

## Neighbourhood Planning Team

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**From:** Turner, Andrew  
**Sent:** 16 December 2016 11:50  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan consultation

### Re: Welsh Newton & Llanrothal Group 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 area identified in the "Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan":

1. Having reviewed Ordnance survey historical plans, I would advise regarding draft policy "Policy WNL9 Site Allocation – Former Garage Site" for housing, commercial and tourist use outlined in red on map 9 the "Former garage site, welsh Newton " –
  - Records indicate the proposed site is located on a former garage/ filling station which has historically stored petrol tanks.

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.

I 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.

2. The following draft policies, have not identified specific sites in the NDP but refer to the conversion or redevelopment of agricultural buildings:

- “WNL8: Extensions to houses and residential conversions of former agricultural buildings”
- “WNL10: New business development in former agricultural buildings”

- Regarding any policies throughout the NDP that refer to conversions on former agricultural buildings I would add the following;

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

#### 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.

Finally 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.

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)

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**From:** Neighbourhood Planning Team  
**Sent:** 07 November 2016 10:53  
**Subject:** Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Welsh Newton & Llanrothal 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/welsh-newton-and-llanrothal-group>

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

The consultation runs from 7 November 2016 to 19 December 2016.

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  
Plough Lane  
Hereford  
HR4 0LE

Tel: 01432 383617

Email: [jlatham@herefordshire.gov.uk](mailto:jlatham@herefordshire.gov.uk)  
[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk) (for Neighbourhood Planning enquiries)  
[ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk) (for Strategic Planning enquiries)

Web: [www.herefordshire.gov.uk/neighbourhoodplanning](http://www.herefordshire.gov.uk/neighbourhoodplanning) (Neighbourhood Planning)  
[www.herefordshire.gov.uk/local-plan](http://www.herefordshire.gov.uk/local-plan) (Strategic Planning)



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) ]**

24 November 2016

Dear Neighbourhood Planning and Strategic Planning teams

**Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood**

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:** 08 November 2016 09:52  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Welsh Newton & Llanrothal 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:** 07 November 2016 10:53  
**Subject:** Welsh Newton & Llanrothal 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

## Neighbourhood Planning Team

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 19 December 2016 14:10  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan consultation

Dear Sir/Madam,

Thank you for consulting Welsh Water on the Regulation 16 stage of the Welsh Newton & Llanrothal Group Parish Neighbourhood Development Plan.

I can confirm that we have no further comment to make over and above our Regulation 14 consultation response.

If 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:** 07 November 2016 10:53  
**Subject:** Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan consultation

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

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## Neighbourhood Planning Team

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**From:** Crane, Hayley  
**Sent:** 09 November 2016 10:13  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan consultation

Hi

The majority of the plan Housing are happy with. WNL5 is slightly irrelevant and not really require in the plan as no affordable housing has been identified for the village and no HCA secured so there won't be any dwellings built in the village that would have to meet the requirement by 2018.

There is also quite a section on the garage site at Welsh Newton, this has achieved planning permission for 5 open market so the stipulations around affordable are again irrelevant.

Kind regards

Hayley

### Hayley Crane

Housing Development Officer  
Strategic Housing | Adult & Wellbeing Directorate  
Herefordshire Council, Plough Lane  
Hereford, HR4 OLE  
Tel: 01432 261919

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Kind regards



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: PL00046995

23 November 2016

Dear Mr Latham

### **WELSH NEWTON & LLANROTHAL NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION**

Thank you for the invitation to comment on the above Neighbourhood Plan. Our previous substantive Regulation 14 comments (3<sup>rd</sup> December 2015) remain entirely relevant, that is:

*“Historic England are supportive of both the Vision set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness and the maintenance of rural character.*

*We particularly commend the thorough approach taken to, inter alia, protecting and enhancing landscape character (Policy WNL1) and the retention of locally important buildings and orchards and the protection of archaeological remains. Equally commendable is the approach taken to Building Design (Policy WNL4) (NB now WNL5) including in relation to historic farmsteads.*

*Historic England considers that the identification of Welsh Newton Common as an area of quite distinct character, the definition of a settlement boundary here and the crafting of a bespoke Policy (WNL5) (NB now WNL6) for the areas protection and future management constitutes a quite exemplary approach.*

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

Beyond those observations we have no further substantive comments to make on what Historic England considers is a very good example of community led planning. I hope you find this advice helpful.

Yours sincerely,

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



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870  
HistoricEngland.org.uk





23 November 2016

Dear Sir / Madam

## **Welsh Newton and Llanrothal Group Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID**

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

### **About National Grid**

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

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

### **Specific Comments**

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

National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:

- 4YU Route – 400kV from Walham substation in Tewkesbury to 4YU Route Tower (001 - 078)

From the consultation information provided, the above overhead 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)

## 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)

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

Spencer Jefferies  
Development Liaison Officer, National Grid

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

**Robert Deanwood**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid

Date: 09 November 2016  
Our ref: 200802  
Your ref: Welsh Newton & Llanrothal Group Regulation 16 NDP



James Latham  
Technical Support Officer  
Neighbourhood Planning and Strategic Planning Teams,  
Herefordshire Council

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

T 0300 060 3900

**BY EMAIL ONLY**

Dear Mr Latham,

**Welsh Newton & Llanrothal Group Regulation 16 Neighbourhood Development Plan Consultation.**

Thank you for your consultation on the above dated 08/11/2016.

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](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 sincerely

Tom Amos  
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**

220280 /  
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**

We have no comments to make with regard to this neighbourhood plan.

Signed: Susannah Burrage  
Date: 10 November 2016

## Neighbourhood Development Plan – conformity assessment

Name of NDP ...Welsh Newton and Llanrothal.....

Date ...15<sup>th</sup> December 2016.....

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
<b>WNL1</b> Protecting and Enhancing Local Landscape Character	SS1, SS6, SD1, MT1, RA2, RA5, LD1, LD2, LD3, LD4, SD4	Y	
<b>WNL2</b> Green Infrastructure	SS6, LD2, LD3	Y	
<b>WNL3</b> Protecting and Enhancing Local Wildlife and Habitats	SS6, LD3	Y	
<b>WNL4 –</b> Local Greenspace Protection	SS6, LD3,	Y	Number labelling of maps 6 & 7 but referred to maps 5 & 6.
<b>WNL5</b> Building Design Principles	SS1, SD1, RA2, RA3, LD4,	Y	First sentence in criterion 1 & 2 are essentially the same with reference to the scale and mass of both criterion when looking at area distinctiveness and enhancement. Could this be refined more to avoid repetition and make the criteria more succinct.
<b>WNL6</b> Welsh Newton Common Settlement Boundary and New Housing	RA2, RA3, RA4, H2, LD4,	Y	Cross reference to map number incorrect.



<b>WNL7</b> Rural Exception Housing	H2, RA3, RA4, SD1	Y	Last sentence 'All ancillary buildings should likewise be constructed of timber' is overly prescriptive. There could be a broader focus on solutions to reduce impacts of such buildings such as orientation, planting etc.
<b>WNL8</b> Extensions to Houses and Residential Conversions of Former Agricultural Buildings	RA5, SD1,	Y	
<b>WNL9</b> Site Allocation – Former Garage Site, Welsh Newton	H1, H3, RA2,	Y	Observations "Some market housing may be permitted as part of the development in order to subsidise affordable housing provision".  "The affordable housing element should be offered at a market rent until such time as a local person needs it. The houses in the affordable part of the scheme should not exceed 3 bedrooms". Is there evidence to support this particular requirement? Needs may be subject to change over time and the Strategic Housing Team should be consulted on this element.
<b>WNL10 –</b> New business development in former agricultural buildings	RA3, RA6, SD3,SD4,E1,	Y	PAR – please abbreviate
<b>WNL11 –</b> Polytunnels	RA6	Y	Observations Polytunnels or associated developments (works, storage, servicing, accesses, toilets etc.) should be sited outside a minimum distance of 30m of the boundary of any residential curtilage and 50m of any dwelling,  Polytunnels will not be permitted on sites within 2 metres of the centre line of a public right of way and no polytunnels will be permitted on sites within 3 metres of the centre line of a bridleway.

			<p>Just to note - Polytunnels are considered to be a 'less vulnerable' development in the 'flood risk vulnerability classification' Table 2 National Planning Practice Guidance (NPPG) Whether this is in flood zone 3a or 3b will have a bearing on what may be permitted.</p>
<p><b>WNL12 –</b> Supporting New Communications Technologies and Broadband</p>	RA6	-	<p>Observations and questionable whether this is enforceable.</p> <p>Road reinstatement works following works by utility companies will be required to be guaranteed to last for 10 years and faults due to poor work and or materials will be required to be made good at the contractors' expense.</p> <p>Have utility companies been consulted on this policy?</p>
<p><b>WNL13 –</b> Supporting Community-Led Low Carbon Energy Schemes</p>	SS1, SS7, RA6, SD2, LD1, LD2		<p>Following a fundamental <a href="#">review of technical housing standards</a>, the government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases</p>
<p><b>WNL14 –</b> Renewable Energy Schemes</p>	SS1, SS6, SS7, RA6, SD2, MT1, LD1, LD2,	N	<p>"Any schemes will have to be supported by a "Yes" vote in a local Referendum. The Referendum will be paid for by the applicant and administered by the Parish Council".</p> <p>Planning application decisions are the remit of the local planning authority and should not be determined by referendum voting organised by parish councils.</p>
<p><b>WNL15 –</b> Improving Local Footpaths, Bridleways, Cycleways and other Public Rights of Way</p>	MT1	Y	
<p><b>WNL16 -</b> Provision And Protection Of Local Community Facilities</p>	SC1	Y	

**Other comments/conformity issues:**

- Cross references to maps in the text and labels need checking.
- Para 1.9 update information on referendum date.
- Observation: the requirement for at least a further 6 dwellings over the Plan period is set out in paragraph 5.2.3.