

Latham, James

From: Turner, Andrew
Sent: 29 February 2016 12:17
To: Neighbourhood Planning Team
Subject: RE: Kingstone & Thrupton Group Regulation 16 Neighbourhood Development Plan consultation

RE: Kingstone & Thrupton Group Regulation 16 Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

My understanding is that apart from the two “Committed housing Sites” identified in orange on Map 4 – “Kingstone & Thrupton Neighbourhood Plan- Proposals Map” - which have already been granted planning approval, no other specific sites have been identified in this plan and as such I would advise:

- Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential 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

Andrew Turner
Technical Officer (Air, Land and Water Protection),
Environmental Health & Trading Standards,
Economy, Communities and Corporate Directorate
Herefordshire Council, Blueschool House, PO Box 233
Hereford. HR1 2ZB.
Direct Tel: 01432 260159
email: aturner@herefordshire.gov.uk

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6XENFW. LOJ WRCH 7KUX[VRQ * URXS 5HJ XOMRO 1 HJ KERXUKRRG ' HYHOSP HOW300 FROWXOMRO



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr J Latham
Herefordshire Council

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

18 March 2016

Dear Mr J Latham

Kingstone and Thruxton 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

Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison

Latham, James

From: Forward Plans <Forward.Plans@dwrcymru.com>
Sent: 23 March 2016 15:23
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Kingstone & Thrupton Group Regulation 16 Neighbourhood Development Plan consultation
Attachments: DCWW - Kingstone & Thrupton Reg 14 Response - Oct 2015.pdf

Dear Sir/Madam,

Re: Kingstone & Thrupton Neighbourhood Development Plan - Regulation 16 Consultation

I refer to the above consultation and would like to thank you for allowing Dŵr Cymru Welsh Water (DCWW) the opportunity to respond.

We are content to rely on our Regulation 14 submission – find attached for your information.

If you require any further information please do not hesitate to contact us. I would appreciate receipt of this email.

Regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dŵr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | Ext: 40719 | www.dwrcymru.com

Have you seen Developer Services new web pages at www.dwrcymru.com? Here you will find information about the services we have available and all of our application forms and guidance notes. You can complete forms on-line and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card. If you want information on [What's new in Developer Services?](#) please click on this link.

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: 10 February 2016 10:12
Subject: Kingstone & Thrupton Group Regulation 16 Neighbourhood Development Plan consultation

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

Dear Consultee,

Kingstone & Thrupton Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingstone-and-thrupton-group-1>

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

The consultation runs from 10 February 2016 to 23 March 2016.

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.



Forward Planning
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: Forward.Plans@dwrcymru.com

Cynllunio Ymlaen
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: Forward.Plans@dwrcymru.com

Rachel Craine
Parish Clerk
48 Cottons Meadow
Kingstone
HR2 9EW

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

15th October 2015

Dear Sir/Madam,

REGULATION 14 PUBLIC CONSULTATION ON THE KINGSTONE AND THRUXTON DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN – OCTOBER 2015

I refer to your email dated the 31st August 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:

Given that the Kingstone and Thrupton Draft Neighbourhood Development Plan has been prepared in accordance with the emerging Herefordshire Local Plan Core Strategy, DCWW are supportive of the vision, objectives and policies set out.

With particular regard to housing, DCWW has previously provided representations to Herefordshire Council for the two committed housing sites as part of the planning application process, therefore we have no further comments to make on these sites. We will continue to provide representation to any future planning applications within the Group Parish area that we are consulted on.

We hope that the above information will assist you as you continue to progress the Kingstone and Thrupton 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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Herefordshire Council
Neighbourhood Planning
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR4 0XH

Our ref: SV/2010/103979/AP-
44/PO1-L01

Your ref:

Date: 23 March 2016

F.A.O: Mr. J Latham

Dear Sir

KINGSTONE AND THRUXTON NEIGHBOURHOOD PLAN 2011 - 2031

I refer to your email of the 10 February 2016 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.

The submitted plan states that it “does not seek to allocate additional significant new housing sites; the Plan aims instead to ensure future development is of a more modest, sustainable scale in proportion to the character of this rural Parish and village settlements”. Committed sites within the plan boundary are also located within Flood Zone 1, the low risk zone.

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

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

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
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

End

Latham, James

From: Crane, Hayley
Sent: 03 March 2016 15:27
To: Neighbourhood Planning Team
Subject: RE: Kingstone & Thruxton Group Regulation 16 Neighbourhood Development Plan consultation

Thank you.

I've looked at the sections where affordable housing is mentioned and it all appears to be in line with the core strategy, nothing that I'm concerned about.

Thanks

Hayley

Hayley Crane

Commissioning Officer (Housing Development) | Housing Partnerships

Adults and Wellbeing Directorate | Commissioning, Adults' Well-Being & Independent Living Service

Herefordshire Council
County Offices, Plough Lane
Hereford, HR4 0LE
Tel: 01432 261919





Historic England

James Latham
Technical Support Officer
Neighbourhood Planning
Strategic Planning and Conservation Teams
Herefordshire Council
Hereford
HR1 2ZB

Our ref: 1665
Your ref:

Telephone
0121
6256887

22 February 2016

Dear Sirs

KINGSTONE AND THRUXTON NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. We have little to add to our previous comments on an earlier draft (letter dated 14 October 2015) viz:

“Historic England are supportive of the content of the document, particularly its’ emphasis on local distinctiveness and the maintenance of rural character and we consider it takes a suitably proportionate approach to the historic environment of the Parish. Overall the plan reads as a well-considered, concise and fit for purpose document that responds well to the issues arising from considerable development pressures”.

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 faithfully



Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Pete Boland
Historic Places Adviser
E-mail: peter.boland@HistoricEngland.org.uk



Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk
Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Neighbourhood Planning Team,
Herefordshire Council,
Planning Services,
PO Box 230,
Blueschool House,
Blueschool Street,
Hereford
HR1 2ZB



Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

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

17 February 2015

Dear Sir / Madam

Kingstone and Thruxton Group Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler 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 customer. 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 / High Pressure apparatus.

National Grid has identified the following high pressure Gas Transmission pipeline as falling within the Neighbourhood area boundary:

- FM28 - Three Cocks to Tirley PRI

From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

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

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



Key resources / contacts

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

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

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

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:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Ann Holdsworth
Development Liaison Officer, National Grid

ann.holdsworth@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]

Robert Deanwood
Consultant Town Planner

cc. Ann Holdsworth, National Grid

Date: 21 March 2016
Our ref: 178504
Your ref: Kingstone & Thruxton



Mr J Latham
Technical Support Officer
Neighbourhood Planning, Strategic Planning & Conservation teams
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

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

T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

Dear Mr Latham,

Re: Kingstone & Thruxton Neighbourhood Development Plan Regulation 16 (Herefordshire)

Thank you for your consultation on the above dated 10/02/2016

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.

Kingstone & Thruxton Neighbourhood Development Plan

Natural England acknowledges the strengthening of policies KTH1, KTH4 and KTE1 to ensure there will be no likely significant effects on the River Wye SAC.

We welcome the inclusion of KTD3 relating to Green Infrastructure.

Habitats Regulations Assessment (HRA) Report and Addendum

We confirm that having read the HRA Report and Addendum, we agree with the conclusion that the Kingstone & Thruxton Neighbourhood Plan will not have a likely significant effect on the River Wye SAC.

Environment Report

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

For clarification of any points in this letter, please contact James Hughes on 0300 060 3900. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

James Hughes
Planning Adviser
South Mercia Team

Latham, James

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 17 March 2016 09:55
To: Neighbourhood Planning Team
Subject: Kingston & Thrupton Neighbourhood Development Plan

Dear Sir/Madam

Network Rail has been consulted by Herefordshire Council on the Kingstone & Thrupton Group Parish Council Neighbourhood Development Plan. Thank you for providing us with this opportunity to comment on this Planning Policy document.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Level Crossings

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

Herefordshire Council have a statutory responsibility under planning legislation (**Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010**) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as the Kingstone & Thrupton Group Parish Council will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.

Whilst Network Rail has no objection in principle to the Neighbourhood Development Plan by Kingstone & Thrupton Parish Council, we would request the opportunity to comment on any future planning applications should they be submitted for sites which could impact upon the railway, as we may have more specific comments to make (further to those above).

We trust these comments will be considered in your preparation of the forthcoming Neighbourhood Development Plan document.

Regards,

Barbara Morgan
Town Planning Technician (Western and Wales)
1st Floor, Temple Point
Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 – Int: 085 80125
Fax: 0117 372 1146 – Int: 085 80146

Email: townplanningwestern@networkrail.co.uk

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



APPLICATION DETAILS

200771 / Kingstone and Thruxton Neighbourhood Plan
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.
The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

	Air Quality		Minerals and Waste
	Contaminated Land		Petroleum/Explosives
	Landfill		Gypsies and Travellers
	Noise		Lighting
	Other nuisances		Anti Social Behaviour
	Licensing Issues		Water Supply
	Industrial Pollution		Foul Drainage
	Refuse		

Please can you respond by ..

Comments

Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development.

We note that there is a considerable amount of land already committed in Kingstone for housing development and policy KTH1 outlines criteria for further housing.

We recommend that an amendment to the criteria set out in KTH1 for both Kingstone and Thruxton In that there should be a further criteria which is that

New housing development proposals will only be permitted when they 9) and 4) 'are not to be impacted in terms of noise, odours, dust or nuisance arising from neighbouring agricultural, commercial or industrial activities.'

Signed: Susannah Burrage

Date: 23 March 2016

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Kingstone and Thruxton Neighbourhood Development Plan,

Consultation stage: Regulation 16, February 2016

Date: 21/03/16

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
KTH1 Housing Development Building and Phasing	SS1, SS2, SS3, RA1, RA2, RA3, RA4, RA5, H2	Y	Rural exception housing paragraph- this element of the policy does not mention new affordable dwellings as being also possible on such sites. Core Strategy Policy H2 'Rural exception sites' is there to enable such schemes to come forward. It is noted that policy KTH3 addresses rural exception housing in the countryside more comprehensively so in that sense it is covered within the Plan
KTH2 – Supporting Sustainable Development on Committed Site 1	SS1, SS2, SS3, RA1, RA2, H3, H1,SC1, OS1, OS2, MT1, E1, E3, SD3,	Y	Observation – use of 'etc.' in policy leaves the list too open. Better to elaborate on this or provide more information in the text.
KTH3 - Meeting Local Housing Needs and Providing a Mix of New Housing	H1, H2, H3, RA3	Y	
KTH4 - Character and Distribution of Housing in Kingstone	RA1, RA2, LD1, LD4, SD1	Y	
KTH5 - Character and Distribution of Housing in Thruxton	RA1, RA2, RA4, RA5 LD1, LD4, SD1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
KTD1 – Protecting Heritage Assets	LD1, LD4,	Y	
KTD2 – Protecting Local Green Spaces	SS6,LD1, LD3, OS1, OS2, OS3	Y	
KTD3 – Green Infrastructure	SS6, LD2, LD3, LD4, SD3	Y	
KTCF1 – Provision and Protection of Community Facilities and Services	SS1, SC1, E1	Y if comments addressed	Clarity needed beyond this statement: <i>“In addition equivalent of better provision for the facility to be lost should be made elsewhere within the settlement boundary”</i> . If a marketing exercise after two years yields no interest then where is the justification for for further provision elsewhere within Kingstone.
KTE1 – Proposals for New Employment	SS5, E1, RA5, RA6, SD3, SD4	Y	
KTE2 – Protecting Existing Employment	SS5, E1, RA5, RA6, MT1, SD1	Y	
KTF1 – Reducing Flood Risk	SS1, SS7, SD3	Y	
KTF2 – Flood Resilience	SS1, SS7, SD3	Y	<p>Criterion 1-5: Difficult to enforce as current building regulations do not request more stringent standards for developments in flood zones.</p> <p>The planning application is expected to determine the appropriate flood mitigation measures to prevent flooding in the first place such as Sustainable Urban Drainage Systems (SUDS) or attenuation ponds.</p> <p>Potential to elaborate more within the supporting text. For example: <i>Current</i></p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			<i>Building Control practice expects the use ofbut in Kingstone the materials to be used are x, y and z because latest best practice...</i>
KTF3 – Reducing Surface Water Flooding	SS1, SS7, SD3	Y	
KTDC1 – Developer Contributions	ID1	N	<p>Although the policy is aimed at ensuring the rural character of both villages is maintained; this area of planning falls within the remit of the Local Planning Authority and should not be included in the Plan.</p> <p>This section as drafted is not compliant with the latest legislative constraints governing Section 106s. The Planning Authority does this through negotiations with the developer depending on the scheme and arrangements for payment are settled between these two parties.</p> <p>In any case the contributions that local communities are entitled to will amount to 25% and will be paid on a biannual basis to reflect administration arrangements within the council.</p> <p>If this section is to be retained it might be useful to set out how the 25% CIL entitlement would be spent once the NDP and CIL are adopted.</p>

Other comments/conformity issues:

Table 1 - Would benefit from better presentation

Para 4.1.10 - update date 'May 2015'

Para 4.2.2 – reference to 'English Nature', this organisation is now known as 'Natural England' as identified in the footnote web link