

Latham, James

From: Turner, Andrew
Sent: 12 August 2020 14:21
To: Neighbourhood Planning Team
Subject: RE: Dinedor Regulation 16 submission neighbourhood development plan consultation

RE: Dinedor 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 specific proposed development 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)

Latham, James

From: Wager, Alastair
Sent: 05 October 2020 13:09
To: Neighbourhood Planning Team
Subject: Dinedor Reg 16 consultation

Dear,

Regarding the Dinedor Regulation 16 consultation, I would make the following comments in relation to the draft plan, which you may wish to take into account as the plan progresses. Policy A which relates to new dwellings in the village of Dinedor seeks to limit the location and scale of development in the village, setting out that:

“Small scale proposals (up to 2 dwellings) for new market and affordable housing will be supported within the village settlement of Dinedor, (see Figure 6a, Policies Map) providing that it is proportionate to the existing number and form of housing in the immediate area of the village. Such proposals will be assessed against the following criteria, they:

- a. relate well to the existing built-up area of the village;*
- b. meet, or exceed, the highest possible sustainable design and construction standards prevailing at the time;*
- c. do not have an adverse impact on residential amenity of existing and future occupiers, heritage assets and local infrastructure;*
- d. do not erode the existing character and setting of the village area; and*
- e. they demonstrate that existing previously developed land (brownfield sites) have been considered before greenfield sites*

Proposals for development that do not adjoin existing housing in Dinedor village and would lead to free-standing, individual, or small groups of dwellings will not be supported.”

From my reading of the policy; within the settlement boundary the policy supports development of up-to two dwellings, but it does not necessarily preclude development proposals of larger developments within the settlement boundary (though this would seem an arbitrary limit in any case that wouldn't be consistent with the framework or the core strategy) with the policy being silent in this regard so one would fall back on the Core Strategy policy RA2 when considering housing matters; with the criteria set out in the policy appearing to only relate to small scale schemes (of up to 2 dwellings). The policy then goes on to address proposals outside of the village but does not explicitly define these sites as those falling outside the settlement boundary (leaving a little ambiguity) given the portions of the village that are excluded from the settlement boundary but remain contiguous with the main built form of the village. Plus for sites are outside of the village, the policy has a 'closed list' of cases when developments would not be supported (due to the use of *and* in the penultimate line of the drafted policy), so any proposal would need to meet both aspects of the restrictive aspect of the policy before it would be truly contrary to the policy.

In any case, I note that the draft plan fails to include an policies or allocations for delivering its housing needs, as set out at paragraph 14 of the framework and so if the plan were made it is unlikely that the harm of departing from a newly made NDP as outlined above, would significantly and demonstrably outweigh the benefits of a housing scheme, as the policies which are most important for determining an application would be out-of-date and the tilted balance is engaged in the county due to the five year housing land supply position. Perhaps the plan makers, may which to include allocations and policies to overcome this deficiency?

Regards,

Alastair Wager
Senior Planning Officer

Economy & Place Directorate
Plough Lane



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]

05 October 2020

Dear Neighbourhood Planning and Strategic Planning Teams

Dinedor Parish Neighbourhood Plan - Regulation 16 (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

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 17 August 2020 09:07
To: Neighbourhood Planning Team
Subject: {Disarmed} RE: Dinedor Regulation 16 submission neighbourhood development plan consultation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Thank you for consulting Welsh Water on the below.

We were previously consulted on the Reg 14 Plan and as such have nothing further to add.

Kind regards,



Ryan Norman

Lead Forward Plans Officer | Developer Services |
Dŵr Cymru Welsh Water

T: 0800 917 2652 | E: 40719 | M: 07557812548

A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com

E: developer.services@dwrcymru.com

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 10 August 2020 10:20
Subject: Dinedor Regulation 16 submission neighbourhood development plan consultation

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

Dear Consultee,

Dinedor 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: **[MailScanner has detected a possible fraud attempt from "eur03.safelinks.protection.outlook.com" claiming to be https://www.herefordshire.gov.uk/directory_record/3051/dinedor_neighbourhood_development_plan](https://www.herefordshire.gov.uk/directory_record/3051/dinedor_neighbourhood_development_plan)**

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

The consultation runs from 10 August 2020 to 5 October 2020.

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: HER Enquiries
Sent: 13 August 2020 11:04
To: Neighbourhood Planning Team
Subject: RE: Dinedor Regulation 16 submission neighbourhood development plan consultation

Dear Neighbourhood Planning Team

We've had a look at this from the Archaeology and Historic Environment Record section, and whilst there is a provision for heritage, which is important. We do think it somewhat lacks the detail and fails to really grasp the local distinctiveness which we would expect to see from a better robust evidence base. There is not really an acknowledgement of some the historical interest in the area, this includes no mention of the munitions area (it being largely within the EZ notwithstanding) which would warrant a message to show that the local context you expect see from these local plans was understood.

Additionally the evidence base seems to be lacking, there is not a good definition of the archaeology, both undesignated and designated, in the parish. This is exemplified by there being no maps or any utilisation of the Historic Environment Record data extensively. There is certainly the desire, as the plan does at least have specific policies and aspirations relating to local heritage and archaeology. Also, it should be noted that the village envelope is tight to the existing, and therefore may lack detail in potentially sensitive broader areas.

I hope this is useful feedback.

Kind regards
Liam Delaney

Herefordshire.gov.uk

Liam Delaney
Archaeology - Historic Environment Record Officer
01432 260130 / 07792 882251
liam.delaney@herefordshire.gov.uk

Economy & Place – Herefordshire Archaeology
Herefordshire Archive and Record Centre,
Fir Tree Lane, Rotherwas, Hereford, HR2 6LA
htt.herefordshire.gov.uk



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Historic England

Mrs E Kelso

Direct Dial: 0121 625 6887

Our ref: PL00205822

24 September 2020

Dear Mrs Kelso

DINEDOR NEIGHBOURHOOD PLAN- REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Submission Neighbourhood Plan. We are pleased to note that our suggestions at Regulation 14 stage have been taken into account and note that our other comments on the Regulation 14 Plan remain entirely relevant, that is:

“Historic England is supportive of the Vision and Objectives set out in the Plan. We particularly commend its’ emphasis on conserving rural landscapes including archaeological remains and maintaining rural character. We equally commend the stress laid upon the importance of ensuring good design that conserves local distinctiveness”.

Overall, Historic England considers that the Plan takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,

P. Boland

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

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28 August 2020

avisonyoung.co.uk

Herefordshire Council
neighbourhoodplanning@herefordshire.gov.uk
via email only

Dear Sir / Madam
**Dinedor Neighbourhood Plan Regulation 16 Consultation
August – October 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the 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 Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

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

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

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

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

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



APPLICATION DETAILS

312925 /
Dinedor Parish Reg 16
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 comments to make with regard to this proposed neighbourhood plan.

Signed: Susannah Burrage
Date: 15 September 2020

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Dinedor- Regulation 16 consultation draft

Date: 24/08/20

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
A- New Housing Development in Dinedor Village	RA2	Y/N	<p>Suggestion that the original wording in the reg 14 draft regarding the number of dwellings in “small-scale proposals” be reinstated.</p> <p>Placing a definitive cap at 2 seems overly prescriptive, and does not align with the positive approach to growth taken by the Core Strategy.</p>
B- Rural Exception Housing	H2	Y	
C- High Quality Design	SD1-SD4, LD1-LD4	Y	
D- The Management of Traffic Around Dinedor	MT1	Y	
E- To Support the Growth of Small Scale Rural Businesses	RA6	Y	
F- To Protect and Enhance the Rural Environment and Landscape	LD1-LD4	Y	<p>Criterion A may contain some typos- not clear what is meant?</p> <p>Criterion B- Presume “Protect or <i>enhance</i>” is meant here?</p>
G- Protecting Local	LD4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Heritage Assets			
H- Protecting Local Green Spaces	N/A	Y	
I- Community Facilities	SC1	Y	
J- Local Residents' Enjoyment of the Parish	LD1, SD1	Y	

Latham, James

From: Hammond, Victoria
Sent: 28 September 2020 11:49
To: Neighbourhood Planning Team
Subject: FW: Dinedor Regulation 16 submission neighbourhood development plan consultation

Dear NDP team,

Please find below comments on Dinedors Regulation 16 NDP as requested.

Thanks,
Vicky

Jill Tookeys comments:

Policy D – The management of traffic around Dinedor.

- Development should assess the implication on the network and mitigate the implications of the development e.g. passing places.
- Sustainable transport modes should be promoted with cycle storage and improvements on any PROW facilities.
- Cycle storage should be provided for all developments

Mark Edwards comments:

4.5 There should be some recognition that at 2.5 miles from Hereford it is within active travel commuting distance from the city particularly via Dinedor Cross and Hoarwithy Road.

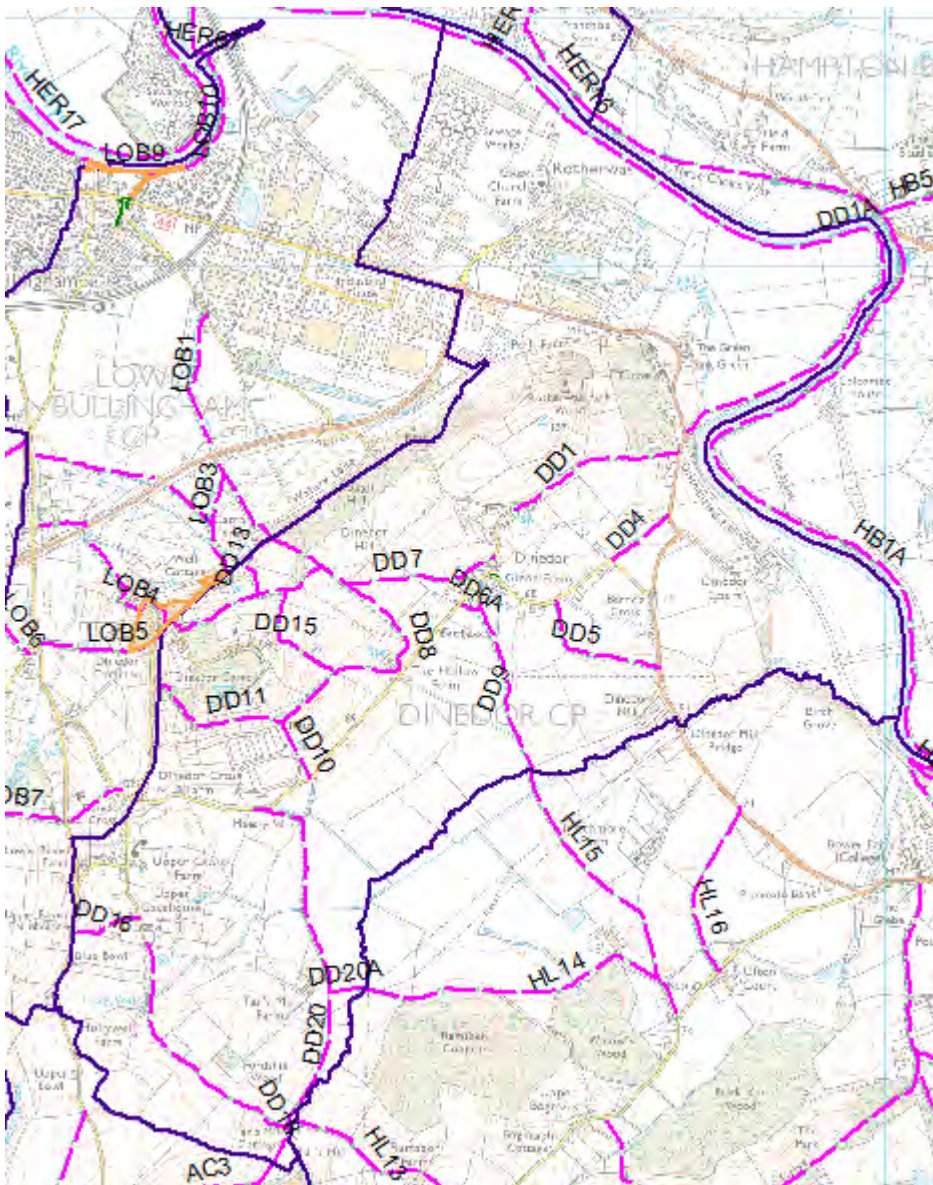
4.7 Superfast Broadband para has some dates or locations missing.

4.18 on the same issue may also need updating as it still refers to 2016.

4.20 Public footpaths map is confusing as it suggests the lines shown in blue on the map might already be public rights of way. Parish registered public footpaths are shown in pink on the map below with the prefix DD. The green lines on the map in the parish plan correspond to existing registered public rights of way.

The paths shown in blue on the map in the parish plan are not currently public rights of way at present and should be referred to either in a key or explicitly in the text as those they hope to secure permissive access over. In particular paragraph 5.6 refers to the development of the former rail line as an extension to the Greenway and will require wider permissions than just for pedestrians (eg for cyclists and equestrians). This should help confirm the parishes' aspirations to develop 5.6.

The parish boundary is shown by the blue line in the plan below shows:



5. Housing objectives do not mention encouraging developers to support active travel (eg providing infrastructure that facilitates active travel, cycle storage etc), esp for affordable housing. This will help support delivery of aspirations in 5.6.