

Latham, James

From: Turner, Andrew
Sent: 03 December 2018 15:30
To: Neighbourhood Planning Team
Subject: RE: Hampton Bishop Regulation 16 neighbourhood development plan consultation

RE: Hampton Bishop Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

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

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

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

General comments:

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

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

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

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

Kind regards

Andrew

Herefordshire.gov.uk

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

Latham, James

From: Emma Thomas <clerk@bartestreewithlugwardinegroup-pc.gov.uk>
Sent: 20 November 2018 10:21
To: Neighbourhood Planning Team
Subject: Hampton Bishop NDP Regulation 16 comment
Attachments: Corrected Boundary - Hampton Bishop Reg 16 comment.pdf

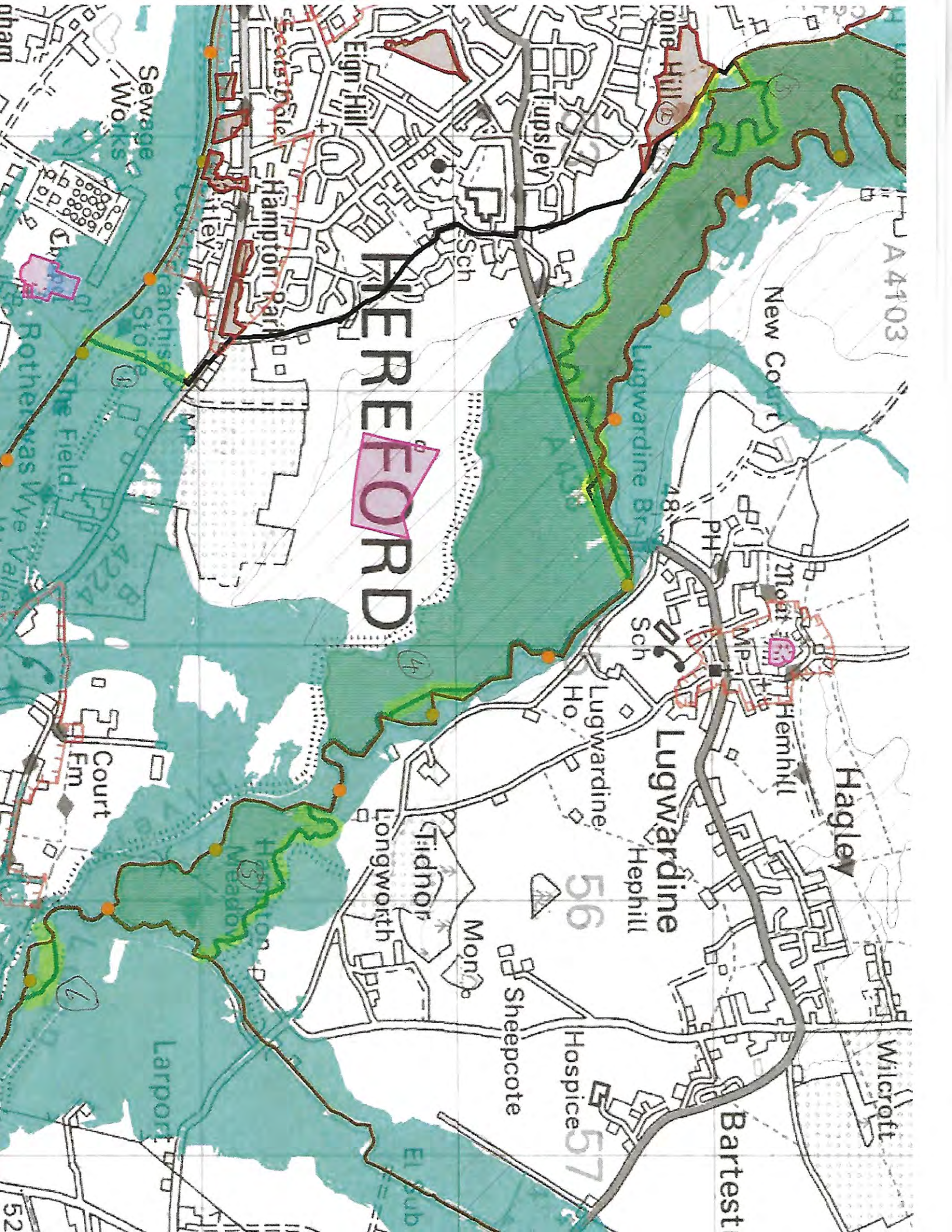
Hi

The Parish Council wish to make the following representation concerning Hampton Bishops NDP:

1. It is a very comprehensive and well-presented document.
2. We apologise that our Regulation14 consultation comment regarding the settlement boundary was not clearly explained by
us. We were aiming to point out that the settlement boundary appears to consist of two areas within the parish and that
this is not referred to or explained in the accompanying text.
We would suggest that it says 'two settlement
boundaries' or a 'settlement boundary consisting of two discrete areas'.
3. The boundary of the Parish is incorrectly drawn. Please see the attached map for the corrected route. The amendments
are shown in yellow highlighter and the relevant grid references are below.
Line 1 - 548385 to 549389
Line 2 - 540409 to 537410
Line 3 - 537411 to 548407
Line 4 - 552401 to 553397
Line 5 - 556394 to 562390
Line 6 - 562384 to 564383

Kind regards

Emma Thomas
Clerk to BwLGPC



HEREFORD

A 4103

New Court

Moat

Hagley

Hemhill

Lugwardine

Hephill

56

Sheepcote

Hospice

57

Bartest

Wilcroft

Monk

Tidnor

Longworth

54

5

Storton Meadow

Larport

El Sub

52

Sewage Works

Seaton Sale

Eign Hill

Lupsley

One Hill

Hampton Park

Franchise Store

1

Rotherwas Wye Valley

Court Fm

52



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

22 November 2018

Dear Neighbourhood Planning and Strategic Planning Team

(2) Hampton Bishop Neighbourhood Development Plan -

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 26 November 2018 15:08
To: Neighbourhood Planning Team
Subject: RE: Hampton Bishop Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

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

As you may be aware, there is no public sewerage within the Parish Council area. As such, we have no specific comments to make on the content of the Neighbourhood Plan.

Should you require any specific comments then please let me know.

Kind regards,



Ryan Norman
Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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: 23 October 2018 10:40
Subject: Hampton Bishop Regulation 16 neighbourhood development plan consultation

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

Dear Consultee,

Hampton Bishop 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/3061/hampton_bishop_neighbourhood_development_plan

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

The consultation runs from 23 October 2018 to 4 December 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.

Latham, James

From: Dormington and Mordiford GPC <clerk@dormingtonmordifordgroup-pc.gov.uk>
Sent: 26 November 2018 10:10
To: Neighbourhood Planning Team
Subject: HAMPTON BISHOP NEIGHBOURHOOD PLAN

Dormington and Mordiford Group Parish Council have considered the plan and would like to support the proposals.

Chris

Chris Bucknell
Clerk to Dormington and Mordiford Group Parish Council

Mobile: 07777 669 662
www.dormingtonmordifordgroup-pc.gov.uk

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Dormington and Mordiford Parish Council Group, This e-mail and any attached files 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. Full details of our Privacy notice can be found at our website <http://www.dormingtonmordifordgroup-pc.gov.uk/>

Herefordshire Council
Neighbourhood Planning Team
Plough Lane
Hereford
HR4 0LE

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

Your ref:

Date: 03 December 2018

F.A.O: Mr. James Latham

Dear Sir

HAMPTON BISHOP REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 23 October 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

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

We note that the Plan does not allocate sites which, in part, reflects the significant flooding problems within the area. The Plan has a strong focus on flood risk with Policy seeking to ensure that development is located in areas of the lowest risk (HB1) whilst also looking at increased resilience (HB2). The village is currently afforded a level of protection from the raised earth flood defences. We continue to carry out maintenance work on these defences, including operational checks, grass cutting and repairs works.

We are also continuing to look at possible options within Hampton Bishop to help further improve the standard of defences and increase the level of protection afforded to existing residents.

It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding, which impacts the village along with fluvial flooding, with Herefordshire Council and their drainage team as the Lead Local Flood Authority (LLFA).

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

Cont/d..

Yours faithfully

Mr. Graeme Irwin

Senior Planning Advisor

Direct dial: 02030 251624

Direct e-mail: graeme.irwin@environment-agency.gov.uk

End

2

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
HR2 2ZB

By email only to: neighbourhoodplanning@herefordshire.gov.uk

04th December 2018

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Hampton Bishop Neighbourhood Plan (HBNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the HBNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.

Paragraph 214¹ of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation, the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2012.

National Planning Policy Framework (2012) and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The

¹ National Planning Policy Framework, paragraph 214

requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the HBNP's ability to meet basic condition (a) and (e) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

The adopted development plan relevant to the preparation of the Hampton Bishop Neighbourhood Plan area, and the development plan which the HBNP will be tested against is the Herefordshire Core Strategy (HCS). This document was adopted in October 2015 and sets out the visions, objectives, spatial strategy and overarching policies to guide development in the Herefordshire from 2011 – 2031.

Policy SS2 of the HCS sets out a minimum requirement of 16,500 homes that will be delivered over the plan period. There is a reliance on rural settlements including Hampton Bishop to contribute 5,300 new homes that will be delivered through either neighbourhood planning or the emerging Rural Areas and Site Allocations Development Plan Document (RASA DPD). Policy RA1 of the HCS identifies an indicative housing growth target of 18% for the Hereford Rural HMA, inclusive of Hampton Bishop.

Policy SS3 of the HCS determines that where housing completions fall below the annual requirement this could lead to one of the following mechanisms being introduced;

- a partial review of the Local Plan,
- preparation of new Development Plan Documents or,
- utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land.

With this in mind and given that Herefordshire Council cannot demonstrate a 5-year supply, Gladman suggest sufficient flexibility is provided in the policies of the plan to safeguard the HBNP from conflicting with future development proposals should they be required.

Hampton Bishop Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the HBNP as currently presented. It is considered that some policies do not reflect the requirements of national policy and guidance and as such Gladman have sought to recommend a series of alternative options that should be explored.

As a general comment, Gladman suggest a slight alteration to the overall wording of the HBNP. Where reference is made to development being 'permitted' or 'not permitted' we suggest amending so it reads 'supported' or 'not supported'. It is Herefordshire Council as the local planning authority who is the decision maker, not the Parish Council, and consequently the HBNP should not be suggesting that planning permission will not be permitted.

Policy HB4: Protecting Heritage Assets and Archaeology

Whilst noting that policy HB4 does differentiate between designated and non-designated heritage assets, we suggest this policy needs further amendments to ensure it is general conformity with the previous Framework.

Paragraph 132-134 of the previous Framework relate specifically to designated heritage assets and highlight that the more important the asset the greater the weight should be attached to it. The previous Framework states that if the harm to a designated heritage asset is deemed to be substantial then the proposal needs to achieve substantial public benefits to outweigh that harm. If the harm is less than substantial, then the harm should be weighed against the public benefits of the proposal. The policy needs to be clear on the two tests to be applied to designated heritage assets.

With regards to non-designated heritage assets, the policy should refer explicitly to paragraph 135 of the Framework which states that a balanced judgement should be reached having regard to the scale of any harm and significance of the heritage asset.

Policy HB6: Hampton Bishop Settlement Boundary

Policy HB6 notes appropriate development will be directed to sites that fall within the identified settlement boundaries.

The use of a settlement boundary to preclude otherwise sustainable development from coming forward does not accord with the positive approach to growth required by the previous Framework and is contrary to basic condition (a). By failing to support development adjacent to the settlement boundary, policy HB6 is also in direct conflict with HCS Policy RA2 which states sustainable housing growth will be supported in **or adjacent** to identified settlements, including Hampton Bishop.

Given that there is shortfall of housing across the authority we suggest the policy is caveated, supporting that additional sites adjacent to the settlement boundary should be considered as appropriate to respond to future needs. We highlight the Examiners Report in to the Godmanchester Neighbourhood Plan² which stated;

² <http://www.huntingdonshire.gov.uk/media/2780/godmanchester-neighbourhood-plan-examiner-final-report.pdf>

'limiting new development to "within the settlement boundary" could prevent new housing development, even of a moderate or minor scale'

As a result, the Inspector concluded;

'Nevertheless, in my opinion, Policy GMC1 should be modified to state that "Development...shall be focussed within or adjoining the settlement boundary as identified in the plan'

Policy HB7: Building Design Principles for New Development

Policy H5 sets out seven design criteria that all development proposals will be measured against.

Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous Framework which states that;

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the HBNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a) and (e). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours Faithfully,

Andrew Collis
a.collis@gladman.co.uk
Gladman Developments Ltd.

Our ref: SHARE/67835673
Your ref: Hampton Bishop Neighbourhood Plan

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

Via Email: jlatham@herefordshire.gov.uk

Priya Sansoy
Asset Manager
Operations Directorate

The Cube
199 Wharfside Street
Birmingham
B1 1RN
www.highways.gov.uk

Direct Line: 0300 470 8130

19 November 2018

Dear James,

HAMPTON BISHOP REGULATION 16 NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

Thank you for forwarding me details of the submission consultation for the Hampton Bishop Neighbourhood Plan (HBNP).

Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England. The network includes all major motorways and trunk roads. It is committed to supporting Government objectives on economic growth and sustainable transport, and recognises the need for closer integration of transport and land use planning as set out in the Department for Transport (DfT) Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'. The nearest section of the SRN to Hampton Bishop is the A49.

We recognise that the Neighbourhood Plan considers the need to conform to the policies set out within the adopted Herefordshire Local Plan Core Strategy and that the plan therefore considers key development allocations including housing.

Following our review, we can confirm that no concerns are raised with regards to the policies set out within the NDP and we support the continued commitment to sustainable development contained within the plan.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely

Priya Sansoy
OD Midlands
Email: [Priya.Sansoy@highwaysengland.co.uk](mailto: Priya.Sansoy@highwaysengland.co.uk)

Cc:





Historic England

WEST MIDLANDS OFFICE

Mrs Lynda Wilcox
Hampton Bishop Parish Council
5 Croome Close
Hereford
HR1 1UY

Direct Dial: 0121 625 6887

Our ref: PL00368882

29 November 2018

Dear Mrs Wilcox

Thank you for the invitation to comment on the Submission Neighbourhood Plan and Historic England has no substantive comments to add to those conveyed in our earlier regulation 14 consultation response (please see below in italic). We are pleased to note that comments made then have been addressed in this version of the plan.

“Historic England is supportive of the Vision and objectives set out in the Plan. Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to historic environment issues pertaining to Hampton Bishop. We commend the emphasis on local distinctiveness, protecting local heritage assets and the maintenance of historic landscapes and rural character”.

Overall the plan reads as a well-considered, concise and fit for purpose document. 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.

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



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

2 November 2018

Dear Sir / Madam

Hampton Bishop 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 Planning Team,
Planning Services,
PO Box 4,
Hereford,
HR1 2ZB
neighbourhoodplanning@herefordshire.gov.uk

RCA Regeneration Limited,
Unit 6 De Salis Court,
Hampton Lovett Industrial Estate,
Droitwich Spa,
Worcestershire, WR9 0QE

Date: Monday, 03 December 2018

T: 01905 887686

E: info@rcaregeneration.co.uk

W: www.rcaregeneration.co.uk

Job Ref: RCA583b

Dear Sir/ Madam,

RE: Hampton Bishop Neighbourhood Plan Regulation 16 Consultation

This representation has been produced by RCA Regeneration Ltd. on behalf of STL Energy Ltd to Hampton Bishop Neighbourhood Plan Regulation 16 consultation. Due to our client's interest, this representation will primarily focus on the delivery of new homes and design considerations, however where appropriate comments are provided on other aspects of the Neighbourhood Plan.

As a starting point, we would like to commend the clear structure and delineation between policy text and the supporting justification text. This makes it easier to determine whether policies are applicable to individual development proposals.

Policy HB7 specifies that *"All new development proposals will be required to demonstrate how they have addressed the following design principles:"*. It is suggested that a minor addition is incorporated (detailed in red) and would read:

'All new development proposals will be required to demonstrate through a **Design and Access Statement** how they have addressed the following design principles'.



The criteria specified in policy HB7 are all considered to be appropriate and acceptable.

Policy HB8 this sets out the requirements for landscaping proposals. However, we note that the policy does not specify a trigger point for when a Landscape and Visual Impact Assessment will be required. At the moment, the requirement for a Landscape and Visual Impact Assessment to be submitted will be dealt on a case by case basis, it would be beneficial if a trigger point was identified. In addition to the above, HB10 'Development on the Urban Fringe of the City of Hereford' specifies that development on high and high medium landscape sensitivity must be avoided. The Urban Fringe Sensitivity Analysis was published in 2010, given its age it could be considered out-of-date. Therefore, we would suggest that a site specific Landscape and Visual Impact Assessment is triggered where development is proposed on high/ high medium landscape sensitivity to establish an up to date position on these sites landscape sensitivity. It is suggested that within the policy text box for HB10, that the following wording is included:

Landscape and Visual Impact Assessments will be required for a specific site where development is proposed on high/ high medium landscape sensitivity as defined in the Urban Fringe Sensitivity Analysis document.

This addition would give decision makers confidence as to when such a report is required for a validation and determination purposes.

In respect of policy HB10 'Development on the Urban Fringe of the City of Hereford' we welcome the flexibility it provides for development proposals that adjoin the urban extent of Hereford City to meet Hereford's own housing need but where it is sited within Hampton Bishop Parish Council's administrative boundary. Given the ongoing and persistent lack of 5 year housing land supply within the county, it is clear that Hereford itself may need to allocate further housing. A Neighbourhood Plan that effectively prevents the city from growing would be potentially disastrous and certainly not aligned to basic conditions d. and e. of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).



STL Energy Ltd has made representations to the previous iterations of the emerging Hampton Bishop Neighbourhood Plan and support the inclusion of the scheme on land to the east of Holywell Gutter Lane, Hereford on the Parish-wide policy map. Discussions have progressed between the appellant and Hereford Rugby Club's advisors in order to achieve a development that can deliver the rugby club in this location. The flexibility provided by policy HB10 in our view is capable of supporting such development.

We would like to be informed of any further changes to the Neighbourhood Plan (as appropriate) prior to its submission for examination.

Yours Sincerely,

Sian Griffiths

Director

siangriffiths@rcaregeneration.co.uk

01905 887686

07934 458382





Neighbourhood Planning Team,
Planning Services,
PO Box 4,
Hereford,
HR1 2ZB
neighbourhoodplanning@herefordshire.gov.uk

RCA Regeneration Limited,
Unit 6 De Salis Court,
Hampton Lovett Industrial Estate,
Droitwich Spa,
Worcestershire, WR9 0QE

Date: Monday, 03 December 2018

T: 01905 887686

E: info@rcaregeneration.co.uk

W: www.rcaregeneration.co.uk

Dear Sir/ Madam,

Job Ref: RCA583c

RE: Hampton Bishop Neighbourhood Plan Regulation 16 Consultation

This representation has been produced by RCA Regeneration Ltd. on behalf of STL Energy Ltd to Hampton Bishop Neighbourhood Plan Regulation 16 consultation. Due to our clients interest this representation will primarily focus on the delivery of new homes and design considerations, however where appropriate comments are provided on other aspects of the Neighbourhood Plan.

As a starting point we would like to commend the clear structure and delineation between policy text and the supporting justification text. This makes it easier for people to determine whether policies are applicable to individual development proposals.

Policy HB7 specifies that *"All new development proposals will be required to demonstrate how they have addressed the following design principles:"*. It is suggested that a minor addition is incorporated (detailed in red) and would read:

'All new development proposals will be required to demonstrate through a **Design and Access Statement** how they have addressed the following design principles'.



The criteria specified in policy HB7 are all considered to be appropriate and acceptable.

Policy HB8 this sets out the requirements for landscaping proposals. However, we note that the policy does not specify a trigger point for when a Landscape and Visual Impact Assessment will be required. At the moment, the requirement for a Landscape and Visual Impact Assessment to be submitted will be dealt on a case by case basis, it would be beneficial if a trigger point was identified. This addition would give decision makers confidence as to when such a report is required for a validation and determination purposes. In addition to the above, HB10 'Development on the Urban Fringe of the City of Hereford' specifies that development on high and high medium landscape sensitivity must be avoided. The Urban Fringe Sensitivity Analysis was published in 2010, given its age it could be considered out-of-date. Therefore, we would suggest that a site specific Landscape and Visual Impact Assessment is triggered where development is proposed on high/ high medium landscape sensitivity to establish an up to date position on these sites landscape sensitivity. It is suggested that within the policy text box for HB10, that the following wording is included:

Landscape and Visual Impact Assessments will be required for a specific site where development is proposed on high/ high medium landscape sensitivity as defined in the Urban Fringe Sensitivity Analysis document.

In respect of policy HB10 'Development on the Urban Fringe of the City of Hereford' we welcome the flexibility it provides for development proposals that adjoin the urban extent of Hereford City to meet Hereford's own housing need but is sited within Hampton Bishop Parish Council's administrative boundary. Given the ongoing and persistent lack of 5 year housing land supply within the county, it is clear that Hereford itself may need to allocate further housing. A Neighbourhood Plan that effectively prevents the city from growing would be potentially disastrous and certainly not aligned to basic conditions d. and e. of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).



At this juncture we advise you that on behalf of STL Energy Ltd we are currently preparing plans for 6 self-build dwellings on land to the north of the A438, Hereford. A redline plan of this is appended to this letter. We would welcome the Hampton Bishop Neighbourhood Plan considering allocating the site for residential development within the Neighbourhood Plan. The flexibility provided by policy HB10 in our view is capable of supporting such development.

We would like to be informed of any further changes to the Neighbourhood Plan (as appropriate) prior to its submission for examination.

Yours Sincerely,

Sian Griffiths

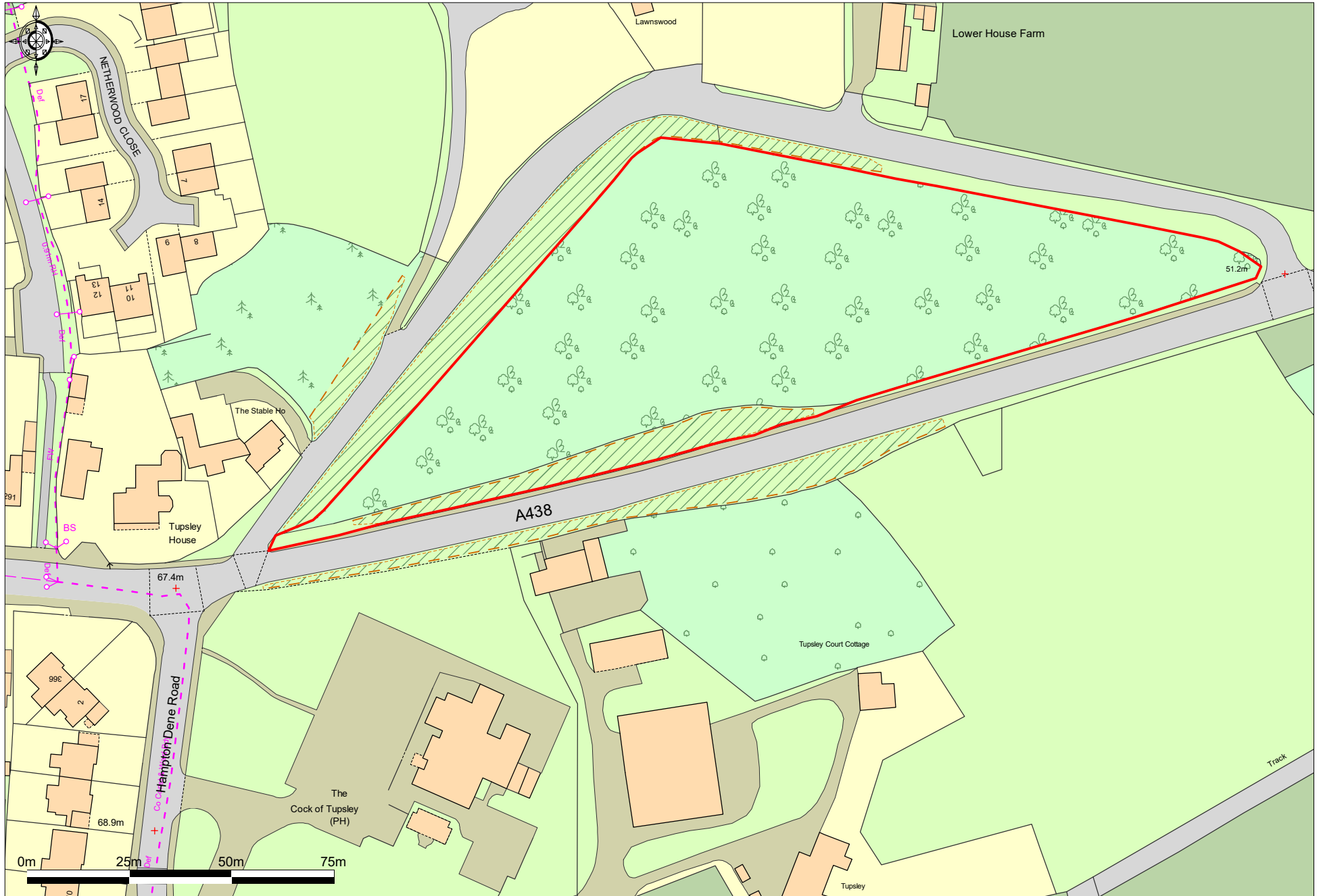
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**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

269296 /
Hampton Bishop
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no further comments to make with regard to this proposed neighbourhood plan

Signed: Susannah Burrage
Date: 27 November 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Hampton Bishop- Regulation 16 pre-submission consultation version

Date: 23/10/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HB1- Development in Areas of Flood Risk	SS1; SS7; SD3	Y	
HB2- Design for Flood Resilience and Resistance	SS1; SS7; SD3	Y	
HB3- Design to Reduce Surface Water Run-Off	SS1; SS7; SD3; SD4	Y	
HB4- Protecting Heritage Assets and Archaeology	SS1; SS6; LD4	Y	The policy could be given greater localised effect if some of the Parish's valued heritage assets (designated or not) were to be defined for protection and listed within it. At present, the policy doesn't expand much upon the criteria of its Core Strategy equivalent, LD4.
HB5- Protection of Historic Farmsteads	SS1; SS6; RA5	Y	
HB6- Hampton Bishop Settlement Boundary	SS1; SS2; RA2; RA5; SC1; MT1; LD1-LD4; SD3	Y	
HB7- Building Design Principles for New Development	SS1; SS6; LD1; SD1	Y	
HB8- Landscape Design Principles	SS1; SS6; OS3; LD1	Y/N	Criterion 3- In order to fully accord with policy OS3, a minor alteration should be made here for clarity. Development resulting in the loss

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			of open space should be considered against the principles set out in OS3. ⁱ
HB9- Green Infrastructure	SS1; SS6; LD2; LD3	Y/N	<p>With regard to the last paragraph concerning habitats, it should be made clear that retention and protection of nature conservation sites, habitats and species should be in accordance with their status, as defined in policy LD2, criterion 1.ⁱⁱ</p> <p>Whether this complies fully with LD2 is dependent on what would fall under this definition of “irreplaceable habitats”, aside from the examples given.</p>
HB10- Development on the Urban Fringe of the City of Hereford	SS1; SS6; RA1-RA3; LD1-LD4	Y	
HB11- Improving Traffic Management and Accessibility in Hampton Bishop	SS1; SS4; MT1	Y	
HB12- Local Green Spaces	SS1; SS6; OS3	Y	

ⁱ clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;

the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;

the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;

the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.

ii Development that is likely to harm sites and species of European Importance will not be permitted;

Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;

Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.

Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.