

Neighbourhood Planning Team

From: Banks, Andrew
Sent: 24 June 2019 11:56
To: Neighbourhood Planning Team
Subject: FW: Titley NDP comments - Reg 16
Attachments: Titley NDP comments.docx

Thoughts from [DM team](#) on the Titley NDP attached.

Titley NDP – Regulation 16 Consultation Comments

Contents Page

- Each individual policy should be listed in the contents page for ease of reference.

TG2 – Housing needs and requirements

- Points 2 and 3 could be combined for greater clarity
- The plan relies on completions, commitments and some allocations to meet its housing needs. However, the plan does not identify the completion and commitment sites as part of its allocations. It should consider allocating these sites to ensure the plan satisfies 14 (b) of the NPPF when made.

TG4 – Land at Titley Farm

- Allocation for approximately 6 units
- The way the site has been divided for housing and 'green space' seems quite arbitrary. The new housing would appear isolated with undeveloped land on all side and out of keeping with the surrounding pattern of development.
- The desire to create a 'frontage' with dwellings orientated to address the village street scene is good but will likely be difficult to achieve on account of the size and shape of the area allocated for housing.
- The policy defines that only 0.175ha of the site will be assigned for housing. This leads to a density equivalent to of ~35 units per hectare. This is much higher than the rest of the village and particularly at odds with the site's immediate setting; which is low density and has very open feel.
- Overall it is considered it would be difficult to achieve an acceptable form of development within the parameters set by the policy.

TG5 – Titley Settlement Boundary

- Boundary is quite tightly drawn. Would question whether a windfall allowance of 16 is achievable given limited opportunities for infilling.
- Also unclear why there is a very narrow separation between the boundaries to the north-east and south-west parts of the village.

TG6 – Land opposite Old Court

- This is an aspirational policy which may prove difficult to deliver. To place a policy requirement on a scheme for 5 units to provide a large area of community open space and village car park is quite onerous. Also setting the threshold that only 25% of the site can be used for dwellings, gardens, garages, parking and access arrangements is very prescriptive and it will likely be difficult to produce a scheme that meets other design requirements whilst keeping to these parameters.
- The requirement to position dwellings to the rear of the site would be at odds with the linear pattern of wayside development that defines the rest of the village

TG7 – Staunton settlement boundary

- As with Titley, the boundary is quite tightly drawn. Would question whether a windfall allowance of 16 is achievable given limited opportunities for infilling.
- Also unclear why the boundary fragments the small area to the west of the village near Jacob's Oak into a separate boundary.

Neighbourhood Planning Team

From: Turner, Andrew
Sent: 07 June 2019 11:27
To: Neighbourhood Planning Team
Subject: RE: Titley Group Regulation 16 submission neighbourhood development plan consultation

RE: Titley Group Regulation 16 submission neighbourhood development plan consultation

Dear Neighbourhood Planning Team, apologies for the delay in responding to you.

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

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

Having reviewed records readily available, I would advise the following regarding the four proposed housing site allocations (policies TG4, TG6 and TG7) as indicated in brown on 'Plan 4: Titley site allocations and settlement boundary' & 'Plan 5: Staunton-on-Arrow site allocations and settlement boundary'

Policy TG4: Land at Titley Farm

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

Policy TG6: Land opposite Old Court Cottage/Newton, Staunton-on-Arrow

- The NDP indicates that the site is currently being used as an orchard.
By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this

Policy TG7:

1. Land west of Jacobs Oak

- A review of Ordnance survey historical plans indicate that the proposed development is adjacent to a former saw mill (south of the site)
It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.

2. land east of the Old Vicarage.

- A review of Ordnance survey historical plans indicate there have been no previous historic potentially contaminative uses at the proposed development site.

General comments:

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

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

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

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

Kind regards

Andrew

Herefordshire.gov.uk

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

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From: Neighbourhood Planning Team

Sent: 21 May 2019 10:03

Subject: Titley Group Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Titley 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/3109/titley_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 21 May 2019 to 2 July 2019.

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.



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

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

02 July 2019

Dear Neighbourhood Planning and Strategic Planning teams

(2) Titley Group Neighbourhood Development Plan - Submission

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Neighbourhood Planning Team

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 18 June 2019 10:17
To: Neighbourhood Planning Team
Subject: RE: Titley Group Regulation 16 submission neighbourhood development plan consultation

Dear Sir/Madam,

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

As you will be aware, we provided a consultation response as part of the Regulation 14 consultation and as such have no further comment to make at this time.

Should you require any further info 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: 21 May 2019 10:03
Subject: Titley Group Regulation 16 submission neighbourhood development plan consultation

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

Dear Consultee,

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

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

The consultation runs from 21 May 2019 to 2 July 2019.

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.

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR4 0LE

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

Your ref:

Date: 01 July 2019

F.A.O: Mr. James Latham

Dear Sir

TITLEY GROUP REGULATION 14 NEIGHBOURHOOD PLAN

I refer to your email of the 21 May 2019 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 would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

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

Cont/d..

Mr. Graeme Irwin
Senior Planning Advisor
Direct dial: 02030 251624
Direct e-mail: graeme.irwin@environment-agency.gov.uk



Historic England

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00067926

28 June 2019

Dear Mr Latham

TITLEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the above Neighbourhood Plan. We are pleased to note that our comments at the Regulation 14 stage have been acted upon. Historic England is generally supportive of both the content of the document and the vision and objectives set out in it.

We commend the fact that the Plan has an extremely sound evidence base that includes reference to the Herefordshire Council Historic Environment Record and County Landscape Character Assessment.

The emphasis on the conservation of local distinctiveness and variations in local character through good design including through adherence to clear Design Principles evidenced through the Design and Access Policy (TG15) and the protection of historic farmsteads, landscape character and locally significant views is to be applauded.

In conclusion, 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.

I hope you find these comments 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 6888
HistoricEngland.org.uk



Neighbourhood Planning Team

From: Knight, Matthew
Sent: 05 June 2019 15:15
To: Neighbourhood Planning Team
Subject: RE: Titley Group Regulation 16 submission neighbourhood development plan consultation

Thank you for consulting the Historic Environment Team.

We would not have any comments on this NDP.

Regards

Matthew

From: Neighbourhood Planning Team
Sent: 21 May 2019 10:03
Subject: Titley Group Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Titley 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/3109/titley_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 21 May 2019 to 2 July 2019.

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

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

Tel: 01432 383617

Email: jlatham@herefordshire.gov.uk

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

27 June 2019

Dear Sir / Madam

Titley 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 Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

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 National Grid's 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.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



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

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the 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.

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
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]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



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



APPLICATION DETAILS

282324 /

Titley Parish

Susannah Burrage, Environmental Health Officer

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

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

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

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

Please can you respond by ..

Comments

Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development or any new commercial or industrial development. Please note that we have no observations with regard to this Neighbourhood Plan

Signed: Susannah Burrage

Date: 30 May 2019

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Titley- Regulation 16 submission version

Date: 28/05/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
TG1- Sustainable Development	SS1	Y	
TG2- Housing Needs and Requirements	SS2; RA2; RA3; RA4; RA5	Y	
TG3- Rural Exception Housing	SS2; H1; H2	Y	
TG4- Land at Titley Farm	SS1; SS2	Y	
TG5- Titley Settlement Boundary	SS2; RA2	N	The exclusion of the Balance Barns planning permission site from the settlement does not make sense. Outline planning permission has already been granted (P160851/O), determined in accordance with the existing adopted Core Strategy. It is recommended that this site is therefore included within the boundary.
TG6- Land opposite Old Court Cottage/Newton, Staunton-on-Arrow	SS2; RA2	Y	
TG7- Small sites at Staunton-on-Arrow	N/A	Y	
TG8- Staunton-on-Arrow settlement	SS2; RA2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
boundary			
TG9- Economic Development in Titley Group	SS5; RA5; RA6; E1; E3; E4	Y	
TG10- Infrastructure	SS1; SS5; E3	Y	<p>The policy appears to be covering 2 quite different types of infrastructure provision in broadband and sustainable transport.</p> <p>Logically, it is considered that these are perhaps better contained within their own separate policies.</p>
TG11- Renewable Energy	SS7; SD2	Y	
TG12- Community Facilities	SS1; SC1	Y	
TG13- Natural Environment	SS6; LD1; LD2; LD3; SD3; SD4	Y	<p>Important views and features of interest are quite a subjective matter, particularly for the purposes of determining planning applications. It would give the policy greater clarity if these were defined and/or listed, either in the policy or supporting text.</p>
TG14- Historic Environment	SS6; LD4	Y	
TG15- Design and Access	SS1; SS4; SS6; SS7; MT1; SD1; SD2;	Y	



Samantha Banks
Neighbourhood Planning Team Leader
Planning Services
Herefordshire Council
Plough Lane
PO Box 230
HR1 2ZB

24 June 2019

By Email only

Dear Mrs Banks,

Titley Group Regulation 16 Draft Neighbourhood Development Plan
Consultation response on behalf of Mrs Angela Vaughan

Please accept this letter as a response to the Regulation 16 public consultation associated with the Titley Group Draft Neighbourhood Development Plan (NDP). 'Tompkins Thomas Planning' acts for the landowner for the site known as Land at Balance Farm which has outline planning permission (ref. 160581/O) for the erection of five dwellings.

We write with regards a discreet but very important discrepancy; the plan acknowledges that the site is a commitment for five dwellings, however, the site is not an allocation and is not included within the settlement boundary for Titley. This is contrary to Herefordshire Council's series of Guidance Notes for neighbourhood planning.

Paragraph 5.9 of the draft NDP describes the site and explains its exclusion from the settlement boundary as follows.

Land with outline planning permission for five dwellings at Balance Farm, Eywood Lane is excluded from the settlement boundary. Development of this greenfield site would not respect the overall linear character of the settlement pattern based around the B4355 and would be contrary to the Neighbourhood Development Plan. There are also concerns about the ability of the local highway network to absorb the traffic impacts of development without adversely affecting the safe and efficient flow of traffic, particularly with regards to the substandard

visibility available at the junction of Eywood Lane and the B4355 and the intensification of its use which the development would give rise to.

Firstly, the description of the site is misleading. The site is not a Greenfield Site. 'Neighbourhood Planning Guidance Note 18: Glossary of planning terms' defines a Greenfield Site as, "*Land where there has been no previous development, often in agricultural use*", a definition which is uncontroversial and in accord with the dictionary definition. Whilst the site presently has an agricultural use, it is developed insofar as it accommodates significant amounts of hardstanding and a large, modern agricultural building. To clarify, the applicant doesn't contend that the site is Brownfield Land given its agricultural use, but it is certainly not Greenfield Land; it is not a binary situation.

The description at paragraph 5.9 goes on to allege that the site's development wouldn't accord with the prevailing settlement pattern and expresses concern for its impact on the safety of the highway. However, these matters are already decided. In granting Outline Planning Permission, the Council confirmed that the development of the site would be acceptable including its settlement pattern and impact on highway safety.

The site has a location which is clearly 'within or adjacent' to the main built up part of Titley and benefits from Outline Planning Permission for five dwellings. Furthermore, the NDP acknowledges the outline permission as a commitment in its assessment of housing requirement. However, the settlement boundary has been drawn to exclude the site.

Firstly, this is directly discordant with the Council's 'Neighbourhood Planning Guidance Note 20: Guide to settlement boundaries' which advises that settlement boundaries should, "*include sites that have received planning permission within the settlement boundary.*"

NPGN 20 also advises that the lead advantage of having a settlement boundary is that it provides certainty as, "*with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'.*" Contrarily, the NDP, as drafted, provides large amounts of uncertainty. The site is excluded from the settlement boundary inferring that it has an 'open countryside' location, yet it has a planning permission for five dwellings which, when built out, will palpably form a part of the settlement. It is misleading to suggest that the site is open countryside in the knowledge that its development is impending.

A further point is that the NDP is contradictory inasmuch as its housing figures rely on the 'commitment' of five dwellings at the site yet provides no support for its development.

In summary, the site at Balance Farm benefits from outline planning permission whereby five dwellings will be delivered on the site. Being within or adjacent to the main built up part of Titley, the settlement boundary must be amended to include the site to provide certainty and consistency to the plan in accordance with Herefordshire Council's Neighbourhood Planning Guidance Notes. The description of the site should also be amended accurately reflect its existing condition and that it is a commitment for five dwellings. The NDP must accept that the site benefits from outline planning permission, despite any misgivings for the site's suitability.

We hope this is of assistance.

Yours sincerely,

Tompkins Thomas Planning

Date: 11 July 2019
Our ref: 284217
Your ref: Titley Neighbourhood Plan



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

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

T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

Dear Mr Latham

Titley Group Neighbourhood Development Plan - Regulation 16 submission

Thank you for your consultation on the above dated 21 May 2019.

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