

Latham, James

From: Turner, Andrew
Sent: 12 July 2017 16:30
To: Neighbourhood Planning Team
Subject: RE: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

RE: Middleton on the Hill and Leysters Group regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following comments with regard to the proposed development areas identified in policy ML 4: 'Housing allocation' sites indicated in brown on Map 4 in the plan:

Site 11; The Hills Farm

The proposed site area; '11; the Hills Farm' is a site which historical maps indicate is located on land that from 1954 has been classed as unknown filled ground (pond, marsh, river, stream dock etc.)

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

The sites historic potentially contaminative use will require consideration prior to any development.

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

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
 - a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
 - b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
 - c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is

encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

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

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

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

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

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

Technical notes about the condition

1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.

2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.

Site 9-Leysters Garage'

Historical maps from 1972 indicate that proposed site area; '9-Leysters Garage'; as the name suggests is a former garage site.

- The garage site is a potentially contaminative use and will require consideration prior to any development. Petrol tanks, interceptors, pipe runs, spill areas, oil storage and inspection pits are all areas on a garage site where there is a possibility for contamination to occur.

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

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c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

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Technical notes about the condition

1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.

2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.

- Regarding sites with a historic agricultural use (site 11; The Hills farm), I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

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,
8 St Owen Street,
Hereford. HR1 2PJ.
Direct Tel: 01432 260159
email: aturner@herefordshire.gov.uk

From: Neighbourhood Planning Team
Sent: 07 June 2017 10:28
Subject: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Consultee,

Middleton on the Hill and Leysters 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://myaccount.herefordshire.gov.uk/middleton-on-the-hill-and-leysters-group>

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

The consultation runs from 7 June 2017 to 19 July 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
Plough Lane



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]

29 June 2017

Dear Neighbourhood Planning and Strategic Planning teams

Middleton on the Hill and Leysters Neighbourhood Plan - Submission

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

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: CPRE Herefordshire Admin <admin@cpreherefordshire.org.uk>
Sent: 07 June 2017 10:36
To: Neighbourhood Planning Team
Subject: RE: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

Dear James

Thank you for your email. I shall forward to volunteers for comment

Kind regards
Barbara

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

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From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 07 June 2017 10:28
Subject: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

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Kind regards

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

Latham, James

From: Norman Ryan <Ryan.Norman@dwrwymru.com>
Sent: 14 July 2017 11:51
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation
Attachments: DCWW consultation response - Middleton on the Hill and Leysters Reg 14 Neighbourhood Development Plan 31 01 17.pdf

Dear Sir/Madam,

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

We have nothing further to add to our Regulation 14 representation, which is attached for your information.

If you require any further info then please let me know.

Regards,



Ryan Norman
Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrwymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrwymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 07 June 2017 10:28
Subject: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

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

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The consultation runs from 7 June 2017 to 19 July 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.



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

Middleton on the Hill and Leysters Neighbourhood Plan
Ian Culley - Planning Consultant

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

31st January 2017

Sent via email

Dear Mr Culley,

REGULATION 14 CONSULTATION ON MIDDLETON ON THE HILL AND LEYSTERS NEIGHBOURHOOD PLAN, JANUARY 2017

I refer to your email dated the 17th December 2016 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:

We are supportive of the objectives and policies set out, in particular the provisions of objective 5.

As you may be aware, Middleton on the Hill and Leysters are outside of Welsh Water's operational area for public sewerage. As, such we would recommend you contact Severn Trent Water (if you haven't already) who will be able to advise of any public sewerage that they are responsible for. Should there be no public sewerage within the Neighbourhood Plan area then alternative foul drainage options will be required in line with Policy SD 4 of the Core Strategy.

There are no issues in providing a supply of potable (clean) water to the number of units proposed in the Neighbourhood Development Plan, though off-site mains may be required in order to connect to the existing network.

We hope that the above information will assist you as you continue to progress the 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 sincerely,

Ryan Norman
Forward Plans Officer
Developer Services

Latham, James

From: Abakasanga, Ngozi <Ngozi.Abakasanga@highwaysengland.co.uk>
Sent: 08 June 2017 16:03
To: Neighbourhood Planning Team
Cc: Thomas, Patrick
Subject: Highways England Response - Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

Dear James

Thank you for consulting Highways England on the above referenced consultation.

Highways England is responsible for the operation and maintenance of the Strategic Road Network in England. The network includes all major motorways and trunk roads.

I can confirm that Highways England have no comment to make on this consultation.

Regards

Ngozi

Ngozi Abakasanga, Asset Development Team (West Midlands)

Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Tel: +44 (0) 300 470 3667

Web: <http://www.highways.gov.uk>

GTN: 3667

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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: PL00056535

10 July 2017

Dear Mr Latham

**MIDDLETON ON THE HILL AND LEYSTERS NEIGHBOURHOOD PLAN-
REGULATION 16 CONSULTATION.**

Thank you for the invitation to comment on the Middleton on the Hill and Leysters Neighbourhood Plan. We are pleased to note that our suggestions at Regulation 14 stage have been addressed. Our earlier Regulation 14 comments remain entirely relevant. That is:

“Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan takes an exemplary approach to the historic environment. It is also clear that full and effective use has been made of the professional advice available through the local authority particularly the Herefordshire Historic Environment Record (HER). The recognition in the Plan of the importance of the local historic environment is highly commendable and Historic England strongly support that view. The emphasis on the conservation of local distinctiveness through good design and the protection of locally significant buildings and landscape character including farm buildings and important views is equally to be applauded”.

In conclusion, Historic England considers overall that the Draft Neighbourhood Plan exemplifies “constructive conservation” and constitutes a very good example of community led planning. All of those who have clearly worked extremely hard on drafting the Plan are to be congratulated.

I hope you find this advice helpful. If you have any queries please do not hesitate to contact me.

Yours sincerely,

Peter Boland



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: Amos, Tom (NE) <Thomas.Amos@naturalengland.org.uk>
Sent: 07 June 2017 14:27
To: Neighbourhood Planning Team
Subject: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation - Natural England response

FAO James Latham.

Dear Mr Latham.

Thank you for your consultation on the Middleton on the Hill and Leysters Group Neighbourhood Consultation (Regulation 16).
Natural England has no further comments to make on this Neighbourhood Plan at this stage.

Yours sincerely,

Tom Amos
Adviser
Sustainable Development
South Mercia Team
Natural England,
County Hall, Spetchley Road,
Worcester, WR5 2NP
Tel: 02080260961

Follow the South Mercia team on Twitter - [@NESouthMercia](#)

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

From: Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]
Sent: 07 June 2017 10:28
Subject: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Consultee,

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



APPLICATION DETAILS

234275 /
Middleton-on-the-Hill Parish
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

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

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

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

Please can you respond by ..

Comments

Our 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 development and also the impact that existing activities might have on the amenity of any new residential occupiers.

From this point of view we have no objections in principle to the proposed settlement boundaries for housing at Leysters or Middleton on the Hill. However we suggest that policy ML5 Housing Development within settlement boundaries be amended such that para 2 reads 'Development... does not impact adversely on the amenity of neighbouring properties *and also that the amenity of future residential occupants is not adversely affected by existing agricultural or commercial development*' This is protect the amenity of future residents.

We would also recommend that policy ML6 Housing in the Countryside be amended to reflect the above amenity considerations with regard to paragraphs 4 and 5.

Signed: Susannah Burrage
Date: 10 July 2017

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Middleton-on-the-Hill and Leysters- Regulation 16 submission draft

Date: 22/06/17

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
ML1- Promoting a Sustainable Community	SS1	Y	
ML2- Development Strategy	SS2, RA1-RA4	Y	
ML3- The Scale of New Housing	RA2	Y	
ML4- Housing Allocations	RA2	Y	<p>Care should be taken that the proposals for the allocated sites are not too prescriptive, to the point where similar schemes with equal merit are unnecessarily prevented from coming forward.</p> <p>A degree of flexibility should be offered to ensure the proposals are deliverable. For instance, the proposed development of three affordable homes on Site 17 may not be viable for developers as currently proposed.</p>
ML5- Housing Development within the Settlement Boundaries	RA2	Y	
ML6- Housing in the Countryside	RA3	Y	The criteria in the policy echo those of the equivalent Core Strategy policy, RA3. This would call into question whether the policy is necessary.

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
ML7- Extensions to Dwellings	N/A	Y	
ML8- Design of New Housing	SD1-SD4, LD1-LD4	Y	
ML9- Ensuring an Appropriate Range of Types, Tenures and Sizes of Houses	H3	Y	
ML10- Affordable Housing	H1	Y	See last comment on ML4- viability may be an issue on Site 17 proposal. No allowances appear to have been made in policy for developments that would have the necessary economies of scale to contribute to affordable housing need.
ML11- Protecting and Enhancing Local Character	LD1-LD4	Y	
ML12- Broadband	N/A	Y	
ML13- Renewable Energy	SD2	Y	
ML14- Traffic Management and Road Safety Improvements	MT1	Y	
ML15- Transport and Connectivity	SS4, MT1	Y	
ML16- Business Development	E1, RA6	Y	The first set of criteria (1-5) are covered within the equivalent Core Strategy policy RA6. Its inclusion in this policy is therefore not strictly necessary.

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
ML17- Protection of Existing Employment Premises	SC1, E2	Y	
ML18- Agriculture and Forestry Dwellings	RA4	Y	
ML19- Enhanced Services and Facilities for the Community	SC1	Y	
ML20- Protection and Enhancement of Community Facilities	SC1	Y	
ML21- Open Space and Play Areas	OS1, OS2	Y	

Latham, James

From: Wood, Tina
Sent: 07 July 2017 13:28
To: Neighbourhood Planning Team
Subject: RE: Middleton on the Hill and Leysters Group Regulation 16 Neighbourhood Development Plan Consultation

I refer to the above NDP and would comment as follows.

Section 4.2.6; the Local Housing Market Assessment does not state that there is a need for over 90% 1 & 2 bed affordable housing in the Rural HMA. The percentage is 55.6%. This information needs correcting.

Section 4.2.7; the Core Strategy Policy is H2 Rural Exception Sites and not policy RA3 which refers to open countryside.

Policy ML 10 cannot include a local connection to the Worcester Parishes of Tenbury, St. Michaels and Bockleton because they need to have a local connection to Herefordshire to apply to go on the waiting list. Without being on the waiting list they cannot apply for a property.

Tina Wood
Housing Development Officer

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



From: Neighbourhood Planning Team
Sent: 07 June 2017 10:28
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Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 July 2017 15:03
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	Alison
Last name	Wesson
Which plan are you commenting on?	3 acre plot known as Casino Farm at Middleton on the Hill
Comment type	Comment
Your comments	<p>Is it the case that the above area SY8 4BE is to be excluded from the settlement plan of the neighbourhood development plan?</p> <p>If this plot is excluded from the settlement plan how easy is it to re instate it with the support of local people? Many thanks and look forward to your comments Kind regards Alison Wesson</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 18 July 2017 15:49
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	Alison
Last name	Wesson
Which plan are you commenting on?	3 acre plot known as Casino Farm at Middleton on the Hill
Comment type	Comment
Your comments	Would it be possible to extend the settlement boundary within Middleton on the Hill to include this plot? I believe it was recently proposed to have it removed.

Latham, James

From: Ali Wesson
Sent: 19 July 2017 08:39
To: Neighbourhood Planning Team
Subject: Casino Farm, Middleton on the Hill



Dear Madame/Sir

Further to submitting my comment yesterday re the above 3 acre plot at Middleton on the Hill, I am forwarding you an ariel picture of the site. As you can see the derelict shed takes up a large part of the 3 acres and is very unattractive. The site has tall hedges and some established trees at the lower end and I believe it would be easy to landscape 2 houses into the plot without them causing offence to anyone, provided they were built of the the correct material for the area. In order to do this, this plot would obviously have to be re instated as into within the settlement boundary for the are and that is what I am hoping can be done.

With kind regards

Alison Wesson