

Latham, James

From: Turner, Andrew
Sent: 23 October 2018 15:58
To: Neighbourhood Planning Team
Subject: RE: Shobdon Regulation 16 resubmission neighbourhood development plan consultation

RE: Shobdon Regulation 16 Neighbourhood Development Plan Consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following regarding the 'proposed housing sites' mentioned in policy 'S4 Meeting Housing Needs within Shobdon Village' identified in brown on the 'Shobdon Village Polices Map':

i) Land east of The Humbers and The Paddocks

A section, at the east of the proposed housing development site referred to as '*Land east of The Humbers and The Paddock*' 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.

iii) Land west of the Paddocks.

The proposed housing development site referred to as '*Land west of the Paddocks*' appears from a review of Ordnance survey historical plans to have all been historically used as a plantation.

With regards to 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 it would make it easier to reference and identify sites in the next NDP if the allocated housing development 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

Herefordshire.gov.uk

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

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From: Neighbourhood Planning Team

Sent: 28 August 2018 14:23

Subject: FW: Shobdon Regulation 16 resubmission neighbourhood development plan consultation

PLEASE DELETE THE PREVIOUS EMAIL SENT AT 10:22 THIS MORNING. DETAILS OF CORRECT CONSULTATION IS CONTAINED BELOW.

Dear Consultee,

Shobdon Parish Council have resubmitted 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/3102/shobdon_neighbourhood_development_plan

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

Latham, James

From: Aymestrey Parish Council Clerk <clerk@aymestrey.org>
Sent: 27 September 2018 09:42
To: Neighbourhood Planning Team
Subject: Shobdon Regulation 16 resubmission neighbourhood development plan consultation

Thank you for consulting Aymestrey Parish Council on the Regulation 16 resubmission Shobdon Neighbourhood Development Plan. The Parish Council has no comment to make.

Yours

Mrs Maggie Brown
Clerk to Aymestrey Parish Council

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 05 October 2018 10:29
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Shobdon Regulation 16 resubmission neighbourhood development plan consultation
Attachments: DCWW consultation response - Shobdon NDP Reg 14 2 - 29 06 2018.pdf

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 on the Regulation 14 stage of the NDP process as well as the previous submissions of the NDP.

We note that our comments from the Regulation 14 stage have not been taken into account by the Parish Council and as such wish to reiterate these comments – attached for your information.

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: 28 August 2018 14:23
Subject: FW: Shobdon Regulation 16 resubmission neighbourhood development plan consultation

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

PLEASE DELETE THE PREVIOUS EMAIL SENT AT 10:22 THIS MORNING. DETAILS OF CORRECT CONSULTATION IS CONTAINED BELOW.

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Shobdon Neighbourhood Development Plan
FAO Shobdon Parish Council Clerk

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

Sent via email

29th June 2018

Dear Sir/Madam

REGULATION 14 PUBLIC CONSULTATION ON SHOBDON NEIGHBOURHOOD DEVELOPMENT PLAN, JUNE 2018

I refer to your email dated the 23rd May 2018 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:

As you will be aware, we were consulted and provided responses at each of the previous Regulation 14 and Regulation 16 consultations. We are pleased to note that some of the aspects of the previous iteration of the Plan that we refuted have been amended or removed, but there remain elements that we retain some concern over.

Policy S9: Surface and foul water drainage

We welcome the provisions of this policy in seeking to address the matter of surface water flooding and the capacity of the public sewerage network and wastewater treatment works (WwTW). However, we note the specific wording of the third paragraph of the policy is slightly inaccurate and requires amending to the following:

- *“Development that may result in the capacity of the Sewage Treatment Works or public sewerage network becoming overloaded will not be permitted...”*

Paragraphs 7.2 & 7.4

As outlined in our responses to the previous iteration of the Plan, whilst there have been historical incidents of sewer flooding on the public sewerage network, these were not due to hydraulic overload. We will as a matter of course continue to monitor growth within the village, and if there comes a timer whereby development would hydraulically overload the public sewerage network we would advise the Council accordingly, and would look to reinforce the network or seek developer contributions. However, at the current time we are not aware of any issues.

With regard to Shobdon WwTW, this should have sufficient capacity to accommodate the growth proposed in the Plan but we are pleased to note the inclusion of the text pertaining to the mechanisms for reinforcement works within paragraph 7.4, which gives comfort that development will not be allowed to connect that would hydraulically overload the WwTW.

Site allocations

Housing site i) - Land east of The Paddocks and the Humbers – 10 units

Water – There are no issues with regard to providing a clean water supply to this site.

Sewerage – There are no issues in the public sewerage network accommodating this site, though off-site sewers will be required to provide a connection.

Housing site ii) Part of field to the South of Bar Meadow – 10 units

Water – There are no issues with regard to providing a clean water supply to this site.

Sewerage – There are no issues in the public sewerage network accommodating this site.

Housing site iii) Land at Pearl Lake, west of The Paddocks – 10 units

Water – There are no issues with regard to providing a clean water supply to this site.

Sewerage – There are no issues in the public sewerage network accommodating this site, though off-site sewers will be required to provide a connection.

Should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman
Forward Plans Officer
Developer Services

Neighbourhood Planning Team,
Herefordshire Council,
Planning Services,
PO Box 4,
Hereford,
HR1 2ZB

My Ref: TAR-022-M/JJ/004

Your Ref:

Date: 23rd October 2018

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

Dear Sir/Madam,

**SHOBDON NEIGHBOURHOOD DEVELOPMENT PLAN 2011-2031: RE-SUBMISSION
DRAFT VERSION DATED AUGUST 2018**

REPRESENTATIONS ON BEHALF OF TARMAC TRADING LTD

We are writing on behalf of our clients Tarmac Trading Ltd (Tarmac) who have a mineral interest within the Neighbourhood Plan area - Shobdon Quarry. Although the quarry has been mothballed for a number of years, there are significant mineral reserves remaining with the potential to be worked within the Neighbourhood Plan period.

Thank you for the opportunity to comment on the Regulation 16 (2) Draft version of the Shobdon Neighbourhood Development Plan (NDP) which has been redrafted for a second submission to Herefordshire Council. Please see below points of relevance to Tarmac which we would like to bring to your attention.

We have previously made comments on a number of points to the Parish Council relating to the ongoing preparation of the Shobdon NDP, most recently on the Re-Submission of the Plan at Regulation 14 stage. Our response dated 28th June 2018 was received by the Neighbourhood Plan Steering Group and a summary of our representations along with the suggested changes to the NDP are outlined at Section 4 of the Shobdon NDP 2016-2031 Consultation Statement dated August 2018. We are identified as Respondent Identification Number C.2.

Although the Consultation Statement prepared in response to the previous NDP consultation indicates that mineral issues are not appropriate to a neighbourhood plan, Paragraph: 005, Reference ID: 27-005-20140306 of the Planning Practice

Guidance indicates the importance of the role of District Councils in safeguarding minerals. Whilst Herefordshire is a Unitary Authority and responsible for the mineral planning function, the above paragraph of the Planning Practice Guidance refers to the need to consider mineral plans when identifying areas for non-mineral development within Plans. If the Shobdon Neighbourhood Plan proceeds to formal adoption, the policies contained within it, including potential allocations, will become material planning considerations. Therefore, we re-iterate that there is a role and a responsibility to have regard to mineral reserves when preparing Planning Policy documents.

We do not propose that the NDP for Shobdon includes policies relating to the safeguarding of mineral reserves or operations, rather that the NDP reflects Planning Practice Guidance by ensuring that non-minerals development is not proposed in a location where it could either directly sterilise mineral reserves or has the potential for proximal-sterilisation. Such non-minerals development could adversely impact on future mineral operations which may take place within the NDP plan period.

Neighbourhood Development Plan Objectives

Overall Tarmac support the principle of growth and maintaining employment and enterprise opportunities within the Neighbourhood Plan area. This is specifically addressed at Objective Three of the Neighbourhood Development Plan. The growth objective of the Neighbourhood Development Plan is in accordance with the Development Plan for Herefordshire and the National Planning Policy Framework (NPPF). Employment development and sustainable growth within the Parish will have a significant demand on local mineral reserves and the importance of maintaining local mineral supply should be safeguarded.

Policy S1: Promoting a Sustainable Community

Policy S1 supports the rural economy and the diversification of business and employment opportunities, and directly addresses development opportunities at Shobdon Airfield - which is adjacent to Tarmac mineral interests in the south of the Parish. Tarmac support opportunities for business and enterprise at the Airfield. However, it is unclear within the Draft Plan whether Airfield development is proposed to the north - adjacent to existing employment uses - or in proximity to Tarmac's mineral interests to the south. The Plan should provide certainty that proposed development will not prejudice potential future mineral working by reason of direct sterilisation of workable mineral resource as well as proximal sterilisation -siting non compatible development in proximity to one another. The Neighbourhood Development Plan should include at Policy S1 wording to ensure that non-mineral development at the Airfield would not sterilise mineral reserves in close proximity.

This would reflect the 'great weight' afforded to minerals supply, and the need to safeguard known resources in accordance with paragraphs 203-207 of the NPPF but also saved policy M5 of the Herefordshire UDP. In addition to the Planning practice guidance which advocates consideration of known mineral resource when allocating sites for new development, the 'long-term conservation' of mineral resources is advocated in NPPF paragraph 203.

Furthermore, Policy S1 states that business and employment opportunities at Shobdon Airfield are supported "provided the operations do not adversely affect village amenity, in particular through noise and traffic". The policy should reflect the need for Planning Applications to be accompanied by Environmental Assessment work which would assess the level of any potential adverse impact and provide mitigation measures if required.

Policy S2: Development Strategy

Policy S2 promotes the use of Shobdon Airfield as an aerodrome, for recreation and employment activities. This policy should recognise and consider the potential impact on possible future mineral operations, as with Policy S1 above.

Policy S7: Supporting Local Business

The presence of Shobdon Quarry should be given recognition within the emerging NDP, an example of where the quarry's presence has been omitted is the preamble to Policy S7 whereby it is stated that "agricultural activities surround the airfield". The omission of reference to the quarry site adjacent to the Airfield fails to recognise its presence and is seemingly at odds with the purpose of Policy S7 'Supporting Local Business'.

Policy S7 lists criteria considered 'crucial' in determining whether development is considered sustainable. We consider that the amendments made to the wording of Policy S7 (Change Ref No. 8 following the Reg 14 consultation) to address the negative wording within the Policy better reflect the thrust of the NPPF and the principles of sustainable development. There is a balance to be struck between potential adverse environmental impact and the social and economic benefits generated by the need for a development, as outlined within the NPPF. Planning Applications will need to be considered on their individual merits and this includes balancing a need for development against any potential adverse impact and mitigation as required.

Paragraph 6.5 states that expansion and enabling economic growth is supported but "it needs to reflect the scale of the area, should not adversely affect local amenity such as through increased noise or excessively high levels of traffic". These should be

quantified to make them useful planning tools. We wish to re-iterate as per our comments previously and above, that ‘excessively high levels of traffic’ should be reworded to ‘unacceptable impact upon the highway network’ to enable the impact to be measured/quantified. The wording of the paragraph at present suggests that any increase in noise will result in an adverse impact on amenity. The paragraph should be reworded as per the NPPF to reflect that noise and traffic levels are quantifiable and are capable of being assessed for their (un)acceptability through technical assessment.

Policy S13: Retaining the Natural Environment and Landscape

Policy S13 items (f) and (g) be reworded to ‘conserve and where possible enhance tree cover (f) or ponds/orchards/hedgerow (g)’ respectively. This would reflect the local objectives of the NDP whilst remaining in accordance with the NPPF and the Herefordshire Local Plan Core Strategy Policy LD2.

Similarly, item (e) aims to protect the natural environment and landscape of the parish by ensuring that “any proposal” contains “measures to enhance the nature conservation value of areas around Shobdon Village and Shobdon Airfield”. This requirement is overly onerous on developers and is not consistent with paragraph 175 of the NPPF. We suggest rewording item (e) to include support for measures to enhance the nature conservation value of areas around Shobdon Village and Shobdon Airfield “where appropriate”.

Conclusion

Heaton Planning act on behalf of Tarmac and engage in promoting and safeguarding the interests of Tarmac to Development Plans across the UK, including Neighbourhood Plans. We consider it important that all stakeholders are engaged in the preparation and formation of Neighbourhood Plans. Neighbourhood Areas with mineral interests located within their boundaries should consider the potential implications of mineral operations on the wider Neighbourhood Area, and vice versa.

The mineral interests at Shobdon should be considered within the scope of the NDP as there remains realistic potential for the reserves within Shobdon Quarry immediately south of the Airfield to be worked within the plan period.

Whilst we consider that the points made within this letter are primarily to promote and safeguard the interests of our client, we consider that their inclusion/implementation would also make the Shobdon Neighbourhood

Development Plan more in line with national planning policy, and therefore more likely to bring about a favourable response at Independent Examination.

I trust that these comments are helpful and will be considered in the preparation of updated versions of the emerging Neighbourhood Development Plan. Should you wish to discuss in more detail, please do not hesitate to contact us.

Kind regards,

Joel Jessup
Heaton Planning Ltd



Historic England

WEST MIDLANDS OFFICE

Ms Emma Lewis
Shobdon Parish Council
The Farm
Shobdon
Herefordshire
HR6 9LX

Direct Dial: 0121 625 6887

Our ref: PL00058469

22 October 2018

Dear Ms Lewis

SHOBDON NEIGHBOURHOOD PLAN- REGULATION 16 RECONSULTATION.

Thank you for the invitation to comment further on the Shobdon Neighbourhood Plan. Our previous substantive Regulation 16 comments remain entirely relevant, that is:

“Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character. We commend the recognition of the importance of archaeological remains and share the view that the heritage significance of Shobdon Airfield should be carefully considered should development proposals come forward.

Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning”.

I hope you find this advice helpful. If you have any queries please do not hesitate to contact me.

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

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

10 September 2018

Dear Sir / Madam

**Shobdon 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/>

Electricity distribution

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:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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

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

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Shobdon- Regulation 16, 2nd resubmission

Date: 22/10/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
S1- Promoting a Sustainable Community	SS1	Y	
S2- Development Strategy	SS2; RA2	Y	
S3- Highways and Transport Infrastructure	SS4; MT1	Y	
S4- Meeting Housing Needs within Shobdon Village	SS2; RA2; H3	Y	
S5- Provision of Affordable Housing	SS3; H1; H2	Y	
S6- Design Criteria for Residential Development	SS6; SS7; LD1-LD3; SD1-SD3	Y	Criterion B: Identifying some examples of locally distinctive features that should be encouraged in the design of new developments would be recommended here, or in the supporting text. It will also help the policy to localise and expand on the equivalent county-wide design policies in the Core Strategy.
S7- Supporting Local Business	SS5; E1; E4; RA5; RA6	Y	
S8- Renewable and Low Carbon Energy	SS7; SD2	Y	
S9- Surface and Foul	SS6; SS7;	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Water Drainage	SD3; SD4		
S10- Accessibility to Community Facilities	SC1	Y	It may be helpful to also identify any particular new community facilities for which there would be a demand, which could be sought from contributions in the future.
S11- Broadband Infrastructure	N/A	Y	
S12- Local Green Space and Open Space	SS6; OS1- OS3	Y	
S13- Retaining the Natural Environment and Landscape	SS6; LD1- LD4	Y	Criterion C: The value placed on certain views and vistas is a subjective issue. It would be helpful if these were to be defined and/or listed and mapped in order to make clear which views must be afforded protection. Examples of this practice can be found in many other NDPs in the county.
S14- Protecting Local Heritage	SS6; LD4	Y	