



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: PL00043842

25 January 2019

Dear Mr Latham

**BISHOPSTONE GROUP NEIGHBOURHOOD PLAN - REGULATION 16
RECONSULTATION**

Thank you for the invitation to comment again on the above Neighbourhood Plan.
I can confirm that beyond those observations already put forward at the initial
Regulation 16 stage we have no further substantive comments.
I hope this is 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



Neighbourhood Planning Team

From: mark farmar
Sent: 18 February 2019 16:57
To: Neighbourhood Planning Team
Subject: Bishopstone Group Parish NDP

Dear Sir/Madam

I set out below the submission I have just made on the NDP;

I represent the Rawlings family who own the property at ADDRESS REDACTED.

I have three objections;

1. The property is included in the Bishopstone NDP plan as being subject to the restrictions of RA3 rules (page 24) even though REDACTED and the other houses to its West, and which abut the A438, are clearly part of the Swainshill settlement. These houses and the immediately surrounding area cannot in any way be described as countryside. Categorising these properties in this way also contradicts the Stretton Sugwas NDP which earmarks the Swainshill settlement as an area of proportionate development (para. 2.12).

2. This anomaly has been further complicated by the County of Herefordshire Stretton Sugwas Group Parish Order 2018 which will transfer the properties to Stretton Sugwas Parish from Bishopstone on 1 April 2019. Although this rightly recognises that these houses should be dealt with as part of the Swainshill settlement it will come part way through the NDP consultation processes of both parishes. It has left the owners of the properties affected in a sort of consultation no mans land. This must therefore be a 'material consideration' when considering the application of the Bishopstone NDP to any future planning application made on the properties affected by the transfer.

3. It's not clear how the rights of the owners of these properties to participate in fair elections, and specifically in any referenda on either parish's NDP, will be protected. Finally, it's not clear, given that the NDP's are still in process, how the rights of the owners of REDACTED and the properties to the West of it to future consultation on the application of the NDP's will be possible as they will no longer be members of Bishopstone Parish and will in effect be without representation. This does not seem fair or reasonable.

All these issues could be resolved by a modest re-drawing of the NDP areas so that they are in line with the revised parish boundaries.

Yours faithfully

Mark Farmar

Date: 21 February 2019
Our ref: 271715
Your ref: Bishopstone Group Neighbourhood Plan



Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford HR1 2ZB

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

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Sir/Madam,

Bishopstone Group Neighbourhood Plan environmental assessments for site options considered consultation

Thank you for your consultation on the above dated 14 January 2019

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.

Environmental Assessment

Natural England welcomes the production of an updated Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.

We have provided comments relating to the housing land allocation at Bishopstone (Policy H1 "Bishon Farm") which has the potential to impact on priority habitat (traditional orchards, our reference: 198954). Natural England welcomes the updated Policy H1 and the proposal of the Orchard Management Plan that aims to mitigate potential impacts on the priority habitat.

Habitats Regulations Assessment Screening

The Habitat Regulations Assessment Screening report for the Bishopstone Neighbourhood Plan relies on the HRA work undertaken to support Herefordshire's adopted Core Strategy, policy SD4 – *Waste water treatment and river water quality* which safeguards the River Wye SAC and the River Wye Nutrient Management Plan. We advise that Herefordshire Council (as the competent authority) satisfies itself that this NDP can rely on the HRA of the Core Strategy. Natural England has no further comments to make.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Yana Burlachka on

02082256013. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Yana Burlachka
Land use planning advisor - West Midlands Team