

**From:** Turner, Andrew  
**Sent:** 10 December 2019 14:47  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Ashperton Regulation 16 re-submission neighbourhood development plan consultation

**RE: Ashperton Regulation 16 re-submission neighbourhood development plan consultation**

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.

Regarding section '5.4 Sites for Development Ashperton Village' I have not commented on the '*sites with extant planning permission*' or the '*sites put forward but not included in the NDP*'. I have also not commented on sites; 'S.3 and S.4' as the NDP states that these two sites have already been granted planning approval.

Having reviewed records readily available, I would advise the following regarding the two sites (S.1 and S.2) '*for inclusion in the NDP*' for proposed residential development (that have not been granted planning approval), outlined in purple on the 'Sites put forward for development' map. (as shown in section '5.4').

- S.1 Land between Peascroft and Hopton House
  - i. A review of Ordnance survey historical plans indicate a site used for clay bricks and tiles manufacture quarry was situated immediately adjacent the allocated site.

It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.

- ii. A further review of Ordnance survey historical plans indicate an area of ground which has been classed as Unknown filled ground (pond, marsh, river stream dock) to the west of the former clay bricks and tile manufacture site.

Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.

The site's close proximity to the above mentioned historic potentially contaminative uses, will require consideration prior to any development.

Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the

proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

- S.2 Land opposite Peasecroft

- i. Historical maps indicate that the site was used as orchards. I would advise that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination.

**General comments:**

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

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

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

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

Kind regards

Andrew

# Herefordshire.gov.uk

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

Direct Tel: 01432 260159

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



 Please consider the environment - Do you really need to print this e-mail?

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**From:** Neighbourhood Planning Team <[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)>

**Sent:** 29 October 2019 09:18

**Subject:** Ashperton Regulation 16 re-submission neighbourhood development plan consultation

Dear Consultee,

Ashperton Parish Council have re-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/3023/ashperton\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3023/ashperton_neighbourhood_development_plan)

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

The consultation runs from 29 October 2019 to 10 December 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.



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

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

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

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

26 November 2019

Dear Neighbourhood Planning and Strategic Planning Team

**(3) Ashperton 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**

Herefordshire Council  
Via e-mail

Our Ref: Ashperton - 5229  
Your ref:  
Please ask for: Russell Pryce  
Direct Line: 01981 242928  
Mobile: 07931 808200  
E-mail: russell@collinsdb.co.uk

6<sup>th</sup> December 2019

Dear Sir/Madam

## Ashperton Neighbourhood Development Plan Regulation 16 Consultation - Objection

I write to object to the Regulation 16 Consultation Draft NDP dated August 2019, on behalf of Mr Davies, the landowner of the development site known as land north of the village hall, Ashperton.

The objections concern the following:

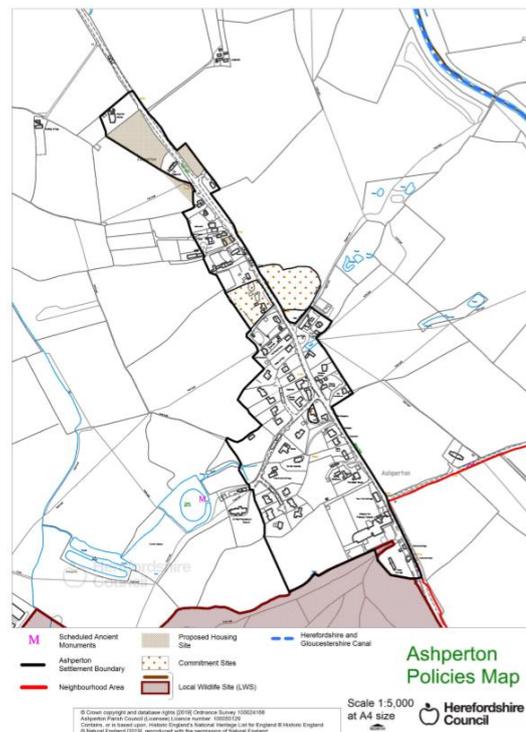
- 1) The exclusion of our client's land from the proposed Ashperton NDP settlement boundary
- 2) The unreasonably restrictive nature of the design and scale/ phasing policies.

### Objection 1: NDP Policy H2 – Settlement Boundary

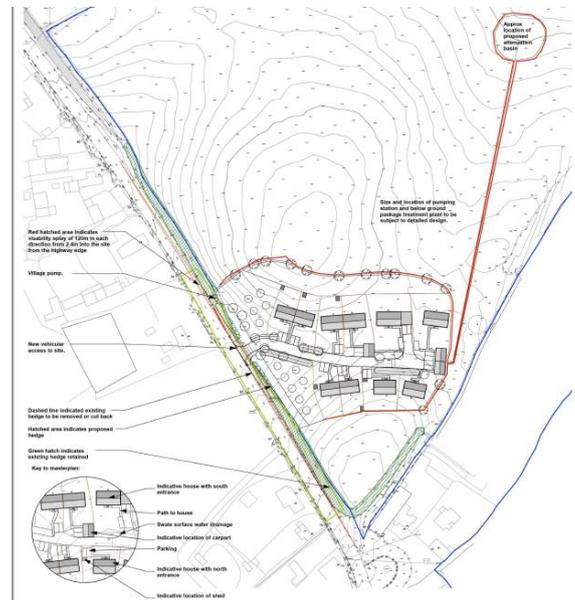
This policy establishes a settlement boundary for the village, which will be used for decision making purposes to define areas that may be acceptable for development in principle and areas that are to be categorised as open countryside. The policy is supported by the plan titled 'Ashperton Policies Map' – opposite.

The NDP does not include any explanation as to criteria that has been used to define the settlement boundary.

Outline planning permission was approved on 24<sup>th</sup> August 2016 for a proposed development of ten dwellings. The location of this site and approved layout plan is identified on the plan on the following page.



A reserved matters application was submitted on 19<sup>th</sup> March 2019 dealing with the matters not approved at the outline stage, namely the scale and appearance of the dwellings and garages and landscaping of the site. This application is not yet determined but it is anticipated to be recommended for approval and considered by Planning Committee in January 2020.



The applicant will then have two years to commence the construction of the development and has every intention of proceeding with the development within this timeframe. There are no significant site specific or infrastructure barriers to achieving this. The site is therefore deliverable. The NPPF defines a deliverable site as follows:

***Deliverable:*** *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*

*In particular, sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

The site is the largest residential commitment within Ashperton and will deliver 71% of the Parish Core Strategy minimum housing requirement. There is therefore no planning or other logical reason why the site should be excluded from the proposed village settlement boundary. The situation is even more puzzling when the proposed settlement boundary has been expanded to include other housing commitments and even proposed housing allocations which do not yet have any form of planning permission and cannot automatically be considered deliverable.

The exclusion of our client's land from the settlement boundary also conflicts with Herefordshire Council Guidance Note 20 on settlement boundaries. Under the heading 'Criteria used to define the extent of the settlement boundaries' one of the recommendations is as follows:

*'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.'*

The settlement boundary should therefore be enlarged to encompass the site known as land north of Ashperton Village Hall.

There is also an inconsistency between NDP text at Section 5.4 and the proposed settlement boundary identified on the plan titled Ashperton Policies Map.

Section 5.4 explains the sites that have been considered for housing and which have been discounted. In particular, candidate sites N7 and N8 have both been discounted as suitable sites for the delivery of housing yet the settlement boundary has been drawn to encompass both sites. In fact, the settlement boundary proposes a larger land area than was put forward for development under site reference N7.

Additionally, the settlement boundary has been drawn to introduce a substantial area of land (around 1.4 hectares) to the rear (west) of the school with no explanation or planning justification for its inclusion.

It is assumed that it was not the intention to draw the settlement boundary to encompass any of these parcels of land but if the settlement boundary is correct, it makes the decision to exclude our client's land even more baffling.

**Policy D1: Design and Appearance** requires that the design of all new development should respect local character with a heavy steer in the policy and pre-text towards dwellings of a more traditional appearance. No reference or support is provided in the policy for a more contemporary or innovative design approach which may also incorporate high levels of sustainability. The absence of any support for such designs runs contrary to policy 131 of the NPPF which states that:

*'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.*

The policy should be amended to incorporate an additional criteria that provides support for contemporary, innovative and sustainable designs that make a positive contribution to the architectural diversity of the Parish.

**Policy D2: Scale and Phasing of Development** places an unreasonably restrictive cap on the scale of development that will be permitted without any robust planning justification for a cap and particularly for the arbitrary maximum figure of three dwellings. There is no evidence to suggest a development larger than 3 dwellings will result in an adverse impact on the character of the village. In fact, the only two notable developments in Aspherton over the last 40 years (The Ryders and Webs Orchard) have both comprised of multi dwelling schemes in excess of five dwellings and these both assimilate successfully with the character and grain of the village.

This policy should therefore be deleted.

Thank you for the consideration of the objections raised in this letter and I would be happy to discuss any proposed revisions of the NDP.

Yours faithfully

**Russell Pryce MRTPI**  
**Planning Manager**

## Latham, James

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 25 November 2019 15:27  
**To:** Neighbourhood Planning Team  
**Subject:** {Disarmed} RE: Ashperton Regulation 16 re-submission neighbourhood development plan consultation

Dear Sir/Madam,

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

As you will be aware, we provided a consultation response at the Regulation 14 stage in 2017 and as such have nothing further to add at this time.

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

Kind regards,



**Ryan Norman**  
**Lead Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water**  
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | [www.dwrcymru.com](http://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](#).*

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**From:** Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>  
**Sent:** 29 October 2019 09:18  
**Subject:** Ashperton Regulation 16 re-submission neighbourhood development plan consultation

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

Dear Consultee,

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

The plan can be viewed at the following link: **[MailScanner has detected a possible fraud attempt from "eur03.safelinks.protection.outlook.com" claiming to be https://www.herefordshire.gov.uk/directory\\_record/3023/ashperton\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3023/ashperton_neighbourhood_development_plan)**

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Historic England

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: PL00017134

25 November 2019

Dear Mr Latham

**ASHPERTON NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.**

Thank you for the invitation to comment further on the Regulation 16 Neighbourhood Plan. We are pleased to note that our comments on the earlier draft of the Plan in relation to certain housing allocations have now been addressed.

Historic England is also pleased to note that the Plan evidence base is generally well informed by reference to the Herefordshire Historic Environment Record including the Herefordshire Landscape Character Assessment and we are supportive of both the content of the document and the vision and objectives set out in it. We also commend the general emphasis given to the conservation of landscape character and the maintenance of local distinctiveness.

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 6888  
HistoricEngland.org.uk



## Latham, James

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**From:** Knight, Matthew  
**Sent:** 05 December 2019 11:56  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Ashperton Regulation 16 re-submission neighbourhood development plan consultation

Thank you for consulting the Historic Environment Team.

For the Housing Allocation to the far NW of the village of Ashperton, care will need to be taken over any proposal due to the location of the site on the periphery of the village, forming a transition in terms of density and hierarchy to the centre, and also being mindful of the setting of listed buildings.

Regards

Matthew

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**From:** Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>  
**Sent:** 29 October 2019 09:18  
**Subject:** Ashperton Regulation 16 re-submission neighbourhood development plan consultation

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[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

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

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)

20 November 2019

Dear Sir / Madam

### **Ashperton 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 Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

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 National Grid's 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.

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



## **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)

## **Appendices - National Grid Assets**

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the 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  
Nicholls House  
Homer Close  
Leamington Spa  
Warwickshire  
CV34 6TT

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  
Warwickshire  
CV34 6DA

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

Yours faithfully

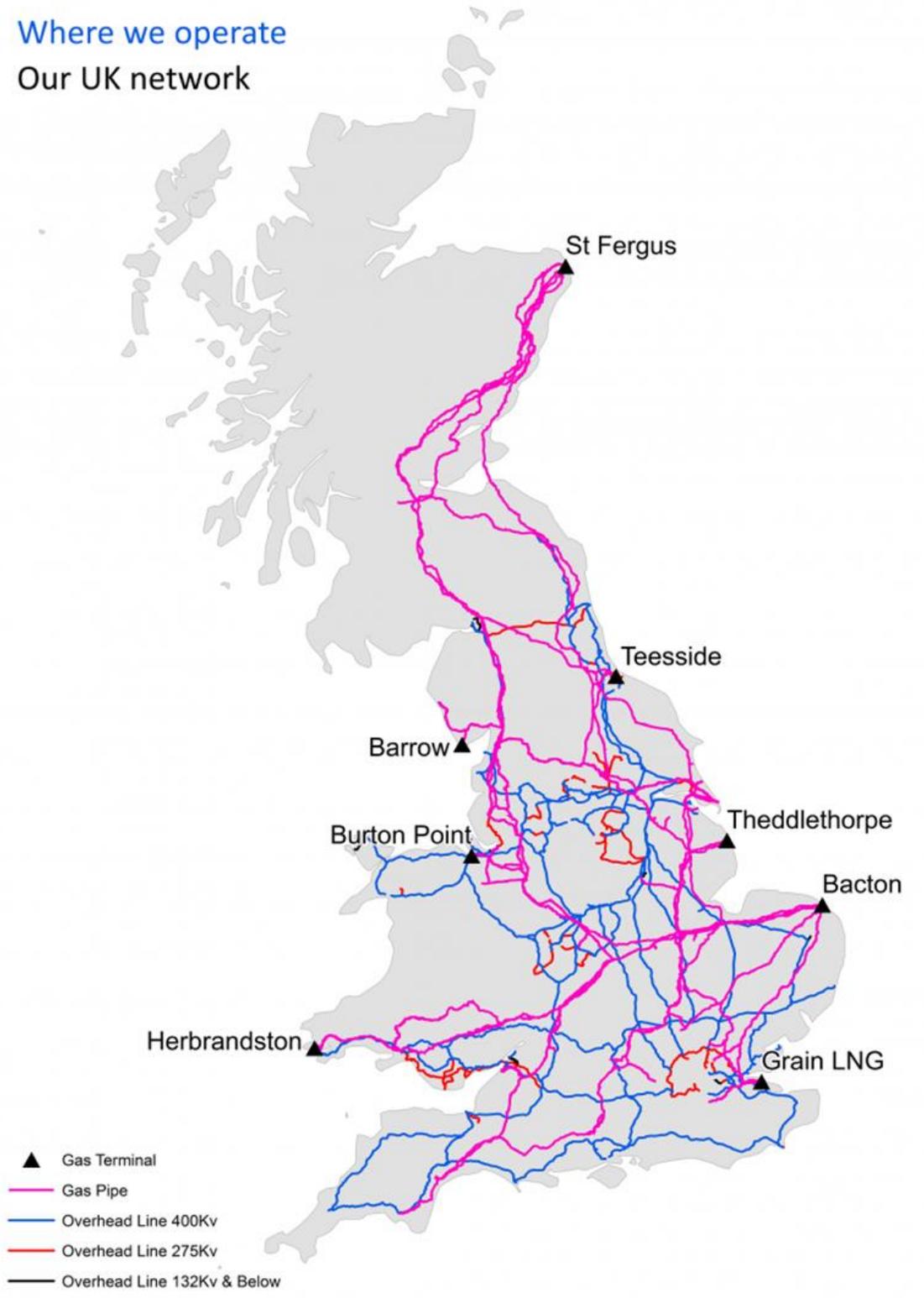
[via email]

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

cc. Spencer Jefferies, National Grid

**APPENDIX 1: NATIONAL GRID'S UK NETWORK**

Where we operate  
Our UK network



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

From Herefordshire Council Strategic Planning Team

Name of NDP: Ashperton- Regulation 16 submission- revised version

Date: 29/10/19

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
H1- Number of New Houses	SS2; RA1; RA2	Y	
H2- Settlement Boundary	SS1; SS2; RA1; RA2	Y	
H3- Housing Mix and Tenancy	SS1; SS2; RA1, RA2, H1, H3	Y	<p>Standing comments from previous Reg 16 submission:</p> <p>Given that policy D2 has placed a cap on individual developments at 3 dwellings, it would not appear likely that such a scheme would come forward?</p>
H4- Type of Housing	SS1; SS2; H3	Y	<p>Standing comments from previous Reg 16 submission:</p> <p>The policy could perhaps be worded to clarify that the types of houses listed in particular are to be encouraged. The types of housing listed would be approved if they comply with other policies in any case- with or without this policy as currently worded.</p>
H5- Rural Exception Sites	SS1; SS2; H1; H2	Y	<p>Standing comments from previous Reg 16 submission:</p> <p>Though the policy conforms to its equivalents in the Core Strategy, it could be questioned whether its inclusion is strictly necessary when it does little to</p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			supplement what is already covered by the existing CS policy.
D1- Design Appearance	SS6; LD1; LD2; LD3; LD4; SD1	Y	
D2- Scale and Phasing of Development	SS6; LD1	Y/N	<p>Standing comments from previous Reg 16 submission:</p> <p>Criterion a): Without a clear basis for capping the size of individual developments to be permitted at 3 dwellings, this appears unnecessarily prescriptive.</p> <p>It could serve as a hindrance to similarly sized schemes with equal planning merit from coming forward.</p> <p>A minor suggestion on wording of criterion B for clarity:</p> <p><i>"...should incorporate <b>variations</b> <u>a variety</u> of design features."</i></p>
D3- Technical Design	SS1; SS6; MT1; SD1; SD2; SD3	Y	
ST1- Accommodating Traffic within the Parish	SS4; MT1	Y	
SB1- Supporting Local Business	SS5; RA6	Y	
SB2- Work Space Development	SS5; RA6; E3	Y	
SB3- Change of Use	SS1; RA5; E2	Y	It could perhaps be made clearer that this policy relates more

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
			specifically to protection of existing employment sites/buildings.
SB4- Provision of Broadband and Mobile Telephone Services	SS1; E3	Y	
E1- Landscape	SS6; LD1; LD2	Y	
E2- Tranquillity	SS6; SD1	Y	Criterion C could be more enforceable if the policy required lighting information to support applications.
E3- Cultural Heritage	SS6; LD4	Y	
E4- Wildlife and the Natural Environment	SS6; LD2	Y	
E5- Flooding and Water Management	SS6; SD3; SD4	Y	
RE1: Small-scale Renewable Energy	SS6; SS7; SD2	Y	
RE2: Commercial Renewable Energy	SS6; SS7; SD2	Y	

## Latham, James

---

**From:** Hammond, Victoria  
**Sent:** 29 November 2019 12:38  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Ashperton Regulation 16 re-submission neighbourhood development plan consultation

Hello,

Please find below transportations comments for the above:

- Site 4 (formerly site 10, although the map towards the end of the document still refers to it as site 10), is just off a lane joining the A417 in Stretton Grandison. Vehicles travelling north along the A417 and turning right into the lane from which access would be achieved, have very bad forward visibility along the A417 and therefore cannot see oncoming vehicles. It is likely that we would resist more than one dwelling on this site unless significant upgrades to the junction with the A417 were achieved (this is unlikely due to land ownership constraints).

Thanks,  
Vicky

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**From:** Hammond, Victoria  
**Sent:** 04 November 2019 07:59  
**To:** Jones, Katy <katy.jones@herefordshire.gov.uk>; Edwards, Mark <Mark.Edwards@herefordshire.gov.uk>; Barratt, Annie <jbarratt@herefordshire.gov.uk>; Williamson, Paul <pwilliamson@herefordshire.gov.uk>; Lewis, Alan (Transportation) <Alan.Lewis2@herefordshire.gov.uk>  
**Subject:** FW: Ashperton Regulation 16 re-submission neighbourhood development plan consultation

Dear All

Please find below Ashperton Parish Council's Regulation 16 NDP. Please could I have any comments you have by 30<sup>th</sup> November 2019

Many thanks  
Vicky

---

**From:** Neighbourhood Planning Team <[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)>  
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