

Neighbourhood Planning Team

From: Turner, Andrew
Sent: 20 February 2019 15:16
To: Neighbourhood Planning Team
Subject: RE: Whitchurch & Ganarew Group Regulation 16 submission neighbourhood development plan consultation

RE: Whitchurch & Ganarew Group Regulation 16 submission 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 WG4: Housing Site in Whitchurch

Regarding policy 'WG4: Land amounting to approximately 1.0 hectare adjacent to Yew Tree Close which has been allocated for housing development', indicated in brown on the Whitchurch Village Policies Map.

- A review of Ordnance survey historical plans indicate the allocated site appears to have had no previous historic potentially contaminative uses.

Policy WG11: Use of rural buildings

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

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy and Place Directorate,
Herefordshire Council
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Hereford.
HR1 2PJ

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From: Neighbourhood Planning Team
Sent: 18 January 2019 10:29
Subject: Whitchurch & Ganarew Group Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Whitchurch & Ganarew Group Parish Council have resubmitted 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/3120/whitchurch_and_ganarew_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 18 January 2019 to 1 March 2019.

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



**The Coal
Authority**

Resolving the impacts of mining

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T 0345 762 6848
T +44(0)1623 637000
www.gov.uk/coalauthority

Neighbourhood & Strategic Planning Teams

BY EMAIL ONLY: neighbourhoodplanning@herefordshire.gov.uk

29 January 2019

Dear Sir/Madam

Whitechurch & Ganarew Neighbourhood Plan – Submission

Thank you for the notification of the 18 January 2019 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas.

I have reviewed the Whitechurch & Ganarew Neighbourhood Plan and can confirm that we have no specific comments to make.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Team Leader - Planning Liaison

T 01623 637 164

E planningconsultation@coal.gov.uk

Neighbourhood Planning Team

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 29 January 2019 12:38
To: Neighbourhood Planning Team
Subject: RE: Whitchurch & Ganarew Group Regulation 16 submission neighbourhood development plan consultation
Attachments: DCWW consultation response - Whitchurch and Ganarew Parish Neighbourhood Plan, May 2018.pdf

Dear Sir/Madam,

I refer to the below and would like to thank you for consulting Welsh Water.

As you will be aware, we were consulted as part of the Reg 14 stage of the NDP process and provided a response and as such, have no further comment to make at this time. Please find our Reg 14 response attached for your information.

Should you require any further information, then please let me know.

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: 18 January 2019 10:29
Subject: Whitchurch & Ganarew Group Regulation 16 submission neighbourhood development plan consultation

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

Dear Consultee,

Whitchurch & Ganarew Group Parish Council have resubmitted 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 18 January 2019 to 1 March 2019.



Dŵr Cymru
Welsh Water

Forward Planning
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
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Whitchurch and Ganarew Group Parish
Neighbourhood Development Plan
F.A.O. Keith Shilton

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

Sent via email
8th May 2018

Dear Sir/Madam,

REGULATION 14 PUBLIC CONSULTATION ON WHITCHURCH AND GANAREW GROUP PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN, MAY 2017

I refer to your email dated the 12th April 2018 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:

Given that the Whitchurch and Ganarew Group Parish Council Neighbourhood Development Plan has been prepared in accordance with the Herefordshire Council Core Strategy, we are supportive of the aims, objectives and policies set out. We are particularly welcoming of Policy WG18, which will ensure there is sufficient capacity in our infrastructure before new development can connect.

We note that there are two proposed allocations within the Neighbourhood Development Plan, both within the settlement of Whitchurch and both proposed to deliver six units each. As the Plan intimates, Goodrich Wastewater Treatment Works (WwTW) serves part of the Group Parish Council area namely the settlements of Whitchurch and Symonds Yat.

There are no issues is the WwTW accommodating the foul-only flows from two proposed allocations. With regard to providing a supply of clean water and for public sewerage, they are no issues in either network accommodating the two sites though some level of offsite works may be required to connect.

We hope that the above information will assist you as you continue to progress the Neighbourhood Development Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman
Forward Plans Officer
Developer Services

Herefordshire Council
Neighbourhood Planning Team
Plough Lane
Hereford
HR1 0LE

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

Your ref:

Date: 27 February 2019

F.A.O: Mr. James Latham

Dear Sir

WHITCHURCH AND GANAREW REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 18 January 2019 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 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, including camping and caravan proposals, 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.

The submitted Environmental Report (January 2019) also makes reference to the SFRA and need for up-to-date flood risk information to ensure that any flood risk issues are considered when preparing the Whitchurch and Ganarew Group NDP.

We previously raised concerns at the Regulation 14 stage with regards Policy WG9 and requested further clarification and greater consideration of flood matters and the associated evidence base. No such evidence has been provided to inform the NP's soundness and deliverability and we therefore raise concerns on this basis in relation to the justification of the NP. Whilst the NP does include a flood risk policy (WG17) this should not be to support an allocation within an area of high flood risk without a robust flood risk evidence base. Development in the area should accord with the Policy but, in the absence of a detailed flood risk assessment, this may not be achievable or deliverable.

As previously stated the land adjacent to the River Wye (WG9) is allocated to support, or continue to support, 'tourism and visitor facilities and related intensification and

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

regeneration'. The area of land lies predominantly within Flood Zone 3, the high risk Zone based on our Flood Map for Planning, and likely to be partially 3b functional floodplain where only water compatible development is supported (NPPG Table 3, Paragraph 067 refers). Since the Regulation 14 submission a line has been added to the Policy Justification (Para 7.2.2) stating "some of the area falls within the area at risk of flooding and consequently regard will need to be had to NDP Policy WG17". Whilst we welcome the inclusion of the Policy WG17 the function of such is to steer windfall sites to the areas of lowest flood risk and to consider flood risk. It is not to support the intensification and regeneration of an area within Flood Zone 3 and potentially the functional flood plain.

We would again seek clarification around this Policy and whether new built development in an area of high flood risk is being sought. With reference to NPPG Paragraph 066 camping and caravan sites are classed as 'more vulnerable' or 'highly vulnerable' dependent upon whether it is short-let or permanent residential use. The NP is unclear on the scale and nature of tourism and visitor facilities and the related intensification and regeneration. Introducing further users, including more and highly vulnerable, into an area of high risk should not be supported without robust evidence to demonstrate that it will be safe and will not increase risk to third parties.

Should the aspiration be to support further development of 'more' and 'highly vulnerable' uses, such as camping and caravan, as part of Policy WG9 we would expect greater consideration of flood risk matters and associated evidence base. As stated above Herefordshire Councils Strategic Flood Risk Assessment does not currently extend to rural parishes, although it is understood that further work is being undertaken in that regard. The Councils internal drainage team may have Level 1 SFRA information which could be utilised in this instance.

In consideration of the above we would expect flood risk to form a key part of this Policy to ensure that any development is safe and will not increase flooding to third party land or properties, taking into account climate change.

In the absence of the above we would raise soundness concerns on the Plan, as submitted. I trust the above clarifies our position and is of assistance at this time. Please note that further discussion, outside of the formal statutory consultation process, is subject to our Cost Recovery Service.

Yours faithfully

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



Historic England

WEST MIDLANDS OFFICE

Mr Roger Smith
Whitchurch and Ganarew Parish Council

Direct Dial: 0121 625 6887

Our ref: PL00376562
21 February 2019

Dear Mr Smith

**WHITCHURCH AND GANAREW GROUP PARISH- REGULATION 16
CONSULTATION**

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. Our comments on earlier versions of the Plan 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 including the Herefordshire Landscape Character Assessment.*

The emphasis on the conservation of local distinctiveness through good design and the protection of local and national heritage assets including historic parks and gardens, historic farmsteads, archaeological remains and landscape character is to be applauded”.

Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a highly commendable 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



06 February 2019

Dear Sir / Madam

Whitchurch & Ganarew 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/>



Electricity distribution

The electricity distribution operator in Northumberland 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:

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.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]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

**Representations on Regulation 16 Whitchurch and Ganarew
Group Neighbourhood Development Plan 2011 - 2031
on behalf of Mr. and Mrs. E Gee, Old Court Farm, Whitchurch.**

Please see below the representations of Mr. and Mrs. Gee of Old Court Farm, Whitchurch on the Regulation 16 Draft Neighbourhood Development Plan (NDP).

Proposed Housing Allocations

My clients generally **support** the principle of settlement boundaries in the NDP under **Policies WG2 and WG3** (pages 26 to 30 inclusive).

My clients also **support** Policy WG3 (i) (page 29) which supports the erection of self-build dwellings on the edge of settlement boundaries where initial owners have primary input into the final design and layout of the proposal. This policy incorporates a reasonable degree of flexibility to support this particular form of housing development.

However, my clients **object** the exclusion of some of their land from the draft settlement boundary as shown on the 'Whitchurch village policies map' (see OS Extract for the subject land outlined in red).

Paragraph 6.2.1 of the draft NDP (page 29) advocates the criteria of Herefordshire Council's Guidance Note 20 'Settlement Boundaries' is applied to arrive at the settlement boundary.(see copy attached). My clients support the application of these objective criteria to arrive at an appropriate delineation of the settlement boundary.

If judged against these criteria, my clients' area of land identified in the attached OS Extract should be included within the settlement boundary.

The criteria of Guidance Note 20 are as follows:

- *Lines of communication* – Compliance: the site defines the edge of the built up area being hardstanding and until recently times occupied by buildings development (see attached aerial photograph);
- *Physical features* defined by buildings, field boundary and curtilage of farm buildings: Compliance: the site comprises a hard surfaced open yard with sheds. The site is not so large that its inclusion within a revised settlement boundary would harm the character and appearance of the area.
- *Planning history* – Compliance: the lawful planning use site is an integral part of the historic farmyard which is now mainly relocated elsewhere in the village.
- *Village enhancements* – Compliance: this unattractive, developed site makes up part of the village form and it is readily seen from an adjoining public footpath;
- *Recent development* – Compliance: The site immediately adjoins a scheme granted planning permission in 2005 for the conversion of barns to three dwellings. This permission has been acknowledged in the NDP, that if has been implemented and therefore extant in perpetuity.
- *Important amenity areas* – Not applicable.

The subject site therefore meets five of the six criteria of the Council's Guidance Note 20 which the draft NDP advocates should be applied to delineating its settlement boundary. Consequently, in accordance with the relevant objective criteria all of my clients' site (see attached OS extract) should be incorporated within the draft settlement boundary.

Further, the inclusion of the site within the settlement would offer the scope to make an effective use of brownfield land which is strongly advocated under Section 11 of the National Planning Policy Framework. In particular paragraph 118 of the Framework requires planning policies, amongst other things, should: "...give substantial weight to the value of using suitable brownfield land within settlements for homes..." (point 'c') and "...promote and support the development of under-utilised land and buildings ..." (point 'd').

Further, paragraph 121 of the Framework requires planning authorities to take a positive approach to proposals for alternative uses of land which is currently developed but not allocated for a specific purpose in plans. This is of direct relevance to my clients' site.

The inclusion of the site within the settlement boundary would ensure that the draft NDP complies fully with Herefordshire Council's settlement boundary criteria which the NDP advocates should be adopted. It would also accord with national planning policy relating to the re-use of brownfield land. It will also help achieve its objective to achieve sustainable development as defined in national planning policy and Policy WG1 of the NDP.

For these reasons, my clients ask that the draft settlement boundary as shown on the Whitchurch Village Proposal plan is amended to include their area of brownfield land identified on the attached OS Extract.

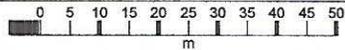
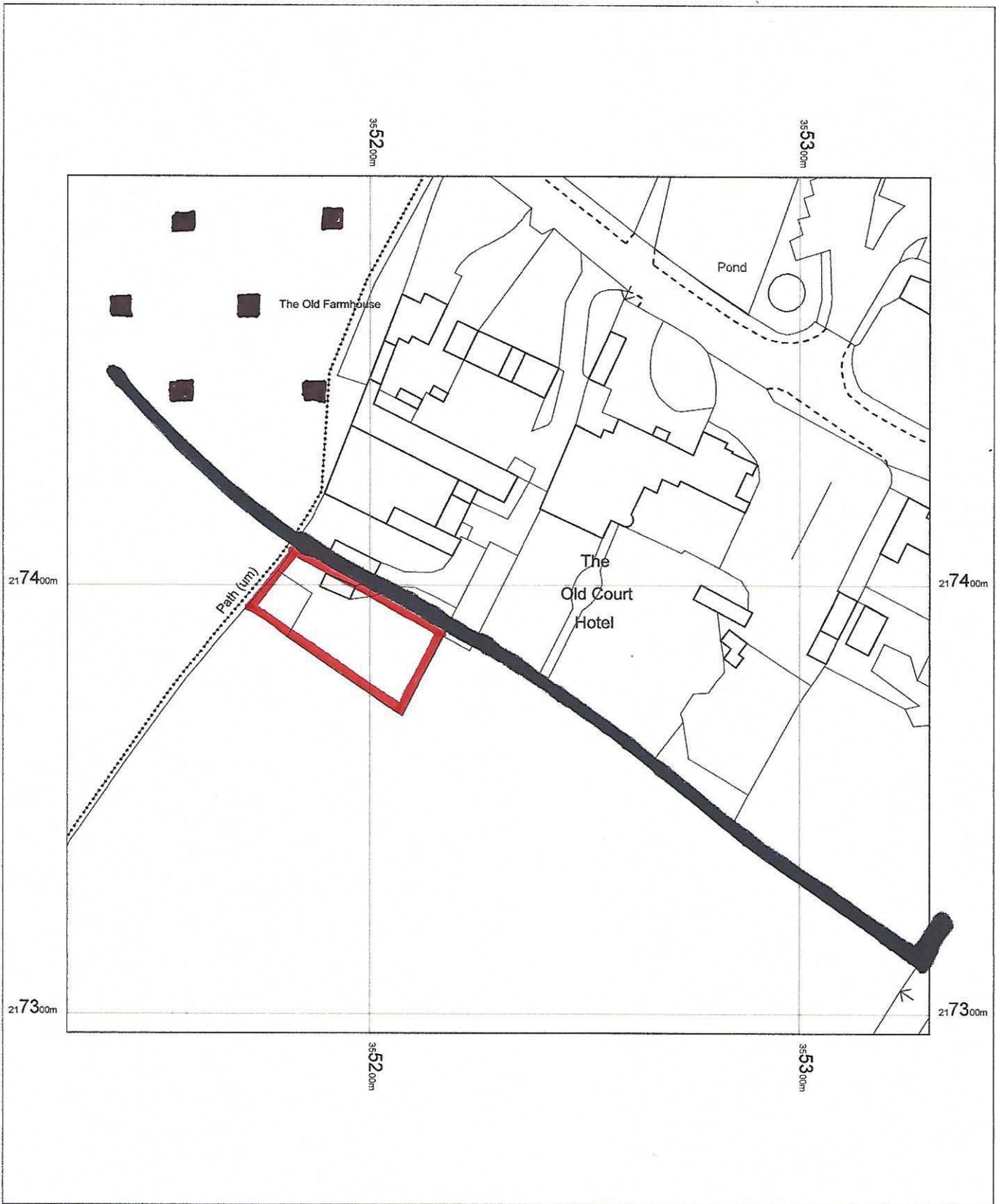
Old Court Farm

Write a description for your map.

Legend

-  land at Old Court Farm, Whitchurch
-  Symonds Yat Garden Centre
-  The Jubilee Park





OS MasterMap 1250/2500/10000 scale
24 August 2016, ID: HMC-00555815
www.themapcentre.com

1:1250 scale print at A4, Centre: 355230 E, 217396 N

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Neighbourhood Planning Guidance Note 20

Guide to settlement boundaries

April 2013 - Revised June 2015



Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. This guidance details what a settlement boundary is, the advantages and disadvantages to having a settlement boundary, and what the criteria is to helping develop an appropriate settlement boundary for your villages to include in your Neighbourhood Development Plan.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part

What is a settlement boundary?

A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form, this is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied, this could include policies within your Neighbourhood Development Plan. The settlement boundary does not necessarily have to cover the full extent of the village nor be limited to its built form.

In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement.

The Unitary Development Plan identified main villages with designated settlement boundaries. The Local Plan Core Strategy highlights settlements to which proportional growth should be directed. It also indicated that where appropriate Neighbourhood Development Plans should seek to define the extent of these settlements with a settlement boundary or equivalent tool. Some settlements within the Core Strategy, particularly those within Fig 4.21 are of a character and form which would make the designation of a settlement boundary more problematic. Judgement will need to be used in these cases to assess where there is a more appropriate alternative to define the settlement and the appropriate areas from growth under Policy RA2 of the Core Strategy.

It is key to identify a settlement boundary, or any alternative, by engaging your local community through public consultation. This will help to discuss and designate a settlement boundary which is fitting for your village.

Advantages of settlement boundaries

The advantages of settlement boundaries to each individual or community will invariably differ. There are, however, a few generic advantages to having a settlement boundary which are detailed below:

- Certainty: with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'.
- Locally, settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- Ensure a more plan-led and controlled approach to future housing growth, allowing for allocating sites within your village rather than windfalls.
- Protects the countryside from unnecessary development and prevents ribbon development.
- Co-ordinated and consistent approach providing a firm basis for refusing planning applications which are unacceptable in planning terms.
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

Disadvantages of settlement boundaries

In addition, everyone will also have different opinions on the disadvantages of settlement boundaries. Below are a list of some of the disadvantages that could be seen with having settlement boundaries:

- Increases land values within the settlement boundary.
- Increases hope values for land adjoining but outside the boundary.
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land

Guide to settlement boundaries

competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.

- Settlement boundaries can be crude and inflexible.
- The character of properties and the village, could be altered if development is allowed within the gardens of these houses within a settlement boundary.

Criteria used to define the extent of the settlement boundaries

For those settlements highlighted within the Local Plan - Core Strategy there is encouragement to define a settlement boundary where appropriate. Further advice can be given for those settlements which are more dispersed in nature.

Settlement boundaries which were defined within the Unitary Development Plan will no longer be valid on adoption of the Local Plan - Core Strategy.

A set of criteria should be used when defining your settlement boundary and some examples are detailed below. It will be worth considering these whilst defining your own boundary, as well as incorporating local circumstances and knowledge in defining your boundary.

- Lines of communication - The boundaries trace the edge of the built up area, therefore excluding roads, paths, railways and other lines of communications.
- Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.

- Planning History - You may wish to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village.
- Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.
- Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.
- Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.
- If you choose to allocate land within your Neighbourhood Development Plan for housing, employment or other uses, this should be included within the boundary.
- Your settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.

If you have any questions or queries regarding settlement boundaries and what should or should not be included in them, please contact a member of the Neighbourhood Planning team.

Guide to settlement boundaries

Neighbourhood Planning guidance notes available:

Deciding to produce a Neighbourhood Development Plan

1. Which is the right tool for your parish
2. What is a Neighbourhood Development Plan
3. Getting started
4. A guide to procedures
5. Funding

Plan Production

6. Developing a Vision and Objectives
7. Generating options
8. Writing planning policies
9. Environmental Assessment
10. Evidence base and information requirements
11. Implementation and Monitoring
12. Best practice community engagement techniques
13. Statutory consultees
14. Writing a consultation statement
15. Planning and other legislation
16. Web enabling your plan
17. Using OS based mapping
18. Glossary of planning terms

Topics

19. Sustainable Water Management in Herefordshire
20. Guide to settlement boundaries
21. Guide to site assessment and choosing allocation sites
22. Meeting your housing requirements
23. Conservation issues
24. Recreational areas
25. Renewable energy
26. Transport issues
27. Community Infrastructure Levy

Additional Guidance

28. Setting up a steering group
29. Creating a questionnaire
30. Community facilities
31. Conformity with the Local Plan (Core Strategy)
32. Examinations of Neighbourhood Development Plans
33. Guide to Neighbourhood Development Plan Referendums
34. Tourism
35. Basic Conditions
36. Your plan - Contributing to sustainable development

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



APPLICATION DETAILS

274294 /
Whitchurch 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

Our department has no further comments with regard to this Neighbourhood Plan.

Signed: Susannah Burrage
Date: 30 January 2019

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Whitchurch & Ganarew- Regulation 14 consultation draft

Date: 22/1/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WG1- Promoting Sustainable Development	SS1; SS2; SS3; SS4; SS5; SS6; SS7	Y	
WG2- Development Strategy	SS2; RA2; RA3, RA4; RA5; RA6; E4	Y	Use of the word “limited” when referring to new housing/expansion of employment areas- this could be interpreted as adopting a negative approach to planning for growth, which does not completely align with the approach taken by the Core Strategy. Suggested replacement would be “proportionate” or “appropriate”.
WG3- Housing Development in Whitchurch	SS1; SS2; RA2	Y/N	Some clarity may be required here to ensure compliance with the Core Strategy. If the final criteria relating to development outside of the settlement boundary is referring to development directly adjacent to the settlement boundary, then this needs to be made clearer. Any other form of development outside and away from the boundary would be classed as countryside, and therefore any development will be restricted to that complying with the criteria of Core Strategy’s policies RA3,

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			RA4 and RA5.
WG4- Housing Site in Whitchurch	N/A	Y	Taking into account the concerns raised in the 2012 SHLAA over access to Llangrove Road, the deliverability of this site would appear to be dependent on achieving an access through the existing committed site to the north? Looking at the approved layout for this, this might be challenging.
WG5- Housing Development in Symonds Yat West	SS1; SS2; RA2; RA5	Y	Restoration of existing buildings/premises: The building/premises in question should also be capable of conversion without major or complete reconstruction, in accordance with RA5.
WG6- Affordable and intermediate Homes	H1	Y	
WG7- Housing Design and Appearance	SS6; LA1; SD1; SD2	Y	
WG8- Sustainable Design	SS6; SS7; SD1; SD2	Y	
WG9- Land adjacent to the River Wye to the East of Whitchurch	SS5; RA6; E4	Y	
WG10- Stoney Hills Industrial Estate and the complex of industrial and commercial buildings between the Old Ross Road and The Old Forge	SS5; RA6; E1; LD1; SD1; SD3	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WG11- Use of Rural Buildings	SS2; SS5; RA5; RA6	Y	Point d): To accord with Core Strategy policy RA5, the proposed new use for rural buildings should be capable of being accommodated without the need for ancillary buildings that individually or taken together would adversely affect the character/appearance of the building or setting/surroundings.
WG12- Working from Home	SS5; E3	Y	
WG13- Poly-tunnel Policy	SS6; LD1; LD2; LD4; SD1; SD3	Y	
WG14- Conserving the Landscape and Scenic Beauty, both within and outside of the Wye Valley AONB	SS6; LD1; LD2; LD4	Y	
WG15- Enhancement of the Natural Environment	SS6; LD2; LD3	Y	<p><i>“the loss of any features, where absolutely necessary, shall be offset through full compensatory measures.”</i></p> <p>This would apply more specifically to development that would lead to a reduction in the coherence and effectiveness of the ecological network. LD2 sets out further exception criteria based on the level at which biodiversity and geodiversity assets are designated.</p>
WG16- Protecting	SS6; RA5;	Y	<i>“...in order to comply with Herefordshire Local Plan Core</i>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Heritage Assets	LD4		<i>Strategy policy RA3(6)."</i> This must also comply with policy RA5.
WG17- Protection from Flood Risk	SS6; SS7; SD3	Y	
WG18- Sewerage Infrastructure	SS6; SD4	Y	
WG19- Renewable and low-carbon Energy	SS6; SS7; SD2	Y	
WG20- Traffic Measures within the Parish	SS4; MT1	Y	These measures can be sought insofar as is within the scope of a land use development plan, and the contributions yielded from new developments.
WG21- Highway Design Requirements	SS4; MT1	Y	
WG22- Protection and Enhancement of Parish Facilities and Services	SS1; SC1	Y	
WG23- Contributions to Parish services, youth provision and recreation facilities	SS1; SC1	Y	
WG24- Broadband Infrastructure	N/A	Y	

Date: 13 March 2019
Our ref: 271725
Your ref: Whitchurch & Ganarew Group



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Dear Mr Latham

Whitchurch & Ganarew Group Neighbourhood Development Plan - Regulation 16

Thank you for your consultation on the above dated 18 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.

Natural England does not have any further comments on this neighbourhood plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

LATE RESPONSE