

## **Latham, James**

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**From:** Turner, Andrew  
**Sent:** 21 May 2018 14:46  
**To:** Neighbourhood Planning Team  
**Subject:** RE: How Caple, Sollers Hope & Yatton Group Regulation 16 neighbourhood development plan

### **RE: How Caple, Sollers Hope & Yatton Group Regulation 16 neighbourhood development plan**

Dear Neighbourhood Planning Team,

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

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

Having reviewed records readily available, I would advise the following:

- Regarding Housing Policy – HSG-1C: Proposals for re-using genuinely redundant farm buildings, e.g. barns, I would add the following;

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

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

#### General comments:

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

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

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

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

Kind regards

Andrew

Andrew Turner  
Technical Officer (Air, Land & Water Protection)  
Economy, Communities & Corporate Directorate,  
Herefordshire Council  
8 St Owens Street,  
Hereford.  
HR1 2PJ

Direct Tel: 01432 260159  
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**From:** Neighbourhood Planning Team  
**Sent:** 09 April 2018 11:07  
**Subject:** How Caple, Sollers Hope and Yatton Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

How Caple, Sollers Hope and Yatton Group 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/directory\\_record/3065/how\\_caple\\_sollars\\_hope\\_and\\_yatton\\_group\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3065/how_caple_sollars_hope_and_yatton_group_neighbourhood_development_plan)

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

The consultation runs from 9 April 2018 to 21 May 2018.

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

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

Kind regards

## Latham, James

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**From:** Banks, Samantha  
**Sent:** 13 April 2018 11:33  
**To:** Neighbourhood Planning Team  
**Subject:** FW: NDPs currently on consultation

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**From:** Brace, Carl  
**Sent:** 13 April 2018 07:54  
**To:** Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>  
**Cc:** Bishop, Kevin <Kevin.Bishop@herefordshire.gov.uk>; Withers, Simon <Simon.Withers@herefordshire.gov.uk>; Gosset, David <david.gosset@herefordshire.gov.uk>  
**Subject:** RE: NDPs currently on consultation

Hi Sam

As requested comments on How Caple, Sollers Hope and Yatton – responses needed by 21 May

**ENV-1C. Any housing or other development will be implemented in such a way as to have no adverse impact on the natural amenities, including protection of views, river meadows and orchards**

This needs rewording or clarifying, or reference relevant CS policies as it is arguable all new development has an adverse impact. Important views must be listed and ideally mapped. An annex here is helpful

**ENV-1H Installation of large scale photo-voltaic arrays will not be supported, neither will large installations of wind turbines or fracking**

This is contrary to NPPF and CS further if Government implements widescale fracking legislation will allow it so a tension there. Suggest the AONB designation protects from large scale panels anyway!

**ENV-1K There is no foreseen need to change the scope and extent of the designated Area of Outstanding Natural Beauty (AONB) insofar as it affects the three parishes**

This is not needed

Not much we could add, there's no RA2 settlement and NDP recognises the parish and its settlements are open countryside. Is there a listed of local heritage asset, listed and unlisted proposed, if not these are helpful to meet their wider aims of protecting and maintaining character of the Parish. Suggest an Annex with list, description, reason and annotated map

Regards

Carl Brace BSc (Hons), MA, MRTPI  
Senior Planning Officer

Direct Tel: 01432 261947

Council's Homepage [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)  
Planning Homepage <https://www.herefordshire.gov.uk/planning/>  
Search Planning Applications <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/>



The Coal  
Authority



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

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

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

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

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

26 April 2018

Dear Neighbourhood Planning and Strategic Planning teams

**(2) How Caple, Sollershope and Yatton Neighbourhood**

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

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

## Latham, James

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**From:** Barbara <admin@cpreherefordshire.org.uk>  
**Sent:** 09 April 2018 17:08  
**To:** Neighbourhood Planning Team  
**Subject:** RE: How Caple, Sollers Hope and Yatton Group Regulation 16 neighbourhood development plan consultation

Dear James

Thank you for your email. I shall forward this to volunteers

Kind regards  
Barbara

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 09 April 2018 11:07  
**Subject:** How Caple, Sollers Hope and Yatton Group Regulation 16 neighbourhood development plan consultation

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Kind regards

# Herefordshire.gov.uk

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**James Latham**

**Technical Support Officer**

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

Tel: 01432 383617

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

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

[ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk) (for Strategic Planning enquiries)



Historic England

WEST MIDLANDS OFFICE

Mr James Latham  
Herefordshire Council  
Neighbourhood Planning & Strategic Planning  
Planning Services, PO Box 230, Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00145602

17 May 2018

Dear Mr Latham

**HOW CAPLE, SOLLERS HOPE AND YATTON - REGULATION 16  
CONSULTATION**

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. We are pleased to note that our suggestions at Regulation 14 stage have been addressed.

Our previous general Regulation 14 comments remain entirely relevant, that is: *“Historic England are generally supportive of both the Vision set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness including rural landscapes and the maintenance of rural character”*.

Overall, Historic England consider that the Plan takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870  
HistoricEngland.org.uk



**Latham, James**

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**From:** Knight, Matthew  
**Sent:** 13 April 2018 10:49  
**To:** Neighbourhood Planning Team  
**Subject:** RE: How Caple, Sollers Hope and Yatton Group Regulation 16 neighbourhood development plan consultation

We have no comments to make on this NDP

**Herefordshire.gov.uk**

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

Plough Lane  
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HR4 0LE



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

Hannah Lorna Bevins  
Consultant Town Planner

Tel: 01926 439127  
[n.grid@amecfw.com](mailto:n.grid@amecfw.com)

Sent by email to:  
[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)

9 April 2018

Dear Sir / Madam

**How Caple, Sollers Hope & Yatton 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 customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

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

**Specific Comments**

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

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

**Key resources / contacts**

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

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

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

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

Hannah Lorna Bevins  
Consultant Town Planner

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

Spencer Jefferies  
Development Liaison Officer, National Grid

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

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

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

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

Yours faithfully

[via email]

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

cc. Spencer Jefferies, National Grid

**How Caple, Sollers Hope and Yatton**

No allocation of sites for housing and no further comments.

Robert Widdicombe  
Senior Ecologist  
Herefordshire Council

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



**APPLICATION DETAILS**

254054 /

How Caple, Sollers Hope and Yatton

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**

We would reiterate our comments made at the Regulation 14 consultation

Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers.

We suggest an amendment to Housing Policy with an additional sentence HSG 1K:

New housing development should not be adversely impacted by existing agricultural or commercial activities

This would be to safeguard the amenity of future occupiers

Signed: Susannah Burrage

Date: 27 April 2018

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

From Herefordshire Council Strategic Planning Team

Name of NDP: How Caple, Sollers Hope and Yatton Group- Regulation 16 submission draft

Date: 12/04/17

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
Environment Policy ENV-1	SS1; LD1-LD4; SD1-SD4	Y	ENV-1C: Views can prove to be a subjective topic in decision making. Defining which views are important and worthy of being protected can afford the policy greater strength.
Housing Policy HSG-1	SS1; RA2-RA4; LD1; SD1; SD3	Y	
Economy ECON-1	SS1; SS5; RA5; RA6; E3; E4	Y	
Community Facilities CF-1	SS1; RA6; SC1	Y	
Infrastructure Policy INF-1	SC1	Y	