

Neighbourhood Planning Team

From: Turner, Andrew
Sent: 12 January 2022 15:23
To: Neighbourhood Planning Team
Subject: RE: Clifford Regulation 16 submission neighbourhood development plan consultation

RE: Clifford Regulation 16 submission neighbourhood development plan consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the proposed development areas identified in the 'Clifford Regulation 16 submission neighbourhood development plan consultation':

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 Ordnance survey historical plans, I would advise the following regarding the three sites (Policy CNP10: Housing Sites in Clifford Village) indicated in brown on Map 4 -Clifford Village Policies Map, that have been allocated for housing development:

i. Land north of Wellfield Bungalow

- It is my understanding that this site has already been granted planning permission

ii. Land south of White House

- A review of Ordnance survey historical plans indicate the proposed site appears to have had no previous historic potentially contaminative uses.

iii. Land north of Lower Court Farm

- The NDP report states that this site includes a range of agricultural buildings.

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

I would recommend that any proposed sites in future NDPs are labelled on maps with clear IDs to help with referencing and identification.

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,
Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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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 Team
Herefordshire Council

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

03 January 2022

Dear Neighbourhood Planning Team

Clifford 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



The countryside charity
Herefordshire

admin@cpreherefordshire.org.uk

Patron
Her Majesty The Queen
President
Emma Bridgewater CBE
Chief Executive
Crispin Truman OBE

Dear Sir/Madam

20th December 2021

Clifford Draft Neighbourhood Development Plan Regulation 16 Consultation

I have been asked to comment on Clifford Parish's draft Neighbourhood Development Plan on behalf of Herefordshire Campaign to Protect Rural England.

First can I congratulate all those involved in producing the Plan which is clearly the result of many hours work and demonstrates both great knowledge of, and commitment to your parish.

We do not have your detailed knowledge of the area, nor do we feel it would be right to question local choices about the content of the Plan or indeed, detailed policy wordings. Any suggestions therefore reflect CPRE's national concern for the rural landscape as a whole.

We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:

- Identify and stipulate ways of protecting unique characteristics of the area eg 'dark skies', tranquillity, distinctive landscapes and settlement patterns
- Protect the broad sweep of landscapes
- Ensure that any development does not adversely the environment in terms of noise, air, water or light pollution
- Encourage design which enhances local landscape and settlement character
- Protect important views and
- Address inappropriate locations for development including: - housing, - industrial scale energy generation and - economic activity (eg intensive livestock farming units and large scale polytunnels).

Your draft plan is detailed and comprehensive and you have considered all the relevant factors backing them up with clear policies.

Yours faithfully,

Dr Richard Williams
On Behalf of Herefordshire CPRE

Neighbourhood Planning Team

From: Ryan Norman <Ryan.Norman@dwrcymru.com>
Sent: 19 January 2022 08:42
To: Neighbourhood Planning Team
Subject: {Disarmed} RE: Clifford Regulation 16 submission neighbourhood development plan consultation

This message originated from outside of Herefordshire Council or Hoople. Please 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 consulted on the Regulation 14 stage of the NDP in 2020, and as such have no further comments to make at this time. For clarity, there is no public sewerage within the NDP area.

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

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Clifford NDP Regulation 16 submission draft

Date: 19/01/22

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
CNP1- Promoting Sustainable Development	SS1; SS2; SS4; SS5; SS6; RA2; RA6; MT1; E3; LD1	Y	
CNP2- Development Strategy	RA2; RA3; RA4; RA5; H3	Y	
CNP3- Conserving and Enhancing the Landscape of the Parish	SS6; LD1	Y	
CNP4- Protecting the Scenic Beauty of the Parish	SS6; LD1	Y	Carry on comment from Reg 14- Have the views identified in this policy been evidenced eg through resident survey responses?
CNP5- Conserving and Enhancing the Natural Environment of the Parish	SS6; LD2; LD3	Y	
CNP6- Protecting and Enhancing the Heritage Assets of the Parish	SS6; LD4	Y	
CNP7- Protection of Local Green Space	N/A	Y	
CNP8- Housing Development in Priory Wood	RA2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
CNP9- Housing Development in Clifford Village	RA2	Y	
CNP10- Housing Sites in Clifford Village	RA2	Y	
CNP11- Community-led Housing	H2	Y	
CNP12- Design of Housing Development Within Settlement Boundaries	SS6; H3; MT1; LD1; SD1; SD2	Y	
CNP13- Supporting Local Business	SS5; RA6	Y	
CNP14- Farm Diversification	SS5; RA5; RA6	Y	
CNP15- Tourism Development	SS5; RA5; RA6; E4	Y	
CNP16- Working from Home	E3	Y	<p>Carry on comment from Reg 14- Not a conformity issue however the policy criteria does little to supplement its equivalent in the Core Strategy, or frame it into a more localised context.</p> <p>If there is not an identified requirement for it, or it is not possible to do this, it can be argued that the issue is already sufficiently covered by the Core Strategy.</p>
CNP17- Polytunnel Proposals	N/A	Y	
CNP18- Intensive Livestock Units	N/A	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
CNP19- Sustainable Design	SS6; SD1	Y	See comment on CNP16
CNP20- Renewable Energy and Climate Change Impact	SS7; SD2	Y	
CNP21- Community Facilities	SC1	Y	
CNP22- Highways and Transport	MT1	Y	
CNP23- Addressing Flood Risk and Drainage	SD3	Y	
CNP24- Protecting the Environment and Amenity	SD1	Y	

Other comments/conformity issues:

Herefordshire Council
Neighbourhood Planning Team
Plough Lane
Hereford
HR4 0LE

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

Your ref:

Date: 03 February 2022

F.A.O: James Latham

Dear James

CLIFFORD REG 16 NEIGHBOURHOOD DEVELOPMENT PLAN

I refer to your email of the 14 December 2021 in relation to the Regulation 16 Clifford Neighbourhood Development Plan (NDP). We have also reviewed the associated Environmental Report and Appropriate Assessment (AA).

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 NDP 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. Herefordshire Council are shortly to begin the Local Plan review process including updates to the evidence base.

Flood Risk: We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk 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 internal drainage team as the Lead Local Flood Authority (LLFA).

River Wye SAC Catchment: It is noted that Clifford falls within the Upper Wye catchment area and, although this area is not failing its water quality objectives at present, an AA has been undertaken in light of recent comments from Natural England (NE). As confirmed within the AA document the most significant issue within the River Wye SAC Catchment (included the River Lugg) relates to water quality and the potential impact of policies and site allocations within the NDP's.

NE are the primary statutory consultation body for AA's and, ultimately, they would need to be satisfied that there is reasonable certainty to take forward the Policies and site allocation in the NDP in discussion with Herefordshire Council. We have previously provided comment on similar NDPs' with a view to ensuring a robust submission and that development can be achieved without impact on the integrity of the SAC, primarily within the Lugg Catchment. In this instance, as stated above, Clifford falls

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

Cont/d..

in the Upper Wye Catchment and in an area that is not currently failing its water quality objectives. Therefore we would raise no concerns at this time.

Yours faithfully

Mr. Graeme Irwin

Planning Specialist

Direct dial 02030 251624

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



Historic England

Ms Emma Noble

Direct Dial: 0121 625 6887

Our ref: PL00722242

31 January 2022

Dear Ms Noble

CLIFFORD NEIGHBOURHOOD PLAN- REGULATION 16 CONSULTATION.

Thank you for the invitation to comment on the Submission Neighbourhood Plan.

Historic England has no adverse comments to make upon the plan which we feel overall takes a proportionate approach to the main historic environment issues pertaining to Clifford.

We are pleased to note that the Plan evidence base is generally well informed by reference to the Herefordshire Historic Environment Record including the Herefordshire Landscape Character Assessment and we are generally supportive of both the content of the document and the vision and objectives set out in it.

We commend the emphasis given to the maintenance of local distinctiveness and the conservation of landscape character and the recognition of the importance of Historic Farmsteads being sustainably and sensitively converted and of building upon the findings of the Landscape Character Assessment to deliver green infrastructure enhancements.

The commitment to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, strategic views and green spaces is equally commendable.

The recognition afforded to archaeological remains and both nationally and locally designated heritage assets is also welcomed. However, in the latter context we do have concerns over the housing allocation of land north of Lower Court Farm and the potential impact of development upon adjacent and nearby designated heritage assets. As the Plan itself acknowledges the very stringent application of all relevant Neighbourhood Plan Policies here will clearly be required if an acceptable form of development is to be achieved. We look forward to commenting in more detail on this



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk





Historic England

matter should planning proposals come forward.

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

Yours sincerely,

P. Boland.

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

cc:



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
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.

Neighbourhood Planning Team

From: donotreply@herefordshire.gov.uk
Sent: 11 January 2022 14:35
To: Neighbourhood Planning Team
Subject: Online form submitted: Comment on a proposed neighbourhood area

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Comment on a proposed neighbourhood area

We have received the following form online. Reference: 798506

Question	Response
Address	REDACTED
Postcode	REDACTED
First name	Kim
Last name	Lloyd
Which plan are you commenting on?	Neighbourhood planning proposals
Comment type	Objection
Your comments	<p>There was until quite recently a yellow notice at the bottom of my garden next to the post box in clifford relating to Clifford neighbourhood proposal plan which I saw but did not take down the details except I notice that comments could be made up to 8th Feb 2022. When I next looked at where it was near the post box it had strangely disappeared. Please note that I object most strongly to any proposal to a large number of properties to be build on the north side of lower court in Clifford as the previous owners sold Lower Court House but kept the land for the purpose of utilizing the land for profit and building on. REDACTED and the stress of all these properties being constructed on what was farmland for many many years and the reason I moved to REDACTED was to escape the overdevelopment of other small villages that I have seen in neighbouring villages. We thankfully have no amenities in the village which means it has kept it's feeling of peace and serenity about it. If these buildings are built I will have a number of properties in close proximity to the other side of the public right of way REDACTED. All these houses proposed along with their cars which will completely ruin the feeling of peace and quite and a village that has space to breath in it. I would greatly appreciate a reply to my huge concern about the notice going missing (perhaps removed by interested parties) and would appreciate some advice from you as soon as possible. I would also like to make it known that there is a sawmill in operation close by and that many houses have severe problem with there septic tanks due to water logged land. Kim Lloyd REDACTED</p>

Our Ref: MV/ 15B901605



10 February 2022

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

Dear Sir / Madam
**Clifford Neighbourhood Plan Regulation 16 Consultation
December 2021 – February 2022
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 no assets are currently affected by proposed allocations 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

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 visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Our Ref: MV/ 15B901605



04 February 2022

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

Dear Sir / Madam

**Clifford Neighbourhood Plan Regulation 16 Consultation
December – February 2022
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Further Advice

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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

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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.

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For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Date: 07 February 2022
Our ref: 378054
Your ref: Clifford Neighbourhood Plan



Mr J Latham
Herefordshire Council

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

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Mr Latham

Clifford Neighbourhood Plan – Regulation 16

Thank you for your consultation on the above dated 14 December 2021.

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 the Clifford Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle
Consultations Team

Neighbourhood Planning Team

From: HALL, Jo (NHS HEREFORDSHIRE AND WORCESTERSHIRE CCG) <jo.hall@nhs.net>
Sent: 08 February 2022 21:02
To: Neighbourhood Planning Team
Subject: Regulation 16 Consultation on the Clifford Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you for notifying Herefordshire & Worcestershire Clinical Commissioning Group (CCG) of the Regulation 16 Consultation on the Clifford Neighbourhood Development Plan.

Herefordshire & Worcestershire CCG has no direct comment on the plan, but is pleased to note that the plan supports the provision of infrastructure to support broadband and telecommunications to improve accessibility to services, which is of benefit to the provision of healthcare into rural communities.

Jo Hall
Primary Care Commissioning Manager
NHS Herefordshire and Worcestershire
Clinical Commissioning Group
Email: jo.hall@nhs.net, team: hw.primarycare@nhs.net
Mobile: 07843 505097

Normal working days: Tuesday, Wednesday, Thursday

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



APPLICATION DETAILS

346981 /
Clifford 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.(Clifford Reg 16)

Signed: Susannah Burrage
Date: 22 December 2021

Neighbourhood Planning Team

From: Withers, Simon
Sent: 31 January 2022 14:35
To: Neighbourhood Planning Team
Subject: Clifford Regulation 16 draft Neighbourhood Development Plan

[DM Comments \(provided by Simon Withers\)](#)

It is very helpful to planning officers (and no doubt others referring to the document) to have the page numbers for the individual policies as this makes for far more efficient use

Policy CNP4 a plan identifying the viewpoints would in my view provide greater clarity and avoid potential ambiguity

Conclusion

My overall thoughts are that this is a very well laid out document that demonstrates a detailed understanding of the pressures and constraints. I have raised a few procedural points which I hope will be of assistance but otherwise don't have any particular concerns.

Kind regards

Herefordshire.gov.uk

Simon Withers

Development Manager | Development Management
Economy and Environment
Personal Contact Details:

@ Simon.Withers@herefordshire.gov.uk

Tel 01432 260612

Mail Development Management, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford, HR4 0LE



Neighbourhood Planning Team

From: Hammond, Victoria
Sent: 08 February 2022 14:20
To: Neighbourhood Planning Team
Subject: FW: Clifford Regulation 16 submission neighbourhood development plan consultation

Dear NDP team,

Please find below comments from the transportation team on the Clifford Reg 16 NDP.

Thanks

Vicky

Comments and amends in red, blue text is quoted as it is to referred to in the red comments. There seems a general disconnect between the role of the housing developer and active travel - the policies could usefully complement each other to ensure the developer is aware of the requirements to support the non-housing policies too. This is all the more surprising given this is a Regulation 16 plan.

Just to note that this parish is at the northern end of the Golden Valley action group's scheme to provide a walking and cycling link between Pontrilas and Hay. There doesn't seem to be any reference to this proposal here. This parish will also host the western end of a similar route between Hereford and Hay. Both of these routes would appear to be compatible with the parish's Roads and Traffic Vision on P11 and their Tourism development ambitions on p38 (para 7.5).

Vision

P11 Roads and Traffic

- The effects of traffic should be reduced on the community so that residents are safe using local roads, including by bicycle where possible; traffic can move freely but at a safe speed; local roads are enhanced where they need to cope with new development; and HGV movements are minimised on the Parish's roads.

P13 Policy CNP1: Promoting Sustainable Development

d) Development should not result in danger from vehicles or traffic that cannot be accommodated upon the local highway network, both in terms of highway capacity and effect upon local amenity. Measures to reduce danger and the effect of traffic upon communities should be pursued.

P35 Policy CNP12: Design of Housing Development within Settlement Boundaries

No mention of active travel provision in housing development, generally (cycle parking, links etc) despite Roads & Traffic vision statement on p11 and para 7.5 (Tourism development) on p38 wanting to improve safety for cyclists, and CNP15 (Tourism Development) para a) on p39. This would also support CNP22 paras c), d) and g) on p50. Housing development could be contributing to developing these schemes.

P36 Policy CNP13: Supporting Local Business

d) Ensure traffic generated can be accommodated safely upon and within the capacity of the local road network, ensuring the safety of cyclists and pedestrians.

h) Ensure sufficient on-site car and cycle parking is available to meet the needs of staff, service vehicles and visitors.

P39 Policy CNP15: Tourism Development

a) Support initiatives to improve and expand public rights of way, bridleways and the cycle way network. (see above).

All tourism proposals should:

v. Provide provision for access by active travel (secure cycle parking, links etc to support para a) to support CNP22 paras c), d) & g) on p50

P47 **Policy CNP21:** Community Facilities

Shouldn't community facilities be accessible by active travel and include secure cycle parking facilities to encourage active travel?

P50 **Policy CNP22:** Highways and Transport

c) Providing segregated safe cycling routes, where possible.

d) Protecting the safety of pedestrians and cyclists, especially where there are no public footpaths.

g) Making adequate provision for off-street parking within residential development, including parking for visitors in-line with highway design guidance and cycle parking provisions.