

**Latham, James**

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**From:** Turner, Andrew  
**Sent:** 12 June 2018 11:55  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Putley Regulation 16 neighbourhood development plan consultation

**Re: Putley 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.

- Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

**Herefordshire.gov.uk**

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



The Coal  
Authority



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

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

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

29 May 2018

Dear Neighbourhood Planning and Strategic Planning teams

**Putley 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

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**From:** Herefordshire CPRE Admin <admin@cpreherefordshire.org.uk>  
**Sent:** 09 May 2018 11:53  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Putley Regulation 16 neighbourhood development plan consultation

Dear James

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

With kind regards  
Barbara

Barbara Bromhead-Wragg  
CPRE Herefordshire Administrator  
[www.cpreherefordshire.org.uk](http://www.cpreherefordshire.org.uk)

This email is confidential and may also be legally privileged. If you have received it in error, please notify us immediately by reply email and delete this message from your system. Views expressed in this message are those of the sender and may not necessarily reflect the views of CPRE Herefordshire. This email and its attachments have been checked by MacAfee Anti-Virus. No virus is believed to be resident but it is your responsibility to satisfy yourself that your systems will not be harmed by any of its contents.

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 09 May 2018 10:27  
**Subject:** Putley Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Putley 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/3099/putley\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3099/putley_neighbourhood_development_plan)

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

The consultation runs from 9 May 2018 to 20 June 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

**Herefordshire.gov.uk**

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James Latham

## Latham, James

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**From:** Norman Ryan <Ryan.Norman@dwrcymru.com>  
**Sent:** 11 June 2018 12:25  
**To:** Neighbourhood Planning Team  
**Cc:** Evans Rhys  
**Subject:** RE: Putley 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 and provided representation as part of the Regulation 14 stage, as such we have no further comments to make at this time.

Should 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](http://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](#).*

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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 09 May 2018 10:27  
**Subject:** Putley Regulation 16 neighbourhood development plan consultation

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

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[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk), or sending representations to the address below.

Herefordshire Council  
Neighbourhood Planning  
PO Box 230  
Hereford  
HR1 2ZB

**Our ref:** SV/2018/109876/OR-  
05/PO1-L01

**Your ref:**

**Date:** 19 June 2018

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

Dear Sir

### **PUTLEY PARISH REG 16 NEIGHBOURHOOD PLAN**

I refer to your email of the 9 May 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

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

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.

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

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

Yours faithfully

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

Cont/d..

**Mr. Graeme Irwin**  
**Senior Planning Advisor**  
Direct dial: 02030 251624  
Direct e-mail: [graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)



Historic England

WEST MIDLANDS OFFICE

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

Direct Dial: 0121 625 6887

Our ref: PL00079764

14 June 2018

Dear Mr Latham

**PUTLEY 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”*.

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



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)

15 May 2018

Dear Sir / Madam

**Putley 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 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:

Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire CV32 6JX  
United Kingdom  
Tel +44 (0) 1926 439 000  
woodplc.com

Wood Environment  
& Infrastructure Solutions UK Limited  
Registered office:  
Booths Park, Chelford Road, Knutsford,  
Cheshire WA16 8QZ  
Registered in England.  
No. 2190074





Hannah Lorna Bevins  
Consultant Town Planner

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

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

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

Yours faithfully

[via email]

**Hannah Lorna Bevins**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid

Date: 14 June 2018  
Our ref: 246330  
Your ref: Putley NDP – Reg 16



Mr J Latham  
Technical Support Officer  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE

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

T 0300 060 3900

**BY EMAIL ONLY**

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

Dear Mr Latham

**Putley Neighbourhood Development Plan – Reg 16 Consultation**

Thank you for your consultation on the above dated and received 9<sup>th</sup> May 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 neighbourhood plan.**

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Sharon Jenkins  
Consultations Team

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



**APPLICATION DETAILS**

256356 /

Putley

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 with regard to this proposed Neighbourhood Plan.

Signed: Susannah Burrage

Date: 19 June 2018

## Latham, James

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**From:** Growth Development <GrowthDevelopment@severntrent.co.uk>  
**Sent:** 15 May 2018 14:27  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Putley Regulation 16 neighbourhood development plan consultation  
**Attachments:** Herefordshire 40 Response.pdf

Dear Sir/ Madam,

Thank you for giving Severn Trent Water the opportunity to comment on Putley Regulation 16 neighbourhood development plan consultation.

We currently have no specific comments to make however, please keep us informed as your plans develop and when appropriate we may be able to offer a more detailed comments and advice.

We have attached some general information and advice for your information.

Best Wishes,

**Rebecca McLean**

Sewerage Management Planning (SMP) – Strategic Catchment Planner  
Infra Business Planning  
Severn Trent  
Email: [Growth.Development@severntrent.co.uk](mailto:Growth.Development@severntrent.co.uk)



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**From:** Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]  
**Sent:** 09 May 2018 10:27  
**Subject:** Putley Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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

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

The consultation runs from 9 May 2018 to 20 June 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.

15 May 2018

Our ref: Herefordshire 40

Dear Sir/Madam

## Putley Regulation 16 Neighbourhood Development Plan Consultation

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

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

### Position Statement

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

### Sewage Strategy

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

### Surface Water and Sewer Flooding

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

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

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

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

## Water Quality

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

## Water Supply

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

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

## Water Efficiency

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

We recommend that in all cases you consider:

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

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

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

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

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

Yours sincerely

Rebecca McLean

Strategic Catchment Planner

growth.development@severntrent.co.uk

## Latham, James

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**From:** Knight, Matthew  
**Sent:** 21 June 2018 11:36  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Putley Regulation 16 neighbourhood development plan consultation

We have no comments on this

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**From:** Neighbourhood Planning Team  
**Sent:** 09 May 2018 10:27  
**Subject:** Putley Regulation 16 neighbourhood development plan consultation

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Kind regards

**Herefordshire.gov.uk**

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**James Latham**

**Technical Support Officer**

Neighbourhood Planning and Strategic Planning teams

Herefordshire Council

Plough Lane

Hereford

HR4 0LE

Tel: 01432 383617

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

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

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

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council.

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

From Herefordshire Council Strategic Planning Team

Name of NDP: Putley- Regulation 16 submission version

Date: 21/06/18

| <b>Draft Neighbourhood plan policy</b>   | <b>Equivalent CS policy(ies) (if appropriate)</b> | <b>In general conformity (Y/N)</b> | <b>Comments</b>  |
|--|---|------------------------------------|--|
| PUT1- Sustainable Development            | SS1   | Y                                  |  |
| PUT2- Development Needs and Requirements | SS2; RA2  | Y                                  |  |
| PUT3- Putley Green                       | SS2; RA2  | Y                                  |  |
| PUT4- Putley Common                      | SS2; RA2  | Y                                  | <p>Inclusion of map showing area-wide TPO has helped clarify the reasoning behind the settlement boundary.</p> <p>Achieving a desired range/mix of housing from new development may not always be easy be possible where the scale of new development would likely be limited.</p> |
| PUT5- Economic Development in Putley     | SS5; RA6, E3; E4                                  | Y                                  |  |
| PUT6- Communications and Broadband       | N/A   | Y                                  |  |
| PUT7- Natural and Historic Environment   | SS6; LD1-LD4                                      | Y                                  |  |
| PUT8- Building Design and Access         | SS4; SS6; MT1, SD1-SD4                            | Y                                  |  |
| PUT9- Renewable                          | SS7; SD2  | Y                                  |  |

| <b>Draft Neighbourhood plan policy</b> | <b>Equivalent CS policy(ies) (if appropriate)</b> | <b>In general conformity (Y/N)</b> | <b>Comments</b> |
|--|---|------------------------------------|-----------------|
| Energy                                 |   |                                    |                 |
| PUT10- Community Facilities            | SC1   | Y                                  |                 |

LATE REPRESENTATION