

## **Latham, James**

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**From:** Turner, Andrew  
**Sent:** 21 February 2018 10:40  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Wyese Group Regulation 16 neighbourhood development plan consultation

### **RE: Wyese 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.

Having reviewed records readily available, I would advise the following:

- Given that no specific sites have been identified in the plan I am unable to provide further comment with regard to potential contamination.
- Regarding the re-use of redundant or disused buildings, including farmsteads in rural areas (Policy WH04 – Re-use of Rural 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.

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 & Water Protection)  
Economy, Communities & Corporate Directorate,  
Herefordshire Council  
8 St Owens Street,  
Hereford.  
HR1 2PJ

Direct Tel: 01432 260159  
Email: [aturner@herefordshire.gov.uk](mailto:aturner@herefordshire.gov.uk)



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**From:** Banks, Samantha  
**Sent:** 24 January 2018 14:21  
**Subject:** Wyese Group Regulation 16 neighbourhood development plan consultation

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/directory\\_record/3124/wyese\\_group\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3124/wyese_group_neighbourhood_development_plan)

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

The consultation runs from 24 January 2018 to 7 March 2018.

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  
Plough Lane  
Hereford

## Latham, James

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**From:** Banks, Samantha  
**Sent:** 06 March 2018 15:40  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Wyese Group Regulation 16 neighbourhood development plan consultation

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**From:** Norman Ryan [mailto:Ryan.Norman@dwrcymru.com]  
**Sent:** 06 March 2018 15:29  
**To:** Banks, Samantha <sbanks@herefordshire.gov.uk>  
**Cc:** Evans Rhys <Rhys.Evans3@dwrcymru.com>  
**Subject:** RE: Wyese Group Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you will be aware, the Group Parish Council consulted us at the Regulation 14 consultation. We are pleased to note that our comments have been taken on board and that a new environmental objective (7) and new policy (WE05) have been included in the Plan.

As such, we have no further comment to make on the Regulation 16 version of the Plan.

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

Kind regard,

Ryan

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**From:** Banks, Samantha [mailto:sbanks@herefordshire.gov.uk]  
**Sent:** 24 January 2018 14:21  
**Subject:** Wyese Group Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

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## Latham, James

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**From:** Thomas, Patrick <Patrick.Thomas@highwaysengland.co.uk>  
**Sent:** 27 February 2018 13:43  
**To:** Neighbourhood Planning Team  
**Subject:** Wyeside Group Regulation 16 neighbourhood development plan consultation

Dear Sirs,

Thank you for consulting Highways England on the above named Neighbourhood Development plan.

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

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

Regards  
Patrick

**Patrick Thomas, Asset Manager**

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

**Tel:** +44 (0) 300 4703407 | **Mobile:** + 44 (0) 7500 099649

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

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Historic England

WEST MIDLANDS OFFICE

Mr James Latham  
Herefordshire Council  
Neighbourhood Planning & Strategic Planning  
Planning Services, PO Box 230, Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00297942

5 March 2018

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 16 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".*

Beyond these observations we have no further substantive comments to make. I hope you find these comments and advice helpful.

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:** Banks, Samantha  
**Sent:** 07 March 2018 13:29  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Wyese Group Regulation 16 neighbourhood development plan consultation

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**From:** Howells, Mathew  
**Sent:** 07 March 2018 13:29  
**To:** Banks, Samantha <[sbanks@herefordshire.gov.uk](mailto:sbanks@herefordshire.gov.uk)>  
**Subject:** RE: Wyese Group Regulation 16 neighbourhood development plan consultation

Hi Samantha,

There is no comments from Transportation.

Regards  
Mat

# Herefordshire.gov.uk

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Mathew Howells  
Senior Transport Planning Officer  
Tel | 01432 383143  
Email | [mathew.howells@herefordshire.gov.uk](mailto:mathew.howells@herefordshire.gov.uk)

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

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[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.



Ministry  
of Defence

# Defence Infrastructure Organisation

Safeguarding Department  
Statutory & Offshore

Defence Infrastructure Organisation  
Kingston Road  
Sutton Coldfield  
West Midlands  
B75 7RL

Tel: +44 (0)121 311 3847 Tel (MOD): 94421 3847

Fax: +44 (0)121 311 2218

E-mail: [DIO-safeguarding-statutory@mod.uk](mailto:DIO-safeguarding-statutory@mod.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

Herefordshire Council  
Planning Policy  
PO Box 230  
Blueschool House  
Blueschool Street  
Herefordshire  
HR1 2ZB

06 March 2018

Dear Sir/Madam

## **Wyeside Group Neighbourhood Development Plan**

Thank you for consulting the Ministry of Defence (MOD) on the above consultation.

The allocated areas for development within the Wyeside Neighbourhood Development Plan fall outside of statutory safeguarding zones (SOSA), therefore the MOD has no safeguarding concerns.

Although the allocated areas for development within the Wyeside Neighbourhood Development Plan fall outside of statutory safeguarding zones (SOSA), they lie within an area where military low flying activity may take place. Therefore any proposed development exceeding 50m AGL at these locations should be referred to this office for review.

Please note the above comments are purely related to the DIO Statutory Safeguarding interests. I trust this adequately explains our position on this matter.

Yours sincerely

DIO Safeguarding

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](mailto:n.grid@amecfw.com)

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

30 January 2018

Dear Sir / Madam

**Wyeside 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 Council is Western Power Distribution. 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:

Hannah Lorna Bevins  
Consultant Town Planner

[n.grid@amecfw.com](mailto:n.grid@amecfw.com)

Spencer Jefferies  
Development Liaison Officer, National Grid

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

Date: 05 March 2018  
Our ref: 237244  
Your ref: Wyeside Group Neighbourhood Development Plan - Regulation 16



James Latham  
Technical Support Officer  
Neighbourhood Planning and Strategic Planning teams  
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Customer Services  
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CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Mr Latham

**Wyeside Group Neighbourhood Development Plan - Regulation 16 Consultation**

Thank you for your consultation on the above dated 24 January 2018 which was received by Natural England on 24 January 2018.

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 reviewed the Wyeside Group Neighbourhood Development Plan and would like to make the following comment:**

We welcome the addition of Policy WE05 that aim to provide additional policy safeguards to avoid adverse impacts on the River Wye Site of Special Scientific Interest / River Wye Special Area of Conservation and ensure that the delivery of the Nutrient Management Plan is not compromised.

**Additional information**

The attached annex may be of use to you; it sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

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).

Yours sincerely

Yana Burlachka  
Land use planning adviser  
Planning for a Better Environment – West Midlands

# 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.

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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>

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

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>.

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<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/>

<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>

## 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:

- 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**

248890 /

Wyeside Group Parish Council

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

For the above these reasons we again 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: 1 February 2018

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Wyaside- Regulation 16 2<sup>nd</sup> submission version

Date: 07/03/18

<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>	SS1, SS5, RA6, E1, E2, E4	Y	
<i>WB02- Retail Development</i>	SS1, RA6, E6	Y	
<i>WH01- New Housing Development</i>	SS1, RA2, RA3, RA4	Y/N	<p>The policy appears to require “<b>All</b> new housing development...” to be contiguous with an existing village centre. This does not appear to account for residential development that would not necessarily be located contiguous to an existing village centre. For example, housing in open countryside and Affordable Housing delivered through Rural Exception Sites.</p> <p>It is noted that the plan has its own policies, WH03 and WH05, relating to Affordable Housing and open countryside development respectively. For clarity, the policy could make reference to these?</p> <p>Alternatively, it could be made clearer that this policy relates to new housing development in villages, rather than <i>all</i> new housing development.</p> <p>Additionally, can it be assured that there are deliverable and available</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>
			sites, contiguous to existing village centres, to come forward for the type of development specified in the plan period?
<i>WH02- Ensuring an appropriate Range of Tenures, Types and Size of Houses</i>	SS1, H3	Y	
<i>WH03- Affordable Housing</i>	SS1, H1, H2	Y	Affordable Housing can also be delivered by larger housing developments in the villages. This policy appears to be referring exclusively to those delivered through Rural Exception Sites.
<i>WH04- Re-use of Rural Buildings</i>	SS1, RA5	Y	
<i>WH05- Housing in Open Countryside</i>	SS1, RA3, RA4, RA5, H2	Y	
<i>WHD01- New Building Design</i>	SS1, LD1, SD1, SD2, SD3	Y	
<i>WHD02- Change of use and Associated Building Alterations and/or Extensions</i>	SS1, RA5, LD1, SD1, SD2, SD3	Y	
<i>WE01- Environmental Restrictions on Development</i>	SS1, SD3, SD4	Y	
<i>WE02- Landscape Design Principles</i>	SS1, LD1, LD2, LD3, LD4	Y	
<i>WE03- Protecting Green Infrastructure, Heritage Assets and Local Green Space</i>	SS1, LD1, LD2, LD3, LD4	Y/N	The Local Green Space designation as shown on the policies map is not considered appropriate against the criteria for

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
			the designation set out in the NPPF. It is considered to be an extensive tract of land.
<i>WE04- Renewable Energy</i>	SS1, SD2	Y	
<i>WE05- Public Sewerage and Wastewater Treatment</i>	SS1, SD4	Y	
<i>WF01- Retention of Existing Recreational Facilities</i>	SS1, SC1, OS3	Y	Minor clarity suggestion:  “...which demonstrates that the <u>land or facility</u> is surplus to requirements...”
<i>WF02- Picnic Areas, Improving Footpaths and Access to the River Wye</i>	SS1, OS1, OS2, E4	Y	
<i>WF03- Additional Community and Recreational Facilities</i>	SS1, SC1, OS1, OS2	Y	

**From:** Planning Central <Planning.Central@sportengland.org>  
**Sent:** 26 January 2018 11:26  
**To:** Neighbourhood Planning Team  
**Subject:** Wyese Group Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for

social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

**Planning Admin Team**

T: 020 7273 1777

E: [Planning.central@sportengland.org](mailto:Planning.central@sportengland.org)



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



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7<sup>th</sup> March 2018

## Re: Consultation on Wyese Neighbourhood Plan

### Woodland Trust response

*Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Wyese, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.*

### Vision Statement

The Woodland Trust is pleased to see that your vision for Wyese identifies the importance of its quality landscape, and how it is enriched by its open aspect to the countryside

Trees are some of the most important features of the area for local people. This is being acknowledged with the adopted Hertfordshire Local Plan Core Strategy 2011-20131, which resists development resulting in the loss of woodland, hedgerows and trees. One of the objectives of Policy LD3 (Green Infrastructure) is to protect, manage and plan for the preservation of valued landscapes, such as trees and hedgerows and woodlands. This general Local Plan policy should also be taken into account with the issues, vision and objectives in the Neighbourhood Plan for Wyese.

Therefore, the vision statement or one of your objectives of the Neighbourhood Plan should be amended to also seek to protect and enhance the character of Wyese, and include the following:

**“To protect and enhance the local environment, green and open spaces, ancient woodland, veteran trees hedgerows and trees”.**

### Environment and Heritage

We are pleased to see that the Neighbourhood Plan for Wyese does identify the need to conserve and enhance its landscape, and how any new development in your Parish needs to respect its distinctive landscape character, such as Moccas deer Park, which is a diverse woodland pasture.

However, your Plan for Wyese should also seek to ensure development must conserve mature trees and hedgerows, so there is no loss or degradation of ancient woodland in your parish. It should also support conserving and enhancing woodland and trees, such as Oak trees, with management, and also to plant more trees in appropriate locations. Increasing the amount of trees and woods in Wyese will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.

Information can be found here: <http://www.magic.gov.uk/MagicMap.asp> and <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/>

Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). Therefore, we would recommend that your Environment section of your Neighbourhood Plan should include something along these lines:

***“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.***

The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland in the geographical area of your Neighbourhood Plan. Standing Advice from Natural England and the Forestry Commission has some useful information:

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

The profile of Wyeside identifies the need to retain and enhance its rural character as a small rural settlement, and also the need for development to integrate with the landscape. Given that Neighbourhood Plans are a great opportunity to think about how trees can also enhance your community and the lives of its residents, the natural environment and tree and woodland conservation in Wyeside, should also be taken into account with a Policy in your Plan.

Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Wyeside. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.

### **Protecting Local Green Spaces, Open Spaces and Important Views**

Whilst Policy WE03 in your Neighbourhood Plan does acknowledge the principal importance of retaining trees, hedgerows and woodlands, it should also seek to retain and enhance open green spaces, resist the loss of open space. Whilst also ensuring the provision of some more, to what extent there is considered to be enough accessible open space in your community also needs to be taken into account. There are Natural England and Forestry Commission standards which can be used with developers on this:

The Woodland Access Standard aspires:

- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people’s homes.

The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood

Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication ***Stemming the flow*** – the role of trees and woods in flood protection - <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

### **Woodland Trust Publications**

We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/> which may give you further ideas for your plan and monitoring progress.

Also, the Woodland Trust have recently released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff>

In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan foreword is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <https://www.woodlandtrust.org.uk/publications/>

Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/>

If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 [victoriabankesprice@woodlandtrust.org.uk](mailto:victoriabankesprice@woodlandtrust.org.uk)

Best wishes and good luck with your plan

**Ian Lings** – Local Planning Support Volunteer

On behalf of the Woodland Trust