

Latham, James

From: Elizabeth Roberts
Sent: 04 June 2018 20:50
To: Neighbourhood Planning Team
Subject: Peterstow Neighbourhood Development Plan Regulation 16 Response

We object to the allocation of 4 properties on the land amounting to 0.27ha at Peterstow shop, Policy PTS13: Housing Sites in Peterstow Village Table 2. We feel that this figure is misleading in terms of potential density and is in contravention of previous guidance given by Herefordshire Council in Outline Planning Permission DCSE2003/3710/O and Pre Planning Application advice 161383, both of which suggest that the site is suitable for no more than 2 properties.

The NDP fails to recognise the Village Shop as a non-designated Heritage Asset and a building of Historic Significance (History of the Parish section 2.14). In response to Planning Application P174522 Historic England made the following comments regarding the village shop:

Following a site visit Historic England considers that the existing building, though altered, remains recognisable as part of the nineteenth century structure of the village. The form, mass, shape and basic materials of the building are typical of other historic buildings aligned along the A49. We therefore consider that the existing building makes a positive contribution to the significance of the conservation area and that development should ideally take the opportunity enhance this contribution by retaining it and improving its appearance.

We feel that this ethos should be embraced and included within the NDP; the size of the site should more accurately reflect the actual area available for development, retaining this important heritage asset.

Anthony and Elizabeth Roberts

Latham, James

From: Turner, Andrew
Sent: 04 June 2018 12:11
To: Neighbourhood Planning Team
Subject: RE: Peterstow Regulation 16 neighbourhood development plan consultation

Re: Peterstow Regulation 16 draft Neighbourhood Development Plan

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,

Policy 'PTS13: Housing Sites in Peterstow Village' indicated in brown on 'Map 2-Peterstow Village policies map';

- Site (a) Land amounting to approximately 0.27ha at Peterstow Shop
- Site (b) Land amounting to approximately 0.2ha at Highgrove, Hightown.

The sites have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Please note it would make it easier to reference and identify the sites if the allocated housing sites are labelled on the plans.

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



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From: Neighbourhood Planning Team
Sent: 25 April 2018 10:28
Subject: Peterstow Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Peterstow 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/3097/peterstow_neighbourhood_development_plan

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

The consultation runs from 25 April 2018 to 6 June 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

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

Latham, James

From: antony wilson
Sent: 04 June 2018 14:38
To: Neighbourhood Planning Team
Subject: Peterstow N.D.P.
Attachments: Scan.jpg Map A Peterstow NDP0001.jpg

HEREFORD CONSULTATION 2018

Councillor David Griffiths,

Chair, Neighbourhood Planning Department.

Ref; Peterstow Neighbourhood Development Plan.

4th June 2018.

Dear Sir

Settlement boundary

Hereford Council's policy is that new development should be in or adjacent to settlements. The proposed Plan tightens this policy by stating that new residential development should be on small sites within the village.

Unfortunately, the authors of the Peterstow N.D.P do not then take the next necessary step of deciding on the criteria to be used to define the boundary of the village. Instead, they drew what appears to be an arbitrary line through various peoples' property without giving any reasons, let alone justification. This conflicts with Policy PTS 12 which defines land outside the boundary as "open countryside": peoples' gardens are by definition not "open countryside".

Using this policy,PTS12, as a starting point, it is clear that there is a visual boundary between land used for residential or associated purposes, or land with planning permission for such use, and land used for other

purposes. To the south of the A49, this boundary is clear to see except in the area to the east of Old High Town used as a paddock and some land not in economic agricultural use, the inclusion or otherwise of which needs to be argued. The attached Map A shows this boundary in solid black with the 2017 Consultation document's arbitrary boundary shown dotted.

This boundary includes many sites, large and small, which could physically accommodate new residential development. The Plan should consider these individually and make justified proposals for all of them as to their future use if the Plan is to fulfill its purpose of being a guide for future development. The Plan as submitted fails to do this concentrating as it does on the availability of sites rather than the suitability of sites.

Housing need

Paragraphs 3.7 and 3.8 of the Plan show that there is an anticipated over provision of housing of one unit. This means that there is no need for further residential provision at this stage of the Plan. However, it might be sensible if the Plan were to show where further residential development might take place when the need arises. This should follow the assessment of the suitability of all possible sites as mentioned above.

Old High Town area

Hereford Council recently refused planning application P180316/F for two dwellings. The first reason given was that it would extend development outside the established and historic settlement boundary. This could be considered as conflicting with the definition of land outside the boundary as "open countryside" as the land involved is not open countryside and is too small for agricultural use.

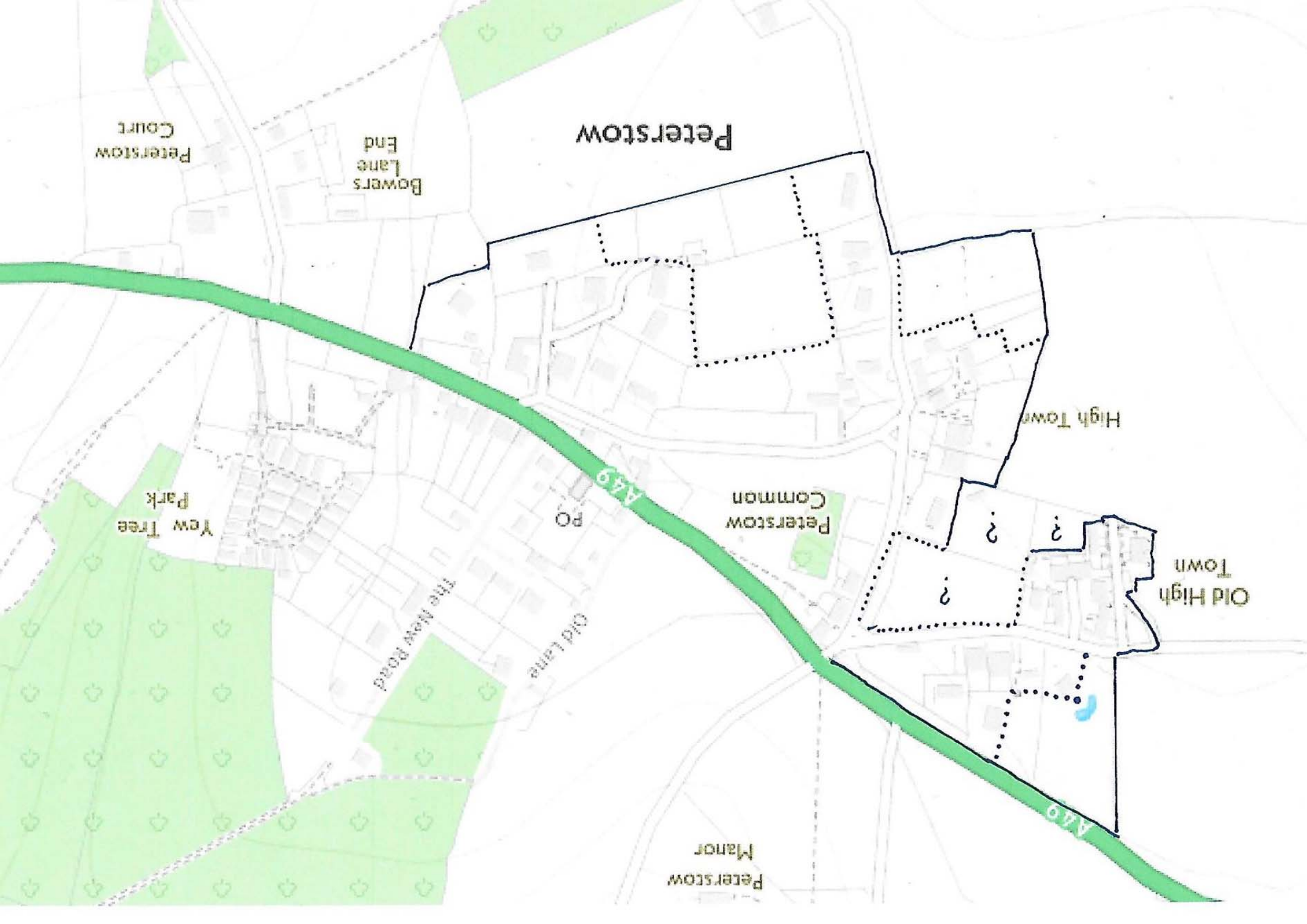
(ref; PTS12)

However, the land to the west of Old High Town is clearly "open countryside".

In summary, there is clearly plenty of land within the village boundary for a considerable amount of development. There is therefore no need even to consider sites adjoining the boundary unless it can be shown that there is no land within the boundary that is suitable for development.

Yours sincerely,

A. H. Wilson.



Peterstow

Peterstow Court

Bowers Lane End

Yew Tree Park

PO

Peterstow Common

High Town

Old High Town

The New Road

Old Lane

Peterstow Manor

A49

A49

Latham, James

From: Richard Gardiner
Sent: 03 June 2018 16:04
To: Rob Hunter
Cc: Johnson, Karla
Subject: FW: Formal complaint NDP regulation 16
Attachments: NDP formal complaint letter 27th May 2018.pdf

Dear Rob & Sarah

You have received the attached complaint letter from Dr Andrea Windsor-Collins. Understand, although I have not signed the letter personally as I was in India at the time, it should be regarded as a letter jointly issued by both Andrea & myself and I stand fully behind the content and request contained in that letter both in a personal capacity as a resident of Peterstow Parish and in a professional capacity as the designer of the plan for an eco-village based on solar and hydrogen technologies. Feel free to pass this email to other members of the NDP.

Regards

Richard Gardiner
Managing Director
Evirocor Ltd



REVOLUTIONISING A VAST INDUSTRY



Evirocor Ltd
Peterstow Manor
Peterstow
Herefordshire
HR96LB
www.evirocor.com

NDP Steering Committee
St Peters Hall
Peterstow
Herefordshire
HR96LB

Date 27th May 2018

Dear NDP Steering Committee,

We wish to make an official complaint to the regulation 16 NDP process before the consultation period for this ends on the 6th June 2018.

We are advised by Karla Johnson (Senior Planning Officer) that should any development proposals come forward during the Neighbourhood Plan consultation period, the steering groups should

'progress their Neighbourhood Plan in a clear and a transparent way. Therefore, if any development proposals come forward the steering group should inform the public'.

Richard Gardiner forwarded details of the S.H.E. project to steering committee members Sarah Beggs (Secretary) and Rob Hunt (Chair), prior to 4th September 2017. Details of the S.H.E project should have been communicated to the parishioners at the regulation 14 stage. However, the steering committee failed to pass on this information to other parishioners, which we regard as a breach of its duty to be properly transparent.

There is now, insufficient time to consult the parishioners before the regulation 16 stage has ended. We ask therefore, that the end of the regulation 16 process be postponed until 6th August 2018. This will allow sufficient time for parishioners to formally consider the Smart Hydrogen Economy project and the benefits to them (including free energy and transport).

In addition to this letter being sent to you by email, a hard copy of it will also be delivered by hand to the NDP steering group meeting on the 4th June 2018.

I would appreciate your lodging this letter to the regulation 16 consultation process by Wednesday the 30th May 2018.

Yours sincerely,

Dr Andrea Windsor-Collins
Project Manager, Evirocor Ltd

Supporting information:

Quote from Karla Johnson, email to A. Windsor-Collins (Fri 25th May):

'It is recommended that all steering groups progress their Neighbourhood Plan in a clear and a transparent way, therefore if any development proposals come forward the steering group should inform the public at the appropriate stages. This has done through two formal consultations at Regulation 14 stage and Regulation 16 stage. The issue here is that your proposal has been presented outside of the 'call of sites' and Regulation 14 consultation period. There is still an opportunity for you to raise this as a representation to the Regulation 16 consultation.'

Communications time line between NDP steering committee and Richard Gardiner:

Prior to 4th Sep 2017, Richard Gardiner sent details of SHE project to Sarah Beggs (secretary of the NDP steering committee). S. Beggs did not pass these details on to parishioners and did not respond to Richard Gardiner's emails on several occasions.

Communication quoted as follows:

'The following paragraph is the final decision at the NDP meeting Monday 4th September 2017, 7.30pm

A proposal had been put forward to the group for a smart hydrogen economy on one of the sites offered for development.

BB advised that the NDP could not specify that a housing estate could be used for a particular purpose and after discussion about the other problems associated with such a proposal, it was decided that the matter should not be taken forward.'

Richard Gardiner's response was as follows:

Dear Sarah and NDP team

Sarah, yes you are correct about the wishes of the village, but regarding scaling, a smart hydrogen economy will suit both large and small communities, however better to start as small as feasibly possible to reduce complications. You, Roger and Brian have said it's an interesting idea and you are right, the question is will the village think so as well? Should we give them the opportunity to consider the concept? **No response was ever received by Richard Gardiner to this question; they ignored it.**

NDP team, do you think this is a potentially important new idea which should be considered by the village? **No response was ever received by Richard Gardiner to this question; they ignored it.** Remember that Q5 got a 76% thumbs up for power of the sun developments.

Q5. Are you in favour of the following developments to harness energy from natural sources in our Parish if undertaken by private individuals, the community or commercial companies?

The power of the sun e.g. solar panels or photo voltaic panel array – 76% YES.

I think it is highly likely that a project such as this having potentially far reaching environmental effects and community advantages will be received favourably in Peterstow.

I have re-attached the basic outline for all to see and kindly consider, I would very much appreciate constructive feedback from members. **No response was ever received by Richard Gardiner to this question; they ignored it.**

By the way I have renamed the project, project **S.H.E.** (smart hydrogen economy).

This is exactly what is needed right now, proof that a carbon neutral community is possible and Peterstow could have the first.

Chris & Max, are there any rules/clauses within the grant terms which might allow a return question to the village if deemed important enough? **No response was ever received by Richard Gardiner to this question; they ignored it.**

25 November 2017: Regulation 14 draft plan submitted



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

18 May 2018

Dear Neighbourhood Planning and Strategic Planning teams

Peterstow Neighbourhood Development Plan - Submission Draft

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

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Herefordshire CPRE Admin <admin@cpreherefordshire.org.uk>
Sent: 25 April 2018 12:03
To: Neighbourhood Planning Team
Subject: RE: Peterstow Regulation 16 neighbourhood development plan consultation

Dear James

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

With 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: 25 April 2018 10:28
Subject: Peterstow Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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Kind regards

Herefordshire.gov.uk

James Latham

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 06 June 2018 11:32
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Peterstow 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, we were consulted as part of the Regulation 14 stage by the Parish Council and as such have no further comment to make at this time.

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: 25 April 2018 10:28
Subject: Peterstow Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

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neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 June 2018 20:14
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	David
Last name	Darton
Which plan are you commenting on?	Peterstow Neighbourhood Development Plan
Comment type	Objection
Your comments	<p>Any development of land at Peterstow Stores/PO is wrong and dangerous. Wrong because it is in the middle of a Conservation Area within an AONB. It was refused earlier this year on danger grounds of access onto the A49 at point where there is a bend and incline in the road which makes visibility poor and this location has been the site of many road traffic accidents, several this year. We live across the main road from the site and have no walkway on our side and visitors inc. friends, family and trades persons would risk crossing the A49 into traffic leaving the site. Also there is historic flooding with water ponding in the car park on heavy rainfall (the groundwater table is high). There are many other reasons why the previous application was refused. Please note that this site was not shown on the original N.D.P. and never part of the original plan. The owner (who does not reside in the village) seems to be allowing the site to fall into neglect in the hope of some kind of development. As it has been refused on so many safety grounds by respected national bodies and authorities a line should be drawn under this so that the owner and parish council cannot keep pressing for development.</p>

Friday 1st June 2018

Objection to Peterstow Neighbourhood Plan with regards to Site option 14 Land at Peterstow Shop

We continue at this stage to be required to consider this site for development. Planning was refused on the 7th of March 2018 several weeks prior to this draft (25th April) being submitted for examination with the advice that no change needs to be made. Citing Steering Committee Minutes February 12th, 2018

“It was agreed that this site should be retained as an allocated site.... It is a brownfield site... if it is removed it will require us to include an additional site which is less suitable”

The planning application of the Post Office site P174522 was refused on 6 different counts contravening several national core planning policies and contrary to neighbourhood development plan objectives. I ask the inspector to read the points of refusal as Peterstow Parish Council made only a qualified comment to this recent application.

The Steering Committee say they have given ‘very considered thought’ to all the sites, which they indeed have although the thought process followed is flawed when following the weight given via the smart and compatibility test culminating in the Post Office site being ranked 1. In task C1 Nov 2017 six sites were given the exact same rating. These are options 4B, 7, 10, 12B, 12C & 14.

On scrutiny of the SEA objectives I disagree with the weightings given for site (14) which seem to have been given a ‘best fit’ score. Together with the refusal of planning for this site and looking at the objectives given for the symbol + compatible. I refute that compatibility is achievable for this site:

1. To maintain and enhance nature conservation, biodiversity flora & fauna scored **0** neutral (this site is in the conservation area within the AONB with a bound duty not to spoil it further. Impact on River Wye with added phosphates not considered. This plan had no habitat or ecological survey despite its natural green field state of flora and fauna)
2. To maintain and enhance the the quality of landscape & villagescape scored **+** (Non Compatible- this plan had no habitat or ecological survey, also within radius of a bat colony) plan wanted to cram in houses, therefore not acceptable and no mention of historic value of existing post office previously a central village public inn)
3. To improve the quality of surroundings **+** (Non Compatible This space needs proper maintenance of property and landscaping empathetic with conservation of wildlife and cultural heritage. I disagree with the premise that the only option available to improve the Post office site is to build houses)

4. To enhance the historic environment and cultural heritage + (Non Compatible- demolishing the shop an historic building 18th century or even older inn? in a designated conservation area with no credible alternative)
5. To improve air quality ? (No built development in a rural area can achieve this. The A49 loops around the village already causing significant and ever increasing pollution with ever increasing road traffic. Any change to increase houses adjacent to the road can only have a negative impact on health with current levels of technology)
- 6.To reduce the effect of traffic ? (additional cars, 2 for each house is inevitable with house build and poor alternative transport. Building new roads in Conservation area? This is harmful to health and safety with no road access & poor visibility splays on to A49)
- 7.To reduce contributions to climate change + (Non Compatible- CO2 emissions increase with increased transport, especially the ever increasing number of large articulated vehicles)
8. To reduce vulnerability to climate change + (Non Compatible- there is clear surface water flood risk on this site and potential harm to adjoining properties below the gradient and adjacent to this site. The most recent house build has shown the inadequacy and limited capacity of this site to have a sustainable drainage system with existing spreader pipes and soakaway under a significant covenanted parcel of the site)
- 9.To improve water quality? Mains water, no mains sewage and not enough space to have a viable soakaway, drainage for foul water. A natural well exists on this land.
10. To provide sustainable resources of water supply? Mains water, no mains sewage. Poor drainage system on the A49 across frontage of site and continual flooded car park when it rains.
11. To avoid, reduce and manage flood risk + (Non Compatible as historic flooding of adjacent build, and collective drainage of Shop, Corner Cottage, Wrenmore and The Firs soakaway systems all draining down towards Vine Tree Cottages & Strawberry Fields. The owner of the Post Office does not own surrounding land and can only encroach and tilt the fine balance with any proposed development. The single storey bakery caused continual problems of foul sewage - hence its demolition. No recent percolation test undertaken as advised to do)
- 12.To conserve soil resources and quality + (Non Compatible- as the area is too small to have adequate size gardens in keeping with surrounding properties and will be lost through development)
- 13.To minimise the production of waste + (Non Compatible- Increased waste from additional habitation and no adequate turning space for refuse lorries, therefore would block A49)

14.To improve health of the population + (Non Compatible for pedestrians crossing the road, Safety getting on to and off buses located outside shop, no safety for horse riders and increased potential harm for all being so close to the A49. This location is on a brow of a hill between two bends with limited distance visibility. The road being particularly narrow across the whole frontage of this site with double white lines and only one narrow pavement. There has been no contact with the Highways Agency regarding any development proposal of this site. There are continual minor accidents with traffic turning into and from this site. Hereford Council has data regarding Police related accidents in Peterstow. On a personal note my son had his car written off less than two weeks ago whilst trying to turn into New Road being shunted up to the Post Office. (Police recorded accident) Luckily he escaped with minor injuries unlike another fatality outside the shop a few years ago and numerous other incidents leaving debris along frontage of shop)

15.To reduce crime & nuisance + (Non Compatible as an outdated cashpoint idea was deemed a necessity by the parish council, therefore encouraging 24 hour unnecessary intrusion & nuisance to neighbours. Most people in the near future will pay using mobile phones.

16.To conserve natural and manmade resources 0 (The recent plan entailed ripping out Willow trees historically planted with particular care to naturally reduce the high water table. This site is historically an orchard. Plum and apple exists in hedgerows and a well tended garden stopped abruptly under present ownership leading to its unkempt present state)

I respectfully ask that the examiner pays particular attention to the weighting of the proposed sites with regards to their rank order. Note the comments made by the chief planning officer for Site 14 The Post Office.

The comments provided by the Parish Council with regards to their lack of objection towards this site is a real cause for concern. Particularly the sincere acceptance and regard to all concerns but no real transference of these concerns into actual objection and glib attitude to neighbours affected by detrimental development of this site.

Continual insistence by Peterstow Parish Council that this is a 'potential brownfield site' has little substance. There is no documentation supporting this claim. Subsequently this incorrect premise has disproportionally shaped thinking regarding the Post Office site. Consequently a full planning application took place paying no heed to pre-planning advice endorsed with qualified comments by the Peterstow Parish Council.

The determination of this planning proposal culminated in refusal on the following grounds:

1.

The proposal resulted in the unjustified loss of an undesignated heritage asset that made a positive contribution to the character, appearance and significance of a Conservation Area contrary to Herefordshire Core strategy policies SS6, LD1 & LD4

2.

The design of the proposed development resulted in an alien appearance harming the conservation area contrary to Herefordshire Core Strategy SS6, RA2, LD1 & LD4

3.

There was an unacceptable risk to highway safety and free flow of traffic contrary to Herefordshire Core Strategy policies SS4 & MT1 Highways Design Guide

4.

An absence of adequate assessment, mitigation and enhancement with regards to the significance and enhancement of a designated Conservation Area with regards to ecology, protected species contrary to the NERC Act, Wildlife & Countryside Act and Core Strategy LD1, LD2 & LD3.

5.

No evidenced justification was provided for a replacement shop and post office thereby contrary to Herefordshire Core Strategy policy SS1, RA6 & SC1 & the emerging Peterstow Neighbourhood Development Plan.

6.

Inadequate and insufficient assessment, mitigation and treatment regarding drainage and surface water Contrary to Herefordshire Policies SD3 &SD4

In conclusion with the above constraints and limited viability as outlined in non compatible SEA objectives this is an objection to the Peterstow Neighbourhood Plan regarding the Post Office Site with a request to remove it from the plan as it stands at present.

Deborah Lea

Latham, James

From: PAUL GIBBONS
Sent: 04 June 2018 19:53
To: Neighbourhood Planning Team
Subject: Peterstow Neighbourhood Plan

for attention of **Councillor David Griffiths (Chair)**

further to a recent email I sent via link on Peterstow Parish Council il:-

It has come to my attention that any new residential development should be in or adjacent to settlements and should be on 'small sites within the village' **and not open countryside.**

The proposed Old Hightown Green development appears to be outside the village settlement 'open countryside'.

The proposed Highgrove development also appears to be 'outside village settlement'.....in fact in a private garden.

Does this not conflict with Policy PTS 12

Were each of these landowners consulted on possible plans to build on their land prior to commencement of Neighbourhood Plan ?

Surely you would have to consult and have each property owners agreement . Are you able to confirm dates this was obtained?

It is my understanding that a two dwelling planning application (P180316/F) was recently turned down by Hereford Council on grounds that 'this would extend development outside established settlement boundary'.

So surely the Old Hightown Green and Highgrove proposed sites would also be turned down by Herefordshire Council on these grounds.

Regards

Gladys Gibbons (Mrs)



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: PL00236262

31 May 2018

Dear Mr Latham

PETERSTOW NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the above Neighbourhood Plan. Our previous general Regulation 14 comments remain entirely relevant, that is: *“Historic England is supportive of the Vision and objectives set out in the Plan and the content of the document. In particular we commend the emphasis on local distinctiveness and the maintenance of historic rural character including heritage assets, historic farmsteads and archaeological remains”*. Overall the plan reads as a well-considered and concise document which we consider takes a suitably proportionate approach to the historic environment of the Parish. I hope you find these comments helpful.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 02 June 2018 15:59
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Allan
Last name	James
Which plan are you commenting on?	Peterstow Development Plan Consultation by Junr 6 2018
Comment type	Objection
Your comments	<p>Without Prejudice Saturday, 2 June 2018 Dear Sir, Peterstow Parish council told the parishioners of Peterstow that it had taken in their concerns regarding the shop site being their number One site, and amended their final proposals, but it appears that they did not amend the plan and chose to totally ignore the parishioners considered views. Their were 14 objections to the site and 1 in favour for the site. The objections covered the following subjects which made building on this site a non starter. 1 Environmental 2 Road Safety 3 Destroying a Heritage Site. 4 Sewage and Gray Water disposal 5 Increased Noise Pollution 6 Flooding of Neighbouring Properties. Furthermore the owner of the site applied for planning permission and received 19 objections and the Planning Permission was REFUSED. Most of the objections were raised by Public Bodies and Residents who had extensive knowledge in the fields of Planning and Building Regulations of such a site. It therefore seems bizarre that the development plan should go ahead not amended. I conclude the the shop site should be barred from this and any other development plan until Peterstow has a bypass and mains drainage is brought to the village. Yours Faithfully Cmp" T'Ico gu</p>

Latham, James

From: Duberley, Elizabeth
Sent: 26 April 2018 11:47
To: Neighbourhood Planning Team
Subject: RE: Peterstow NDP

Morning,

Please find attached my landscape comments relating to Peterstow NDP:
Paragraph 2.17 spelling error with **Principal** Settled Farmlands

Reword the sentence to state **Management guidelines set out this landscape type** should accommodate....

Paragraph 3.3 Herefordshire Council's **Landscape** Character Assessment

Policy PTS2 Spelling error **Principal** Settled Farmlands

Thanks Liz

Liz Duberley CMLI

Senior Landscape Officer | Built and Natural Environment Service
Economy, Communities and Corporate Services

Personal Contact Details:

Tel 01432 260788 | 07792 880562

Mail Built and Natural Environment, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford HR4 0LE

@ Elizabeth.Duberley@herefordshire.gov.uk

Herefordshire.gov.uk

Comments from the Transportation Department, Herefordshire Council

In Policy PTS9 (c) add 'and cyclist' between pedestrian and friendly.

LATE REPRESENTATION

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
HR1 2ZB

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

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

25 April 2018

Dear Sir / Madam

**Peterstow Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

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

About National Grid

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

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

Specific Comments

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

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

- FM02 - Wormington to Treadow
- FM28 - Three Cocks to Tirley PRI

From the consultation information provided, the above pipelines do not interact with any of the proposed development sites.



Gas Distribution – Low / Medium Pressure

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

Key resources / contacts

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

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

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

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

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Date: 02 June 2018
Our ref: 245160
Your ref: Peterstow Regulation 16 Neighbourhood Development Plan



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

Hornbeam House
Crew e Business Park
Electra Way
Crew e
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk
jlatham@herefordshire.gov.uk

Dear Mr Latham

Peterstow Regulation 16 Neighbourhood Development Plan

Thank you for your consultation on the above dated 25th April 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 does not have any specific comments on this Reg 16 stage one policy amendment of the draft neighbourhood plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sharon Jenkins
Consultations Team

From: Paul Smith
Sent: 19 May 2018 16:57
To: Neighbourhood Planning Team
Subject: Representations on draft Peterstow NDP - Regulation 16 on behalf of Mr Andrew Jackson
Attachments: OS Extract Land Opposite The Pippins.pdf

Dear Sirs,

Representations on the draft Peterstow NDP on behalf of Mr Andrew Jackson

I represent Mr Andrew Jackson who owns land at the south-western edge of Peterstow which is the subject of a current planning application for the erection of one cottage and one bungalow (see attached for submitted plans including site location plan). My client wishes to make the following representations on the draft Peterstow NDP.

Housing Strategy/Target

My client raises no objection to scenario explained under Option 2 and the acceptance of infilling and spreading of development throughout Peterstow village (see paragraphs 3.12 and 3.13 of the draft NDP). Therefore, my client supports **Policy PTS12** in so far as it relies to meeting unmet need for more housing on 'infill' sites of small sites adjoining the built-up area of the village.

However, Option 2 implies it sufficient only to meet the minimum 14% growth rate to achieve the corresponding requirements of the Core Strategy whereas this 14% figure is not a ceiling. My client also objects to the assumption that a "modest allowance" (see paragraph 3.8 of NDP) of only 7 dwellings is appropriate to the village and commensurate with its sustainability credentials. The Herefordshire Rural Housing Background Paper 2013 is an important part of the evidence base of the Herefordshire Core Strategy. It demonstrates that in terms of the level of available community facilities and amenities and employment opportunities, Peterstow is ranked 22nd of the 57 settlements in the Ross-on-Wye Housing Market. Factoring the sustainable location of the village straddling the A49 road corridor along which very regular bus services pass to Ross-on-Wye and Hereford, Peterstow is a village with good very accessibility by modes of transport other than the private car to reach full range of services and amenities. Core Strategy Policy RA2 identifies Peterstow as being one of the main focuses of rural housing development in the Ross Housing Market Area.

Despite this, the level of housing growth proposed in the draft Peterstow NDP is limited. Given that Core Strategy Policies RA1 and RA2 allow a minimum growth figure of 14% at all settlements within the Ross Housing Market Area including small hamlets with very limited or no community facilities, that Peterstow acts as a service village to surrounding hamlets, that this figure of 14% growth is a minimum figure and that national policy is to "significantly boost" the supply of housing, it is illogical and unsustainable for the draft NDP not to advocate a level of growth much greater than 14%.

Secondly, the draft NDP has reached a need to provide for another 6 houses up to 2031 by including, amongst other things, 10 dwellings at the Yew Tree Residential Park site. It is reasonable for the draft NDP to take into account 'commitments' and planning permissions for new dwellings since 2011. However, in the case of these 10 units, they comprise lawful dwellings that preceded 2011 otherwise the Council would not have been justified to issue a Certificate for Existing Lawfulness in recognition of dwellings that have been lawful for at least ten years i.e. before 2011 and the NDP plan period. Consequently, the NDP significantly underestimates the number of new dwellings that should be found at Peterstow even if the proposed restricted housing strategy of the NDP were to be adopted.

Were a greater number of new dwellings to be facilitated in the draft NDP commensurate with the sustainable credentials of Peterstow in relative and absolute terms and/or the 10 dwellings at the residential park to be discounted as they should, there would be an outstanding need allocate more small

sites for housing at the village. Given the conservation area and inability to provide more housing plots north of the A49 due to the severe restrictions imposed by poor vehicular accesses onto this principal road, the scope to rely upon infill development is limited to meet the unmet need for more housing plots at Peterstow.

My client considers that more new housing should be permitted at Peterstow given these factors. Taking into account the draft strategy of the NDP, a means of increasing the number of houses at Peterstow appropriate to its sustainability credentials and its function as one of the main focuses of rural housing development to which Core Strategy RA2 refers would be to increase the number of housing allocations in the NDP and to enlarge the settlement boundary accordingly.

Housing Allocations: Policy: PTS13

My client objects to the omission of his land on the south-west edge of the village as a housing site under **Policy PST13** (see attached site location plan). His land is level, adjoins the main village built-up area on two sides with a modern housing scheme to the immediate north. The site lies beyond the conservation area and setting of any listed building and to the south of the A49 where vehicular access to this road would be good and would fulfil an objective of the NDP to “spread development throughout the settlement”. Indeed, the site closely resembles the ‘Highgrove’ and ‘Old High Town’ sites allocated under Policy PST13: it is a small, greenfield site the development of which would round-off the village at this point and would provide 2 or three additional dwellings.

Given that the NDP should increase the number of new houses permissible at Peterstow commensurate with its sustainability credentials (see above for justification) the allocation of part or all of my client’s land identified on the attached plan for housing under Policy PTS13 would increase this supply of village housing in an appropriate and acceptable way.

This suggested additional allocation under Policy PST13 would result in a small-sized development in accordance with the objectives of paragraph 3.13 of the draft NDP, Option 2 and all draft Policies.

Conclusions

My clients support Policy PTS12

The meeting of the unmet need for new housing should be met through infilling and on small-scale sites adjoining the main built-up village area.

My client objects to the quantum of new housing allowed in the draft NDP.

The number of new housing permissible at Peterstow under the draft NDP should be increased and it has underestimated the minimum number of new houses required to meet even the minimum growth figure required under the Core Strategy.

Further, the NDP advocates a restrictive housing strategy for Peterstow despite it being one of the more sustainable and accessible settlements in the Ross Housing Market Area contrary to rural housing strategy of the development plan and national planning policy. Therefore, the allowance for new dwellings at Peterstow should be increased commensurate with its sustainability and accessibility credentials.

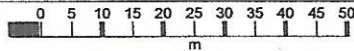
My client objects to Policy PTS13:

To meet this greater number of new housing in the most appropriate way, my client considers that his land adjoining the south-west village boundary alongside a large modern housing scheme (see attached) should be allocated for the erection of two or three dwellings under Policy PTS13. Such an allocation would accord with all other aspects of draft NDP, Core Strategy and national planning policy.

I would be grateful if you could acknowledge receipt of this representation.

Yours sincerely,

Paul Smith



OS MasterMap 1250/2500/10000 scale
 16 November 2016, ID: HMC-00576931
 www.themapcentre.com

Latham, James

From: Ross MacGregor
Sent: 05 June 2018 19:02
To: Neighbourhood Planning Team
Subject: Proposed Peterstow Development Plan
Attachments: Peterstow NDP doc.odt

Dear Councillor Griffiths,

I am grateful that many of the points in my letter to Peterstow Parish Council (copy attached) have been included in the second draft of the Proposed Development Plan BUT, when you look at the original plan, you'll see that all the previously proposed sites, with the exception of the village shop, have now been ruled out and only the Hightown proposal remains, in effect.

The two sites at Highgrove and Hightown are only yards apart. They are so close together, being on either side of the same lane, that they should, in my opinion, be counted as one development. – This appears to bring it into the realm of a “Medium Sized Site” per para 3.14 of the plan and, therefore, something which the plan itself states “ should not be recommended according to the clear wishes of the parish. ”

Paragraph 3.13 also appears to have been ignored by the Peterstow Steering Committee in terms of potential impact on flooding and the highway network. – In terms of traffic only, if the proposal goes ahead, you'll notice how approximately 80 cars will funnel onto the A49 from the Hightown lane and then, within 200 yards, another 10 are likely to come from the development at the shop. – Our lane has no footpath and no passing places other than people's driveways so congestion and traffic issues, particularly at peak periods, are bound to feature.

I am pleased at the type of housing being proposed but not the recommended “ creep into land outside the village boundary.” - I also repeat my closing comments.

We have until 2031 to find the outstanding minimum of 6 houses and 4 are planned for the village shop (site 14). That leaves 13 years to find an extra 2 houses, added to which the Development Plan has to be reviewed every 5 years. (We will, therefore, easily achieve and surpass the target). I believe we should approve the village shop development now but conduct further investigation into infill sites within the village boundary.

Yours sincerely

Ross MacGregor

Peterstow Draft Development Plan

Ross MacGregor

I would be grateful if you would consider / append these comments to the proposals.

Site 14 (The Village Shop) – Supported in principle. The surrounding plot has been derelict for a long time and needs sorted but I would need to know actual house types / what the proposed new housing looks like before committing fully to the proposal. (I agree that retention of the shop and Post Office is an absolute necessity).

Sites 10 and 12B/C (Highgrove and Old Hightown Green) – Objected to.

Both these sites appear to be **outside the village boundary** and, therefore, contrary to Option 2 on page 14 of the Development Plan which states that only small sites **within Peterstow village** will be used to supply the housing need.

There are many opportunities for infill within the village boundary itself and yet site 12b/c which is outwith the boundary and has the greatest detrimental impact on the view from the A49, is being put forward for further development. This appears to be a subjective rather than an objective decision. (I also note that Site 3A has already been refused planning permission because it is outside the parish boundary).

Should the plan be allowed to go forward as it stands, however, the following issues arise in relation to Highgrove and Old Hightown Green.

Effect on existing homes / residents and Visual Impact

Traffic - At an average of 2 cars per household, there could easily be an additional 20 cars passing up and down the narrow Hightown lane which has no passing places or footpath. There are 30 houses off the lane already with around 60 cars at present. An extra 9/10 houses with 20 cars would take the vehicle total to 80 cars. That is far too much.

The draft PDP states that there are passing places on the lane. - There aren't. These are people's drive ways and one resident has his drive permanently blocked off to prevent it being used as a passing place.

Parking – Parking is dreadful in Old Hightown and Old Hightown Green at present. There are far too many cars constantly spilling onto the green and parking there overnight. This makes life difficult for residents, delivery vehicles and services like bin collection. The bin lorries squeezing past parked cars constantly erode the verges of the green and leave mud on the roadway. - Increased housing and consequential cars will only exacerbate the situation even though builders may allocate parking spaces / plan for cars in any new development.

It can be seen from the above how “ the traffic effects of development **will** adversely affect residential amenity with travelling and parked vehicles causing a direct and significant degree of intrusion upon the amenity of residents, especially in areas where there is no footpath.”

House type and ownership - We have a mix of privately owned, rented and Housing Association tenants in Old Hightown and Old Hightown Green. Life runs smoothly for the most part and we have a good community spirit. We would not wish to see this mix “skewed or disrupted” by the type of properties built and the residents therein.

House numbers – The plan suggests 4 at Highgrove and 5 at Old Hightown Green but also indicates there could be more. Greater density should be resisted for the reasons given in this letter.

House location – The area marked (in brown) for Old Hightown Green appears to encompass both the green itself and land behind the existing houses. I assume from para 7.7 on page 34 that the green will be retained BUT is it envisaged that houses will be built **behind** existing ones? (If so, I would object most strongly to this overspill / unjustified residential development onto open farmland).

Sewage – I note that sewage was not considered in the Data Orchard Report of October 2017 but it should be noted that the 23 houses in Old Hightown and Old Hightown Green use a privately owned bio disc in a nearby field with the residents / home owners liable for maintenance, repair and renewal of the system by payment of an Annual Charge. - **The proposed new housing at 12b/c is in the same field and could well affect the pipes to the sewage plant.**

If it is envisaged that any new housing, particularly that planned for Old Hightown Green, would link in to the privately owned bio disc A) they would need to pay the Annual Charge and be legally bound to do so and B) there could be complications over the capacity of the bio disc to deal with the increased effluent. - It would be extremely unfair if the current residents of Old Hightown and Old Hightown Green were caused additional expense for their sewage system, as well as loss of amenity, if more houses were sited there.

The house **Highgrove**, has it's own system. It may be that any houses built “on Highgrove land” would have a separate sewage system **but** those proposed for Old Hightown Green would definitely require consultation with the 23 property owners in Old Hightown and Old Hightown Green.

I realise that mains services like sewage treatment may be deemed irrelevant to where new houses are proposed but, even if any new houses didn't link to the Hightown system, there could be significant and costly sewage problems for the residents of Old Hightown and Old Hightown Green as a result of building over existing pipework.

Visual Impact - The NDP and Data Orchard report state s how sites 12b and c “ require significant landscape works to reduce adverse effects of both new and existing development within the landscape and village setting” and how the proposed level of

development is “small and would have minor additional effect on the lanes.” --- This may be true individually but when Sites 10 , 12a and 12b are taken together, collectively as proposed, they most definitely will cause “direct and significant degree of intrusion upon the amenity of the residents, especially as there is no footpath.”

The visual impact from the A49 in the direction of Hereford to Ross will be significant and will clearly show detrimental urbanising impact into open countryside and the AONB.

Flooding – During periods of wet weather, water runs off the field at Old Hightown Green, down the lane and collects at the junction with the A49. The building of new houses at the very spot where the field run off begins and the consequential laying of tarmac for these houses could well increase flooding and drain problems for nearby residents.

Time scale – We have until 2031 to find the outstanding minimum of 6 houses and 4 are planned for the village shop (site 14). That leaves 13 years to find an extra 2 houses, added to which the Development Plan has to reviewed every 5 years. (We will, therefore, easily achieve and surpass the target).

I believe we should approve the village shop development now but conduct further investigation into infill sites within the village boundary.

Summary

Site 14 Village Shop = supported

Sites 10, 12b and c = objected to.

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



APPLICATION DETAILS

255209 /
Peterstow Parish
Susannah Burrage, Environmental Health Officer

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

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

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

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

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no comments to make regarding this neighbourhood plan proposal.

Signed: Susannah Burrage
Date: 31 May 2018

From: donotreply@herefordshire.gov.uk
Sent: 06 June 2018 17:15
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	Wye Valley A O N B Hadnock Road
Postcode	NP25 3NG
First name	Andrew
Last name	Blake
Which plan are you commenting on?	Peterstow
Comment type	Comment
Your comments	<p>Thank-you for the opportunity to comment on the Peterstow NPD Submission Draft. On behalf of the Wye Valley Area of Outstanding Natural Beauty (AONB) Partnership, we welcome the Peterstow NDP. The overall recognition of the AONB designation, for example in paragraph 2.1, 2.17 and 3.2, establishes a robust foundation for the NDP. However there a number of amendments we propose, as follows: 3.2: The second sentence states “Special attention should be given to maintaining the landscape qualities of the Wye Valley AONB and Peterstow conservation area.” The Wye Valley AONB Management Plan, a statutory document of the local authority under Section 89 of the Countryside & Rights of Way Act 2000, refers to and identifies ‘Special Qualities’ and associated Landscape Management Zone (LMZ) ‘Features’ – which are closely aligned to the Herefordshire LCA. Consequently it would be more appropriate and robust to rephrase the sentence to “Special attention should be given to maintaining the landscape and Special Qualities of the Wye Valley AONB and Peterstow conservation area.” PTS1: (a). “Wye valley AONB” should read ‘Wye Valley AONB’ 5.1: The second sentence states “Although there are limited designated wildlife sites present, they contribute towards the AONB qualities and the ecological network that runs through the parish.” Similar to the comment on 3.2, it would be more robust to refer the ‘AONB Special</p>

Qualities’ as these are identified in the statutory Wye Valley AONB Management Plan. Therefore rephrase the sentence to read: “Although there are limited designated wildlife sites present, they contribute towards the AONB Special Qualities and the ecological network that runs through the parish.” PTS2: i) The final sentence of the first paragraph states: “To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.” This statement should be made more robust as it negates the ambition of the previous sentence “to restore and enhance landscape features”. Consequently we recommend amending this last sentence to “To achieve this, landscape proposals should form an integral part of the design for the development, retaining and enhancing as many natural features within or surrounding the site as possible.” ii) The second paragraph, first sentence, states “For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be preserved and enhanced.” The statutory purpose of AONB designation is “to conserve and enhance natural beauty”. The semantics between ‘preserved’ and ‘conserved’ may be perceived as small. However it would be more appropriate to rephrase this sentence to “For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be conserved and enhanced.” This would align with the statutory definition of designation rather than what is sometimes used as an allegation; that the designation is trying to “preserve the landscape in aspic”. iii) There are other references to “preserve and enhance” (such as in the first sentence) but these tend to refer to the whole Parish rather than just the AONB. It may or may not be appropriate to modify all these statements where they occur in NDP. 5.2: states “The character of the parish, its characteristics and features are highlighted in paragraph 2.17 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance

included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance that needs to be considered. In addition, AONBs are areas of high landscape quality with a national statutory designation. It is national policy to conserve their landscape and scenic beauty. It is also national policy to refuse planning permission for major development in AONBs. In determining what ‘major development’ might comprise there have been several recent planning decisions that have identified considerations that should be taken into account and these are considered particularly relevant to the parish given its landscape characteristics and settlement pattern. Scale in relation to the location and particularly the size of any nearby settlement is pertinent. This policy also reflects NPPF paragraph 116 setting out considerations when determining how exceptions might be assessed in relation to major development. The Wye Valley AONB Management Plan will assist considerably in relation to protection, management and planning.”

While the reference to the AONB Management Plan in the final sentence is welcome, it would be more coherent to identify the link between the LCA and the statutory AONB Management Plan. Consequently we suggest rephrasing this paragraph to read “5.2 The character of the parish, its characteristics and features are highlighted in paragraph 2.17 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance and the Wye Valley AONB Management Plan that needs to be considered. AONBs and the UK National Parks have the primary purpose of conserving and enhancing natural beauty and share the highest status of protection in relation to landscape and scenic beauty. It is national policy to refuse planning permission for major development in AONBs. In determining what ‘major development’ might comprise there have been several recent planning decisions that have identified considerations that should be taken into account and these are considered particularly relevant to the parish given its landscape

characteristics and settlement pattern. Scale in relation to the location and particularly the size of any nearby settlement is pertinent. This policy also reflects NPPF paragraph 116 setting out considerations when determining how exceptions might be assessed in relation to major development.” PTS5: Point 3. “The conservation area setting and views into and from the village should be preserved.” The first sentence states “The third main quality is provided by the quality of the setting of the village, with a variety of views and vistas reinforcing the feeling of space and tranquillity along the rural lanes approaching the village.” The repeat of the word ‘quality’ reduces its meaning and significance. Suggest rephrasing to read “The high quality setting of the village, in the AONB and with a variety of views and vistas, reinforces the feeling of space and tranquillity along the rural lanes approaching the village.” It may be worth noting at the end of this point, or in the 5.6 Justification, that “The Wye Valley AONB Management Plan identifies ‘lanes, banks & verges’, ‘Medium distance views’ and ‘Small Commons’ as contributing to the Special Qualities of the AONB. PTS8: We fully support and welcome this policy. 5.14: The 4th sentence states “Consequently, all the design features referred to in the policy are considered pertinent and important.” We suggest adding to the end of this sentence the phrase “and help deliver the AONB Management Plan”. PTS9: We fully support and welcome this policy, particularly (f). PTS17: We fully support and welcome this policy. The Wye Valley AONB Partnership looks forward to the adoption of the Peterstow Neighbourhood Development Plan. It will complement the Wye Valley AONB Management Plan and the Herefordshire Local Plan and provide a robust framework for the development and management of the Parish.

[REDACTED]

Wednesday, 6th June 2018

[REDACTED]

TO: Neighbourhood Planning Team

To whom it may concern,

We write with our objections as follows:

1. Drainage
2. Traffic
3. Area of Outstanding Natural Beauty

1. The application proposes to build a large number of properties within a very small area increasing the groundwater flooding already in existence. Subsequently this poses a much higher risk to current properties but also to the proposed dwellings. We are very doubtful that adequate drainage will be provided in what is an already densely populated area without further additions. Drainage capacity of this site has once already been deemed insufficient for a proposal of a smaller dwelling. The current car park regularly floods with minimal rainfall. We can only assume that in due cause, the high risk of further ground water flooding will not only effect all nearby properties but in turn poses as a risk to the environment.

2. The shop entrance is currently situated at a busy section of the A49. The application proposes to move the entrance further along from the existing entrance causing us huge concerns regarding road safety. Where the new entrance has been proposed, traffic will be driving away from a bend and continuing to an incline in the road. Cars EXITING the shop entrance will have limited vision to oncoming traffic from the right due to the property situated to their right hand side. Despite speed limits currently in place, current traffic travels through the village at high speeds and the new entrance will heighten the risk of collision on what is already a highly populated route for motorists.

3. We are fortunate to live in an area of outstanding natural beauty. We do not feel that the design of the proposed properties has taken into consideration the build or features of existing buildings therefore not conserving or enhancing the current landscape.

We also object to the area becoming overcrowded and blocking light into our property which is already limited.

We strongly object to the proposed development.

Yours sincerely

Raymond & Susan Lewis

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

08 JUN 2018

To.....
Ack'd..... File.....

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Peterstow- Regulation 16 submission version

Date: 08/06/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
PTS1- Promoting Sustainable Development	SS1	Y	
PTS2- Conserving the Landscape and Scenic Beauty of the Parish	SS6; LD1; LD4	Y	
PTS3- Enhancement of the Natural Environment	SS6; LD2	Y	
PTS4- Protecting Heritage Assets	SS6, LD4	Y	
PTS5- Development within Peterstow Conservation Area	SS6, LD4	Y	
PTS6- Foul and Storm Water Drainage	SD3, SD4	Y	
PTS7- Protection of Peterstow Common as Local Green Space	N/A	Y	
PTS8- Design and Appearance	SS6, LD1, LD2, LD4, SD1	Y	
PTS9- Sustainable Design	SS6, SD1, SD2	Y	
PTS10- Traffic	SS4, MT1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Measures within the Parish			
PTS11- Highway Design Requirements	SS4, MT1	Y	
PTS12- Housing Development in Peterstow Village	SS2, RA2	Y	
PTS13- Housing Sites in Peterstow Village	RA2	Y	
PTS14- Protection and Enhancement of Community Facilities and Services	SC1	Y	
PTS15- Contributions to Community Facilities	SC1	Y	By seeking smaller scale infill housing developments, obtaining these contributions may prove difficult without the economies of scale that larger schemes provide.
PTS16- Small and Home Based Business	SS5, RA5, RA6, E3	Y	
PTS17- Polytunnel Proposals	N/A	Y	
PTS18- Renewable and Low Carbon Energy	SD2	Y	

Latham, James

From: Rob Hunter
Sent: 11 June 2018 20:31
To: Neighbourhood Planning Team
Cc: Pat Newton; Martin Lown; Sarah Beggs
Subject: Fwd: Form submission from www.peterstowparishcouncil.org.uk

Hello,

Please see the late submission for the Reg 16 consultation for Peterstow. This submission was incorrectly sent to the PPC clerk, who was on holiday when submitted.

I will email the sender and inform her that although sent on, I cannot comment on whether it will be included in the consultation or not, due to the date received by yourselves.

Kind regards

Rob Hunter

----- Forwarded message -----

From: Patricia Newton <clerk.peterstowpc@gmail.com>
Date: Mon, 11 Jun 2018 at 14:22
Subject: Fwd: Form submission from www.peterstowparishcouncil.org.uk
To: Rob Hunter Sarah Beggs
Cc: Martin Lown

Unfortunately, this came whilst I was away,

Pat

----- Forwarded message -----

From: **Notifications**
Date: Sat, Jun 2, 2018 at 6:50 PM
Subject: Form submission from www.peterstowparishcouncil.org.uk
To: clerk.peterstowpc@gmail.com

Name:

Gladys Gibbons

Email:

Message:

I cannot seem to find the form to use for objections and comments regarding the Neighbourhood Plan for Old Hightown Green ...Four properties. So am emailing this to you. To be put forward by 6th June. It has come to my attention that the owners of this land were not fully consulted about this proposed plan. !!! I am horrified that this tactic can happen and many folk thinking , as I did, that the owners of the field were the ones applying for this project to go ahead. My objections are This proposed newbuild would have detrimental affect on the open aspect views currently enjoyed by properties 1 - 5 Old Hightown to rear of their properties. The added traffic in lane leading up from A49 and also out onto A49. There are no passing places on this lane apart from other people's driveways. Number of vehicles currently making daily regular use on this lane from Old Hightown Green down to A49 in region of 16-18 plus from Old Hightown Green about 30 . multiple trips daily. There are also around 15 vehicles from properties in lane....plus many delivery vehicles. Perhaps a further 18 or so from the proposed new build site. !!!!!!! In my opinion this is overload and would alter the nature and ambience of this area of outstanding Natural Beauty !! What is Highways thinking on this ? I would also like to b informed of situation regarding any new sewage system....will this be attached to the system currently owned and maintained by the Old Hightown Residents Association ? This system is also on the land belonging to owners of the proposed site !! I am the secretary of this Association and many Residents are concerned about this. We already have problems regarding overflow of storm water during spells of heavy rain. The drains cannot cope anyway with heavy running water down from field in the lane. Culminating in much water running onto A49 at the junction and causing hazard there. I do hope that this email gets to the appropriate persons by 6th June. Please confirm it has been received. Regards Gladys Gibbons