

Latham, James

From: Turner, Andrew
Sent: 23 July 2018 14:11
To: Neighbourhood Planning Team
Subject: RE: Aymestrey Regulation 16 neighbourhood development plan consultation

RE: Aymestrey Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

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

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

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

- [Policy AYH1: Housing on Land at Mortimer's Cross](#)

The proposed 'Housing Site' indicated in brown on 'Map 3: Mortimer's Cross Policies Map' appears from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses.

- [Policy AYH5: Conversion of Rural Buildings to Residential Use;](#)

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.

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
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 27 June 2018 10:52
Subject: Aymestrey Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Aymestrey 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/3025/aymestrey_neighbourhood_development_plan

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

The consultation runs from 27 June 2018 to 22 August 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:
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

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



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

19 July 2018

Dear Neighbourhood Planning and Strategic Planning teams

Aymestrey Neighbourhood Development Plan - Submission

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

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 03 August 2018 14:35
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Aymestrey Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

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

As you may be aware, we were consulted by the Parish Council as part of the Regulation 14 stage and as such have no further comment to make at this time.

Should you require any further information, then please do not hesitate to contact me.

Kind regards,



Ryan Norman
Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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

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

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 27 June 2018 10:52
Subject: Aymestrey Regulation 16 neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Aymestrey Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

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

The consultation runs from 27 June 2018 to 22 August 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR4 0LE

Our ref: SV/2018/109876/OR-
13/PO1-L01

Your ref:

Date: 22 August 2018

F.A.O: Mr. James Latham

Dear Sir

AYMESTREY REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 27 June 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time.

Yours faithfully

Mr. Graeme Irwin
Senior Planning Advisor
Direct dial: 02030 251624
Direct e-mail: graeme.irwin@environment-agency.gov.uk

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
NR27

By email only to: neighbourhoodplanning@herefordshire.gov.uk

21st August 2018

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Aymestrey (ANP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the ANP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.

Paragraph 214¹ of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation, the comments below reflect the relationship between the Aymestrey Neighbourhood Plan and the National Planning Policy Framework adopted in 2012.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The

¹ National Planning Policy Framework, paragraph 214

requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the ANP's ability to meet basic condition (a), (d) and (e) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

The adopted development plan relevant to the preparation of the Aymestrey Neighbourhood Plan area, and the development plan which the ANP will be tested against is the Herefordshire Core Strategy (HCS). This document was adopted in October 2015 and sets out the visions, objectives, spatial strategy and overarching policies to guide development in the Herefordshire from 2011 – 2031.

Policy SS2 sets out a minimum requirement of 16,500 homes that will be delivered over the plan period. There is a reliance on rural settlements including Aymestrey to contribute 5,300 new homes that will be delivered through either neighbourhood planning or the emerging Rural Areas and Site Allocations Development Plan Document (RASA DPD). Policy RA1 of the HCS identifies an indicative housing growth target of 14% for the Leominster HMA, inclusive of Aymestrey. Policy SS3 determines that where housing completions fall below the annual requirement this could lead to one of the following mechanisms being introduced; a partial review of the Local Plan, preparation of new Development Plan Documents or utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land. With this in mind and given that Herefordshire Council cannot demonstrate a 5-year supply, Gladman suggest sufficient flexibility is provided in the policies of the plan to safeguard the ANP from conflicting with future development proposals should they be required.

Aymestrey Neighbourhood Plan

Policy AYS2 – Development Strategy

The policy notes appropriate developments within the settlement boundary will be permitted however Gladman submit that the policy as currently drafted lacks sufficient clarity and appropriate precision within the wording.

The use of a settlement boundary to preclude otherwise sustainable development from coming forward does not accord with the positive approach to growth required by the previous Framework and is contrary to basic condition (a).

By failing to support development adjacent to the settlement boundary, policy AYS2 is also in direct conflict with HCS Policy RA2 which states sustainable housing growth will be supported in or adjacent to identified settlements, including Aymestrey. We suggest increased flexibility is drafted in to the policy, supporting that additional sites adjacent to the settlement boundary should be considered as appropriate to respond to future needs. Gladman note further development may be required due to deliverability issues on the large strategic sites around Hereford.

Policy AYEnv2 – Biodiversity and Geodiversity

Policy AYEnv2 states that all development should maintain and enhance the biodiversity of the Parish.

Paragraph 113 of the previous Framework refers to the need for criteria-based policies in relation to proposals affecting protected wildlife or geodiversity sites or landscape areas, and that protection should be commensurate with their status which gives appropriate weight to their importance and contributions to wider networks. As currently drafted, Gladman do not believe this policy fully aligns with the previous Framework. The policy fails to make a distinction and recognise that there are two separate balancing exercises which need to be undertaken for national and local designated sites and their settings. We therefore suggest that the policy is revisited to ensure that it is consistent with the approach set out within the previous Framework.

Policy AYEnv3 – Protecting Heritage Assets

Policy AYEnv3 seeks to conserve and enhance the character and appearance of the parish. As currently drafted the policy seems to apply to all Heritage Assets and does not distinguish between designated and non-designated assets. Gladman suggest revisiting this policy and using the guidance contained in paragraphs 132-135 of the previous Framework to ensure the policy is clear and concise.

With regards to criterion C – E, Gladman have seen no evidence to support the protection of these views. We consider that for a view to be identified for protection there should be a demonstrable physical attribute that elevates a views importance out of the ordinary. We advise that satisfactory evidence should be provided to support the views identified within the policy.

Policy AYEnv4 – Sustainable Construction

Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous NPPF which states that;

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”

Further to this, Gladman note that criterion A-G, H & I are duplicated from policy SD1 of the HCS. We suggest this element of the policy is best deleted to avoid unnecessary duplication of issues already covered by an existing policy.

Policy AYEnv7a – Protection of Views and Vistas

This policy seeks to protect the identified views from the adverse effects of development upon their character and appearance. In line with this we submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.

In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. In its current draft the policy lacks the robust evidence required to demonstrate why these views are considered special and would likely lead to inconsistencies in the decision-making process.

Policy AYH2 – Settlement Boundaries

Policy AYH2 reads almost as a duplicate of policy AYS2 and we suggest revisiting both policies and incorporating one policy within the other.

Gladman would like to reiterate the use of a settlement boundary to preclude otherwise sustainable development from coming forward does not accord with the positive approach to growth required by the previous Framework and is contrary to basic condition (a). In addition, by failing to support development adjacent to the settlement boundary, policy AYS2 is also in direct conflict with HCS Policy RA2 which states sustainable housing growth will be supported in or adjacent to identified settlements including Aymestrey. We suggest increased flexibility is drafted in to the policy, supporting that additional sites adjacent to the settlement boundary should be considered as appropriate to respond to future needs.

Further to this, we would like to remind the Parish Council that it is not within the remit of a neighbourhood plan to determine planning applications, and where reference is made to 'permitted' we suggest this is amended to read 'supported'.

Policy AYH3 – Housing Development within Settlement Boundaries

Policy AYH3 reads as a summary of policies already contained within the ANP, and their relation to proposed housing developments. Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national

planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the ANP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a), (d) and (e). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours Faithfully,

Andrew Collis
a.collis@gladman.co.uk
Gladman Developments Ltd.

Dear James,

Your reference: 18786915

Thank you for contacting Highways England on the application referenced above.

There are no requirements to consult Highways England on applications where they are unlikely to have impact on the Strategic Road Network (SRN).

I can confirm we have no comments to make on this application.

Kind regards,

Leslie Hunt

Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Tel: +44 (0) 300 470 3096

Web: <http://www.highways.gov.uk>

GTN: 3667



Historic England

WEST MIDLANDS OFFICE

Ms Steph Dunn
Aymestrey Parish Council

Direct Dial: 0121 625 6887

Our ref: PL00021489

13 August 2018

Dear Ms Dunn

AYMESTREY NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the submission draft Neighbourhood Plan. We are pleased to note that our suggestions made at the earlier Regulation 14 stage have been taken up.

Our earlier Regulation 14 comments, therefore, remain entirely relevant. That is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are pleased to note that the Plan evidence base is well informed by reference to the Herefordshire Historic Environment Record and other relevant sources such as Natural England’s character mapping.

The emphasis on the conservation of local distinctiveness through good design and the protection of heritage assets, archaeological remains and landscape character including green spaces and important views is to be applauded. The production of the Mortimers Cross Housing Site Design Guide is also commendable and will no doubt prove an invaluable aid to the sensitive implementation of that scheme”.

In conclusion, overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. 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

From: Knight, Matthew
Sent: 28 June 2018 09:57
To: Neighbourhood Planning Team
Subject: RE: Aymestrey Regulation 16 neighbourhood development plan consultation

Thank you for consulting the Historic Environment Team.

We have the following comments:

AYH1 – Mortimers Cross Housing Design Guide: There may be ways to describe the required characteristics of the development without being too prescriptive, for example looking at solid to void ratios, massing (already covered to some extent), span depth ratios, proportions and verticality of openings, response to orientation etc. The Cork Rural Design Guide has some useful information on this approach and it allows for different approaches to development . e.g high quality contemporary contextual design.

AYEnv3 – For section ‘C’ we would query the use of ‘protection’ as a word, there are heritage assets which cannot change without harm, yet these are rare. We would generally encourage looking at ‘conservation’ i.e. the careful management of change.

-For section ‘E’ we would recommend looking at the question of the setting of registered parks and gardens. RPG’s have no statutory protection and only are a planning consideration when development is not PD. RPG’s have no statutorily protected setting. As such the question of a setting for RPG’s appears questionable. Listed buildings have a setting protected in statute, Conservation Areas do not. Also it is worth looking at the HE guidance on the setting of heritage assets. In terms of a planning consideration this is generally those aspects of the setting of an asset which contribute to its significance rather than the setting as a whole.

AYEnv7a – We would recommend looking at the Historic England guidance on the setting of heritage assets and ‘Seeing History in the View’ if considering heritage as the basis for the protected views. If heritage matters rather than Landscape are a consideration it is felt that the protection of the view of the Church needs greater justification and clarification. We would recommend using the criteria in the HE GPA on the setting of heritage assets and looking at what aspects of the setting (i.e. the way in which the asset is experienced) contribute to the significance of the asset. We would recommend also consulting our Landscape Team as advice on how the protected views are expressed (e.g. using LVIA methodology?) may be useful?

Kind regards

Matthew

Herefordshire.gov.uk

Matthew Knight
Principal Building Conservation Officer
01432 260321
matthew.knight@herefordshire.gov.uk

Plough Lane
Hereford
HR4 0LE



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

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

29 June 2018

Dear Sir / Madam

Aymestry Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

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

About National Grid

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

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

Specific Comments

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

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

Key resources / contacts

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

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

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

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:

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
woodplc.com

Wood Environment
& Infrastructure Solutions UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

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

Spencer Jefferies
Development Liaison Officer, National Grid

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]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Burlachka, Yana (NE) <Yana.Burlachka@naturalengland.org.uk>
Sent: 31 July 2018 13:17
To: Neighbourhood Planning Team
Subject: Aymestrey Regulation 16 neighbourhood development plan consultation

For the attention of James Latham

Dear James,

Aymestrey Regulation 16 neighbourhood development plan consultation

Thank you for consulting us on the above NDP.

We are aware that in light of the recent changes to the HRA process following the [People Over Wind Ruling](#), Herefordshire Council will be reviewing the Habitat Regulations Assessment (HRA) for this Neighbourhood Plan.

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017, Natural England must be consulted on any appropriate assessment your Authority may decide to make.

We welcome re-consultation on the Neighbourhood Plan and its updated HRA, and will provide any substantive comments at this point.

Kind regards,

Yana Burlachka
Land use planning adviser
Planning for a Better Environment – West Midlands Team
Direct Dial: 0208 2256013

Follow the South Mercia team on Twitter - [@NESouthMercia](#)

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

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



APPLICATION DETAILS

259805 /
Aymestrey
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

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 residential development or any new commercial or industrial development.

In this regard our department has one minor amendment to suggest to policy AYH3 Housing Development within Settlement Boundaries. This is to f) which currently states '**f) It does not adversely affect the amenity of adjacent residential properties**' and to amend this by adding '**and that local agricultural or commercial activity does not adversely affect the amenity of future occupants**'

This is to safeguard the amenity of future occupants.

Signed: Susannah Burrage
Date: 22 August 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Aymestrey- Regulation 16 submission draft

Date: 27/07/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
AYS1- Promoting Sustainable Development	SS1	Y/N	<p>Minor suggestion: <i>“Limited <u>nNew</u> housing will be accommodated within the capacity of the local environment, village character and the highway network.”</i></p> <p>The Core Strategy promotes a positive approach to growth. Whilst it is true that the above factors will determine the appropriate level of growth, use of the word “limited” here implies a restrictive approach, as though a defined cap would be placed on development. This would not therefore be considered to be in complete conformity with the overall objectives and approach taken by the Core Strategy or the NPPF.</p>
AYS2- Development Strategy	SS2; RA2; RA3; RA4; RA5	Y	
AYEnv1- Landscape	SS6; LD1-LD4	Y	
AYEnv2- Biodiversity and Geodiversity	SS6; LD2	Y	Point G- Supporting AONB designation would not generally be considered within the remit or scope of a Neighbourhood Development Plan.
AYEnv3- Protecting Heritage Assets	SS6; LD4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
AYEnv4- Sustainable Construction	SS1; SS6; SD1	Y	This policy adds little to the equivalent Core Strategy policy SD1, and largely repeats it. NDP policies are more effective acting as a localised supplement to those in the CS. If they echo the same criteria, their inclusion is not strictly necessary as the issues are already covered by existing policy.
AYEnv5: Addressing Climate Change	SS7; SD1; SD2	Y	
AYEnv6- Waste Water Treatment	SS6; SD4	Y	In the first instance, new developments should seek to connect to the mains sewerage network.
AYEnv7- Protection of Local Green Space	SS6; OS3; LD3	Y	
AYEnv7a- Protection of Views and Vistas	SS6; LD1	Y	
AYEnv8- Protection from Flood Risk	SS6; SD3	Y	
AYT1- Traffic Measures within the Parish	SS4; MT1	Y	
AYT2- Highway Design Requirements	SS4; MT1	Y	
AYJE1- Re-use of Employment Land at Mortimers Cross	SS5; E2	Y	
AYJE2- Business, Farming and Employment	SS5; RA5; RA6; E1	Y	
AYJE3- Tourism	SS5; RA6; E4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Development			
AYJE4- Working from Home	SS5; E3	Y	
AYH1- Housing on Land at Mortimers Cross	SS2; RA2; LD1-LD4; SD1-SD4	N	As previously mentioned in my comments to AYS1, the Core Strategy promotes a positive rather than restrictive approach to development. Setting a maximum number of dwellings for the site is not in conformity with this approach. A suggestion would be to allocate a minimum or “around” number of dwellings.
AYH2- Settlement Boundaries	SS2; RA2	Y	
AYH3- Housing Development within Settlement Boundaries	SS2; RA2; LD1-LD4; SD1-SD4	Y	
AYH4- Exceptional Sites for Affordable Housing	SS2; H2	N	The equivalent Core Strategy policy, H2, does not stipulate that such sites be adjacent to or within a settlement boundary. Rural Exception sites are an exception to normal housing policy, and may be permitted on land that would not normally be released for housing. They must still, however, offer reasonable access to the services in the existing settlement.
AYH5- Conversion of Rural Buildings to Residential Use	SS2; RA3; RA5	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
AYH6- Affordable and Intermediate Homes	SS2; H1; H3	Y	