

Latham, James

From: ANDREW CULLEY
Sent: 29 June 2018 20:18
To: Neighbourhood Planning Team
Subject: Bishopstone Group NDP Submission

Dear Sirs,

Whilst agreeing with the majority of the document I fear there is some confusion in the detail given on page 17.

The second paragraph refers to applications put forward after discussion with the planning officers for developments on the farmhouse land and also on a site adjoining Pleck Cottage. From the outline plans I have seen the land "adjoining Pleck Cottage" is within the field containing the word Bishopstone on the revised settlement boundary shown on page 17. This second site is outside of the proposed settlement boundary.

The third paragraph on page 17 shows support for development on the Bishon orchard site (Bishon Farmhouse) and active opposition to "development on the Pleck site". However, the Pleck Cottage is included in the revised settlement boundary and therefore seems at odds with the opposition and is the cause for confusion. This is different to the land adjoining Pleck Cottage but the reasoning given for the objection applies to the land adjoining Pleck Cottage. I have photographs of the standing water showing the problems encountered on this site which make it unsuitable for building.

If the Pleck Cottage site is to be within the revised settlement boundary then the wording of the third paragraph needs amending to show that the objections and problems relate to the land adjacent to the Pleck. If the problems also apply to the Pleck Cottage site then it should not be within the revised boundary.

Another query I have is what standing will this document have when finalised? Within the last year, I understand planning permission was given for a domestic dwelling further to the east of the above sites, behind existing houses. This was approved despite being outside of both the current and proposed settlement boundaries and an objection (on that basis) from the Parish Council. This does not fill me with confidence that the policies in this document will be adhered to in future planning decisions. I would appreciate a response to this query.

Yours faithfully,

Andrew and Anne Culley

Latham, James

From: allan johnson
Sent: 27 June 2018 11:36
To: Neighbourhood Planning Team
Cc: Sue Hubbard; John Macklin
Subject: Bishopstone Group Neighbourhood Development Plan - Submission Draft May 2018

This is to inform you that we have read the Draft Plan and fully endorse its contents.

It is an impressive document, representing a lot of hard work on our behalf, for which we are grateful.

Yours

Allan and Barbara Johnson

Sent from my iPad

Latham, James

From: Turner, Andrew
Sent: 03 July 2018 12:29
To: Neighbourhood Planning Team
Subject: RE: Bishopstone Group Regulation 16 neighbourhood development plan consultation

Re: Bishopstone Group 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:

- The proposed housing development site referred to as 'Bishon Farm' identified in policy 'H1: Housing in Bishopstone', indicated in brown on the 'Bishopstone Village Policies Map' appears from a review of Ordnance survey historical plans to have all been historically 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.
- Because the proposed housing development site is on land that has historically been used in association with farming I would also mention the following:

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

Also regarding sites with a historic agricultural use, I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

Please note I have not commented on policies 'H2: Housing in Byford' and 'H3: Housing in Bridge Sollars, Kenchester and Mansell Gamage' and 'G1 Housing development sites and design' as no specific sites were identified in the plan.

General comments:

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

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

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

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

Kind regards

Andrew

Herefordshire.gov.uk

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

Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 24 May 2018 10:39
Subject: Bishopstone Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

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

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3030/bishopstone_group_neighbourhood_development_plan

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

The consultation runs from 24 May 2018 to 5 July 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.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 25 June 2018 17:07
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	Chris
Last name	Booth
Which plan are you commenting on?	Neighbourhood Development Plan
Comment type	Support
Your comments	I am in agreement with the proposals of the Bishopstone Parish council regarding the NDP



The Coal
Authority



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]

03 July 2018

Dear Neighbourhood Planning and Strategic Planning teams

Bishopstone Neighbourhood Development Plan - Submission

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: 24 May 2018 13:20
To: Neighbourhood Planning Team
Subject: RE: Bishopstone Group Regulation 16 neighbourhood development plan consultation

Dear James

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

Kind regards
Barbara

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 24 May 2018 10:39
Subject: Bishopstone Group Regulation 16 neighbourhood development plan consultation

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

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

Kind regards

Herefordshire.gov.uk

James Latham

Technical Support Officer

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

Tel: 01432 383617

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Latham, James

From: Charlotte Tottman
Sent: 07 June 2018 20:23
To: Neighbourhood Planning Team
Subject: Bishopstone group submission draft may 2018

Reference H1 housing in Bishopstone- Bishon farmhouse- point 3 page 18

Dear sir madam

Reference the above

Please could I first ask to clarify this particular section with regards to appropriate sewage systems. Quote - the development must have its own appropriate system of disposal of sewage and waste and surface water which will augment where necessary the existing systems in the village.

Does this mean that the new builds sewage will be using the already stretched sewage system who's pumping station is in Bishon Lane behind my house (Stone house).

If so I have massive concerns as we have consistent blockages and sewage bubbling up through manholes and in the winter the quantities of water is huge. This area has a very high water table and I'm very concerned that more usage will put a big strain on the struggling system as is.

I would greatly appreciate a reply and if necessary should this be the case of adding to the system a meeting to personally face to face discuss my huge concerns.

Thank you in advance for your time and effort

Yours sincerely

Mrs Charlotte Taylor

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 02 July 2018 14:24
To: Neighbourhood Planning Team
Subject: RE: Bishopstone Group Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

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

As you may be aware, we were consulted by the Group Parish Council as part of the Regulation 14 stage of the Neighbourhood Development Plan and as such have no further comments to make at this time.

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: 24 May 2018 10:39
Subject: Bishopstone Group 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.

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.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 25 June 2018 18:41
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	Heycock
Which plan are you commenting on?	BISHOPSTONE GROUP NEIGHBOURHOOD DEVELOPMENT PLAN SUBMISSION DRAFT MAY 201
Your comments	I would like to thank all those who produced the above report. The report meets the needs and wishes of local people and sets out a clear plan for housing. In particular, I believe that the plan for Byford is right, fits the hamlet and is sustainable. In sum, a good report with plans that work for the local communities.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 July 2018 08:22
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	Dennis
Last name	Holmes
Which plan are you commenting on?	Bishopstone group
Comment type	Support
Your comments	Approve - well presented.

Latham, James

From: Sue Hubbard
Sent: 27 June 2018 16:16
To: Neighbourhood Planning Team
Subject: Bishopstone Group NDP - Regulation 16 Comment

As a member of Bishopstone Group Parish Council and resident of Byford I fully support the policies of Bishopstone Group NDP. I am particularly in favour of proportionate amounts of new housing being spread between the various settlements in the Group in order to keep them all viable and to bring new life into the countryside.

Daphne Susan Hubbard

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 24 June 2018 15:26
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	Macklin
Which plan are you commenting on?	Bishopstone NDP
Your comments	We are fully supportive of the Bishopstone Group Neighbourhood Development Plan submission Draft May 2018.

Latham, James

From: DAVID VERRY
Sent: 03 July 2018 12:28
To: Neighbourhood Planning Team
Subject: NDP

Re-Bishopstone NDP.

As a resident of Bishopstone I am in agreement of policies set out in our NDP document with emphasis on the following.

- 1 Any development contained to one site i.e. Bishop Orchard.
- 2 Pressure on the sewerage and surface water drainage.
- 3 Speed and size of vehicles using the village road.

D.W. Verry.

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR4 0LE

Our ref: SV/2018/109876/OR-
07/PO1-L01

Your ref:

Date: 03 July 2018

F.A.O: Mr. James Latham

Dear Sir

BISHOPSTONE GROUP REG 16 NEIGHBOURHOOD PLAN

I refer to your email of the 24 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 recently 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

Yours faithfully

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
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

Latham, James

From: Suzi Stockton
Sent: 07 June 2018 10:52
To: Neighbourhood Planning Team
Subject: Bishopstone Group Neighbourhood Development Plan

I send this comment / email request for the reasons outlined below:

Our names are Mr Gladwyn and Miss Stockton.

We have recently purchased a property in the hamlet of Byford, HOUSE NAME REDACTED, we moved here on the 5th January this year 2018. The 200 year old cottage had been empty for some 7 years having been purchased by the prior owner as a weekend residence and never used.

Yesterday being the 6th June 2018 we received a booklet on the Bishopstone Group Parish Council, Group Neighborhood Development plan submission draft may 2018, Obviously only being in the hamlet for the past 5 months this is the first we have seen of this.

We are particularly concerned with page 22 of the booklet outlining the Byford hamlet.

We understand there was a consultation 2014 - 2016 and residents had the chance to comment. Had we been here then, we would have had the chance to comment and suggest change, this is why we are doing it now.

I understand that some people did ask for the settlement boundary to be adjusted and this was done, the one in question has had no comments on it hence why we are doing so now.

The boundary is directly opposite our home in direct view, whereby the rest of Byford and Byford common the settlement boundary has been kept to stop this, We feel the boundary should have adhered to the same structure as the rest of the settlement plan and stopped at NAMES REDACTED.
The settlement boundary as it is now is extending into a pasture field homing a pony.
The total settlement boundary has been kept in a position so as not to block peoples homes, the ground in question is and ancient field with the river beneath.
No settlement boundary is placed anywhere else in Byford or Byford common directly in front of anyone else, therefore we would like to request that the settlement boundary be in keeping with the rest of the hamlet and stop at the end of the property driveway as it does from one end of Byford common to the other and throughout Byford itself.

We would like to finalise with the fact that it is a good plan and supports a small suitable amount of growth for the small hamlet that it is.

If you would like to discuss this matter further or need any further information please contact us on.
CONTACT DETAILS REDACTED.

Kindest Regards

Mr Gladwyn & Miss Stockton



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: PL00043842

26 June 2018

Dear Mr Latham

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

Thank you for the invitation to comment on the above Neighbourhood Plan. Our previous substantive Regulation 14 comments remain entirely relevant, that is: *“Historic England is supportive of the content of the document and believes it takes a thoughtful and suitably proportionate approach to the historic environment of the Parish”*.

Beyond those observations we have further no substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice 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: John Mack lin
Sent: 01 July 2018 16:52
To: Neighbourhood Planning Team
Subject: Bishopstone Group Neighbourhood Development Plan

We as residents of Bishopstone parish fully agree and support the polices of the Bishopstone Group NDP.
If implicated the development in the centre of Bishopstone would hopefully bring life back to what used to be a vibrant community.

Regards
John and Josephine Macklin
Sent from my iPad

Latham, James

From: JOHN VERRY
Sent: 02 July 2018 12:46
To: Neighbourhood Planning Team
Subject: register N.D.P approval

Dear Sir/Madam

We wish to register support for the parish councils group for producing this draft copy of the N D P.

A comment I would like to make is about the proposed future development at Bishon farm .

Any waters at the top of village flows down to Bishon common where two brook,s merge, and the ground is now very wet during most of the winter months for walking.

With the development any storm, surface, sewage water run off must be controlled so as not to cause possible flooding to the six resident property,s that live there

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 24 June 2018 00:28
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	John
Last name	Warbey
Which plan are you commenting on?	Bishopstone Development Plan
Comment type	Comment
Your comments	<p>The Bishopstone Group of villages is served by a road system - if such it can be called - of Romano-British and medieval byways, many of them little more than public farm tracks. All are poorly maintained. Today, these roads are increasingly congested and dangerous due to the number and size of vehicles using them. There are many very narrow stretches of road, blind corners, difficult junctions and poor sight lines. The idea of building a single extra dwelling in Bishopstone, as is proposed, is little short of ludicrous while this persists. Any plans for development should be abandoned unless and until these roads are made safe.</p>

Latham, James

From: Jim Wyn
Sent: 25 June 2018 15:45
To: Neighbourhood Planning Team
Subject: Bishopstone Group Neighbourhood Development Plan

We total agree with the Bishopstone Group Neighbourhood Development Plan Draft May 2018 and proposed developments within the Group.

Excellent. Easy to read . Congratulations to our Parish Councillors.

Latham, James

From: Maggi Denaro
Sent: 01 July 2018 21:54
To: Neighbourhood Planning Team
Subject: Comments for Bishopestone Group NDP

I have read and like our local NDP plan...it is clear that we need some development and this seems to be proportionate for our small communities.

Maggi Denaro

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 July 2018 08:20
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	Muriel
Last name	Holmes
Which plan are you commenting on?	Bishopstone group neighbourhood development plan
Comment type	Support
Your comments	Much hard work put in to consult residents, queries listened to and acted upon/explanations given. Wholeheartedly support this plan..

Latham, James

From: Knight, Matthew
Sent: 21 June 2018 11:18
To: Neighbourhood Planning Team
Subject: RE: Bishopstone Group Regulation 16 neighbourhood development plan consultation

We have no comments to make on this.

From: Neighbourhood Planning Team
Sent: 24 May 2018 10:39
Subject: Bishopstone Group Regulation 16 neighbourhood development plan consultation

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

Kind regards

Herefordshire.gov.uk

James Latham

Technical Support Officer

Neighbourhood Planning and Strategic Planning teams

Herefordshire Council

Plough Lane

Hereford

HR4 0LE

Tel: 01432 383617

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

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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From: donotreply@herefordshire.gov.uk
Sent: 04 July 2018 22:44
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	Mervyn & Mary
Last name	Davies
Which plan are you commenting on?	Bishopstone Neighbourhood Development Plan
Comment type	Support
Your comments	<p>We have read the Bishopstone Group Neighbourhood Development Plan submission draft May 2018 and wish to confirm our approval of the overall plan. In addition, we wish to make the following supportive comments:</p> <ul style="list-style-type: none">• The Steering Group and Parish Council have made every effort during the past five years to involve and listen to local residents in the development of Neighbourhood Development Plan, including through the questionnaire and Regulation 14 consultation.• In relation to the “Housing in Bishopstone” section on pages 15 – 20 we fully support the proposal for any future housing development to be focused on the centre of Bishopstone, involving Bishon Orchard adjacent to C1097 road and the change of use of the redundant brick-built farm buildings at Bishon Farm. This proposal will complement the current village layout and in-fill neatly in the centre of the village. The range of housing types proposed will suit local needs.• We also fully concur with the attention drawn in the submission draft that due regard must be given to ensure water drainage and sewage systems are adequately planned for and enacted in any future development.• It seems sensible to review the housing policies contained in the Neighbourhood Development Plan every five years.

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

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

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

1 June 2018

Dear Sir / Madam

Bishopstone 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

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

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

Latham, James

From: Amos, Tom (NE) <Thomas.Amos@naturalengland.org.uk>
Sent: 04 June 2018 08:37
To: Neighbourhood Planning Team
Subject: Bishopstone Group Regulation 16 neighbourhood development plan consultation
- Natural England response

Dear Sir/Madam

Bishopstone Group Neighbourhood Plan - Regulation 16 Submission

Thank you for your consultation on the above dated 24/05/2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England has no further comment to make on this plan at this stage; however, should significant changes have been made since the Regulation 14 submission, please consult us again if you consider that you require a more detailed response.

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

Yours faithfully

Tom Amos
Planning for a Better Environment
West Midlands Team
Natural England,
County Hall, Spetchley Road,
Worcester, WR5 2NP
Tel: 02080260961

Follow the South Mercia team on Twitter - [@NESouthMercia](https://twitter.com/NESouthMercia)

www.gov.uk/natural-england

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

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

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

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

Latham, James

From: Gary Malins
Sent: 19 June 2018 09:45
To: Neighbourhood Planning Team
Subject: Neighbourhood Development Plan

To Whom it May Concern

Sent from [Mail](#) for Windows 10

I wish to thank the Bishopstone Group Parish Council for the excellently presented submission draft and for all the hard work entailed in consultation. Reasonable conclusions have been reached. I wish only to comment on the section relating to Policy G4 Traffic and Transport. I agree with all that is stated, but would ask for a continuing request for a 40 mile speed limit on the A438 going through Bridge Sollars for the safety of residents emerging from driveways in their vehicles/ bicycles and indeed on foot.

Yours faithfully,

Nancy Malins



Virus-free. www.avg.com

From: Philip Handscomb
Sent: 02 July 2018 12:15
To: Neighbourhood Planning Team
Subject: Response to Bishopstone Neighbourhood Development Plan Reg 16 Consultation

To Whom It May Concern

Response to Bishopstone Neighbourhood Development Plan

Regulation 16 Consultation

As a resident of Bishopstone, I would like to congratulate the Parish Council on producing an informative and comprehensive NDP. It was produced after the Parish Council has completed an extensive and reflective consultation with the various stakeholders to ensure that any future plans are sustainable and the character of the area will be maintained. This is important as the main area that has been identified for housing development is Bishopstone.

I agree with the recommendation that the Bishon Farm site is the most suitable area for development. It is a self - contained site and will ensure that the development does not extend or expand beyond the identified area and remains within the newly identified settlement boundary. With a clearly defined number of properties identified for development on this site, the central orchard site is most appropriate because it fulfils the criteria of sustainability, retains the existing character buildings as well as providing a central site for community facilities. In recent times the farm's orchards have become neglected and left in a poor state. The Parish Council have recommended a sensitive scheme that will provide appropriate housing whilst ensuring the conservation of the traditional orchard and the preservation, restoration and re-creation of priority habitats.

If the development is to be sustainable it is important that two main concerns are addressed

- The sustainability of the drainage system
- The highway infrastructure

Both these points have been identified in the NDP but I would hope that these areas of concern will be pursued as part of the allocation and ensure that these are identifiable costs in the decision making process and part of the condition of allocation.

Phillip Handscomb

Latham, James

From: Penny Hurt
Sent: 21 June 2018 13:48
To: Neighbourhood Planning Team
Subject: Bishopstone Group Neighbourhood Plan

I would just like to say that I have read the draft plan and agree with it. And thanks to the Bishopstone Group Steering Committee for their hard work in producing it.

Penny Hurt

Sheep Whistle Barn

Mansell Gamage

Latham, James

From: Viv Waters
Sent: 04 July 2018 16:21
To: Neighbourhood Planning Team
Subject: Bishopstone Group Neighbourhood Development Plan

We agree that the best site for housing development is the proposed plan for Bishon Orchard and Farm that keeps all the new buildings and the conversion of farm buildings within that boundary and allows for the provision of a village green for a meeting place. It preserves the orchard which has not been maintained for several years and now is in a poor condition. Although the ruins of "The Plek" are within this boundary any reconstruction, building, or hard standing in this particular area is likely to cause run off of water due to the nature and position of the land. Problems around this site are highlighted in the Draft Plan and even if other sewage arrangements are made we know this area is not suitable for building development. This also applies to the field East of The Plek, which is outside the "Boundary", because there is surface water and "run off" when it rains. We would like guarantees from Herefordshire Council that if this NDP is adopted they would adhere to it.

We are not confident that Herefordshire Council supports the work of the Parish Council because they granted Building Permission for a new residence behind The Clovers when it had already been opposed by the Parish Council because the property would be built outside the new boundary that had been decided as a result of consultation by the Parish Council for the NDP. Residents from the Parish were also in attendance at this meeting and agreed with the Parish Council. Should this not have been a joint decision between Herefordshire Council and the Parish Council taking due notice of Residents' concerns? If not, why bother with Parish Councils in the first place?

Before any building is started we would like to know what provisions would be put in place for long term independent sewage/water disposal. Also, what financing and who is liable, to pay for road works to be carried out to alter the single track road to accommodate the extra vehicles on the road **before** building work starts.

P & V Waters

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 06 July 2018 11:32
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	Ruth
Last name	Goldwater
Which plan are you commenting on?	Bishopstone Group Parish
Comment type	Support
Your comments	<p>It would be helpful to recognise more strongly the need to support sustainable housing in particular the issue of over reliance on oil and electricity in homes. The health and wellbeing board has prioritised fuel poverty as a factor in health and sustainable/resilient communities so this needs to be reflected in development consents. The plan references the traffic issues regarding the B4230 through Mansell Gamage and there have been discussions at the parish council meetings regarding this issue. This needs to be followed through as the situation is not improving.</p>

LATE REPRESENTATION

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



APPLICATION DETAILS

257320 /

Bishopstone 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 further comments to make with regard to this Neighbourhood Plan.

Signed: Susannah Burrage

Date: 19 June 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Bishopstone- Regulation 16 submission draft

Date: 04/07/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
H1- Housing in Bishopstone	SS2; RA2	Y	The southern section of Bishon Farm site is deemed to have low potential in the 2015 SHLAA, on account of access visibility and being sensitive to change in landscape terms. These would need to be taken into consideration when proposals are brought forward.
H2- Housing in Byford	SS2; RA2	Y	
H3- Housing in Bridge Sollars, Kenchester and Mansell Gamage	SS2; RA3	Y	
G1- Housing Development Sites and Design	SS1; SS6; SD1	Y/N	Setting a specific cap on the size of developments is quite prescriptive, and may unnecessarily prevent appropriate schemes of equally good merit from coming forward. For instance, in the case of this policy, a well designed proposal for 7 dwellings and providing contributions towards community infrastructure. A suggestion would be to outline an approximate size range, for instance, around 5-7 dwellings.
G2- Flooding	SS7; SD3	Y	
G3- Business Development and	SS5; RA6, E3	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Home Working			
G4- Traffic and Transport	SS4; MT1	Y	
G5- Tourism	SS5; E4	Y	
G6- Historic Landscape and Green Infrastructure	SS6; LD1-LD4	Y	