

## Neighbourhood Planning Team

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**From:** Turner, Andrew  
**Sent:** 09 February 2017 14:09  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

### Re: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan. It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation and that no 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,  
8 St Owen Street, PO Box 233,  
Hereford. HR1 2PJ.  
Direct Tel: 01432 260159  
email: [aturner@herefordshire.gov.uk](mailto:aturner@herefordshire.gov.uk)



The Coal  
Authority



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

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

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

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

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

25 January 2017

Dear Neighbourhood Planning and Strategic Planning teams

**Vowchurch and District Parish Group 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**

## Neighbourhood Planning Team

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**From:** CPRE Herefordshire Admin <admin@cpreherefordshire.org.uk>  
**Sent:** 04 January 2017 11:39  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

Dear James

Thank you for your email, which I have forwarded to volunteers for comment

Kind regards  
Barbara

Barbara Bromhead-Wragg  
CPRE Herefordshire Administrator  
[www.cpreherefordshire.org.uk](http://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.

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 04 January 2017 10:44  
**Subject:** Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Vowchurch and District 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/vowchurch-and-district-group>

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

The consultation runs from 4 January 2017 to 15 February 2017.

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

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

Kind regards

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

## Neighbourhood Planning Team

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 01 February 2017 14:14  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation  
**Attachments:** DCWW consultation response - Vowchurch Group Parish Neighbourhood Development Plan 28 04 16.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 no further comment to make over and above our representation at the Regulation 14 consultation (please see attached for information).

Should you require any further information then please do not hesitate to contact us.

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](http://www.dwrcymru.com)

*Have you seen Developer Services new web pages at [www.dwrcymru.com](http://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](#)

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 04 January 2017 10:44  
**Subject:** Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

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

Dear Consultee,

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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](mailto: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](mailto:Forward.Plans@dwrcymru.com)

FAO Parish Clerk  
Vowchurch and District Group Parish

Enquiries: Rhys Evans/Ryan Norman:  
0800 917 2652

28<sup>th</sup> April 2016  
**Sent via email**

Dear Sir/Madam,

## **REGULATION 14 PUBLIC CONSULTATION ON VOWCHURCH AND DISTRICT GROUP PARISH NEIGHBOURHOOD DEVELOPMENT PLAN - APRIL 2016**

Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond to the above consultation and we offer the following representation:

Given that the Vowchurch and District Group Parish NDP has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.

We do not envisage any issues in providing a supply of clean water for the 28 new housing units proposed up to 2031, other than the potential provision of off-site main laying.

We can advise that there is no public sewerage within the Group Parish area. As such, alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the Core Strategy.

We hope that the above information will assist as the NDP progresses. In the meantime, should you require any further information please do not hesitate to contact us at [Forward.Plans@dwrcymru.com](mailto:Forward.Plans@dwrcymru.com) or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman  
**Forward Plans Officer**  
**Developer Services**



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

We welcome correspondence in  
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

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

Herefordshire Council  
Neighbourhood Planning Team  
P O Box 230  
Hereford HR1 2ZB

30th January 2017

Dear Sirs,

Objection to Vowchurch Neighbourhood Plan

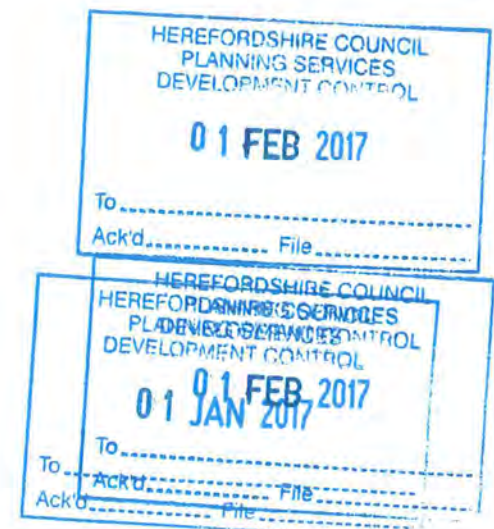
On behalf of all the owner/occupiers in the proposed area, I enclose our objection to the proposed plan.

[Redacted]

M K Waistell

[Redacted]

copied to-  
Neighbourhood Planning Team, Plough Lane, Hereford  
Councillor Graham Powell [Redacted]  
Mr Paul Mason [Redacted]



# OBJECTION TO VOWCHURCH VILLAGE NEIGHBOURHOOD PLAN

To Herefordshire Council Planning Department  
P O Box 230  
Hereford HR1 2ZB and to  
Neighbourhood Planning Team  
Hereford Council  
Plough Lane  
Hereford HR4 0LE

and to Councillor Graham Powell

and to Mr Paul Mason

WE :- Mr and Mrs A. Langton

Mr Gary Whitmarsh and Ms Annette Carding

Mr and Mrs N Brooks

Mr and Mrs R Sharpe

Mr and Mrs J Galloway

Dr and Mrs S Edwards

Mr R Wilding

Mr and Mrs M K Waistell

being 100% of the owner/occupiers within the proposed Vowchurch Village Neighbourhood Plan Area ("VVNPA") strongly object to the proposed plan for the following reasons, and we submit the following documents-

Document 1- a copy of the proposed VVNPA with our properties coloured red.

Document 2- the proposed plan for VVNPA

Document 3- illustrating our suggested amendments to the VVNPA

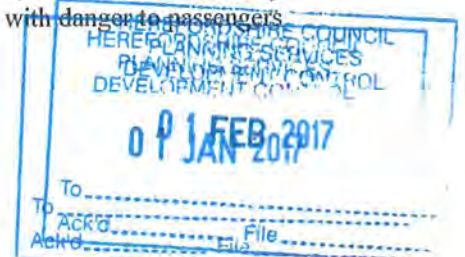
1. The VVNPA as shown edged black on Document 2. should be amended as per document 3. namely-  
(a) omit the green land. Should this be developed, it would adversely affect views from the churchyard, and also adversely affect a listed building, namely The Old House, an important 15th century property. Access to the green land is inadequate. There is no good reason to encourage development of this agricultural land.

(b) omit the orange land. We see no justification for the proposed "hammerhead" effect.

2. We understand that a factor in the preparation of village plans is to consider the increase of rural communities by 10%. The VVNPA contains less than 10 houses, so that works out at less than one new house, or rounding it up, to just one house. Any development within the VVNPA should be on the plot marked A on document 3, or within the area of the farm buildings at B, and nowhere else. These two areas give more than enough development space.

3. We would like, please, to make part of the village a conservation area, edged in red on document 3. This should be protected, as it contains some lovely trees which would then automatically be protected, as well as listed buildings, including the church. We have extended the proposed conservation area beyond the suggested village boundary, by including the area hatched pink alongside the river Dore.

4. There should be no development before a substantial improvement of the crossroads at M. Indeed, this improvement is needed anyway. The crossroads are extremely dangerous, have minimal visibility in all directions, and even worse, buses stop on both sides of the crossroads with danger to passengers and traffic.



5. We represent the totality of the owner/occupiers in the VVNPA. The VVNPA has been proposed by people who do not live in the VVNPA, nor will they be affected in any way by what is proposed. We naturally feel that the views of the actual inhabitants should prevail, as we are the ones who have invested our lives in choosing to live here.

6. We request, please, that the plan be amended in accordance with our wishes.

Dated 27th January 2017

Signed

Mr and Mrs A Langton

....Mr G Whitmarsh & Ms A Carding

.....Mr and Mrs N Brooks

.....Mr and Mrs R Sharpe

Mr and Mrs J Galloway

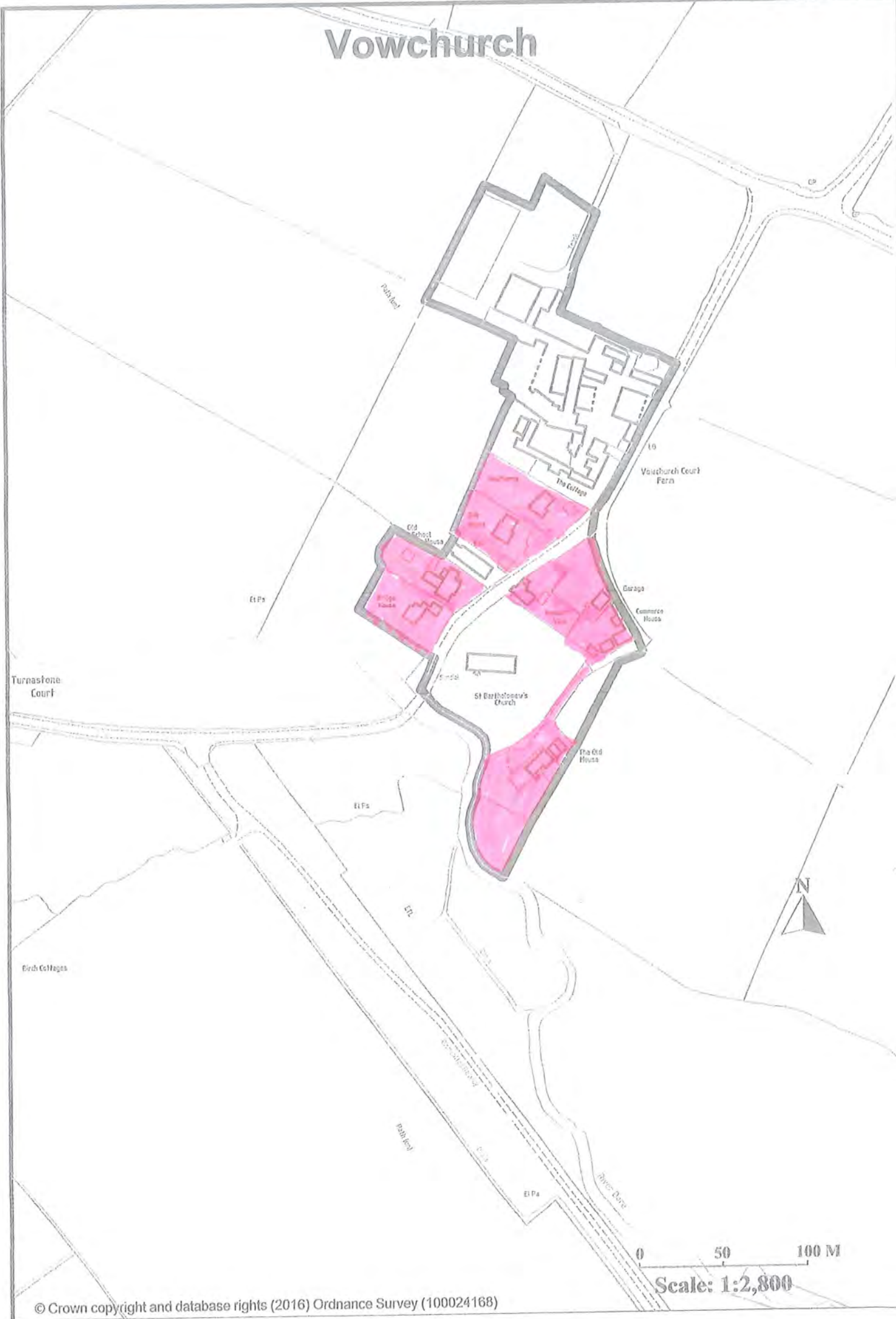
.Dr and Mrs S Edwards

.....Mr R Wilding

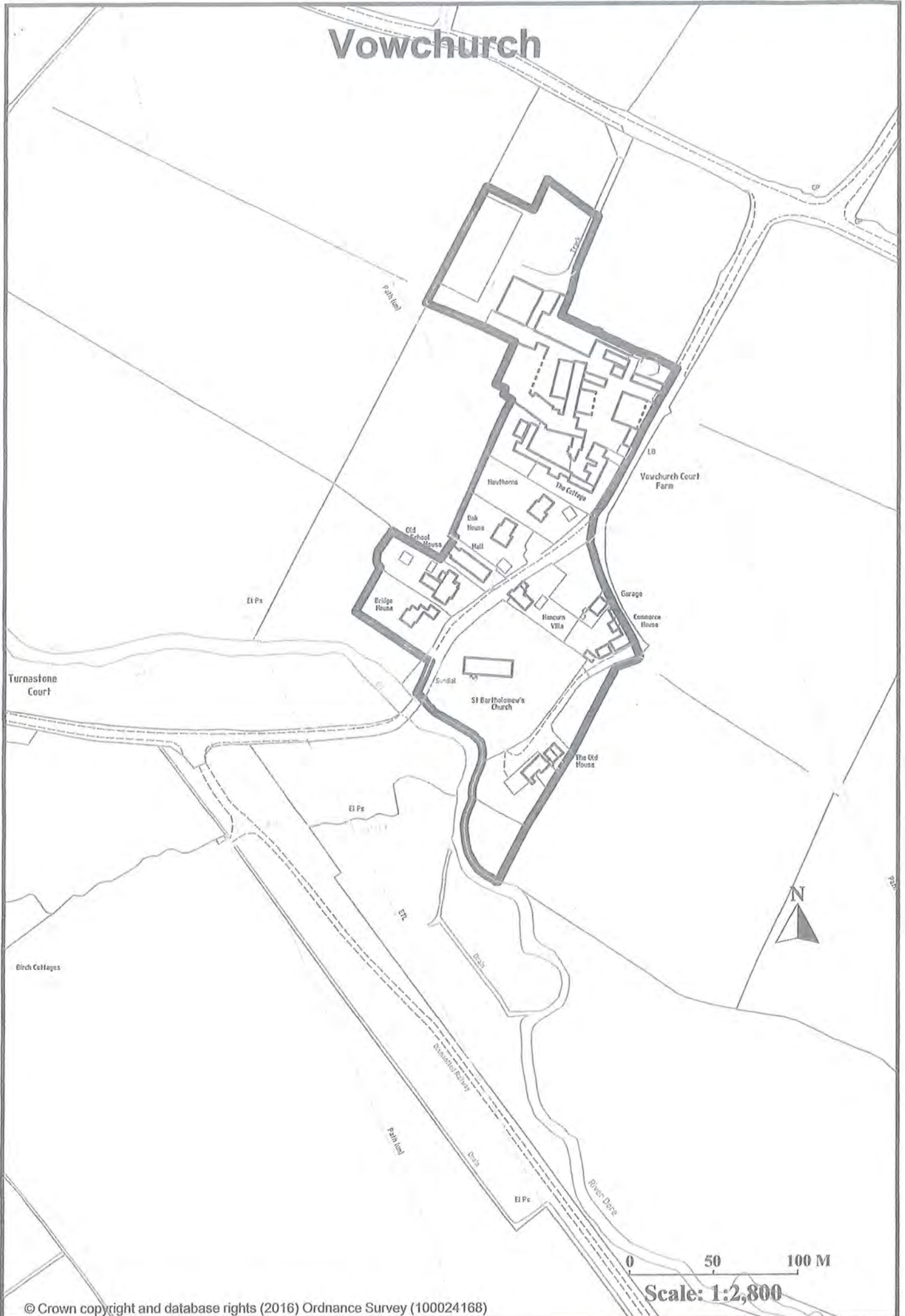
. Mr and Mrs M K Waistell



# Vowchurch

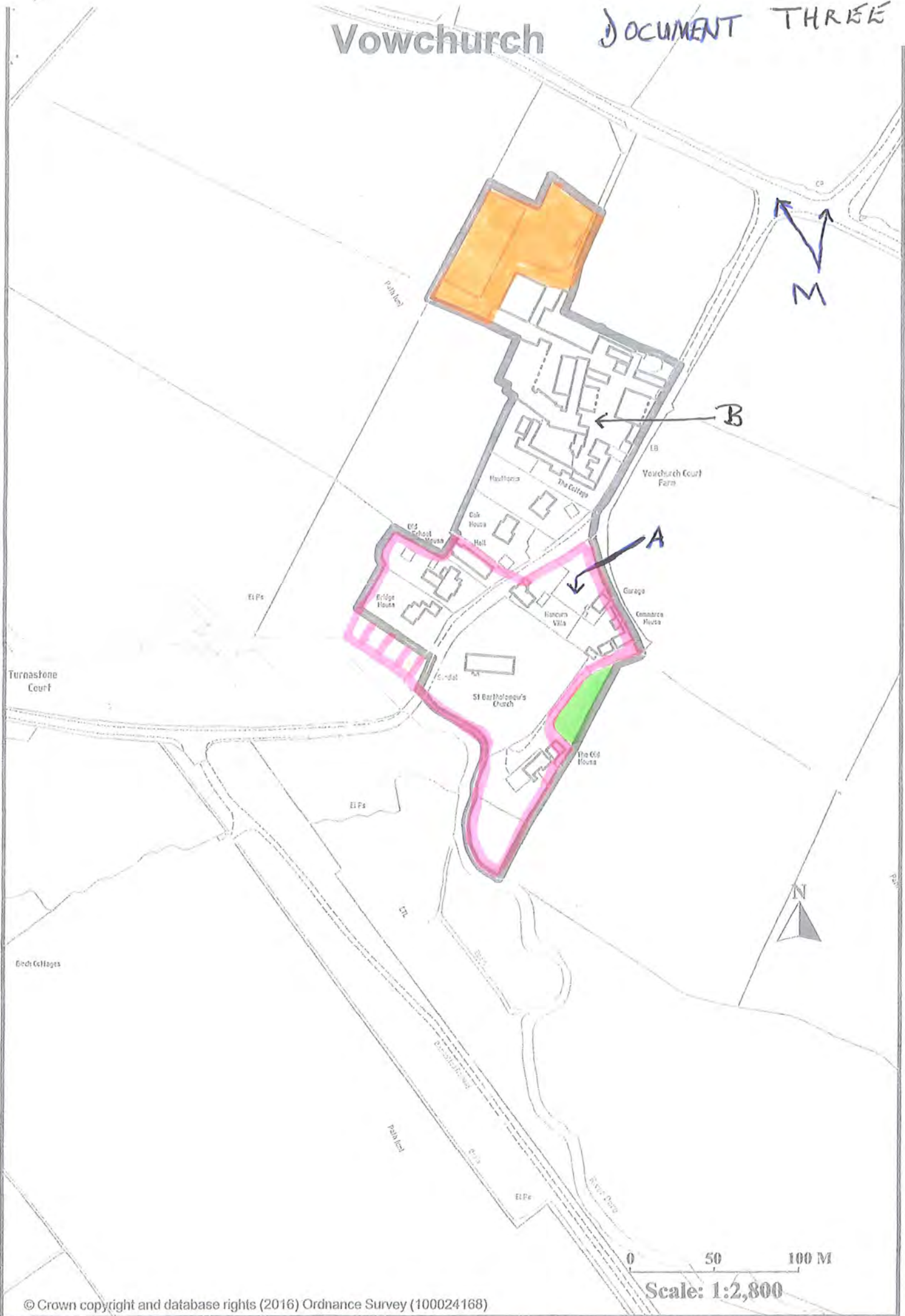


# Vowchurch



# Vowchurch

# DOCUMENT THREE



## Neighbourhood Planning Team

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**From:** Tompkins, Matt  
**Sent:** 05 January 2017 09:38  
**To:** Withers, Simon; Neighbourhood Planning Team  
**Subject:** RE: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

Very pretty.

Problems:

- Page 4: The amount of delivery is predicated on historic trajectory which includes replacement dwellings. Replacement dwellings, by their very nature, don't contribute to housing growth. Given the significant number of replacement dwellings in the locality, projected growth by 'windfall' style development is probably vastly overestimated.
- Page 6: No certainty to the settlement boundary. Policy must provide clarity and the settlement boundaries are nothing more than an 'indication'. Further, there doesn't appear to be room for 28 dwellings within the boundaries.
- Lower Maes Coed: No locational guidance and appropriateness will be shaped by 'other' policies in the plan. No certainty or even guidance from a locational perspective. Problems I see arising:
  - Where is Lower Maes Coed? Without a defined boundary (even a generous one) I can see many a discussion of whether a site is within LMC or say Upper Maes Coed. The character of the area is very sporadic and sparsely settled villages which coalesce with one another. IT could be very difficult to define LMC on a case by case basis.
  - Over burdening the village. Essentially, the test for development in LMC appears to be: Development must be next to other buildings, building design must reflect local building styles and developments should be between 1 and 3 dwellings. We could, given the sparsely settled nature of the settlement, end up with a dwelling immediately adjacent to every house in the settlement. Of course, this could be exponential too. Whilst the 28 target for the plan area is indicative and there should not be maximums imposed, there appears to be no way of limiting development in the area at present.
  - Landscape character: By the plans admission, the areas character is its loosely settled pattern of development. Infilling some gaps may be appropriate but the loss of others would significantly erode this character. There is a significant amount of brownfield land within LMC, perhaps this may be a good limiter i.e. only Brownfield Land. It must be remembered that this is a 4.15 village.
- Policy 2: 'In and around the settlement boundary'. Far too lax. Again remembering that 28 is a target and not a limit, could end up with 20 odd in each settlement which I assume isn't the Parish's want.
- Policy 3 just reflects Policy RA3 and is redundant is it not?

Overall, no certainty over settlement limits which is likely to result in significant over delivery to the detriment of settlement character. Perhaps a solution may be to increase the settlement areas (and define LMC) and state something like "only within the defined settlement boundaries and where the development proposal upholds the settlement patterns and wider landscape character".

Cheers

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**From:** Withers, Simon  
**Sent:** 05 January 2017 08:42  
**To:** Tompkins, Matt <Matt.Tompkins@herefordshire.gov.uk>  
**Subject:** FW: Vowchurch and District Group Regulation 16 Neighbourhood Development Plan consultation

Matt,

Date: 25 January 2017  
Our ref: 205175  
Your ref: Vowchurch and District Group



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

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Sir/Madam,

**Vowchurch and District Group Regulation 16 Neighbourhood Development Plan Consultation**

Thank you for your consultation on the above dated 04/01/2017.

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](mailto: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 faithfully,

Victoria Kirkham  
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/)<sup>1</sup> 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](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. 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](#)<sup>4</sup>.

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/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/)<sup>6</sup>, 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)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)<sup>8</sup> 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.

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<sup>1</sup> <http://magic.defra.gov.uk/>

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

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

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

<sup>5</sup> <http://magic.defra.gov.uk/>

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

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

<sup>8</sup> <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](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. 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](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> 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](#)<sup>13</sup>.

## **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.

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

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

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

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

<sup>13</sup><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](#)<sup>14</sup>).
- 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).

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<sup>14</sup> <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**

223435 /  
Vowchurch 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 additional comments to add with regard this proposed parish plan.

Signed: Susannah Burrage  
Date: 30 January 2017

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Vowchurch- Regulation 16 submission version

Date: 12/01/17

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
Policy 1	LD1-LD4	Y	
Policy 2	N/A	Y/N	<p>Providing some more information on the amount of existing commitments and completions for the plan period so far would be helpful. As would potentially identifying some buildings that could provide conversion opportunities, and perhaps some small sites that would be appropriate to come forward for development in the plan period.</p> <p>These would provide some additional, clearer assurance that the Core Strategy's minimum target of 28 new homes for the Parishes is going to be delivered.</p>
Policy 3	RA3	Y	As is pointed out in its justification, the policy re-states the criteria of policy RA3 of the Core Strategy. It does not add anything supplementary to it, which calls into question whether its inclusion is strictly necessary.
Policy 4	N/A	Y	
Policy 5	SD1	Y	
Policy 6	H1	Y	Policy criteria concerning the

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
			delivery of affordable housing is arguably covered more comprehensively by the equivalent Core Strategy policy, H1.
Policy 7	SD1	Y	
Policy 8	RA6	Y	
Policy 9	E4	Y	



Historic England

WEST MIDLANDS OFFICE

Ms Sylvia Teakle  
Vowchurch and District Group Parish Council

Direct Dial: 0121 625 6887

Our ref: PL00018130  
14 February 2017

Dear Ms Teakle

**VOWCHURCH AND DISTRICT GROUP NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.**

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

Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of rural character is highly commendable.

Overall the plan reads as a well-considered, very 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.

I hope you find this advice helpful.

Yours sincerely,

Peter Boland  
Historic Places Advisor  
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cc:



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*Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*

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**Sent by email to:**  
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16 February 2017

Dear Sir / Madam

## **Vowchurch Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

### **About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

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

### **Specific Comments**

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

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

- FM28 - Three Cocks to Tirley PRI

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

### **Gas Distribution – Low / Medium Pressure**

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

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Registered in England.  
No. 2190074



## Key resources / contacts

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

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

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

Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://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](mailto:n.grid@amecfw.com)

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Gallows Hill  
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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