

6th February, 2017

Luston Neighbourhood Development Plan

Dear Sir

I would like to suggest that the plan to have the access road for four of the twelve proposed properties situated in the field to the north edge of the village, along the Townsend Park 'even numbers extension', is flawed.

My main concern is that the road is narrow – the minimum width, I believe and with no pavement on one side of the road.

The houses on this side of the road, including my own, have tall, typically 8ft high, hedges along the front of the properties, with drives accessing the road without the width of a pavement. Thus the drivers of cars using these drives, are unable to see any traffic proceeding along the road until the front of the car is directly into the road space.

So far, with the seven properties accessing the road and no through traffic, there has been no direct contact, just some inconvenience and a few near misses. With the extra through traffic to, and from, the four additional properties, I believe the chance for a serious event will be increased significantly - an accident waiting to happen.

Will you please take this eventuality into account when making your final decision.

Yours faithfully,



Alan Moore



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: Neighbourhood Planning and Strategic Planning teams
Herefordshire Council

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

25 January 2017

Dear Neighbourhood Planning and Strategic Planning teams

Luston Neighbourhood Development Plan Regulation 16

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

Neighbourhood Planning Team

From: CPRE Herefordshire Admin <admin@cpreherefordshire.org.uk>
Sent: 09 January 2017 13:13
To: Neighbourhood Planning Team
Subject: RE: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

Dear James

Thank you for sending through the consultations for Luston and Shobdon NDPs, which I have forwarded to the relevant volunteer

Kind regards
Barbara

Barbara Bromhead-Wragg
CPRE Herefordshire Administrator
www.cpreherefordshire.org.uk

This email is confidential and may also be legally privileged. If you have received it in error, please notify us immediately by reply email and delete this message from your system. Views expressed in this message are those of the sender and may not necessarily reflect the views of CPRE Herefordshire. This email and its attachments have been checked by AVG Anti-Virus. No virus is believed to be resident but it is your responsibility to satisfy yourself that your systems will not be harmed by any of its contents.

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 09 January 2017 12:17
Subject: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Consultee,

Luston 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/neighbourhood-areas-and-plans/luston-group>

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

The consultation runs from 9 January 2017 to 20 February 2017.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Council Offices

Neighbourhood Planning Team

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 10 February 2017 11:04
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below.

We are pleased to note that the Parish Council have taken on board a number of our comments from the Regulation 14 consultation.

Whilst we previously indicated that there was unlikely to be sufficient capacity to accommodate the foul flows from all of the growth proposed in the Neighbourhood Plan, and that no improvement scheme was planned at the Luston & Yarpole Wastewater Treatment Works (WwTW) for the current Asset Management Plan (AMP6 – 2015-2020), I can now confirm that there is a programmed scheme of improvements due for completion by the end of Year 3 of the current AMP (31st March 2018) following which the growth proposed can be accommodated.

Accordingly paragraph 5.1.5 can be amended to take reflect of this.

If you have any queries then please let me know.

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: 09 January 2017 12:17
Subject: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

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

Dear Consultee,

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The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/luston-group>



Historic England

WEST MIDLANDS OFFICE

Mr Richard Hewitt
Luston Group Parish Council

Direct Dial: 0121 625 6887

Our ref: PL00018156
15 February 2017

Dear Mr Hewitt

LUSTON GROUP NEIGHBOURHOOD PLAN- REGULATION 16 CONSULTATION.

Thank you for the invitation to comment on the Luston Group Neighbourhood Plan. Our previous substantive Regulation 14 comments remain entirely relevant, that is: *“Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character.*

Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning”.

I hope you find this advice helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Neighbourhood Planning Team

From: Penny, Stewart
Sent: 17 February 2017 10:45
To: Neighbourhood Planning Team
Subject: FW: Luston Group Neighbourhood Plan 333kB/ 136/214

Follow Up Flag: Follow up
Flag Status: Completed

Please find an amended comment sent from a member of the public. They are asking that this replaces their original comments.

Thanks,

Stewart

Stewart Penny
Web Analyst

Hoople Ltd | Plough Lane | Hereford HR4 0LE
Tel: 01432 383821 | Website: www.hoopleltd.co.uk

Follow us on: [Twitter](#) | [Facebook](#) | [LinkedIn](#)

From: Judith Barker
Sent: 16 February 2017 19:12
To: Penny, Stewart <Stewart.Penny@hoopleltd.co.uk>
Subject: Fwd: Luston Group Neighbourhood Plan 333kB/ 136/214

Dear Mr Penny, I am so sorry, I have just accidentally sent you back the copy plus messages , of my original comments form . I didn't manage to edit that one, and prior to my last message I have sent an edited version that I would much prefer to be submitted if that is possible? Even on this one I now see that near the bottom of the first page I have again made yet another important error. I wonder if it would be possible to write with a pen the word 'not' Before 'any groups'. Otherwise it means the opposite of my meaning. You will realise from this that I am a novice, elderly iPad user! Could you please delete my first effort from 11.02.17
Thank you so much for your help Judi Barker

Sent from my iPad

Begin forwarded message:

From: Judith Barker
Date: 16 February 2017 at 18:39:50 GMT
To: Stewart Penny <Stewart.Penny@hoopleltd.co.uk>
Cc: _____
Subject: Luston Group Neighbourhood Plan 333kB/ 136/214

I would like to voice some concerns about the suitability of the agricultural site behind Townsend Park for development.

There are three concerns I would like to highlight.

A. Traffic management , Highway safety and promoting active travel.MT 1

B.Sustainable development LD1 3&4

C.Sustainable water management and water and water resources Wastewater treatment SD 3&4

A. TRAFFIC MANAGEMENT etc MT1

This is a main source of concern. We are aware that the main road at the entrance to Townsend Park, the B 4361 is becoming progressively busier. Together with that the speed limit is not observed in many cases. The traffic is made up of cars ,lorries, farm vehicles, school access etc. At times these are joined by traffic diverted from the A49 when necessary. Townsend Park is a small side street, just wide enough for public vehicles like the dustcart. That, with one or two permanently parked vehicles , and school time overspill parking can make driving hazardous at the entrance to the site.

However, the main problem is EXITING TOWNSEND PARK .

The site lines Left and Right are obscured by the fact that the road curves inward on both sides to follow the line of previous historical dwellings to the right, and hedges to the left. This together with in some cases speed of vehicles, makes outgoing traffic slower and more dangerous .

Townsend Park has a difficult layout too. The two cul-de-sacs which abut the field site, the far one forming the horseshoe, meet at the bottom of "even nos" with only a short strip of road to the exit point. At certain times the the exit corner will also have a parked car, and cars will be parked on the near side of the main road. Further obscuring the view. With the plans for two groups of 4 houses, leaving the opportunity for another 16 cars plus service vehicles and White vans, this could really cause a danger . Also it would completely change the quality of life for residents who value what is a quiet and peaceful place.

It also needs to be said that the properties are likely to get be family houses where the number of car trips will be multiple. There are ,apart from the primary school, any groups,sports or senior education available in Luston.

This brings me to:-

B.Landscape and Townscape.

At this point I would like to thank the Steering Group for the way they have managed to present our area in such a sincere and sensitive way. Also they have managed to convey the importance of the wealth and diversity of the environment.

To quote from Page 49 of the Plan:-Appendix 4 NPPF Delivering Sustainable Development.

9...Protecting Green Belt Land.

The proposed site 136/214 behind T/P is a historical agricultural field . The farmer has access to further fields from this one but they are low lying and used for intermittent grazing. This field however has the rich soil advocated for retention & preservation. The farmer regularly gets a good crop of mixed cereals and rape on an annual rotation. This also provides employment, a rare work opportunity in the area. I hope the farmer is not pressured to sell until he is ready, and especially up until the site has had all the relevant services agreed and in place. It would be a waste for the land not to be farmed for a lengthy period.

C. Environmental factors.

Highlighting from the report:- Policy LG

h, This refers to capacity of public sewerage network for Luston and Yarpole

WwTw and suggests that development "may cause this to be overloaded " in which case

development will Not be supported, it would have to be phased or delayed until capacity becomes available.

Another factor is that Welsh Water has planned it's future expenditure until 2020.

A further objective is to improve the quality of the water, "New development in the area could lead to the water quality failing the phosphate and conservation Objectives. General policy 5.2.2, 5.1.3, 5.1.4. 5.1.5

Last two points :-

A the pipeline in the Northern end of the site. How compatible is this for housing ?

B I believe that the Southern but higher part of the field could be Radon high.

On a more positive note , there is also a land mark view at the entrance to

The field of the South Shropshire hills and Bircher Common. A view that many people enjoy, especially when the field is full of Rape!

Judith Barker 16 . 02. 17

Sent from my iPad



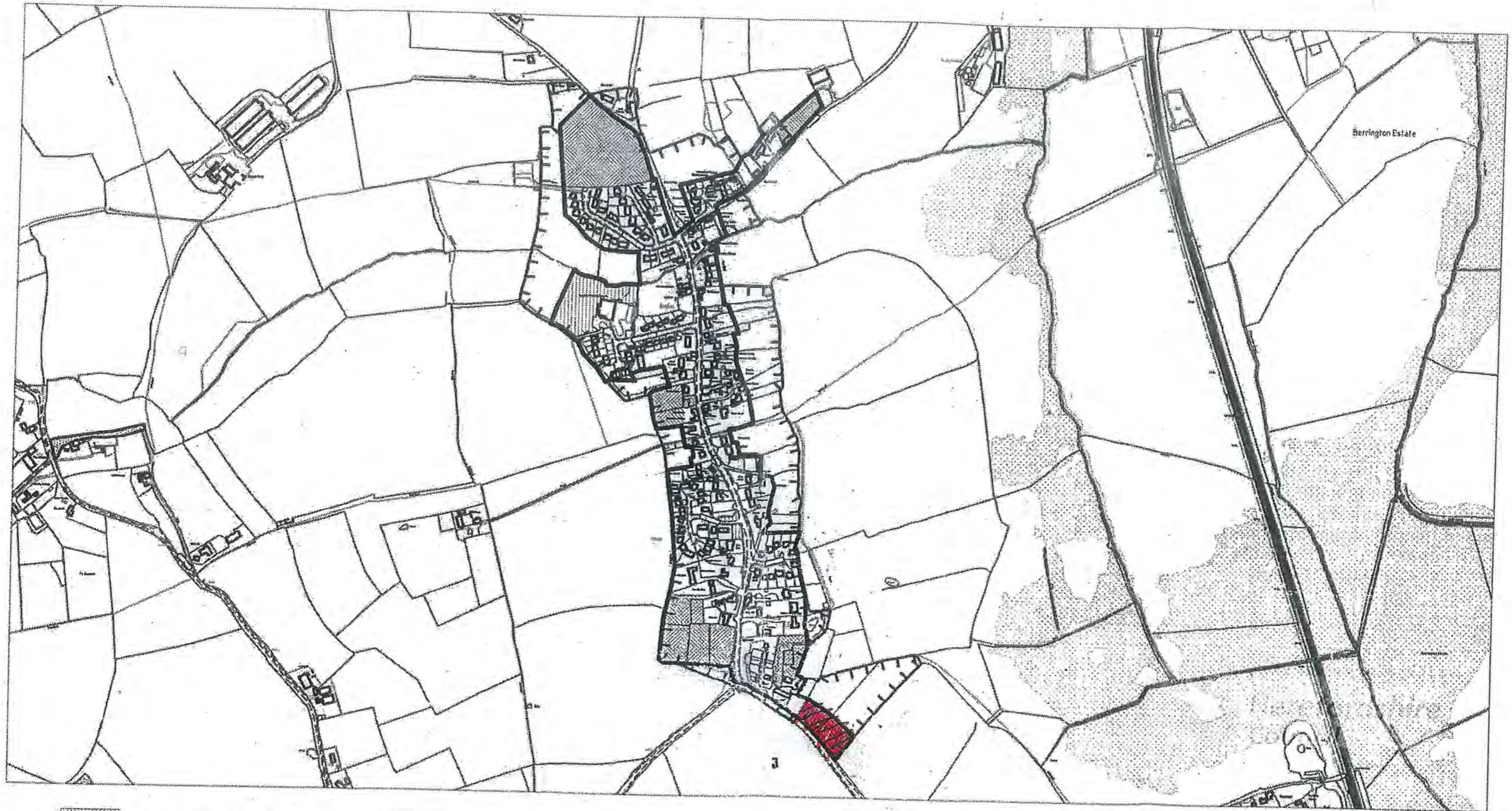
Dear Sir,

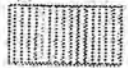
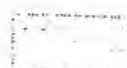

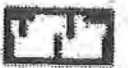

2.2.17

We have received a copy of the Luston Village Policies map. We are particularly concerned about the proposed development of houses marked on the enclosed map. This area is subject to a restrictive covenant which inhibits building within these areas. It is also within a conservation area which covers the orchards which are amongst the oldest in Herefordshire.

I would be grateful if you could take note of these issues when developing your plans.

Yours faithfully,



-  Local Green Space (LG11)
-  Land Liable to Flood
-  Luston Settlement Boundary (LG6)
-  Conservation Area
-  Proposed Housing Site (LG6)

Luston village Policies Map

(1) cover for only single stores
20/4/45

(2) area C is covered in areas
of outside front garden

Scale 1:9,000
at A4 size

Richard Pevon
Herefordshire

Date: 03 February 2017
Our ref: 205496
Your ref: Luston Group Regulation 16 Neighbourhood Development Plan



Mr J Latham
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

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

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Latham

Luston Group Regulation 16 Neighbourhood Development Plan

Thank you for your consultation on the above dated 09/01/2017.

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 has no further comment to make on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

Kathryn Davies
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Neighbourhood Planning Team

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 20 February 2017 09:45
To: Neighbourhood Planning Team
Subject: Luston Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam

Network Rail has been consulted on the Regulation 16 Neighbourhood Development Plan by Luston Parish Council. Thank you for providing us with this opportunity to comment on this 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.

The Luston Parish Council area plan includes railway / Network Rail land within the proposal map.

Network Rail would draw the council's attention to the following (which applies to England only):

**The Town and Country Planning (Development Management Procedure) (England) Order 2015
Publicity for applications for planning permission within 10 metres of relevant railway land**

16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

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 Luston 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.

Planning Applications

We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

Regards,

Barbara Morgan
Town Planning Technician (Western & Wales)
1st Floor Templepoint
Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 int. 085 80125
Email: townplanningwestern@networkrail.co.uk

www.networkrail.co.uk/property

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



APPLICATION DETAILS

224030 /
Luston 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

From a noise and nuisance perspective our department has no further comments to add to this proposed neighbourhood plan.

Signed: Susannah Burrage
Date: 30 January 2017

Neighbourhood Planning Team

From: Shirley Campbell
Sent: 14 February 2017 18:16
To: Neighbourhood Planning Team
Subject: Luston Group Neighbourhood Development Plan Site 330KB Site 136/214

Follow Up Flag: Follow up
Flag Status: Completed

As a resident living on the corner of the B4361 and Townsend Park, I wish to express my concern at the inevitable increase in traffic that will come through Townsend Park from the proposed dwellings to be built on the above mentioned site. These are narrow roads, some used for street parking, which will be expected to take the increase initially of construction vehicles over an extended period of time, if the building period is staggered, and of the vehicles of the new residents.

The exit from Townsend Park onto the heavily used B4361 is hazardous as it is, being a minor road with traffic approaching at speed down the bank from Ludlow into a 30mph restriction. There are, at the same time, heavy farm and commercial vehicles emerging from Eye Lane opposite, especially when used as a diversion by Police if the A49 is closed for an accident.

The factor of disturbance to the residents of Townsend Park has obviously not been taken into consideration when this proposal was made. This site must have its own dedicated exit road onto the B4361 to avoid a catastrophe. Shirley Campbell. HR6 0DZ

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Luston Group- Regulation 16 submission version

Date: 19/01/17

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
LG1- General Development Principles	SS1	Y	
LG2- Design of Development in Luston Group	SD1-SD4, LD3	Y	
LG3- Protecting and Enhancing Local Landscape Character and Views	LD1-LD4	Y	
LG4- Dark Skies	N/A	Y	
LG5- Flood Risk, Water Management and Surface Water Run-off	SD3	Y	All new development proposals should be located in accordance with the Sequential and (where appropriate) Exception Tests set out in National Planning Policy (NPPF paras. 100-104). They should also have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire.
LG6- Scale and Type of New Housing in Luston	RA1, RA2, RA3	Y	Some clarity on the deliverability of the identified sites would be helpful, to provide some assurance that they are available/suitable to come forward for development in the plan period.
LG7- Scale and Type of New Housing in	RA1, RA2, H3,	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Ashton, Eyton and Moreton	SD1-SD4		
LG8- Traffic Management and Transport Improvements	MT1	Y	
LG9- Sustainable Transport Measures	SS4, MT1, LD3	Y	
LG10- Supporting and Enhancing Existing Small Scale Local Employment	E1, E2, E3, RA6	Y	
LG11- Protection of Local Green Spaces	OS3	Y	It is not a conformity issue- however it could be argued that the designation of “Lydiatt Crossroads” as a Local Green Space may not be strictly necessary. It is located away from the settlement in open countryside.
LG12- Protection of Open Spaces	OS3	Y	As with the previous comment, there is no reason in policy terms why these cannot be designated, it may not be strictly necessary to. They appear to be located in open countryside, and would therefore be protected from development under Core Strategy policy RA3.
LG13- Protection and Enhancement of Local Community Facilities	SC1	Y	
LG14- Community Facilities and	N/A	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Community Infrastructure Levy			

Neighbourhood Planning Team

From: donotreply@herefordshire.gov.uk
Sent: 06 February 2017 06:05
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Follow Up Flag: Follow up
Flag Status: Completed

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	sue
Last name	stringer
Which plan are you commenting on?	Luston Neighbourhood Development Plan
Comment type	Objection
Your comments	<p>I see from the 2017 Luston village map that the Settlement Boundary has been moved from the 2007 map. In 2007 the settlement boundary is clearly shown to run behind the Upper Court Barns. In the 2017 map it has been altered to include an area well behind the barns and which now seems to be included in the proposed housing site. I would like to know when and how this alteration was made. Also I would like to object to the proposed housing site on the corner opposite the barns on the grounds that it is near a very dangerous bend and access from that area would only increase the danger.</p>

Neighbourhood Planning Team

From: Wood, Tina
Sent: 11 January 2017 13:22
To: Neighbourhood Planning Team
Subject: FW: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

Follow Up Flag: Follow up
Flag Status: Completed

I refer to the above Neighbourhood Development Plan and would like to comment on the housing policy's LG6 & LG7.

The housing policy in the NDP states that applications will be supported if a development is of a small scale i.e. 3-5 units, but that the parish would like a mixed tenure to include affordable housing. Policy H1 of the Core Strategy states that affordable housing will only be sort on schemes over 10 with a combined gross floor space of more than 1000m2. Therefore, policy's LG6 & LG7 could restrict the delivery of affordable housing within the parish.

Tina Wood
Housing Development Officer

Strategic Housing | Adult and Wellbeing Directorate
Herefordshire Council
Plough Lane
Hereford, HR4 0LE
Tel: 01432 261975



From: Housing Development
Sent: 09 January 2017 12:23
To: Wood, Tina
Subject: FW: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

From: Neighbourhood Planning Team
Sent: 09 January 2017 12:17
Subject: Luston Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Consultee,

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