

Latham, James

From: Turner, Andrew
Sent: 08 November 2016 14:29
To: Neighbourhood Planning Team
Subject: RE: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

RE: Lower Bullingham draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation. I have therefore not commented on Policy HD1, the key Core Strategy policy which has set out large scale developments, one of these areas having been centred on Lower Bullingham.

My understanding is that no other specific sites have been identified in this plan and as such I would advise:

- Given that no 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

7th November 2016
Our Ref: 16.8008

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

Neighbourhood Planning Team
Planning Services
PO Box 230
Hereford
HR1 2ZB

T 029 2073 6747

F 029 2073 6631

Dear Sir/Madam

Re: Bloor Homes

Lower Bullingham Neighbourhood Plan

Regulation 16 Consultation Response

We write in relation to the Regulation 16 Submission Draft Lower Bullingham Neighbourhood Plan 2011-2031 (August 2016) on behalf of our client, Bloor Homes (BH).

BH has significant land interests in Lower Bullingham (LB). Our client actively participated in the preparation of the now adopted Herefordshire Core Strategy (October 2015) (HCS). The participation involved engagement with officers at the Council and both representations to, and attendance at, the Examination in Public. We also submitted representation on the Regulation 14 Consultation Draft of the Lower Bullingham Neighbourhood Plan 2011-2031 (LBNP) on behalf of our BH. This involvement in the development plan preparation focused on the now adopted strategic allocation for development including 1,000 dwellings at the Southern Urban Expansion Area (Core Strategy Policy HD6) in Lower Bullingham.

BH supports the principle of a LBNP. They welcome the opportunity to participate in the preparation of the LBNP. The document is a positive opportunity to inform high quality development proposals in the area, including through the implementation of the adopted strategic development allocation in the Core Strategy. The LBNP provides the opportunity to influence the implementation of the allocation, which is required in response to the objectively assessed need in Hereford, as identified by the Council. In this regard, it is considered vital that the LBNP is positively prepared as an important element of a plan led approach to delivering positive sustainable development in Hereford.

We would refer back to our previous representations, only some of which have been reflected in the emerging policies in the Submission Draft document. The points included: the need to include the presumption in favour of sustainable development; avoid repetition in terms of policy already set out in the HCS; and the potential to strengthen policies by identifying evidence on the assessed benefits of open space and the means of improving them through new development.



Notwithstanding this, it is considered that the document is broadly consistent with the HCS. BH look forward to working with the Neighbourhood Plan team in bringing forward the strategic Southern Urban Expansion Area in Lower Bullingham. We would welcome the opportunity to meet the Neighbourhood Plan team, at the appropriate point in the development of planning application(s) for the site, and will contact the team in due course.

We trust this is helpful. Please give us a call with any queries.

Yours sincerely

Owen Francis
Director

Tel: 02920 736747

Email: owenfrancis@boyerplanning.co.uk

Boyer



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]

26 October 2016

Dear Neighbourhood Planning and Strategic Planning teams

Lower Bullingham 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

14 November 2016

Lower Bullingham Parish Council

Dear Sir/Madam

Lower Bullingham Draft Neighbourhood Development Plan Regulation 16 Consultation

I have been asked to comment on Lower Bullingham's Parish's draft Neighbourhood Development Plan (NDP) on behalf of Herefordshire Campaign to Protect Rural England.

We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:

- Identify and stipulate ways of protecting unique characteristics of the area eg 'dark skies', tranquility, distinctive landscapes and settlement patterns
- Protect the broad sweep of landscapes
- Encourage design which enhances local landscape and settlement character
- Protect important views and
- Address inappropriate locations for development including: - housing, - industrial scale energy generation and - economic activity (eg intensive livestock farming units and large scale polytunnels).

Given that Lower Bullingham is designated in the Herefordshire Core Strategy (HCS) for significant housing, employment and infrastructure development I recognise that much of the Neighbourhood Development Plan is related to Core Strategy proposals. However a Neighbourhood Development Plan is the opportunity for local people to inform development by assessing, describing and stipulating ways to protect and enhance the place they live in. I would have expected to see much more detail in this Plan reflecting local knowledge and concerns, including policies to cover areas of the Parish which are not covered by HCS proposals. For example it is surprising that, whilst sensitive rural areas and views to the south and east of the parish are identified (around Ridge Hill and towards Dinedor Hill), there are no policies to assess, protect or enhance either landscape or heritage assets. In addition there are no policies concerning issues of sustainability or the impact of large scale infrastructure or renewable energy projects which can have a significant impact on landscapes and heritage settings.

Given the scale of development proposed for the Parish consideration of such issues is vital to protect and enhance existing assets for both current and future residents.

It is most concerning that there appears to have been no meaningful local engagement to inform the construction of Lower Bullingham's NDP or its development (Consultation Statement 2016). Information was given and opinion sought via the website and at Parish Council meetings. A drop-in event was held at the Regulation 14 stage presenting anyone who attended with the drawn up draft plan. The Statement does not say how many people attended the event nor does the table of comments display many comments from the public, the majority of comments being from statutory consultees. This would seem to be against the spirit of localism enshrined in the National Planning Policy Framework.

Finally, there are very few supporting plans or maps with this Neighbourhood Plan which means it is difficult to understand the extent or impact that the HCS development proposals will have. We would suggest plans showing sensitive landscapes and habitats, important views and proposed settlement boundaries would improve the legibility of the Plan.

Yours faithfully

Nicola Forde
On behalf of Herefordshire CPRE

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 08 November 2016 15:06
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation
Attachments: RE: re Lower Bullingham Parish Council regulation 14 Neighbourhood Plan consultation

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below consultation.

We have no comment to make over and above our Regulation 14 response (see attached) but we have noted from the Consultation Statement that our Regulation 14 comments were not considered, despite having been submitted by the deadline– please can you advise accordingly to enable our comments to be considered?

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: 03 October 2016 13:42
Subject: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

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

Dear Consultee,

Lower Bullingham 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/lower-bullingham>

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

The consultation runs from 3 October 2016 to 14 November 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

Kath Greenhow
Parish Clerk, Lower Bullingham Parish Council

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

8th March 2016

Dear Ms Greenhow,

REGULATION 14 PUBLIC CONSULTATION ON LOWER BULLINGHAM NEIGHBOURHOOD DEVELOPMENT PLAN – MARCH 2016

I refer to your email dated the 18th January 2016 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:

Given that the Lower Bullingham Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy (CS), DCWW are supportive of the aims, objectives and policies set out.

With specific regard to Policy LB8 of the NDP, whilst we are supportive of the provisions of the criteria set out and the background/justification - in particular criterion a), criterion c) and criterion e) - we feel the rewording of criterion a) to read as follows would provide assurance and clarity that any improvements to water and sewerage infrastructure are undertaken, should they be required:

a) Infrastructure (including water and sewerage) improvements to mitigate any identified impacts on the existing community and/or to service the SUE are addressed.

We hope that the above information will assist as the Neighbourhood Development Plan progresses. 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 sincerely,

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.

Latham, James

From: Crane, Hayley
Sent: 12 October 2016 15:20
To: Neighbourhood Planning Team
Subject: RE: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

Hi

No comments from housing, they understand affordable housing and make provision for it.

Kind regards

Hayley

From: Housing Development
Sent: 04 October 2016 08:21
To: Crane, Hayley
Subject: FW: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

One for you

From: Neighbourhood Planning Team
Sent: 03 October 2016 13:42
Subject: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Lower Bullingham 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/lower-bullingham>

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

The consultation runs from 3 October 2016 to 14 November 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.

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
Planning Services
PO Box 230
Blueschool House



Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00041005

3 November 2016

Dear Mr Latham

LOWER BULLINGHAM NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan.

As stated in our consultation letter of the 19th February 2015 in response to the Regulation 14 consultation:

"We note and commend the fact that Policy HD6 of the Herefordshire Core Strategy makes provision for the protection of heritage assets including archaeological remains in Lower Bullingham. In the same context we also note and commend neighbourhood plan policy LB4- Design.

Historic England are supportive of the Vision and objectives set out in the Neighbourhood Plan and have no adverse comments to make upon the overall policy content of the document.

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.

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



Latham, James

From: Helen Wilkes <Helen.Wilkes@hca.gsi.gov.uk>
Sent: 10 October 2016 16:13
To: Neighbourhood Planning Team
Cc: Carol Baker; Jimmy Lindqvist; HCAEnquiriesTeam
Subject: Lower Bullingham Neighbourhood Plan

Thank you for consulting the Homes and Community Agency on the Lower Bullingham Draft Neighbourhood Development Plan.

The Agency supports the delivery of housing to meet identified local needs and supports the preparation of Neighbourhood Plans where they are clear in promoting development.

The Agency is not a landholder within the boundary of the Neighbourhood plan and as such will not be formally submitting a response.

Kind regards,

Helen Wilkes CIHCM
Senior Area Manager
Midlands West Area Team
Homes & Communities Agency
T: 0121 2349963 ext 2963
M: 07747 564065
www.homesandcommunities.co.uk

Follow us on [Twitter](#)
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Sign up for our weekly [newsletter](#)

HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL
Homes and Communities Agency; Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3
7QH (reg.address for legal documents) 0300 1234 500 mail@homesandcommunities.co.uk VAT no: 941
6200 50

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Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 13 November 2016 15:13
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Jennifer
Last name	Seeney
Which plan are you commenting on?	Lower Bullingham
Comment type	Comment
Your comments	<p>It appears to me that the Plan's only consideration for the future of Lower Bullingham Parish is the thousands of homes already in the pipeline for the Southern edge of the City, which are presumably to be built by large developers. I would have liked consideration to have been given to long-term residents of the Parish, who may like to downsize by self-building, as well as younger residents who would also like to build their own energy efficient homes. Not everyone wants to live in mass-built modern boxes.</p>

Latham, James

From: Howells, Mathew
Sent: 11 November 2016 16:12
To: Neighbourhood Planning Team
Subject: RE: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

Good afternoon,

One comment below from transportation:

policy LB1 (p23)

The suggestion of "Footpath/cycleway on Hoarwithy Road towards Green Crize and beyond" would also be part of the SUE developers measures as it would require their land to deliver it.

For info in the recent SWTP consultation we mentioned "raised tables for easier crossing" at this point on HLR.

The "Improvement to Holme Lacy Road cycle paths to provide connectivity to Sustrans cycleway and any new river crossing" presupposes connectivity to an eastern crossing as from Lower Bullingham it would be more direct to use the city network to connect to anywhere a western crossing would serve. Some of this has already been done and more is suggested as an option in the SWTP consultation, as mentioned earlier.

Kind Regards
Mat

From: Neighbourhood Planning Team
Sent: 03 October 2016 13:42
Subject: Lower Bullingham Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

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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

7 November 2016

Dear Sir / Madam

Lower Bullingham 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 customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

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

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

Key resources / contacts

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

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



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

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

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

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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. Spencer Jefferies, National Grid

Date: 17 October 2016
Our ref: 197727
Your ref: Lower Bullingham Neighbourhood Plan



Mr J Latham
Neighbourhood Planning and Strategic Planning teams
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T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

Dear Mr Latham,

Lower Bullingham Regulation 16 Neighbourhood Development Plan

Thank you for your consultation on the above dated 03/10/2016.

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..

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,

Victoria Kirkham
Consultations Team

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

Natural environment information sources

The [Magic](#)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](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)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.

Landscape

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/>

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.
- Adding a green roof to new buildings.

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

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>

- 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/>

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



APPLICATION DETAILS

218278 /
Lower Bullingham 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 comments to make with regard to this neighbourhood plan.

Signed: Susannah Burrage
Date: 11 October 2016

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Lower Bullingham- Regulation 16 submission version

Date: 04/10/16

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
LB1- Traffic and Congestion	HD3, HD6, MT1	Y	
LB2- Car Parking Standards	MT1	Y	
LB3- Loss of off-street Car Parking Provision	MT1	Y	
LB4- Design	LD1, SD1	Y	
LB5- Protecting Open Spaces	OS3, LD3	Y	
LB6- Improving Open Spaces	OS3, LD3	Y	
LB7- Incidental Open Spaces and Street Trees	LD3	Y	
LB8- Integrating the Southern Urban Extension (SUE) with Existing Communities	HD6	Y	
LB9- Community Infrastructure Levy	ID1	Y	
LB10- Reducing the Risk of Flooding	SD3	Y	Proposals should be preferentially located within Flood Zone 1, in accordance with national guidance. Where this is not possible, they should be subject to the sequential and exception tests where

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			necessary. Regard should also be had to the Strategic Flood Risk Assessment for Herefordshire (SFRA) 2009.

Other comments/conformity issues:

The plan conforms with the Core Strategy, having full regard to the proposed Sustainable Urban Extension (SUE) set out in Policy HD6.