

## Neighbourhood Planning Team

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**From:** Turner, Andrew  
**Sent:** 07 March 2019 16:39  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Weobley Regulation 16 submission neighbourhood development plan consultation

### RE: Weobley Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team, apologies for my late response,

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.

**Policy WEO15: Housing Development in Weobley Village** identified brown on the 'Weobley Village Policies Map' and **Policy WEO16: Housing Sites in Weobley Village'**

- i) Land amounting to 0.5ha east of Weobley Primary School.
- ii) Land amounting to 0.5 ha off Meadow Street, Weobley.

Having reviewed the NDP it is my understanding that the two above mentioned sites that are both referred to in policies; WEO15 and WEO16. According to the NDP:

- Site (i) *'Has outline planning permission'*
- Site (ii) *'Is now considered a committed site and a scheme has been designed that has been accepted by that Council and consequently it is allocated as a further housing site that has yet to begin development.'*

A review of Ordnance survey historical plans indicate the site (ii) has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this

Please note it would make it easier to reference and identify sites in the next NDP if the allocated housing sites are labelled on the plans.

### 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 and Water Protection)**

Environmental Health & Trading Standards,  
Economy and Place Directorate  
Herefordshire Council,  
8 St Owen Street,  
PO Box 233  
Hereford HR1 2PJ.  
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**From:** Neighbourhood Planning Team <[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)>  
**Sent:** 23 January 2019 10:06  
**Subject:** Weobley Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Weobley 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/3116/weobley\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3116/weobley_neighbourhood_development_plan)

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

The consultation runs from 23 January 2019 to 6 March 2019.

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

**Herefordshire.gov.uk**

# **Weobley Neighbourhood Development Plan**

**Regulation 16**

**Representation**

**Prepared on behalf of Mr Marsh**

**By CR Planning Solutions**

**March 2019**



## **1. Introduction**

- 1.1 This representation has been made by CR Planning Solutions on behalf of Mr Marsh and is being made to the Submission Draft of the Weobley Neighbourhood Development Plan (WNDP).
- 1.2 The WNDP has reached its Regulation 16 stage and is now out to public consultation when representations are invited. This consultation ends on 6/3/19.
- 1.3 The WNDP has to meet four basic conditions which include:
  - Having regard to national planning policy.
  - Being in conformity with the strategic policy of the development plan.
  - Contributing to the achievement of sustainable development.
  - Being compatible with EU obligations and Human Rights.
- 1.4 This representation welcomes the overall approach set out in the WNDP, however, seeks a small amendment to the settlement boundary at Camberwell Cottage to include the remainder of its garden to help facilitate an enhancement to the setting of a listed building, ensure preservation of a listed building and deliver an overall enhancement to the character and appearance of the wider Conservation Area of Weobley.

## **2. Adopted Herefordshire Core Strategy**

- 2.1 As stated above, the WNDP is required to be in conformity with the adopted Core Strategy for Herefordshire and plan positively to support local development.
- 2.2 Paragraph 4.8.21 of the Core Strategy states that Neighbourhood Plans will be the principle mechanism by which new rural housing will be identified, allocated and managed. It goes on to say that the proportional growth target for each Parish provides the basis for the minimum level of new housing that will be accommodated in each neighbourhood plan.
- 2.3 Within the Core Strategy at Policy RA2, Weobley is identified as a higher order settlement and is the main focus for proportionate housing growth within the Parish. In addition, the Rural Housing Background Paper, March 2013, which provides background evidence to the Core Strategy, identifies Weobley as being the largest village in the Leominster Housing Market Area in respect of dwelling numbers (437). The village is therefore a highly sustainable location and as per Policy RA2, development should be located within or adjacent to the main built up area and result in a high quality scheme.
- 2.4 During the plan period 2011-2031, the Parish of Weobley is required to deliver a minimum growth figure which equates to 14% of the current number of dwellings in the Parish, a total of 83 new dwellings. As recognised in the WNDP, this figure should not be seen as a cap on development ensuring the Core Strategy is a positive plan which supports local development and is meeting the requirements of the NPPF, which seeks to boost significantly the supply of housing to meet the needs of the market and not to restrict growth.

### 3. WNDP - Areas of Support

3.1 There are many aspects of the WNDP and its approach to housing which are welcomed. These relate to:

- the need for the Plan to be positively prepared in conformity with the Herefordshire Core Strategy;
- the positive Vision which states that the "*Weobley Parish will support a diverse and healthy community having the village at its heart providing a range of services and facilities for all its residents while protecting its natural and historical environment and maintaining a thriving local economy.*"
- the need to meet the strategic development needs of the area;
- para 3.3 which states that the protection and enhancement of the historic environment, village character, biodiversity and landscape should be given the highest priority and that development should be accommodated sensitively to ensure the character and appearance of Weobley Conservation Area is preserved or enhanced.
- Para 3.4 which encourages the enhancement of some areas within the village.
- Objective 3 which seeks to define a settlement boundary for Weobley that would enable individual/small infill plots to be found to meet the outstanding housing requirement.
- Para 7.2 which supports development on individual plots or small sites within Weobley village where these are environmentally acceptable and would support opportunities for open market family housing.
- Paragraph 7.3 confirms that Weobley village is identified as a settlement that should be the focus for housing growth and accordingly ought to accommodate most of the required additional dwellings.
- Policy WEO1, Promoting Sustainable Development, which supports development proposals that conserve and enhance the environment within the Parish, particularly its heritage assets and Weobley Conservation Area and that new housing should be in scale with its surrounding area, designed to a high quality, meets the needs of the community in terms of range and type of accommodation, and are designed to be energy efficient.
- Policy WEO3, which protects a Local Green Space on Land at Castle Green. The WNDP states that this area is important to the setting of Weobley Castle Scheduled Ancient Monument and the character and appearance of Weobley Conservation Area, representing part of its historical development.
- Policy WEO7, Protecting Heritage Assets, which resists development that would adversely affect Scheduled Ancient Monuments and their settings including Weobley Castle and development which would adversely affects features and the setting of Listed Buildings and the need for preserving or enhancing the character and appearance of Weobley Conservation Area.
- Policy WEO8, Development within Weobley Conservation Area, which seeks to preserve or enhance the character and appearance of Weobley Conservation Area with new development supported which would contribute positively to the Conservation Area. The policy states that measures to address unattractive areas will be supported and where possible promoted.

- Policy WEO15, Housing Development in Weobley Village, which states that new housing within Weobley Village will be provided through sensitive infilling within a settlement boundary and on allocated sites identified for development shown on Weobley Village Policies Map.
- Furthermore, the policy states that housing proposals should meet the following criteria:
  - a) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the part of the settlement within which they are located and not adversely affect the amenity of adjacent properties.*
  - b) Development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village.*
  - c) Development should preserve or enhance the character and appearance of Weobley Conservation Area.*
  - d) Parking arrangements should not detract from the village street scene but be an integral part of the overall design.*
  - e) Proposals should not have a significant adverse effect on residential amenity and ensure new housing development avoids locations where residents may suffer significant adverse effects from adjacent uses.*
  - f) Provision for the management of traffic shall be made where this is relevant to the location and scale of development.*
  - g) Adequate provision shall be made for storm and foul water drainage to ensure there are no adverse effects on other properties and to protect the highway.'*

#### **4. Land at Camberwell Cottage, Weobley**

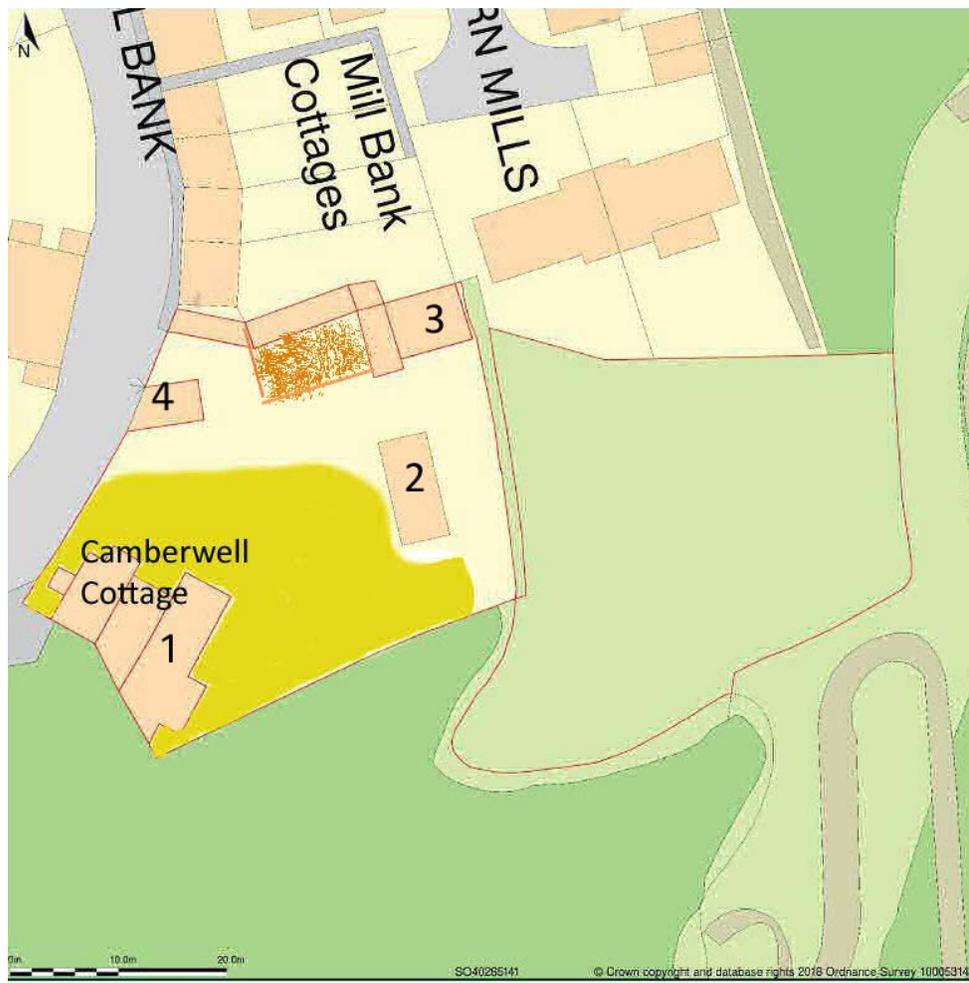
- 4.1 Camberwell Cottage is a timber framed detached dwelling set in a large garden and is located within the Conservation Area of Weobley on the south western edge of the village. The cottage dates back to the 1600s and is a Grade II listed building. Three outbuildings are located to the north and east of the Cottage which are no longer in use and form a potential development site. The site has two existing access points onto the B4320. Please see the attached location plan for further details which also shows the garden land around Camberwell Cottage and the location of the outbuildings.
- 4.2 Residential dwellings lie to the north and west of the site with Camberwell Cottage to the south and the Scheduled Monument of Weobley Castle to the east. The site lies at a lower level than the designated Scheduled Monument of Weobley Castle. The setting of the Monument is protected through Policy WEO3 of the NDP which identifies a Local Green Space to the north of the Monument.
- 4.3 The outbuildings at Camberwell Cottage are surplus to requirements and have potential to be converted/redeveloped for a more productive use whilst preserving the Grade II heritage asset of Camberwell Cottage and enhancing its setting. Furthermore, the sensitive development of these out buildings for a residential use would help to deliver a visual improvement to the character and appearance of the site resulting in a positive impact on the setting of the Listed building of Camberwell Cottage as well as the Scheduled Monument of Weobley Castle and on the wider Conservation Area.

- 4.4 The Weobley Village Policies Map, which forms part of the Submission Draft WNDP, shows that the draft settlement boundary for Weobley currently divides the site into two areas. The boundary is currently drawn tight to the building line of the developed area of the site and includes the Cottage, its adjoining garden and the outbuildings, however, leaves further garden land to the east of the site outside it.
- 4.5 A sensitive heritage led development of the redundant buildings/land within the boundary for a residential use is in accordance with Policy WEO15 of the WNDP. That said, the boundary does not allow sufficient space for the provision of amenity space linked to a small residential development and therefore limits the site's potential and the heritage benefits that would result.
- 4.6 As such this representation seeks a small amendment to the Weobley settlement boundary as shown on the accompanying plan to include the remaining garden land within the boundary.
- 4.7 Inclusion of all of the site within the settlement boundary would enable a heritage led development of the site in accordance with Policies WE01, WE07, WE08 and WEO15 of the WNDP as follows.
- 4.8 The site forms a well contained small infill site and has the potential subject to the small settlement boundary amendment to deliver:
- a high quality, small scale residential scheme on a previously developed site,
  - smaller properties to meet local housing requirements with required amenity space which will address and safeguard residential amenity,
  - an enhancement to the character and appearance of the site, the setting of Camberwell Cottage, the Scheduled Monument and the wider Conservation Area,
  - the preservation and enhancement of Camberwell Cottage,
  - an improvement to site access arrangements.

## **5. Conclusion**

- 5.1 This representation respectfully seeks the small amendment to the settlement boundary for Weobley. This would help facilitate a sensitive, small scale, heritage led development of redundant buildings adjoining Camberwell Cottage with the provision of required amenity space.
- 5.2 The resulting scheme will deliver an enhancement to both the character and appearance of the Conservation Area in a location at the gateway into Weobley as well as to the setting of Camberwell Cottage, a Grade II listed building and the Scheduled Monument of Weobley Castle.

## Chamberwell Cottage buildings



- 1 Main cottage
- 2 Two storey outbuilding
- 3 Single storey "Summerhouse"
- 4 Small outbuilding

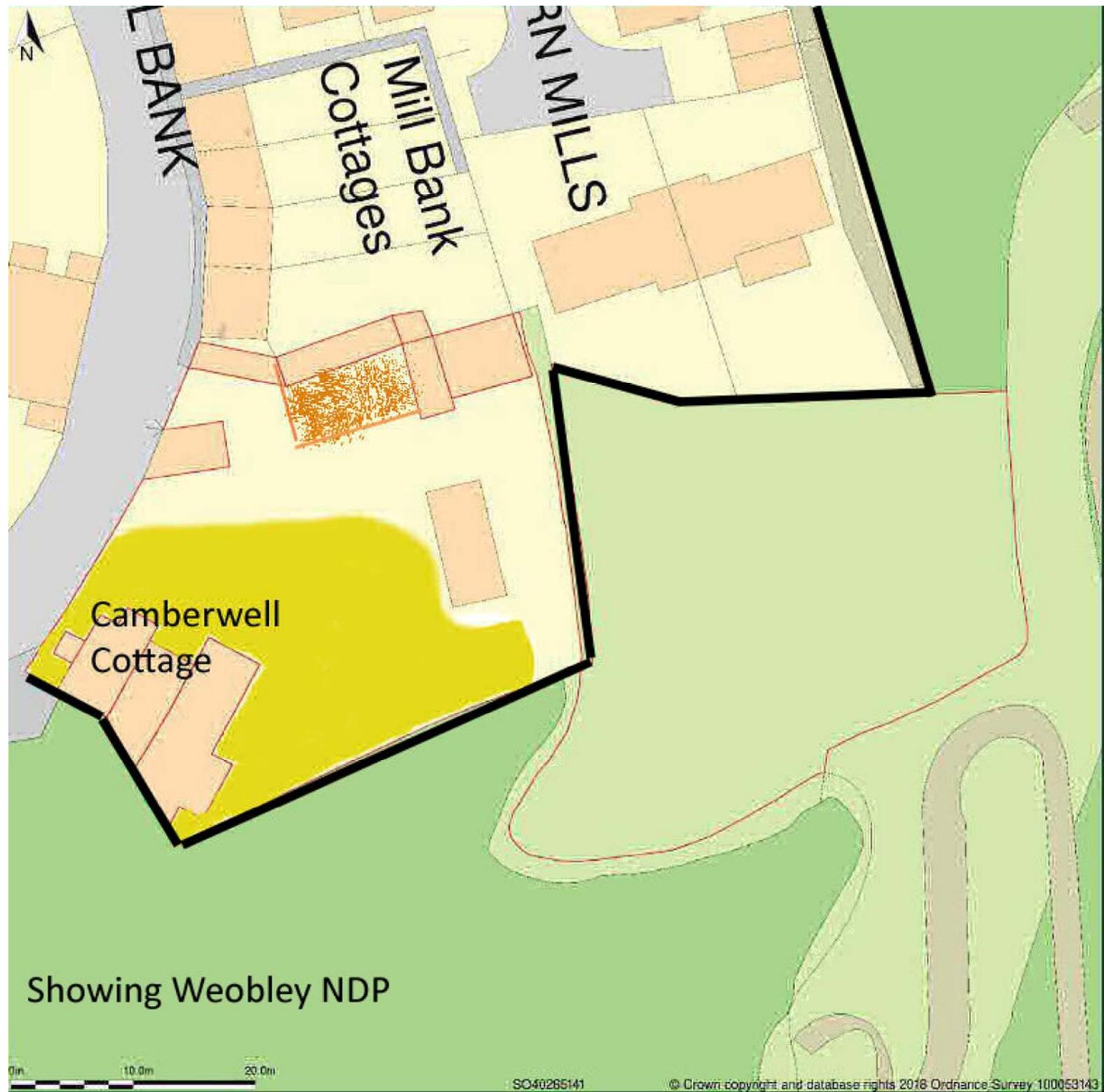












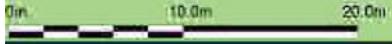
MILL BANK

Mill Bank Cottages

RN MILLS

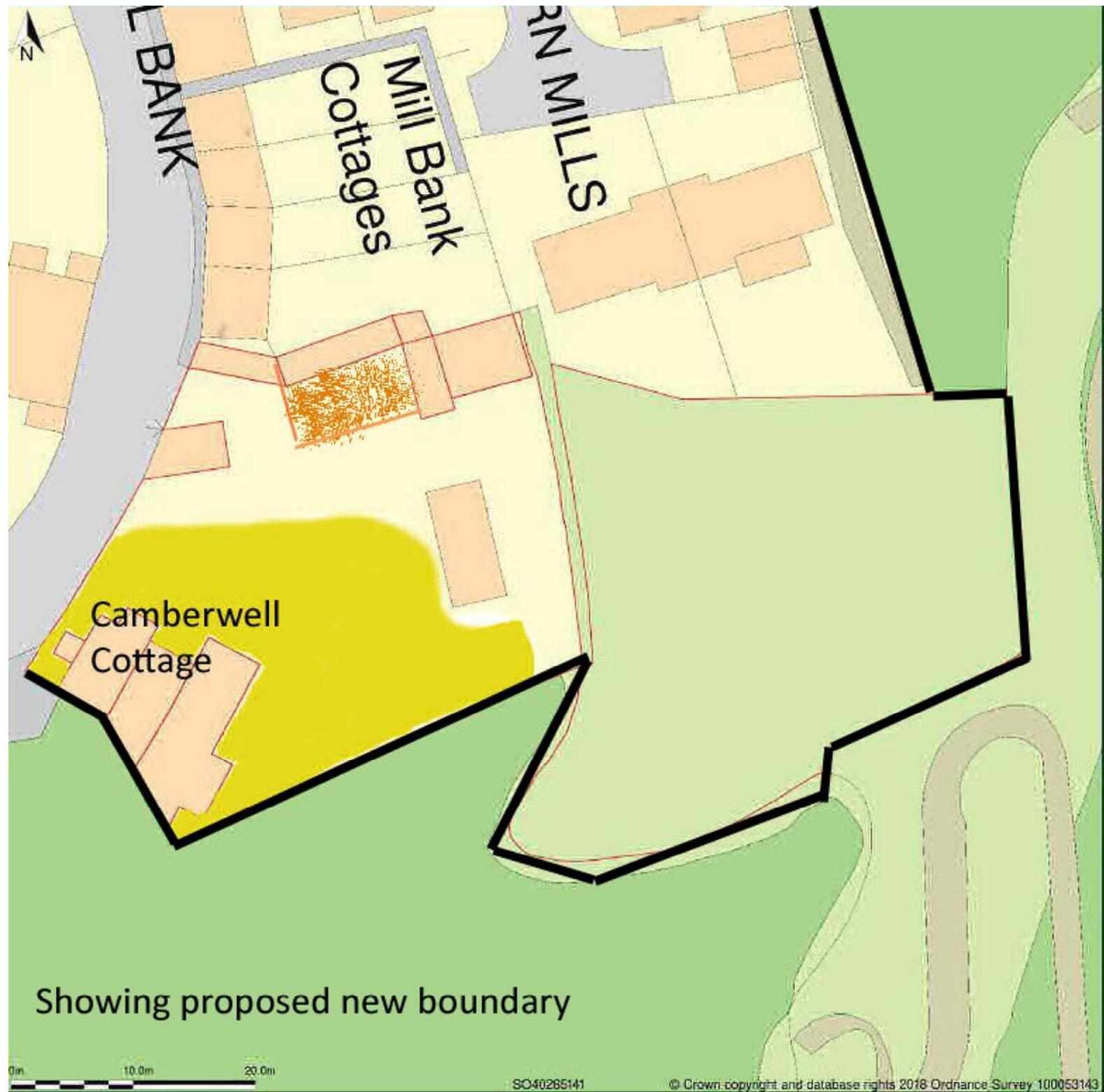
Camberwell Cottage

Showing Weobley NDP



SO40265141

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The Coal  
Authority



INVESTOR IN PEOPLE



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Learning Partner

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

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

15 February 2019

Dear Neighbourhood Planning and Strategic Planning Teams

**Weobley Neighbourhood Development Plan**

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

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

## Neighbourhood Planning Team

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**From:** Norman Ryan <Ryan.Norman@dwrwymru.com>  
**Sent:** 08 February 2019 11:54  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Weobley Regulation 16 submission neighbourhood development plan consultation

Dear Sir/Madam,

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

As you will be aware, Welsh Water were consulted as part of the Regulation 14 consultation and we provided a consultation response. We therefore have no further comment to make at the current time.

If you have any queries or require further information, 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.dwrwymru.com](http://www.dwrwymru.com)

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*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](#).*

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**From:** Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]  
**Sent:** 23 January 2019 10:06  
**Subject:** Weobley Regulation 16 submission neighbourhood development plan consultation

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

Dear Consultee,

Weobley 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/3116/weobley\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3116/weobley_neighbourhood_development_plan)

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

The consultation runs from 23 January 2019 to 6 March 2019.

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.

Herefordshire Council  
Neighbourhood Planning Team,  
Planning Services,  
PO Box 4,  
Hereford  
HR1 2ZB

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

15th February 2019

Dear Sir/Madam,

**Weobley Neighbourhood Plan –Submission Draft Plan September 2018 (V1) ('the Plan')**

**Regulation 16 Consultation**

The Hereford Diocesan Board of Finance (Regd Charity 249685) ('the Board') owns the freehold of land ('the Glebe') within the settlement boundary. It is shown shaded red on the attached Hfd Brd of Finance Weobley village Policies Map.pdf ('the Map'). It is part of the Board's many glebeland holdings scattered across Herefordshire.

At present the Glebe is included in: the Plan p.23 at Policy WEO3: Protection of Local Green Space ..d) Field west of St Peter and St Paul Church –Glebeland.

**The Board requests that the Glebe (and only this part of the Glebeland) is removed from Policy WEO3.**

This request is submitted on the following grounds:

1. The Board were not consulted under Regulation 14.
2. The Board is under a statutory duty to optimise the value of its glebe.
3. Removal of the Glebe from Policy WEO3 would have no consequential detrimental effects on the Plan.

The Board were not consulted under Regulation 14.

- 1.1 The Board only became aware of the Weobley Neighbourhood Plan after Regulation 14 consultation had closed.
- 1.2 Weobley Parish Council has apologised for not advising the Board of the plan.
- 1.3 The Board has accepted the apology and recognises that the Council was unaware that no local parish church has any involvement with or knowledge whatsoever of the Board's glebeland.

The Board is under a statutory duty to optimise the value of its glebe.

- 2.1 Under the Endowments and Glebe Measure 1976 (the equivalent of an Act of Parliament) the Board is required to optimise the value and financial return from its glebeland towards the remuneration of the parish clergy.
- 2.2 Apart from the measure, the Board as charity trustees is required to optimise the value and financial return from its glebeland for its objective of supporting Church of England parishes.

Removal of the Glebe from Policy WEO3 would have no consequential detrimental effects on the Plan.

- 3.1 The Board accepts the principle and purpose of Policy WEO3: 'Local Green Space. Development that would result in the loss of these sites or the diminution of their use or characteristics will not be permitted.'

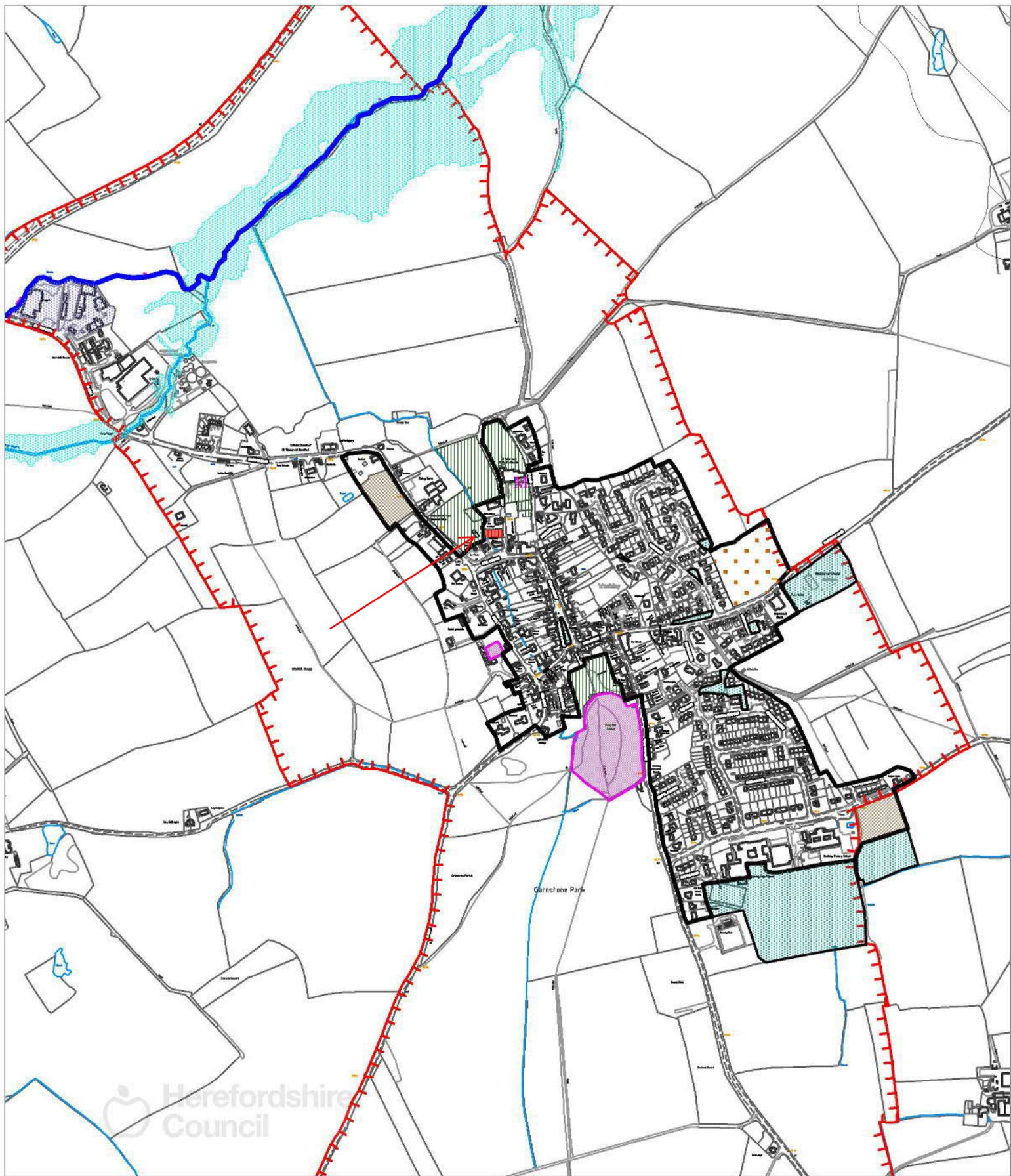
- 3.2 The vast amount of glebeland in Policy WEO3(d) lies outside the settlement boundary –see the Map. It is accepted that this land makes a very worthwhile contribution to the foreground perspective to the approach to Weobley from the north-west along Meadow Street. The Board accepts the justification at 5.3(iv) for the major part of the glebeland that lies outside the settlement boundary adjoining Meadow Street.
- 3.3 A single dwelling on the Glebe as infill would comply with: the Plan p.19 at 4.3 To achieve our vision the Plan sets the following objectives: ... 3. New Housing: To define a settlement boundary for the village that would enable individual/small infill plots to be found to meet the outstanding requirement.
- 3.4 In or about 2013, adjoining the Glebe to the south, permission was given for an extension to Bellbrook House, a then recently constructed house (over ten years old), built using traditional oak framing methods and techniques. Adjoining the Glebe to the north is the vicarage.
- 3.5 An appropriately designed dwelling on the Glebe would not be detrimental to the view across the glebeland from Meadow Street. Such a dwelling would fill and enhance the narrow gap in the Church Road street scene between the vicarage and Bellbrook House.



- 3.6 It is respectfully submitted that there are no policies in the Plan, save its inclusion in Policy WEO3(d), that prevents the Board from having a legitimate expectation that the Glebe should be developed as a small infill site within the settlement boundary. It is requested that the Glebe be removed from the Local Green Space in that policy.

Yours sincerely,

Stephen Challenger  
Property Secretary



Herefordshire Council

- |          |                                     |                             |                               |                          |                                     |                   |                  |                    |
|----------|-------------------------------------|-----------------------------|-------------------------------|--------------------------|-------------------------------------|-------------------|------------------|--------------------|
| <b>M</b> |                                     | Scheduled Ancient Monuments |                               | Local Green Space (WEO3) |                                     | Conservation Area |                  | Neighbourhood Area |
|          | Weobley Settlement Boundary (WEO14) |                             | Protected Open Space (WEO4)   |                          | Safeguarding Mineral Reserves       |                   | Commitment Sites |                    |
|          | Land Liable to Flood                |                             | Proposed Housing Site (WEO15) |                          | Safeguarded Employment Site (WEO19) |                   |                  |                    |

# Weobley Policies Map

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 Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:9,000  
 at A4 size



Herefordshire Council  
Neighbourhood Planning  
Plough Lane  
Hereford  
HR4 0LE

**Our ref:** SV/2018/109876/OR-  
28/PO1-L01

**Your ref:**

**Date:** 28 February 2019

**F.A.O: Mr. James Latham**

Dear Sir

### **WEOBLEY REGULATION 16 NEIGHBOURHOOD PLAN**

I refer to your email of the 23 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 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 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. Please can you also copy in any future correspondence to my team email address at [SHWGPlanning@environment-agency.gov.uk](mailto:SHWGPlanning@environment-agency.gov.uk)

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

Cont/d..

Yours faithfully

**Mr. Graeme Irwin**

**Senior Planning Advisor**

Direct dial: 02030 251624

Direct e-mail: [graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)

End

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Your ref: Weobley NDP

Neighbourhood Planning and Strategic Planning  
Teams  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE  
via Email:  
[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)

Adrian Chadha  
Assistant Asset Manager  
Operations Directorate  
The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN  
[www.highways.gov.uk](http://www.highways.gov.uk)

4 March 2019

Dear Sir / Madam,

## **WEOBLEY REGULATION 16 NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION**

Thank you for forwarding me details of the consultation on the above referenced Neighbourhood Development Plan (NDP).

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

The closest section of the SRN to Weobley parish is the A49, which passes approximately 6 miles from the eastern most edge of the parish area. We have reviewed the documents submitted as part of the consultation and at this stage it is likely that the distance to the A49 is such that there are no foreseeable implications for the continued safe operation and functionality of the SRN.

We recognise that the plan considers the need to confirm with policies set out within the adopted Herefordshire Local Plan Core Strategy and support the commitments of the parish to promote sustainable development.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely

Adrian Chadha  
OD Midlands  
Email: [Adrian.Chadha@highwaysengland.co.uk](mailto:Adrian.Chadha@highwaysengland.co.uk)



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: PL00448622

26 February 2019

Dear Mr Latham

**WEOBLEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION**

Thank you for the invitation to comment on the Submission Neighbourhood Plan. Our comments on the regulation 14 version 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.*

*The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant green space, buildings, historic farmsteads and landscape character including key views and archaeological remains is to be applauded”.*

In conclusion, overall Historic England consider that the plan reads as a very well written, well-considered and concise document which is eminently fit for purpose. We consider that the Plan takes an exemplary approach to the historic environment of the Parish and that it constitutes a very good example of community led planning. Those involved in the production of the Plan should be congratulated. I hope you find these comments and 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



## Neighbourhood Planning Team

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**From:** Tansley, Mark  
**Sent:** 29 January 2019 07:37  
**To:** Neighbourhood Planning Team  
**Subject:** weobley NDP

The village plan does not include the full extent of the conservation area boundary.

# Herefordshire.gov.uk

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**Mark Tansley**  
Development Manager  
Development Management  
01432 261815

**Economy and Place Directorate**  
Plough Lane  
Hereford  
HR4 0LE

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

Lucy Bartley  
Consultant Town Planner

Tel: 01926 439116  
[n.grid@woodplc.com](mailto:n.grid@woodplc.com)

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

06 February 2019

Dear Sir / Madam

**Weobley 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 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:

Lucy Bartley  
Consultant Town Planner

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

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

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

Yours faithfully

[via email]

**Lucy Bartley**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid

Date: 16 February 2019  
Our ref: 272216  
Your ref: Weobley Neighbourhood Plan



James Latham  
Technical Support Officer  
Neighbourhood Planning and Strategic Planning teams  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE

Hornbeam House  
Crewe Business Park  
Electra Way  
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CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Mr Latham

**Weobley Neighbourhood Development Plan - Regulation 16 submission**

Thank you for your consultation on the above dated 23 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 specific comments on this neighbourhood plan.**

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

Yours sincerely

Victoria Kirkham  
Consultations Team

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



**APPLICATION DETAILS**

274489 / Weobley  
Weobley 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 to make with regard to this proposed Neighbourhood Plan

Signed: Susannah Burrage

Date: 12 February 2019

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Weobley- Regulation 16 pre-submission version

Date: 24/01/19

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
WEO1- Promoting Sustainable Development	SS1	Y	
WEO2- Protection and Enhancement of Community Facilities and Services	SS1; SC1	Y	Last paragraph: “...will be opposed unless it is clear <u>from evidence</u> that the facility or service concerned is no longer viable.”
WEO3- Protection of Local Green Space	SS6; LD3	Y	
WEO4- Protection of Amenity Open Space, Sports and Recreation Facilities	SS6; OS1; OS2; OS3	Y	
WEO5- Sewerage and Sewage Treatment Infrastructure	SS6; SD4	Y	
WEO6- Contributions to Community Facilities	SC1	Y	
WEO7- Protecting Heritage Assets	SS6; LD4	Y	
WEO8- Development within Weobley Conservation Area	SS6; LD1; LD4	Y	Criterion 3: “Important” views are quite subjective and difficult to define. It would be helpful if the defined views were underpinned with the evidence that demonstrates that they are of value to residents.

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
WEO9- Conserving the Landscape and Scenic Beauty of the Parish	SS6; LD1	Y	
WEO10- Enhancement of the Natural Environment	SS6; LD2	Y	
WEO11- Storm Water Drainage	SS6; SD3	Y	
WEO12- Sustainable Design	SS1; SS6; SS7; SD1; SD2; SD3; SD4	Y	It is noted that some of the criteria here is already covered by the equivalent design policies of the Core Strategy, and does not necessarily need including.
WEO13- Design and Appearance- Buildings outside Weobley Conservation Area	SS6; LD1; LD2; LD4; SD1	Y	
WEO14- Renewable and Low Carbon Energy	SS7; SD2	Y	
WEO15- Housing Development in Weobley Village	SS1; SS2; RA2	Y	
WEO16- Housing Sites in Weobley Village	SS2; RA2	Y	
WEO17- Meeting Housing Needs	SS2; RA2; H3	Y	The likelihood is that the delivery of most of the listed types of housing will be best delivered by the 2 large committed housing sites in the village (policy WEO16).
WEO18- Affordable and Intermediate Homes	SS2; H1; H2; H3	Y	

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
WEO19- Whitehill Park Industrial Estate	SS5; RA6; E2	Y	
WEO20- Weobley Village Centre	SS1; SC1; E2; E4	Y	
WEO21- Working from Home	SS5; E3	Y	
WEO22- Traffic Measures within the Parish	SS4; MT1	Y	
WEO23- Highway Design Requirements	SS4; MT1	Y	