

Latham, James

From:
Sent: 30 October 2018 08:38
To: Neighbourhood Planning Team
Subject: Church Field - Goodrich

Dear Neighbourhood Planning,

I am writing to you in relation to 'Church Field' in support of Policy GWB13, and would ask that the supporting statement (7.6) be altered as to remove any ambiguity (as to the green space status of Church Field)

Although it may not be strictly appropriate or conventional, I would also like to make the following comments.

'Church Field' is quite an outstanding feature, and forms part of the 'DNA' of the Village.

When Herefordshire Council dropped the protective status of this 'Green Space' some years ago, many people were shocked by this decision.

Soon after, the land came up for sale. As nobody wanted to see this space developed, members of the community put together a fund in order to purchase the land at auction. Unfortunately, the pockets of a local businessman were deeper than those of the community.

Then came the first application to develop the site with housing.

This piece of land offers breathing space, and a unique & tranquil approach to the Village Church, almost like going back in time, it is also visible from many of the viewpoints on the outskirts of Goodrich, so development of this space would be a significant loss to the community and visitors.

For anybody who may be involved in the official decision making process of any future planning applications, I would urge these officials to visit the site, as you may very well be one of the last people to experience what I am trying to communicate in words.

Regards

Andrew Bartle

Latham, James

From: Turner, Andrew
Sent: 14 November 2018 13:45
To: Neighbourhood Planning Team
Subject: RE: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation

RE: Goodrich & Welsh Bicknor 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.

Please note, because the NDP states that one of the sites proposed for development; 'c) Land off Springfield Road north of Goodrich Manor, is currently the subject of a planning application', I have not included this site in my comments below.

Having reviewed records readily available, I would advise the following regarding the two sites proposed for development that have not been granted planning permission, identified in brown on the 'Goodrich Village Policies Map'(policy 'GWB15: Housing Sites in Goodrich Village)':

- A review of Ordnance survey historical plans appear to indicate that the two sites; '(a) Land opposite Dean Swift Close & (b) Land comprising the former Nutshell Caravan Park) have had no previous historic potentially contaminative uses.

I would mention it would be useful if proposed sites were each given their own map ID for future NDPs.

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

Direct Tel: 01432 260159

Email: aturner@herefordshire.gov.uk



 Please consider the environment - Do you really need to print this e-mail?

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

From: Neighbourhood Planning Team

Sent: 04 October 2018 11:03

Subject: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Goodrich and Welsh Bicknor 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/3060/goodrich_and_welsh_bicknor_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 4 October 2018 to 15 November 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

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

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

Kind regards

Herefordshire.gov.uk

Latham, James

From: Charles Laughton
Sent: 17 October 2018 22:55
To: Neighbourhood Planning Team
Subject: Goodrich and Welsh Bicknor Group Neighbourhood Development Plan regulation 16 consultation stage

Comments from Charles Laughton & Penny Avery

In general we find the document to be clear and unequivocal apart from the following.

Ref 3.3 (page 15)

We are glad to see it acknowledged that our roads remain blighted by rat-run drivers using the village roads as a short-cut between the A40 and Kern Bridge. This especially applies to C1259 (Church Pitch) which is derestricted. Church Pitch especially should certainly have a 30-mph speed limit as well as traffic calming by width and weight limits.

I can't accept the blanket statement that "Public rights of way in the Parish, including those on Coppet Hill, are generally well maintained for both residents and tourists".

In general our footpaths around the village are, at various times, uneven, muddy, ploughed up, impassable due to weeds , crops, overgrown hedges, have unsuitable stiles or are bisected by the A40 with no obvious way to proceed. Some have very dangerous blind exits e.g. GR8 and GR10 onto the derestricted B4229. If we are to attract more tourists we should certainly aim to improve these.

Ref. the Goodrich Policies Map and GWB13 (Page 36).

The Policies Map shows 3 proposed areas for housing to meet and exceed future housing needs and two areas to be preserved as Local Green Space, the latter being Moor Meadow and Church Field. This is clear.

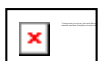
However, GWB13 needs to be clarified as follows. To avoid misunderstanding, it should refer to the Local Green Space of Church Field as being to the **South and South West** of the church, in accordance with the Policies Map.

Similarly, paragraph 7.6 should also refer to the space to the **South and South West**. The final sentence should be deleted as irrelevant.

Kind regards

Charles Laughton

Sent from [Mail](#) for Windows 10



Virus-free. www.avg.com



**The Coal
Authority**

Resolving the impacts of mining

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T 0345 762 6848
T +44(0)1623 637000
www.gov.uk/coalauthority

Neighbourhood Planning and Strategic Planning Teams
Herefordshire Council

BY EMAIL ONLY: neighbourhoodplanning@herefordshire.gov.uk

14 November 2018

Dear Sir/Madam

Goodrich and Welsh Bicknor Group Parish Neighbourhood Plan

Thank you for the notification of the 4 October 2018 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

The Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. Therefore The Coal Authority has **no specific comments** to make on the Neighbourhood Plan.

In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.

Yours sincerely

Melanie Lindsley

Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Development Team Leader

T 01623 637 164

E planningconsultation@coal.gov.uk

Latham, James

From: Norman Ryan <Ryan.Norman@dwrwymru.com>
Sent: 15 November 2018 11:19
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation
Attachments: DCWW consultation response - Goodrich NDP - April 2018.pdf

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for allowing Welsh Water the opportunity to respond.

As you will be aware, the Parish Council consulted us on the Reg 14 consultation earlier this year and as such, we have no further comments to make at this time. Our Reg 14 response is attached for your info.

If you require anything further, 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.dwrwymru.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.dwrwymru.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: 04 October 2018 11:03
Subject: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

Goodrich and Welsh Bicknor 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/3060/goodrich_and_welsh_bicknor_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 4 October 2018 to 15 November 2018.

Goodrich and Welsh Bicknor Group Parish
Neighbourhood Development Plan

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

FAO Mr Ken Gort - Secretary

Sent via email

11th April 2018

Dear Mr Gort

REGULATION 14 PUBLIC CONSULTATION ON GOODRICH AND WELSH BICKNOR GROUP PARISH NEIGHBOURHOOD DEVELOPMENT PLAN, APRIL 2018

I refer to the above consultation that is currently underway. Welsh Water appreciates the opportunity to comment and we offer the following representation:

Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy we are supportive of the aims, objectives and policies set out.

We are particularly welcoming of Policy GWB7: Sewerage Infrastructure which ensures that should there be insufficient capacity at the Goodrich Wastewater Treatment Works (WwTW), there is the local policy basis to ensure that no development can come forward until reinforcement works are undertaken.

We note that the NDP proposes three allocated sites, namely 'Land opposite Dean Swift' for 6 units, 'Former Nutshell Caravan Park' for 15 units and 'Land off Springfield Road north of Goodrich Manor' for 9 units, with this final site having extant planning consent.

There are no issues with providing any of these sites with a supply of clean water or in connecting to the existing public sewerage network, however off-site sewers may be required in order to connect to the existing public sewerage network.

There are not anticipated to be any issues with regard to the Goodrich WwTW accommodating the foul only flows from the proposed allocations, though as previously mentioned, Policy GWB7 provides the required assurance if there is insufficient capacity in the future.

We hope that the above information will assist you as you continue to progress the NDP. In the meantime, 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 sincerely,

Ryan Norman
Forward Plans Officer
Developer Services

Latham, James

From: Dan Jones
Sent: 19 October 2018 15:01
To: Neighbourhood Planning Team
Subject: Goodrich and Welsh Biknor Village Development Plan

Dear Sir or Madam,

We support the Goodrich and Welsh Biknor Village Development Plan.

The only comment we would have is to revise the final sentence of the supporting statement 7.6 to highlight the importance of the whole of this open space to the part of the village as can be seen in View 2 in Appendix 2, and not just part of it.

Yours
Daniel and Patricia Jones

Sent from my iPad

Our Ref: SH/re

14.11.18

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
HR1 2ZB**Re: Comment in relation to Goodrich and Welsh Bicknor Neighbourhood Development Plan (NDP)**

The following comment is made in relation to the Regulation 16 consultation for the Goodrich and Welsh Bicknor NDP which was submitted to Herefordshire Council on the 27th September 2018.

The comment is made on behalf of Mr Roland Trafford-Roberts, an existing land and building owner within the NDP area. Any and all correspondence resulting from this representation should be directed through Fisher German LLP via the contact details at the top or bottom of this letter.

NDP comment

Upon review it is clear from the outset that the NDP within section 4 wishes to preserve and enhance the historic fabric of the parish and sets a clear objective ...'to develop the built environment in a way that maintains and enhances its distinctiveness and attractiveness'.

This general objective is welcomed by my client, as his building and land ownership accounts for a number of heritage assets that form part of Goodrich Court Estate. My client therefore supports the NDP in its encouragement of historic asset enhancement and particularly development that would help preserve these assets.

Key to this objective would be policy GWB4 (protecting historic assets) under section 5 of the plan.

GWB4 contains the policy support for conversions of buildings outside of the 3 defined settlement areas of Goodrich Church, Goodrich Cruse and Goodrich Cross.

Specifically, the policy wording reads as follows –

f) Promoting development that would conserve the character of the Parish's historic farmsteads through allowing sensitive conversions where appropriate. New development may be permitted in association with such farmsteads where this respects the historic form of the farmstead as indicated through a thorough research of historic documents in order to comply with Herefordshire Local Plan Core Strategy policy RA3(6).

Whilst the wording is supportive of conversions, my client is mindful that the policy, as worded, only refers to farmsteads. It is unclear if the NDP policy would allow the historic estate buildings to fall within the interpretation and therefore a broadening of the policy wording would help to provide certainty and further aid the objective of the NDP to preserve and enhance heritage assets. I therefore recommend that in addition to 'farmsteads' the policy consideration is expanded to include 'historic estate buildings'

In addition to the above, the policy wording and written justification at paragraph 5.8 link to Policy RA3(6) of the Herefordshire Local Plan and Paragraph 55 of the National Planning Policy Framework (NPPF). I would highlight that the NPPF paragraph has been updated and it is now paragraph 79.

Whilst my client considers the link to policy RA3 and paragraph 79 to be acceptable, It is considered the emerging policy has linked to the wrong aspects of Local and National policies and would not be in general conformity with the National or Local Council planning policy context. This could lead to concerns at formal examination in relation condition e) of the basic set of conditions outlined within the National Planning Policy Guidance (NPPG) paragraph 065 (Ref ID: 41-065-20140306).

It is therefore recommended that the policy wording is adjusted to link to policy RA3(4) which reads as follows –

'would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting'

The connection to policy RA5 would also maintain the NDP objective for development to preserve and enhance heritage assets.

The written justification of the policy, at paragraph 5.8, should then also be amended to relate to NPPF paragraph 79 (b) which reads –

'the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets'

In doing this the parish would still be setting a design bench mark for development proposals to achieve but would better align with the National and Local Plan considerations to ensure the general conformity of the NDP with condition e) of the basic set of conditions, as outlined above.

Aside from the above comments, my client has no further points to raise regarding the emerging plan and commends the NDP steering group for their efforts thus far.

Should you have any questions regarding the above, please feel free to contact me on the details below.

Yours Sincerely



Stephen Holloway

For and on behalf of Fisher German LLP

Telephone: 01905 677349

Mobile: 07557 038697

Email: Stephen.holloway@fishergerman.co.uk



Historic England

WEST MIDLANDS OFFICE

Mr Ken Gort

Direct Dial: 0121 625 6887

Our ref: PL00052542

13 November 2018

Dear Mr Gort

GOODRICH AND WELSH BICKNOR NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the above Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it.

Our previous comments on the Regulation 14 Plan remain entirely relevant, that is:

“The emphasis on the conservation of local distinctiveness through good building design that respects local character and the protection of locally significant buildings, farmsteads and landscape character including archaeological remains and important views is to be applauded. The Village Design Statement at appendix 3 will no doubt be invaluable in providing a detailed context for developers and forms an important part of what is an extremely sound evidence base for the Plan that includes reference to the Herefordshire Council Historic Environment Record and County Landscape Character Assessment.

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

In conclusion, Historic England considers that the approaches taken in the plan exemplify “constructive conservation” and those responsible for its production should be congratulated.

I hope you find these comments and 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: Donotreply
Sent: 08 November 2018 09:20
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	John
Last name	Bloxham
Which plan are you commenting on?	Goodrich and Welsh Bicknor Group Neighbourhood Development Plan
Comment type	Comment
Your comments	<p>Overall, I appreciate the time and effort in producing this good study but I do not think sufficient time was considered on the increase of traffic down Church Pitch. 2.4 Major attraction Goodrich Castle A40 and B4229 cut through via Church Pitch. Also, major increase of traffic from Ross, Lydbrook, Ruadean, Coleford, Cinderford and related Business Parks. In addition, the new 9 house development near the Cross Keys will add to the pressure on Church Pitch. 3.2 AONB - St Giles Church 3.5 Greater efforts are required to discourage the use of local roads including Church Pitch. A limited tonnage 7.5 is generally ignored such as farm vehicles using Church Pitch for direct access to Marstow from the B4229. They are not servicing fields adjacent to Church Pitch. 3.15 Option 1 was not considered a viable option 4.5 There will be other influences such as the effect of more traffic upon the community infrastructure 5.3 Appendix 2 defines a number of important views from Coppet Hill to Goodrich Castle being one. St Giles Church should also be considered as the view from Coppet Hill and Symonds Yat will be destroyed if the proposed housing on Church Field goes ahead. There are also listed buildings surrounding St Giles Church to be taken into consideration.</p>

Latham, James

From: Julie Joseph <julie.joseph@jcpc-ltd.co.uk>
Sent: 22 October 2018 08:38
To: Neighbourhood Planning Team
Cc: 'Office'; 'Isabel Roper'
Subject: Reg 16 Consultation Goodrich and Welsh Bicknor Neighbourhod Consultation Response

On behalf of Messrs. Whittal Williams and Mrs I Roper , the owners of the site, I wish to object to proposed Policy GWB13 for the inclusion of the land known locally as Church Field as inclusions as Green Space in the Neighbourhood Plan:

Policy GWB13: Moors Meadow and Church Field Local Green Space:

The following areas are designated as Local Green Space. Development that would result in the loss or diminution of their current uses, quality as open space, or visual characteristics, will not be permitted:

a) Moors Meadow

b) Land immediately to the south-west of St Giles Church Policy Justification

7.5 Moors Meadow contains a small children's play area and an informal open space with public access containing picnic facilities. In this regard it serves as an informal green space of considerable amenity and recreation value at the heart of the village and is special to the whole community. It is also important to the character of the village more generally, reflecting its historical development and together with the school playing field, adjacent Special Wildlife Site and farmland to the west maintains a visual gap between Goodrich Church and Goodrich Cruse. This gap is clearly visible from Coppet Hill (see Appendix 2, Views 2 and 3). The settlement boundaries for the village have been defined to maintain this visual and historical gap to which the Local Green Space contributes. Development within this area will be limited to that which contributes to its open space, play and recreational value. In addition, this should not adversely affect its contribution to the village setting and landscape qualities.

7.6 The area of open undeveloped space to the south-west of St Giles Church allows a wide and open view of the Church for those approaching the church from the road (Church Pitch) to the south. A Public Right of Way crosses the area linking Church Pitch with the south-west corner of the churchyard. It also makes a significant contribution to the Church's setting. It is considered that the issue of development upon the site should be determined in relation to the effect on the setting of the Church and the wider scenic qualities rather than the designation of the site as Local Green Space.

Unlike the land at Moors Meadow the site is not in public ownership or is it open space for the benefit of public use. A footpath runs across the site which is one of many linking the adjacent road network to St Giles Church. The site has no high value hedges or trees on it and by itself has little environmental merit. The references to the views across the field from Church Pitch are overblown and are already significantly limited by the erection of a large unattractive garage at Granton House. The access to the Church across the field is a secondary access to the rear of the Church , the main gateway lying to the south west adjacent to the Old Rectory. Historic Englands appraisal of the latest scheme identified the site as making a moderate contribution to the church significance in terms of its historic, aesthetic and communal value. As such the use of the phrase significant contribution in policy GWB18 is purely subjective and can not be justified.

The Regulation 14 draft identified only part of the site as open space in recognition of development proposals supported by the Parish Council, the Parochial Church Council and a large number of local residents for limited residential development and much needed facilities for car parking at the church. In responding to some questions on this allocation at the Regulation Stage it was also noted that Herefordshire considered the policy in the draft Regulation 14 plan to be in conformity with the Core Strategy and the recommendation was that no change be made to the policy. There has been no reasoning given to alter the draft policy to provide for the total inclusion of the land at Church Field as Green Space. The submitted policy makes it clear that the issue of development on the

site should be determined in relation to the setting of and wider scenic qualities of the church rather than the designation of the site as local Green Space.

Notwithstanding this the Parish and many local residents are clearly supportive of development on this site recognising the need for additional parking at St Giles Church and within the village as a whole. Paras 3.3 and 3.4 of the submitted Regulation 16 plan clearly state that St Giles Church has no dedicated parking or water supply and this has the potential to be resolved by planning proposals. Furthermore para A 3.3.6 in the Appendix clearly states that :

A3.6 Goodrich Church Area

8. In the light of the general traditional nature of the properties in the Church area, any additional building should be in a sympathetic style and with materials similar to the existing housing stock

9. Stone or rendered finishes will complement the existing buildings. Red brick and red roofs should be avoided.

10. Future buildings would need to avoid having a negative impact on the landscape and views enjoyed by existing houses.

11. The environs of the 5 Listed Buildings and the Church should also be respected.

It is clear from the above that there is a desire and indeed an expectation for Church Field to deliver a sympathetic scheme which allows for the enhancement of the footpath and accessway to the Church including the provision of much needed parking area and the delivery of a modest high quality residential scheme which would respect the character and appearance of the Church and the adjacent listed buildings and the landscape setting as a whole. The applicants are working with Historic England to iron out a few minor issues relating to scale, bespoke design and storage areas to avoid a proliferation of outbuildings and sheds. The informative attached to the latest planning decision clearly stated that there was a way forward for a sympathetic scheme. On this basis it is suggested that Policy GWB 13 be amended to :

The following areas are designated as Local Green Space. Development that would result in the loss or diminution of their current uses, quality as open space, or visual characteristics, will not be permitted:

a) Moors Meadow

b) Land immediately to the south-west of St Giles Church Policy Justification

7.5 Moors Meadow contains a small children's play area and an informal open space with public access containing picnic facilities. In this regard it serves as an informal green space of considerable amenity and recreation value at the heart of the village and is special to the whole community. It is also important to the character of the village more generally, reflecting its historical development and together with the school playing field, adjacent Special Wildlife Site and farmland to the west maintains a visual gap between Goodrich Church and Goodrich Cruse. This gap is clearly visible from Coppet Hill (see Appendix 2, Views 2 and 3). The settlement boundaries for the village have been defined to maintain this visual and historical gap to which the Local Green Space contributes.

Development within this area will be limited to that which contributes to its open space, play and recreational value. In addition, this should not adversely affect its contribution to the village setting and landscape qualities.

7.6 The area of open undeveloped space to the south-west of St Giles Church allows a wide and open view of the Church for those approaching the church from the footpath and limited views from the road (Church Pitch) to the south. A Public Right of Way crosses the area linking Church Pitch with the south-west corner of the churchyard. It also makes a contribution to the Church's setting. The site has the potential to deliver significant enhancements to the area by providing much needed parking for St Giles Church and the local community, the removal of unattractive overhead powerlines and enhanced planting and management of the open area whilst providing for a modest residential scheme designed to meet the design guide as set out in Appendix A3 of the Neighbourhood Plan. It is considered that the issue of development upon the site should be determined in relation to the effect on the setting of the Church and the wider scenic qualities rather than the designation of the site as Local Green Space.

I would be grateful for an acknowledgement of receipt of this email

Kind Regards

Julie Joseph BA (Hons) MRTPI

Director
JCPC LTD
Specialists in Development Management

Tel 01989 770258
Mob 07920 770735



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 16 October 2018 13:50
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	Prime
Which plan are you commenting on?	Goodrich & Welsh Bicknor Group Neighbourhood Develop Plan - Regulation 16
Comment type	Support
Your comments	<p>I am very supportive of the Goodrich & Welsh Bicknor Group NDP, which is a high-quality piece of work and which I know has been a substantial undertaking for all involved. I would like to offer the following comments in respect of some specific policies within the Regulation 16 plan:</p> <ul style="list-style-type: none">Section 3.4: Community, Leisure & Sport • A gravelled parking area has now been constructed for use by the Church so the remark that it could be decided as the result of an ongoing planning application is now out of date.Policy GWB4: Protecting Heritage Assets • This should also include specific reference to providing protection for the Church (and surrounding listed and non-listed heritage properties) from development which would adversely affect it/them.Policy GWB8: Traffic Measures within the Group Parish • Both of the roads linking the A40 with the B4229 (the road running past The Hostelrie, the Village Hall and the school; and Church Pitch running past the Church) are used as short-cuts by through traffic, generating excessive amounts of traffic on unsuitable roads and creating hazards to vehicles (as a result of narrow roads and high speeds), pedestrians (as a result of the lack of footpaths referenced elsewhere in the NDP) and property (due to its proximity to narrow roads). I would strongly support additional measures to limit the amount of traffic on these roads such as “Access Only” or

"Green Lane" designations where appropriate, additional traffic calming measures, and seeking to exclude them from identification by satellite navigation providers as suitable for through traffic.

Policy GWB13: Moors Meadow and Church Field Local Open Space • I strongly support the designation of these two sites as Local Open Space. • The final sentence of paragraph 7.6 should be deleted as it is not consistent with the wording, intent or sentiment of the policy. It should be replaced with wording similar to that in the 3rd sentence (et seq.) of paragraph 7.5. • The piece of land to the south-west of the Church (“Church Field”) was a designated protected area in the former Village Design Statement and, like Moors Meadow, is important to the character of the village, reflecting its historical development and forming an essential part of the Church’s setting. This was referenced in the Village Design Statement (although the relevant wording was omitted from the summary of the VDS included in appendix 3 of the new NDP):

“The church is complemented by the designated protected area of open space...and defines the style and charm of the village...The area is therefore extremely sensitive to further development." • As can be seen from the photograph of “View 2” in Appendix 2 of the NDP, the Church Field Open Space is as clearly visible from Coppett Hill as the Moors Meadow Open Space, and this prominence was cited as a reason in support of designating the Moors Meadow open space. When describing Church Field, the former VDS states that “views of this area are frequently the subject of photographs for calendars, guidebooks etc.” • As part of his comments regarding a recent planning application on this sensitive site, Herefordshire Council’s Building Conservation Officer stated, “The site is a fundamental part of how several designated and non-designated heritage assets are experienced, both individually and collectively.” He described Church Field as historically significant and as having remained undeveloped for over 700 years: “Its optimum viable use would be to remain as part of the historic open meadow network that surrounds the Church, to continue to enable adjoining heritage assets to be

appreciated, and to continue to contribute positively to the significant visual character of the village...The historically significant open space surrounding the Church [creates] a natural buffer between the Church and any built development...unadulterated views afforded of the Church from all areas of the site, and the same of the listed buildings surrounding the site from the churchyard, enable an appreciation of the Church's historic isolation and detachment, and an understanding of how this setting has been experienced for the past 800 years." • I therefore believe that this significance should be better reflected in paragraph 7.6 supporting the designation of Church Field as local open space.

Latham, James

From: Editor
Sent: 22 October 2018 09:04
To: Neighbourhood Planning Team
Subject: FW: Feedback has been received on the website

Feedback details:

Question

Response

Title: Mr and Mrs

First name: John and Rosemary

Last name: Ryan

Email address:

Which section would you like to feedback on?: Planning and building control

Your comments: RE GWB13 7.6: Can we suggest that the last paragraph of this is omitted? We wish to avoid a Church Field, Goodrich.

Feedback Source: https://www.herefordshire.gov.uk/directory_record/3060/goodrich_and_welsh_bicknor_group

Latham, James

From: Knight, Matthew
Sent: 04 October 2018 13:21
To: Neighbourhood Planning Team
Subject: RE: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation

We have no comments to make on this NDP,

Regards

Matthew

Herefordshire.gov.uk

Matthew Knight RIBA
Principal Building Conservation Officer
01432 260321
matthew.knight@herefordshire.gov.uk

Plough Lane
Hereford
HR4 0LE



From: Neighbourhood Planning Team
Sent: 04 October 2018 11:03
Subject: Goodrich & Welsh Bicknor Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Goodrich and Welsh Bicknor 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/3060/goodrich_and_welsh_bicknor_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 4 October 2018 to 15 November 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

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

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

Kind regards

Latham, James

From: Donotreply
Sent: 22 October 2018 20:18
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	Michael
Last name	Smith
Which plan are you commenting on?	Goodrich and Welsh Bicknor Group Neighbourhood Development Plan
Comment type	Support
Your comments	<p>Thank you very much for publishing the latest version of the Goodrich and Welsh Bicknor NDP. As we have commented before, we are in general very supportive of the document and appreciate the hard work that has gone in to it. We are delighted to see that on the Village Policies Map, the whole of 'Church Field' (the field to the West of St Giles Church) is now designated as Local Green Space. In the earlier NDP map, the area at the lower end of the field had for some reason been excluded from the protected area, which in our view made absolutely no sense, as in many ways this is the most sensitive area of the field. However, whilst the plan clearly shows the area as protected, the wording in paragraph 7.6 is ambiguous. The final sentence states that the 'issue of development on the site should be determined in relation to...', leaving room for further debate on this matter. This sentence should be removed from Policy GWB13 so that the protection of the entire field from any sort of development is unequivocal. This is something that we and many others have requested passionately in earlier correspondences in order to keep this lovely part of Goodrich a special place. We hope our comments will be taken into consideration. Thanks Mike and Nicky Smith</p>

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

22 October 2018

Dear Sir / Madam

**Goodrich and Welsh Bicknor Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

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

About National Grid

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

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

Assets in your area

National Grid has identified the following high voltage overhead powerlines and underground electricity cables as falling within the Neighbourhood area boundary:

- **4YU Route - 400kV from Brelston Green substation in Herefordshire to Rassau substation in Blaenau Gwent**
- **Underground cable - 279699**
- **Underground cable - 279703**
- **Underground cable - 279707**



- **Underground cable - 279711**

From the consultation information provided, the above overheads powerlines and underground cables do not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

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

Electricity distribution

Information regarding the distribution network can be found at: www.energynetworks.org.uk

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/>

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

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

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

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

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Date: 15 November 2018
Our ref: 263035
Your ref: Goodrich and Welsh Bicknor Group



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

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

BY EMAIL ONLY
neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Mr Latham

Goodrich & Welsh Bicknor Group Neighbourhood Development Plan - Regulation 16

Thank you for your consultation on the above dated 04 October 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.

Yours sincerely

Victoria Kirkham
Consultations Team

Latham, James

From: Nigel Gibbons <Nigel.Gibbons@fdean.gov.uk>
Sent: 09 October 2018 13:38
To: Neighbourhood Planning Team
Subject: Goodrich and Welsh Bicknor NDP

Thank you for your recent consultation. I have no comments to make.

Regards

Nigel Gibbons

(FoDDC, Planning policy).

This email, and any attachment(s) is intended for the addressee only. It may contain information which is confidential, subject to legal privilege or protectively marked and should be handled accordingly.

If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents.

Forest of Dean District Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Latham, James

From: Hargraves, Philippa
Sent: 15 November 2018 16:51
To: Neighbourhood Planning Team
Subject: FW: Goodrich and Welsh Bicknor Reg 16

Dear Neighbourhood Planning Team,

I would make the following comments in relation to Air Quality.

The department has serious concerns in relation to potential Air Quality issues regarding the housing development land outlined in GWB15 and the chosen sites in question. This is due to emissions from traffic on the A40 that may impact on the proposed housing sites. We are of the view that the sites opposite Dean Swift Close and at the former Nutshell caravan sites may not be suitable from an air quality perspective. Further information on air quality at the proposed sites would need to be reviewed before the suitability of the sites can be assessed.

Kind regards

Philippa Hargraves
Senior Technical Officer
Environmental Health & Trading Standards
Economy and Place Directorate

Herefordshire Council, 8 St Owens Street, Hereford, HR1 2PJ

Tel 01432 261917 Email philippa.hargraves@herefordshire.gov.uk

(please note my normal working days are Tuesday, Wednesday and Thursday)

Herefordshire.gov.uk

My comments are with regard to potential noise and nuisance issues that might arise from development.

Our department has serious concerns regarding the proposals for housing development land outlined in GWB15 and the chosen sites in question. This is due to the high noise risk and potential significant adverse impacts as a result of road traffic noise from the A40. We are of the view that the sites opposite Dean Swift Close and at the former Nutshell caravan sites are not suitable from a noise perspective and have reservations for the same reason regarding the site at Goodrich Manor.

Knowing that the A40 would present a noise risk it is disappointing that noise levels were not captured or assessed as part of the Development Plan process

From: Burrage, Susannah
Sent: 06 November 2018 17:00
To: Hargraves, Philippa
Subject: FW: Goodrich and Welsh Bicknor Reg 16

SRU is 267813 deadline 15th November. Thanks Susannah

From: Burrage, Susannah
Sent: 06 November 2018 13:54
To: Neighbourhood Planning Team
Subject: Goodrich and Welsh Bicknor Reg 16

Please find attached, best wishes
Susannah Burrage
Environmental Health Officer
Environmental Health and Trading Standards Service
Herefordshire Council
8 St Owen's Street
Hereford
HR1 2PJ
Tel: 01432 261757
E mail: sburrage@herefordshire.gov.uk

This e mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on if you are not the intended recipient and have received this e mail in error, you are advised that any use, dissemination, forwarding, printing, or copying of this e mail is strictly prohibited. If an attachment is included we cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening an attachment.

If you have received this e mail in error, please notify the IT Service Helpdesk at Herefordshire Council on 01432 260160

Representations on the Draft Goodrich Neighbourhood Development Plan
(submitted 14 November 2018)

1.1 The following comments are made on behalf of Mr. and Mrs. Watson of ADDRESS REDACTED. The comments are fully consistent with those made previously to the earlier draft of the Goodrich NDP.

Policy GWB1 'Promoting Sustainable Development' and Policy GWB 6 'Sustainable Design':

1.2 **Objection** is raised to these policies.

1.3 The protection of residential amenity from excessive noise is an important component of sustainable development as relevant as visual, landscape and environment considerations. The need to protect residents' amenity from noise is emphasised under Policy GW15 and paragraphs 8.12 and 8.13 in two of the proposed housing allocations. It would be inconsistent of the NDP not to protect residents' living environments from noise beyond these two proposed housing allocations.

1.4 Both Policy GWB1 and Policy GWB 6 should include criteria protecting residents from excessive levels of noise in accordance with Section 8 of the revised NPPF which promotes health and safe communities and Section 12 which seeks to achieve well-designed places. Paragraph 127 of the revised NPPF requires development to function well and add to the overall quality of the area over the lifetime of the development. Further, paragraph 170 e) requires policy to preventing new development from being adversely affected by unacceptable levels of noise pollution.

Policy GWB14: Housing in Goodrich

1.5 The approach of settlement boundaries is **supported in principle** particularly as it includes land at Goodrich Cross which is as an integral component of the village.

1.6 However, the settlement boundary for Goodrich Cross should also incorporate land north and west of Dean Swift Close on land which has been proven to be less prone to traffic noise from along the nearby A40(T) corridor which is a determinative factor in the choice of possible housing allocations (see below).

Policy GWB15: Housing Sites in Goodrich Village

1.7 The concept of housing allocations as part of the NDP spatial strategy is **supported** as a means of meeting the unmet local need for housing.

1.8 However, **strong objection** is raised to the proposed allocations of land opposite Dean Swift Close and the Nutshell Caravan Site under Policy GWB15.

1.9 The proposed allocation of land on these two sites is misplaced and inappropriate. These parcels of land abut a cutting along the A40(T). The NDP under Policy GWM 15 acknowledges the importance of protecting residents of these two land allocations from heavy traffic noisy along the A40(T). However, the text to Policy GWB 15 relies entirely upon landscaping, layout and house insulation to mitigate these high levels of traffic noise without knowing the existing noise levels of passing traffic or the efficacy of these measures to reduce noise levels to acceptable levels.

1.10 The most effective means of mitigation of excessive noise is to ensure sufficient a distance between 'noise generators' (in this instance traffic along the A40(T)) and 'noise-sensitive' development including housing. Both of these proposed allocated sites could not be any closer or more exposed to high levels of

traffic noise. Therefore, the conducting of a Noise Assessment is pre-requisite of the allocation of these two sites for housing not an afterthought once these allocations are confirmed. Neither of these allocations have been informed or justified in any way by reference to the raft of policy or guidance that exists in relation to noise.

1.11 Paragraph 170 of the Revised NPPF requires planning decisions to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at *unacceptable risk* from, or being adversely affected by, *unacceptable levels* of noise pollution. Paragraph 180 advises that development is appropriate to its location taking into account the effects of pollution on health, living conditions and the natural environment. New development should mitigate and *reduce to a minimum* potential adverse impacts resulting from noise from new development and *avoid* noise giving rise to significant adverse impacts on health and the quality of life (objectors' emphasises). The proposed housing allocations are being made without demonstrating that the adverse noise effects emanating from the A40(T) corridor would be avoided, mitigated to an acceptable level or minimised.

1.12 The aims of the Noise Policy Statement for England (NPSE) include the *avoidance* of significant adverse impacts on health and quality of life and to mitigate and *minimise* adverse impacts on health and quality of life. It introduces the concepts of the "*no observed effect level*" (NOEL), the "*lowest observed adverse effect level*" (LOAEL) and a "*significant observed adverse effect level*" (SOAEL).

1.13 Relevant National Planning Practice Guidance describes the NOEL as "*noise can be heard, but does not cause any change in behaviour or attitude*". At LOAEL noise can be heard and causes small changes in behaviour and/or attitude, for example, by turning up the volume of televisions and speaking more loudly. A 'significant' effect is described as 'noticeable' and 'disruptive' resulting in a material change in behaviour and/or attitude of residents.

1.14 World Health Organisation – 'Guidelines for Community Noise' considers impact in terms of health effects in general terms including annoyance during the day

and disturbance of sleep at night. The guideline values for 'moderate' and 'serious' annoyance during the daytime are 50 dB and 55 dB respectively and for night, 45 dB

1.15 BS 8233:2014: 'Guidance on Sound Insulation and Noise Reduction for Buildings' addresses acoustic design of new noise-sensitive properties including dwellings. The BS 8233 "desirable" guideline values are most closely aligned with LOAEL values.

1.16 Paragraph 7.7.3.2 states:

"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments..... development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited."

1.17 From the foregoing, one can conclude that the effect of noise generated by nearby sources – in this case, passing traffic along the A40(T) - is a potential significant constraint to new, noise-sensitive development such as dwellings. Further, this concerns extents to the outside as well as the interior of any new dwellings in close proximity to the A40 corridor.

1.18 Without these proposed allocations being subject to the rigours of a full Noise Assessment based upon the foregoing policy and guidance, it cannot be demonstrated that the houses proposed for these allocations would result either in acceptable living conditions for their occupants or the number of houses assumed in the NDP. As such, neither of these proposed allocations are soundly-based thus rendering the NDP, in this respect, unsound.

1.19 Section 8 of the *Guidelines for Environmental Noise Impact Assessment* addresses mitigation measures. Paragraph 8.1 of the Guidelines consider it important *"..that mitigation should not be merely an addendum to a project, but an integral part of the design process which is applied at all stages, and which secures the long-term environmental acceptability of the project"*. Clearly, the NDP fails

treats the issue of noise impact as an afterthought and not an important and integral element of the decision-taking process.

1.20 Paragraph 8.2 of the Guidelines explains that mitigation measures that might be employed (in the order of preference) are 'avoidance', 'reduction' and 'compensation'. The NDP does not consider 'avoidance' including the exclusion of housing sites next to the A40(T). Paragraph 8.12 of the *Guidelines* advocates consideration of the best arrangement of development to protect noise-sensitive properties achievable by maximising the separation of distance between noise source (e.g. the A40(T)) and noise-sensitive areas (eg housing). Again, the NDP fails to adopt this approach.

1.21 The NDP's reliance upon unspecific, speculative mechanical means and additional landscaping to reduce noise levels to acceptable levels might be effective to some degree for the interior of the proposed housing although this would be dependent upon all windows most effected by traffic noise being closed at all times. However, these unspecific measures would be totally ineffective for the garden areas to the new houses to the extent that residents would not have access to a reasonably quiet garden space. This situation would result in poor and unsustainable design in functional terms.

1.22 As a result, these two 'unsound' housing allocations would be unlikely to produce any, or most, of the projected number of new houses resulting in a serious shortfall of housing supply for the NDP rendering its strategy 'unsound'. The resultant shortfall would need to be met with the allocations of alternative housing site not prone to much lower ambient traffic noise levels such as land to the north and west of Dean Swift Close which are suitable, available and deliverable as housing sites.

1.23 In fact, outline planning permission (Council reference: 181255/O) was granted on 14th November 2018 for the erection of two dwellings on land north of Dean Swift Close (see attached for decision notice and approved site plan). The NDP needs to change its the settlement boundary accordingly to include this application site. Further, it is material that Herefordshire Council insisted on the

submission of a Noise Assessment (see attached) before determining application 181255/O for the same reasons as given above.

Policy GWB16

1.24 **Objection** is raised to this policy as it fails to reflect current national planning policy and guidance on the provision of affordable housing. Schemes of ten or fewer houses are not required to provide affordable housing under national guidance and current Ministerial Guidance. Policy GWB16 should be reworded accordingly.

Conclusions

For the reasons given above, the draft NDP is 'unsound' as are its proposed housing allocations principally because they are not informed by prevailing local environmental conditions which will either exclude them as housing sites or seriously curb their contribution to meeting local housing need.

OUTLINE PLANNING PERMISSION

Applicant:
Mr & Mrs E Watson

Agent:
Mr Paul Smith
Paul Smith Associates
1a Mill Street
Hereford
Herefordshire
HR1 2NX

Date of Application: 5 April 2018

Application No: 181255

Grid Ref:356496:219134

Proposed development:

SITE: Land Opposite Dean Swift Close, Goodrich Cross, Goodrich, Ross-on-Wye, HR9 6HQ

DESCRIPTION: Proposed erection of one cottage, one bungalow and garage. Construction of two vehicular accesses and associated works.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that OUTLINE PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 Approval of the details of the scale and appearance (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To enable the local planning authority to exercise proper control over these aspects of the development and to secure compliance with Policy SD1 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 4 Plans and particulars of the reserved matters referred to above relating to the scale and appearance shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5 The development shall be carried out strictly in accordance with the approved plans and details –

- Drawing No. PMS/WAT/01A Rev A, Received 2nd June 2018
- Noise Impact Assessment by Acoustics and Noise Limited, dated 15th August 2018, Received 16th August 2018
- Further drainage details, email from Paul Smith Received 4th September 2018
- Ecological Assessment, Received 4th April 2018
- Landscape Visual Impact Assessment, Received 4th April 2018
- Landscaping Plan, Drawing No. 18.03.1A, Received 4th April 2018
- Site Location Plan, Received 4th April 2018

except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 48 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7 Any new access gates/doors shall be set back 5 metres from the adjoining carriageway edge and shall be made to open inwards only.

Reason: In the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9 The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 10 Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.

Reason: To prevent indiscriminate parking, with immediate effect, in the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 11 Prior to the occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. The development shall not be occupied until the Local Planning Authority has given such written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the occupation of any of the dwellinghouses hereby permitted. Thereafter these facilities shall be maintained.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 12 The ecological protection, mitigation, compensation and working methods scheme including the detailed Biodiversity enhancement features, as recommended in the reports by Wilder Ecology dated March 2018 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority. The Biodiversity enhancements shall be maintained hereafter as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

- 13 The development hereby permitted shall not exceed a density of two dwellings over and within the application site as defined by the approved plans listed under Condition 2 of this Decision Notice.

Reason: In order to ensure the efficient and effective use of land and to comply with Policy H15 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

- 14 The plans and particulars submitted in accordance with condition 3, 4 and 15 shall be in accordance with BS5837: 2012 – Trees in relation to design, demolition and construction, and shall include:

- a) A topographical survey. This shall include all trees present on the site that are over 75mm stem diameter, measured at 1.5 m above ground level. Trees over this size growing on land adjacent to the site, whose branches overhang the site boundary, shall also be included.

b) A tree survey. This shall include details of all trees included in the topographical survey. A schedule to the survey shall provide a reference number (to be recorded on the tree survey plan), species, height in metres, stem diameter in millimetres at 1.5 metres above ground level, branch spread in metres, height in metres of crown clearance above adjacent ground level, age class, physiological condition, structural condition, preliminary management recommendations, estimated remaining contribution in years and retention category grading.

c) A tree constraints plan. This shall include details of the below ground constraints, represented by defined Root Protection Areas and the above ground constraints that the trees pose by virtue of their size and position.

d) An Arboricultural Implications Assessment. This shall identify, evaluate and mitigate where appropriate the extent of direct and indirect impacts on existing trees that may arise as the result of any site layout proposal.

e) An Arboricultural Method Statement. This shall provide a methodology for any aspect of development that has the potential to result in loss or damage to a tree. (It will include details of a monitoring regime of ongoing development operations by a qualified arboriculturalist to ensure full compliance with the Arboricultural Method Statement and the approved Tree Protection Plan.)

f) A Tree Protection Plan. This shall include details of trees selected for retention, trees selected for removal, the location of protective barriers and any other physical protection measures, design details of the proposed protective measures and areas of structural landscaping to be protected from construction operations, to prevent soil compaction.

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

15 In this condition 'retained tree/hedgerow' means an existing tree/hedgerow that is to be retained in accordance with the approved plans and particulars.

No development, including demolition works shall be commenced on site or site huts, machinery or materials brought onto the site, before adequate measures have been taken to prevent damage to those trees/hedgerows that are to be retained. Measures to protect those trees/hedgerows must include:

a) Root Protection Areas for each hedgerow/tree/group of trees must be defined in accordance with BS5837:2012 – Trees in Relation to Design, Demolition and Construction. Recommendations, shown on the site layout drawing and approved by the Local Planning Authority.

b) Temporary protective fencing, of a type and form agreed in writing with the Local Planning Authority must be erected around each hedgerow, tree or group of trees. The fencing must be at least 1.25 metres high and erected to encompass the whole of the Root Protection Areas for each hedgerow/tree/group of trees.

c) No excavations, site works or trenching shall take place, no soil, waste or deleterious materials shall be deposited and no site huts, vehicles, machinery, fuel, construction materials or equipment shall be sited within the Root Protection Areas for any hedgerow/tree/group of trees without the prior written consent of the Local Planning Authority.

d) No burning of any materials shall take place within 10 metres of the furthest extent of any hedgerow or the crown spread of any tree/group of trees to be retained.

e) There shall be no alteration of soil levels within the Root Protection Areas of any hedgerow/tree/group of trees to be retained.

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework. The commencement of development in advance of these measures may cause irreparable damage to features of acknowledged amenity value.

- 16 The soft landscaping scheme required by condition 4 shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 5 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period. The hard landscaping shall be completed prior to the first occupation of the development hereby permitted

Reason: In order to maintain the visual amenities of the area and to conform with Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 17 All hedge planting shall be carried out in accordance with the approved landscaping details referenced under Condition 4 shall be planted in the first planting season following first occupation or completion of the development, whichever is the soonest.

The hedges shall be maintained for a period of 5 years. During this time, any shrubs that are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

Reason: In order to maintain the visual amenities of the area and to conform with Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informatives:

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 3 This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to co-ordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

- 4 Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
- 5 It is the responsibility of the developer to arrange for a suitable outfall or discharge point. It cannot be assumed that the highway drainage system can be used for such purposes.
- 6 The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.
- 7 Foul sewage should be disposed of in line with Policy SD4 of the adopted Herefordshire Core Strategy. Where a package treatment plant is used for foul sewage, this should discharge to a soakaway or a suitable alternative if a soakaway is not possible due to soil/geology.

Surface water should be disposed of in line with Policy SD3 of the adopted Herefordshire Core Strategy and the CIRIA SuDS Manual (2015) C753.

The above details should be provided with any subsequent Reserved Matters application.



SIMON WITHERS

Date: 13 November 2018

DEVELOPMENT MANAGER

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

Please note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

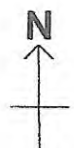
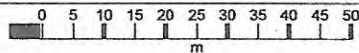
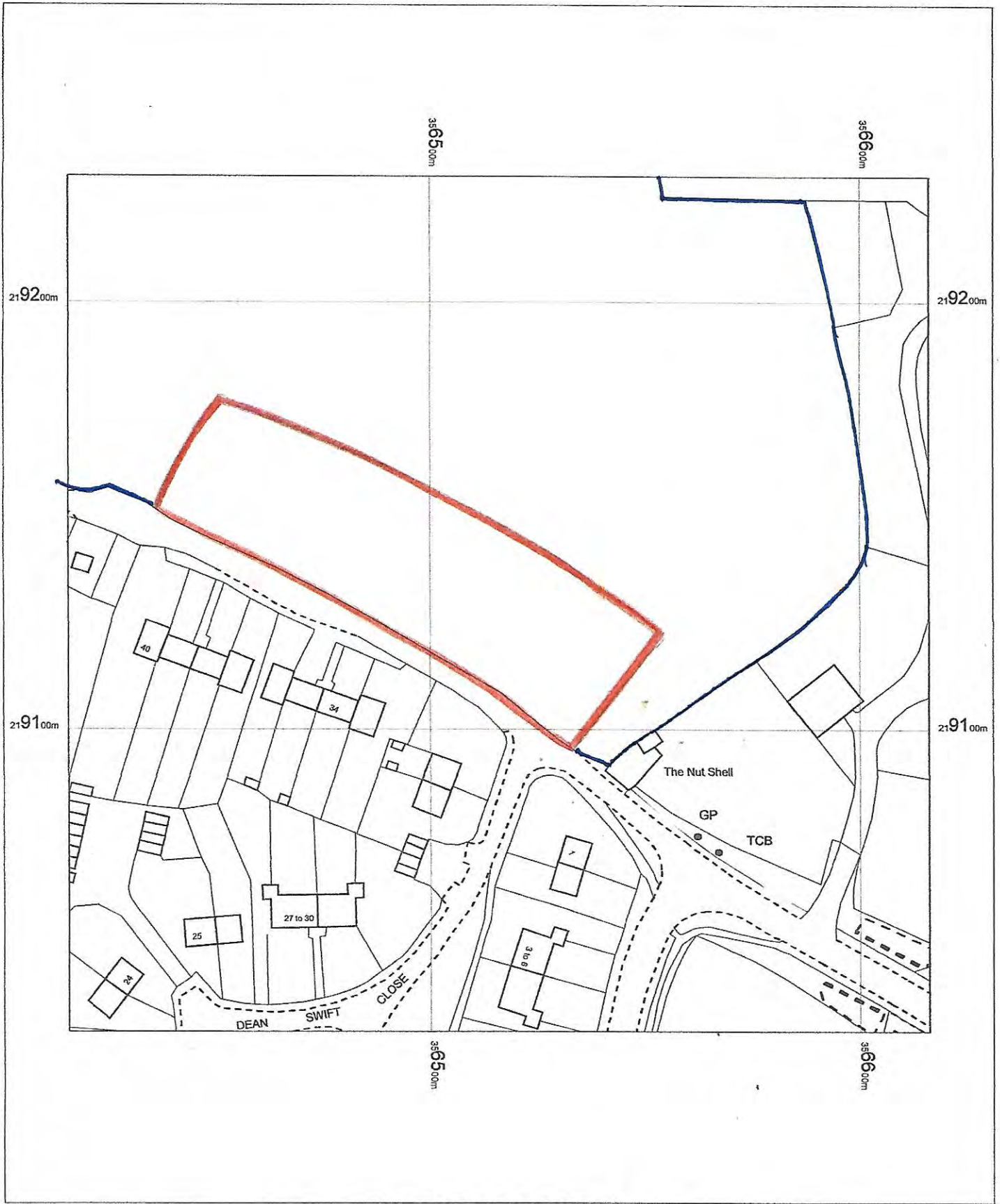
The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Noise Impact Assessment for Proposed Residential Development

Job No: 1806062

Dated: 15th August 2018

Report Status: Final

Prepared for: Sian Watson



Site address: Land Opposite Dean Swift Close
Goodrich Cross
Goodrich
Nr Ross-on-Wye
HR9 6HQ

Acoustics & Noise Limited

55 Malpas Road, Newport, South Wales, NP20 5PJ

TEL: +44(0)1633-850880

FAX: +44(0)1633-850882

www.acousticsandnoise.co.uk

office@acousticsandnoise.co.uk



NON-TECHNICAL SUMMARY:

It is proposed to develop the site on land opposite Dean Swift Close, Goodrich Cross, Herefordshire, HL9 6HQ for residential purposes comprising two detached dwellings – one a 1.5 storey cottage with the other a single storey bungalow – each within extensive grounds.

This report is to support an outline planning application, ref: P181255/O, which outlines the full details of the proposed development. In addition, Susannah Burrage, Environmental Health Officer with Herefordshire Council, requires that the applicant submits an Acoustic Design Statement following the guidance in ProPG and provided the following criteria:

"The criteria for internal sound levels in noise sensitive rooms with the windows partially open according to BS8233 where possible is expected to be achieved."

"The criteria for external sound in amenity areas according to BS8233 at 50dB where possible is expected to be achieved."

A noise survey was conducted at the site to establish the suitability of the land for residential development. The noise climate at the site is dominated by road traffic noise from the A40, which passes within a cutting approximately 120m to the east.

The results of the survey were used to assess the noise impact on the proposed residential development scheme following the procedures detailed in 'ProPG: Planning & Noise', applicable for new residential development. The recommended approach is for a risk based, two stage assessment procedure.

Stage 1 is an initial noise risk assessment of the proposed development site to provide an early indication of the likely risk of adverse effects from noise, were no subsequent mitigation to be included. The risk to the site is categorised as negligible, low, medium and high.

Stage 2 is a systematic consideration of four key elements relating to good acoustic design, internal and external noise guidelines and other relevant issues. The stage 2 approach is underpinned by the preparation and delivery of an Acoustic Design Statement (ADS). It should be noted that an ADS should not be necessary for a site assessed in Stage 1 as negligible risk.

The Stage 1 ProPG assessment, detailed in this report, indicates that, if unmitigated, **the acoustic climate at the site would result in a low risk of adverse noise effect on occupants.**

As per the ProPG Guidelines, where there is a low risk of adverse noise effect, a Stage 2 assessment is required to formulate an ADS to confirm how the adverse impacts of noise will be mitigated and minimised.

The results of the Stage 2 assessment presented in this report, demonstrate that **good acoustic conditions are achievable** both externally and internally and **the adverse impacts of noise can be effectively mitigated** with the proposed building layout and design, as required by ProPG and meeting the aims of NPSE and NPPF and specific local authority criteria.

The feasibility of a ventilation strategy has been assessed which concludes that the use of open windows is suitable for habitable rooms at the front of the proposed cottage and the rear of the proposed bungalow. The overheating condition can be controlled by opening the windows without exceeding the guideline criteria.

For the most exposed habitable rooms at the rear of the proposed cottage and at the front of the proposed bungalow, the use of standard thermal glazing and trickle vents with a minimum sound reduction of 31 dB $D_{n,e,w} + C_{tr}$ could provide the 'whole house dwelling' ventilation whilst still achieving reasonable internal ambient noise levels.

Any ventilation scheme should satisfy the requirements of ADF and must provide the required ventilation rates. It is important that any scheme is approved by Building Control and does not compromise the internal noise levels.

Given that the proposed development is only for two detached dwellings located in a semi-rural location and that the area benefits from a relatively temperate climate, it is considered that the risk of the overheating condition occurring will be minimal and the magnitude of impact would not be significant.

This report recommends that planning permission could be granted subject to appropriate conditions that reflect the contents of this report.

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



APPLICATION DETAILS

267813 /

Goodrich & Welsh Bicknor Group

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

My comments are with regard to potential noise and nuisance issues that might arise from development.

Our department has serious concerns regarding the proposals for housing development land outlined in GWB15 and the chosen sites in question. This is due to the high noise risk and potential significant adverse impacts as a result of road traffic noise from the A40. We are of the view that the sites opposite Dean Swift Close and at the former Nutshell caravan sites are not suitable from a noise perspective and have reservations for the same reason regarding the site at Goodrich Manor.

Knowing that the A40 would present a noise risk it is disappointing that noise levels were not captured or assessed as part of the Development Plan process

Even if a good acoustic design process is followed in accordance with the ProPG guidance it is questionable whether significant adverse impacts of noise can be mitigated so as to be avoided at the Nutshell and land opposite Dean Swift Close.

Signed: Susannah Burrage

Date: 6 November 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Goodrich & Welsh Bicknor- Regulation 16 submission draft

Date: 12/10/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
GWB1- Promoting Sustainable Development	SS1; RA2; SC1; E4; LD1; LD4; SD1	Y	
GWB2- Conserving the Landscape and Scenic Beauty of the Wye Valley AONB	SS1; SS6; LD1	Y	
GWB3- Enhancement of the Natural Environment	SS1; SS6; LD2; LD3	Y	
GWB4- Protecting Heritage Assets	SS1; SS6; LD4; RA3; RA5	Y	
GWB5- Protection from Flood Risk	SS1; SD3	Y	
GWB6- Sustainable Design	SS1; SS7; MT1; SD1; SD2	Y	
GWB7- Sewerage Infrastructure	SS1; SD4	Y	
GWB8- Traffic Measures within the Group Parish	SS1; SS4; MT1	Y	
GWB9- Highway Design Requirements	SS1; SS4; MT1	Y	Criterion B- Not a conformity issue as such, but setting these minimum car parking spaces for all dwellings may prove to be

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			difficult to enforce in practice.
GWB10- Broadband and Telecommunication Infrastructure	SS1; SS5	Y	
GWB11- Protection and Enhancement of Community Facilities and Services	SS1; SC1	Y	
GWB12- Contributions to Community Services, Youth Provision and Recreation Facilities	SS1; SC1	Y	
GWB13- Moors Meadow Local Green Space	N/A	Y	
GWB14- Housing Development in Goodrich Village	SS1; RA2; MT1; LD1; LD2; LD4; SD1	Y	
GWB15- Housing Sites in Goodrich Village	N/A	Y	It is noted that it has been made a requirement that development proposals should address the site constraints highlighted at regulation 14. It is important that overcoming these constraints through design and layout is achievable in order for the sites to be deliverable.
GWB16- Meeting Housing Needs	SS1; H1; H3; E3	Y	
GWB17- Affordable and Intermediate Homes	SS1; H1; H2	Y	
GWB18- Tourism	SS1; E4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Enterprises			
GWB19- Scale of Economic Development	SS1; RA6	Y	Appropriate safeguards against the loss of existing employment in the Parish in accordance with CS policy E2 will also apply.
GWB20- Farm Diversification	SS1; RA4; RA5	Y	
GWB21- Working from Home	SS1; E3	Y	