

**Latham, James**

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**From:** Turner, Andrew  
**Sent:** 15 March 2017 16:22  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Wyaside Group Regulation 16 Neighbourhood Development Plan Consultation

**RE: Wyaside 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 no specific sites have been identified in this plan as described in section 4.7 in the plan 'Spatial Strategy – Expansion of Village Centres', I would therefore 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,  
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 Team

Herefordshire Council

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

08 March 2017

Dear Neighbourhood Planning Team

**Wyese 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**

20 March 2017

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

The Clerk  
The Wyeside Group of Parishes

Dear Sir/Madam

### **Wyeside Draft Neighbourhood Development Plan Regulation 16 Consultation**

I have been asked to comment on the Wyeside draft Neighbourhood Development Plan on behalf of Herefordshire Campaign to Protect Rural England (HCPRE).

The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country. We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:

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

The Wyeside draft plan addresses many of these issues and contains thoroughly thought through policies which should provide strong foundations for local people wishing to guide the Parishes' future. Below are some points on the Wyeside Plan which reflect HCPRE's concern for the rural landscape as a whole.

#### 1. Heritage assets

You list statutorily protected heritage assets in Appendix 6, it would be useful to list or map 'buildings of non-statutory heritage value' as mentioned in policy WE02. For example: unlisted buildings with heritage value, signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks. Mapping or/and listing these is a good way to add them to the official record.

## 2. Views and landmarks

Policy WE03 protects the Wye corridor and views to the bridge at Bredwardine, it would be useful to identify and list/map any other views and landmarks in the area which are valued by local people.

## 3. Large scale economic activities

Your Plan identifies tourism as a major earner for the Parishes, however, whilst you have specific policies covering renewable energy, you do not include policies addressing large scale economic activities such as industrial farming development (intensive poultry/cattle rearing units and large scale polytunnels). Such developments can be detrimental to the environment and landscape if poorly located and can adversely affect environmental amenity for residents, businesses and tourists.

Points to consider covering in policy:

- the impact on and limitations of the local highway network.
- impact on the landscape and historic built environment of the area,
- impact on ecology and biodiversity
- drainage and flooding issues,
- impact on residential amenity.

I do hope that you find these comments of some use.

Yours faithfully

Nicola Forde  
on behalf of Herefordshire CPRE

## Latham, James

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**From:** Norman Ryan <Ryan.Norman@dwrwymru.com>  
**Sent:** 15 March 2017 11:45  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Wyese Group Regulation 16 Neighbourhood Development Plan Consultation

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below.

We are pleased to note the Wyese Group Parish Council has taken on board our comments from the Regulation 14 consultation stage.

As such we have no further comments to make at this time.

Regards,



**Ryan Norman**  
**Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water**  
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | [www.dwrwymru.com](http://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](#).*

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 06 February 2017 10:29  
**Subject:** Wyese Group Regulation 16 Neighbourhood Development Plan Consultation

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

Dear Consultee,

Wyese 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/wyese-group>

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

The consultation runs from 6 February 2017 to 20 March 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.

Herefordshire Council  
Neighbourhood Planning  
Council Offices  
Plough Lane  
Hereford  
HR4 0LE

**Our ref:** SV/2010/103979/AP-  
73/PO1-L01

**Your ref:**

**Date:** 20 March 2017

**F.A.O: Mr. J Latham**

Dear Sir

### **WYESIDE GROUP REG 16 NEIGHBOURHOOD PLAN CONSULTATION**

I refer to your email of the 6 February 2017 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time and would refer you to our Environment Agency guidance which should assist you moving forward with your Plan.

We do note, and welcome consideration of the River Wye (SAC) within the Plan and, specifically, the Nutrient Management Plan. Foul Drainage Infrastructure has also been assessed within the Plan along with the impact of flooding.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at [SHWGPlanning@environment-agency.gov.uk](mailto:SHWGPlanning@environment-agency.gov.uk)

Yours faithfully

Environment Agency  
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

**Mr. Graeme Irwin**

**Senior Planning Advisor**

Direct dial: 02030 251624

Direct e-mail: [graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)



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: PL00022460

16 March 2017

Dear Mr Latham

**WYESIDE GROUP NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION**

Thank you for the invitation to comment on the Wyeside Neighbourhood Plan. Our previous substantive Regulation 14 comments remain entirely relevant, that is:

*“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 locally significant buildings and landscape character including archaeological remains and important views is to be applauded.*

*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”.*

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

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870  
HistoricEngland.org.uk





## Latham, James

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**From:** Tompkins, Matt  
**Sent:** 06 February 2017 11:18  
**To:** Withers, Simon; Neighbourhood Planning Team  
**Subject:** RE: Wyese Group Regulation 16 Neighbourhood Development Plan Consultation

Comments re the above:

- Lovely pictures.
- The 'village centre' points as opposed to black lines around the settlement are unworkable. As a DMer or developer, there'd be no confidence in where the edge of the settlement is. E.g. a small break in housing may be considered the edge of the settlement, alternatively, the outer extent of the loose cluster may be the edge of the settlement. It needs a black line around the village and then a policy which states within or adjacent to the black line;
- WB01:
  - Doesn't state if all or some criteria need to be fulfilled. Needs an 'and' or 'or' function somewhere;
  - The final criteria re design and brownfield land needs to be a part of the main body of text rather than a criterion. I assume that just being brownfield land isn't reason enough to support an application for Economic Development, it must also fulfil one of the other criteria.
- WH01:
  - Criterion 1: What does this even mean? Surely an obsolete statement;
  - 4: Preferred sizes? Should state maximums. Also this criterion states minimums. We can't limit development to only those greater than 10. I can see the NDP steering group are attempting to ensure they get some AH in which case, they would need to allocate a site and then specify the minimum number of dwellings thereon.
- WH03:
  - Not an exceptions policy if it requires compliance with open market policies.
- WH04:
  - Doesn't support residential use of barns as worded. If intentional, not convinced it's reasonable in the context of the Core Strategy and NPPF which allows residential reuse of buildings;
- WH05:
  - Too restrictive in the context of RA3 and para 55. Omits reference to barn conversion, para 55 dwellings etc.
- WE04:
  - Can't preclude solar panels on historic buildings. Firstly, what qualifies as an historic building? Secondly, this should be a case by case assessment whereby the conservation officer would assess the harm associated with solar panels.

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**From:** Withers, Simon  
**Sent:** 06 February 2017 10:36  
**To:** Tompkins, Matt <Matt.Tompkins@herefordshire.gov.uk>  
**Subject:** FW: Wyese Group Regulation 16 Neighbourhood Development Plan Consultation

Matt,

As with previous inputs, if you are able, please feedback any practical DM comments on this Reg 16 submission.

Copy me in unless you want to provide some notes for me to forward on with my own observations.

S

Date: 10 February 2017  
Our ref: 207932  
Your ref: Wyese Group NPD Regulation 16



James Latham  
Technical Support Officer  
Neighbourhood Planning and Strategic Planning teams  
Herefordshire Council  
Council Offices  
Plough Lane  
Hereford  
HR4 0LE

Hornbeam House  
Crewe Business Park  
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Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Mr Latham

Wyese Group Regulation 16 Neighbourhood Development Plan Consultation

Thank you for your consultation on the above dated 08/02/2017.

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 does not have any specific comments on this 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 clarification of any points in this letter, please contact Yana Burlachka on 02082256013. 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

Yana Burlachka  
Adviser  
South Mercia Team

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

## Natural environment information sources

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

## Natural environment issues to consider

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

### Landscape

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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/>

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.
- Adding a green roof to new buildings.

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

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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>

- 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**

225355 /  
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 not had sight of the Regulation 14 proposal but anticipate that it is not too late to comment in relation to Regulation 16 draft.

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

For the above these reasons we suggest an amendment to policy 4.10 Objective 7 such that it reads 'Ensure that development is sensitive to residential amenity and the rural environment *and ensure that any new residents amenity is not impacted by existing commercial or agricultural activity*'.

This would ensure that this objective is met within the policies in relation to WH01 New housing development but also WH03 Affordable housing and WH04 Re-use of agricultural buildings and WH05 Housing in open countryside.

Signed: Susannah Burrage  
Date: 7 February 2017

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Wyese Group- Regulation 16 version

Date: 28/02/17

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
<i>WB01- New Business Opportunities</i>	RA6, E1, E2, E4	Y	
<i>WB02- Retail Development</i>	RA6, E6	Y	
<i>WH01- New Housing Development</i>	RA2	N	<p>Are there assurances that deliverable sites contiguous to the village centre will be available to come forward for development in the plan period?</p> <p>Suggestion for allowing better flexibility for proposals coming forward: “<i>That there is a preferred maximum of <u>around</u> five dwellings per development site in Moccas...</i>”</p> <p>Neighbourhood Development Plans cannot be used to enforce the use of building codes.</p>
<i>WH02- Ensuring an appropriate Range of Tenures, Types and Size of Houses</i>	H3	Y	
<i>WH03- Affordable Housing</i>	H1	Y	
<i>WH04- Re-use of Rural Buildings</i>	RA5	Y	These issues are arguably covered as comprehensively by the equivalent policies in the Core Strategy, with largely the same criteria. The inclusion of
<i>WH05- Housing in</i>	RA3	Y	

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
<i>Open Countryside</i>			these policies could therefore perhaps be viewed as superfluous.
<i>WHD01- New Building Design</i>	LD1, SD1	Y	SuDS should be incorporated to manage surface water runoff appropriate to the site's hydrological setting.
<i>WHD02- Change of Use</i>	RA5, LD4	Y	
<i>WE01- Environmental Restrictions on Development</i>	LD2, SD3	Y/N	What is the basis for specifying an exclusion zone of 100m for development from the River Wye SAC?
<i>WE02- Landscape Design Principles</i>	LD1	Y	
<i>WE03- Protecting Local Green Spaces and Important Views</i>	LD1-LD3	Y	
<i>WE04- Renewable Energy</i>	SD2	Y/N	<p>"Solar panels are not permitted on roofs of historical buildings."</p> <p>The criteria of policy SD2 relating to this states that renewable energy proposals will be supported where they do not "...adversely impact upon international or national designated natural and heritage assets" or where they result in "any <u>significant detrimental impact upon</u> the character of the landscape and the built or historic environment."</p> <p>This would not therefore suggest that any given proposal for solar panels on a historic building</p>



<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
			should necessarily be rejected.
<i>WE05- Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works becoming overloaded will not be permitted</i>	SD4	Y	Suggestion: The policy's title is quite long and reads more like the first criterion. It could be shortened to "Wastewater treatment" or similar.
<i>WF01- Retention of Existing Recreational Facilities</i>	SC1, OS3	Y	
<i>WF02- Picnic Areas, Improving Footpaths, and Access to the River Wye</i>	OS1, OS2, E4	Y	
<i>WF03- Additional Community and Recreational Facilities</i>	SC1, OS1, OS2	Y	