

Latham, James

From: Turner, Andrew
Sent: 12 December 2017 11:34
To: Neighbourhood Planning Team
Subject: RE: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Re: Hope under Dinmore 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 or comment on sites which are awaiting or have already been granted planning approval.

- 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

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy, Communities & Corporate Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

Latham, James

From: Crockett, Pauline (Cllr)
Sent: 23 November 2017 13:17
To: Neighbourhood Planning Team
Subject: RE: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Team,

Thank you for the information regarding the above NDP, I note they have made the amendments to the plan as suggested, and look forward to progressing to referendum.

Kind regards
Cllr Pauline Crockett
Queenswood Ward. Herefordshire Council
pauline.crockett@herefordshire.gov.uk

From: Neighbourhood Planning Team
Sent: 23 November 2017 10:29
To: Crockett, Pauline (Cllr) <pauline.crockett@herefordshire.gov.uk>
Subject: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Councillor,

Hope under Dinmore Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan, along with accompanying documents can be viewed at: <https://myaccount.herefordshire.gov.uk/hope-under-dinmore-group>

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

The consultation runs from 23 November 2017 to 11 January 2018.

If you wish to make any comments on this plan, please do so by e-mailing:
neighbourhoodplanning@herefordshire.gov.uk

Regards

Herefordshire.gov.uk

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

Latham, James

From: CPRE Herefordshire Admin <admin@cpreherefordshire.org.uk>
Sent: 23 November 2017 11:03
To: Neighbourhood Planning Team
Subject: RE: Bodenham Regulation 16 neighbourhood development plan consultation

Dear James

Thank you for your emails regarding the Bodenham and Hope under Dinmore Neighbourhood plans. I shall forward these to volunteers for comment.

Kind regards
Barbara

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

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From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 23 November 2017 10:18
Subject: Bodenham Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Bodenham Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://myaccount.herefordshire.gov.uk/bodenham>

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

The consultation runs from 23 November 2017 to 11 January 2018.

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

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

Kind regards

Herefordshire.gov.uk

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

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 10 January 2018 10:39
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

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

As you may be aware, the Parish Council consulted us at the Regulation 14 stage and as such we have previously commented on the NDP.

Given that nothing has significantly changed from our perspective between the previous consultation and now, we have no further comment to make and are content to rely on this previous response.

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

Kind regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.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.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

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

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 23 November 2017 10:29
Subject: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

Hope under Dinmore Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

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The consultation runs from 23 November 2017 to 11 January 2018.

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR4 0XH

Our ref: SV/2010/103979/AP-
91/PO1-L01

Your ref:

Date: 10 January 2018

F.A.O: Mr. J Latham

Dear Sir

HOPE UNDER DINMORE REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 23 November 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.

As stated in the submitted NP Hope Under Dinmore is impacted by flooding from the Cherry Brook which runs through the Parish. The River Lugg (SSSI) also lies to the East.

As confirmed in paragraph 4.8 it has been concluded that no sites are currently considered suitable for allocation within the Plan, in part due to the current flood risk within the Parish. However, it is important that any forthcoming windfall development sites are located on land at the lowest risk of flooding and accord with Herefordshire Councils Core Strategy (Policy SD3 – Sustainable Water Management and water Resources) and the Parish's own Flood Risk Policy (HUD4: Flood Risk).

On the basis of the, above and as there are no sites specific sites proposed within areas at risk of flooding, we would offer no further bespoke comments at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

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

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

Cont/d..

Yours faithfully

Mr. Graeme Irwin

Senior Planning Advisor

Direct dial: 02030 251624

Direct e-mail: graeme.irwin@environment-agency.gov.uk

End

2



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: PL00024775

13 December 2017

Dear Mr Latham

**HOPE-UNDER-DINMORE NEIGHBOURHOOD PLAN - REGULATION 16
CONSULTATION**

Thank you for the invitation to comment on the Submission Neighbourhood Plan and Historic England has no substantive comments to add to those conveyed in our earlier Regulation 14 consultation response. 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 including rural landscapes and the maintenance of rural character”.

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.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: Howells, Mathew
Sent: 11 January 2018 13:33
To: Neighbourhood Planning Team
Subject: RE: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Good afternoon,

We have no comments to make on this NDP.

Regards
Mat

Herefordshire.gov.uk

Mathew Howells
Senior Transport Planning Officer
Tel | 01432 383143
Mobile: 07792 881618
Email | mathew.howells@herefordshire.gov.uk

Economy, Communities & Corporate Directorate
Plough Lane Offices
Hereford
HR4 0LE

From: Neighbourhood Planning Team
Sent: 23 November 2017 10:29
Subject: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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The consultation runs from 23 November 2017 to 11 January 2018.

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

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

Kind regards

Herefordshire.gov.uk

Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

23 November 2017

Dear Sir / Madam

**Hope under Dinmore Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

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

About National Grid

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

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

Specific Comments

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

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

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 electricity distribution operator in Herefordshire County Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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

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

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Amos, Tom (NE) <Thomas.Amos@naturalengland.org.uk>
Sent: 29 November 2017 08:29
To: Latham, James
Subject: Hope Under Dinmore Regulation 16 neighbourhood development plan consultation - Natural England response

Dear Mr Latham,

Hope Under Dinmore Neighbourhood Development Plan, Regulation 16 consultation.

Thank you for your consultation on the above dated 23/11/2017.

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.

Having considered the Regulation 16 submission for the Hope Under Dinmore NDP, Natural England has no further comment to make at this stage.

Yours sincerely,

Tom Amos
Sustainable Development
West Midlands Team
Natural England,
County Hall, Spetchley Road,
Worcester, WR5 2NP
Tel: 02080260961

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

www.gov.uk/natural-england

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

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

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

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

Latham, James

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 09 January 2018 09:31
To: Neighbourhood Planning Team
Subject: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam

Thank you for consulting Network Rail on the Hope under Dinmore Group Parish Council Regulation 16 Neighbourhood Development Plan (NDP) Neighbourhood Plan.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Network Rail would draw the council's attention to the following (which applies to England only):

**The Town and Country Planning (Development Management Procedure) (England) Order 2015
Publicity for applications for planning permission within 10 metres of relevant railway land**

16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

We note that Network Rail's land is included within the plan area, any development that has the potential to impact on Network Rail's land, assets and operational railway infrastructure, Herefordshire Council, Hope under Dinmore Group Parish Council and potential developers should be aware of and consider Network Rail's standard guidelines and requirements when developing sites located adjacent or in close proximity to Network Rail's land, assets and railway infrastructure.

For this information please visit www.networkrail.co.uk/asp/1538.aspx Please let me know if you would like more specific information on these standard guidelines and requirements.

Level Crossings

Development proposals affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.

In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request that a policy is provided confirming that:

- The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway:

- *Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".*
- Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and
- The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

Planning Applications

We would appreciate Hope under Dinmore Group Parish Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

I would be grateful if Herefordshire Council and Hope under Dinmore Parish Council could consider the comments made within this email.

Regards,

Barbara Morgan
 Town Planning Technician (Western & Wales)
 1st Floor Templepoint
 Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 int. 085 80125
 Email: townplanningwestern@networkrail.co.uk

www.networkrail.co.uk/property

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office
 Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Latham, James

From: P MOSINSKI
Sent: 06 December 2017 14:47
To: Neighbourhood Planning Team
Subject: Hope Under Dinmore Neighbourhood plan -Parish Council

Dear Sir/Madam,

With regard to Hope Under Dinmore Parish Council's wish to attempt to change the settlement boundry.

I purchased a small parcel of land at Hope Under Dinmore know as Tavern Meadow in 2013 as I am very familier with the area as I live very near by and have spent a lot of time there as I have several friends that live in Hope Under Dinmore.

There has recently been an application for a large development of houses in the field at the back of Tavern Meadow that the parish council were unhappy about and have therefore tried to put things in place to stop them building and they are also trying to stop us from building by applying to change the settlement boundry so that it goes around Tavern Meadow.

Tavern Meadow lies directly in the centre of the village and prominently seperates the two halves of the village with the social housing (Cherry Brook) being on one side and the private houses being on the other- it divides the the village in two. I believe that it is in the interest of the village to propose to build a few affordable low cost (semi-detached) houses on the there that would be of interest to local people(young familys ect). This would act to unite the village and lead to a much more unified harmoneous way of living. Failing to join the two aeas continues to feed the disjointed living enviornment that fuels negative feeling between the two areas. I do believe that the desire to keep the two areas seperate has a degree of snobbery attached to it.

Flooding-

To clarify Tavern Meadow used to be a lager piece of land but some of it was sold off to build the 12 private houses that are there now (REDACTED) As far as I am aware there has never been a claim for flooding against those houses even though we have had some of the worst floods for 200 years in the last decade.

Open Space-

The Parish Council (REDACTED) nievely believe that TavernMeadow would be left as open space if it was not bult on . This is a privately owned piece of land and if it is not utalised for building then it will be utalised for something else that may not be as asthetically pleasing as a landscaped housing project. There is a public footpath that is open to publicaccess but apart from that it has nothing to do with the village

I have only ever had negative feedback from the Parish Council with individuals knocking on my door when people where using the land for leisure avtivities as they didnt like that either.

To clarify I think it would be better to leave the settlement boundry where it is as building would unite the village and be asthetically pleasing the alternative is unsure but it wont be left as an open space for the village to enjoy as it is privately owned.

Please would you keep me informed of any descisions made regarding this matter.

Regards,
Peter Mosinski.

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



APPLICATION DETAILS

24/11/2017 16:06 EFL

See attached email

245262 /

Dinmore Parish

Susannah Burrage, Environmental Health Officer

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

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

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

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

Please can you respond by ..

Comments

Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers.

Our comments in relation to the Regulation 16 consultation are that Policy HUD3 covers both the impacts on existing residential premises but also future occupants. It would be helpful if this are both specified in the Neighbourhood plan.

Signed: Susannah Burrage

Date: 28 November 2017

12 January 2018

Our ref: Hope under Dinmore 1

Dear Sir/Madam

Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Lead Catchment Planner

growth.development@severntrent.co.uk

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Hope-under-Dinmore- Regulation 16 2nd submission version

Date: 26/12/17

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HUD1- Housing Strategy	RA1, RA2	Y	Approval for 21 at Hampton Court Barns (P140817) is noted, leaving the residual target to be met through windfall.
HUD2- Settlement Boundary	N/A	Y	
HUD3- Criteria for New Housing Development	N/A	Y	
HUD4- Flood Risk	SD3	Y	Development should be located in accordance with the sequential and (where appropriate) exception tests in accordance with national guidance set out in National Policy (NPPF paras. 100-104). It should also have regard to the Strategic Flood Risk Assessment for Herefordshire (SFRA 2009).
HUD5- Community Facilities	SC1	Y	
HUD6- Landscape Character	LD1	Y	
HUD7- Local Green Space	LD3	Y	
HUD8- Biodiversity and Heritage Assets	LD1-LD4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HUD9- Renewable Energy	SD2	Y	
HUD10- Employment Development	RA5, RA6	Y	
HUD11- Communications Infrastructure	N/A	Y	

Latham, James

From: Wellington Parish Council <wellingtonclerk@btopenworld.com>
Sent: 08 December 2017 13:49
To: Neighbourhood Planning Team
Subject: RE: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear James

Wellington Parish Council considered this consultation at their meeting on Thursday 7th December and resolved to support the proposals being put forward

Chris

Chris Bucknell
Clerk to Wellington Parish Council

www.wellingtonparishcouncil.org.uk



From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 23 November 2017 10:29
Subject: Hope under Dinmore Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Hope under Dinmore Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://myaccount.herefordshire.gov.uk/hope-under-dinmore-group>

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

The consultation runs from 23 November 2017 to 11 January 2018.

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

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

Kind regards

Herefordshire.gov.uk



Dear Sir,

My Husband and I own Tavern Fields, Hope-Under-Dinmore and farmed it until 1981 when it became impossible to milk cows in the centre of the village (at village farm)

I notice on the planning web site that the Hope-Under-Dinmore neighbourhood committee have re-submitted their plans for our land. This is despite it having previously been withdrawn for very good reasons. Those reasons are still the same. This may also have occurred because we have recently applied for outline planning on the site ourselves, at great expense and after a great deal of work.

The objections and observations that we made regarding their 1st plan still stand.

Since the HuDnc was formed (July 2013) we have received only 2 questionnaires, the last one in July of this year. After 6 months of trying we were finally able to organise a meeting, which took place on 26/4/16. It was soon very obvious that they were not open to any discussion, debate or compromise regarding our plans, but were set on their own path. We listened to their reasons for wanting to stop any building on our land and went away to look again at our plans to see if we could compromise in some way. Just 3 months later they put their plans in without a word to us.

We have recently submitted our revised plan. It is the result of nearly 4 years of work.

This plan is a well-considered, well balanced development that covers most of the issues the village committee had raised. It addresses any flood issues, has a good mix of houses and it gives the village 3+ acres of safe green space.

The HuDnc plan, if it succeeds will not give them access to the site, just the 2 foot paths that they already have. They will not be able to access any other area of the site as it is private property. The houses that back onto the site, Tavern meadows & Cherrybrook close will however keep their view of the field!

If our plan is successful the whole village would benefit, with full access to the new village green space.

I am at a loss as to how any committee like the HuDnc can make decisions which would involve appropriating private property. They have put their plans together without any meaningful dialogue between themselves and us. This land has been owned and farmed by our family since 1926.

We object in the strongest terms to the HuDnc plan, they have treated us with contempt from the beginning and have spread misinformation ~~about our plans for~~ the land.
about

We believe they have misinterpreted the purpose of the neighbourhood schema and its purpose. While respecting the residents of the village its main function is to find new sites to build housing, which their plan has failed to do. But they have ignored a perfectly good site in the centre of the village, why?

Yours sincerely,



Please keep us informed about any progress with regards to our Tavern Fields site.