearing units and large scale polytunnels; large scale renewable and low carbon energy schemes

Points to consider covering in policy:

- the impact on and limitations of the local highway network, including the impact of deliveries and waste removal;
- impact on the landscape and historic built environment of the area;
- impact on ecology and biodiversity;
- drainage and flooding issues;
- impact on residential amenity.

## 2. Infrastructure and Renewable Energy Development

The infrastructure for renewable energy (such as broadband, mobile phone infrastructure, solar power, wind power, heat pumps and water power) can be substantial, noisy and visually intrusive.

Points to consider

- the scale of the proposal (eg 90 metre wind turbines/30 acres+ of solar panels). You can specify that such infrastructure is only allowable if it is of a scale to serve the local community or individual groups of properties;
- impact on the open countryside or landscape;
- the site and design in relation to existing buildings;
- impact on public safety and safe use of public rights of way;
- impact on neighbouring properties/activities in terms of noise, vibration, electromagnetic or other types of interference;
- what happens to the infrastructure when it is no longer in use, for example an agreement with the Local Planning Authority to return the site to its original state.

Yours faithfully

Nicola Forde  
On behalf of Herefordshire CPRE