

Leominster Neighbourhood Development Plan

Evidence Statement Consultation - 11 June to 23 July 2018

Herefordshire Council – Environmental Health	No specific sites identified to provide comment with regards to potential contamination
Herefordshire Council - Landscape	No landscape comments to make
Historic England	No substantive comments to make
Highways England	<p>Recognise that the LANP considers the need to conform within the Core Strategy and support the continuing commitment to sustainable development to accommodate 2300 new homes as well as key employment developments in the Worcester Road, Southern Avenue area and the proposed Enterprise Park.</p> <p>Content that the LABNP is consistent in its policies towards these elements and there are not any further implications arising from the LANP for the Strategic Road Network.</p>
Welsh Water	No comments to make on this document
CPRE	Passed to volunteer but no further comments made
Network Rail	<p>Network Rail are concerned that the cumulative impact of the developments referred to in the NDP will materially increase the use of the level crossing at Leominster.</p> <p>The development proposed in the NDP may also require improvements to Leominster Station and other railway infrastructure in the area.</p>
Peter McKay Local resident	<p>Concerned about the lack of any maps identifying the referenced green spaces so precise locations and extent may be seen rather than 'guessed'.</p> <p>Need to address the implications of the legislative change introduced by the Countryside and Rights of Act 2000 in this Neighbourhood Plan.</p> <p>Evidence Statement has assumed all records are complete and correct.</p>

<p>Alex Prowse</p> <p>Astill Planning On behalf of the landowner</p>	<p>Site lies partly within one of the proposed amenity open spaces identified on map 6. The labelling of the green spaces on map 6 does not correspond with the list of amenity open spaces in policy LANP11.</p> <p>Despite the additional information provided within the evidence statement, there are still concerns over the proposed local green space at Cockcroft Hill around conflicts with the NPPF and impact on the delivery of the Leominster Sustainable Urban Extension.</p> <p>Town Council do not appear to have provided the compelling, robust and substantial evidence that is required to justify the designation of Cockcroft Hill as a LGS under para 77 of the NPPF.</p> <p>Eastern and Western sections of the LGS are distinctively different. There is adequate policy provision within the Core Strategy to ensure that the open character and recreation offer of the eastern section is protected. The evidence statement does not explain how designating Cockcroft Hill as a LGS will provide additional benefits to the local community.</p> <p>Proposed LGS at Cockcroft Hill measures over 32 hectares in extent, with the western section measuring 6 hectares and the eastern 26 hectares. Therefore represents an extensive tract of land. Cockcroft Hill must be deleted in its entirety from Policy LANP11.</p> <p>The proposed LGS designation at Cockcroft Hill would effectively prevent any new housing development coming forward on the majority of sites located immediately adjacent to the existing built form of Leominster. Considered that this would severely prejudice the delivery of the SUE.</p>
<p>Adam White McLoughlin Planning</p> <p>On behalf of local landowner</p>	<p>Land in question covers 7.75ha which has been designed as 'green space' in the emerging plan.</p> <p>Raised serious concerns previously that there was no relevant supporting evidence contained on the Council's or Town Council website to support Policy LANP11. Evidence paper was only produced after reg16 consultation.</p> <p>Map 6 identified clients and neighbours land as amenity open space which mirrors Map 3. However there is no such mention in the Policy LANP11. Evidence Statement at para 5.3 indicates that the land is proposed as local green space.</p> <p>The table at para 5.4 does not correspond to Map6. Therefore it is not clear as to exactly which land the evidence relates to.</p> <p>Table at para 5.4 is considered to be wholly inadequate and does not demonstrate compliance with the criteria set out in the NPPF and why they warrant a LGS designation.</p> <p>Although the land is located close to existing residential development, it has not been demonstrated through evidence that the land is demonstrably special to the local community and holds a particular local</p>

	<p>significance. There is no intention to allow public access, the land is farmed and only public access is a short stretch of footpath close to the southernmost boundary.</p> <p>There is no evidence that the policies would not prejudice the proper planning and delivery of the urban extension to the south of Leominster. Designating clients land would not be consistent with sustainable development.</p>
<p>John Amos and Co On behalf of the landowner</p>	<p>The numbers for Brierley, Ivington and Wharton should be separately calculated in addition to the 2,300 target for Leominster Town. Housing commitment figures should be adjusted to exclude numbers relevant to the rural settlements mentioned.</p> <p>3.8 introduces a list of 5 sites as potential options for additional housing and development. No evidence is given of an appraisal of all the options nor of an assessment of individual sites against clearly identified criteria.</p>