

## Neighbourhood Planning Team

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**From:** Turner, Andrew  
**Sent:** 07 December 2022 11:35  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Aston Ingham Regulation 16 submission neighbourhood development plan consultation

### RE: Aston Ingham 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 area identified in the '*Regulation 16 Neighbourhood Development Plan (NDP)*':

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 '*Policy AST5: Land at Ellsmere, Aston Ingham*' indicated in grey on plan 5 that has been allocated for housing development:

#### Policy AST5: Land at Ellsmere, Aston Ingham

- The site has historically been used as orchards. 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.

#### 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

Andrew Turner  
Technical Officer (Air, Land & Water Protection)  
Economy & Environment Directorate  
Direct Tel: 01432 260159  
Email: [aturner@herefordshire.gov.uk](mailto: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](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

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

**[By Email: [neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk) ]**

29 November 2022

Dear Neighbourhood Planning and Strategic Planning teams

**Aston Ingham Regulation 16 submission neighbourhood**

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

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**From:** Bennion, Matthew <Matthew.Bennion@environment-agency.gov.uk>  
**Sent:** 13 December 2022 08:55  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Aston Ingham Regulation 16 submission neighbourhood development plan consultation  
**Attachments:** 2022\_09\_Aston Ingham\_Reg 14 response.pdf; 2022\_19\_Aston Ingham\_Reg 16 \_Response.pdf

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 James,

Thank you for your consultation of the above neighbourhood plan, received by us on 3<sup>rd</sup> November 2022. Please find our response (and previous reg 14 response) attached.

Kind regards

Matt

Matt Bennion  
Senior Planning Officer  
Sustainable Places  
Environment Agency West Midlands Area

direct telephone: 07810 774218

Team email: [westmidsplanning@environment-agency.gov.uk](mailto:westmidsplanning@environment-agency.gov.uk)



Herefordshire Council  
Forward Planning  
PO Box 4  
Hereford  
Herefordshire  
HR4 0XH

**Our ref:** SV/2022/111226/OR-  
08/PO1-L01

**Your ref:**

**Date:** 13 December 2022

**FAO: James Latham**

Dear James

### **Aston Ingham Regulation 16 Submission Neighbourhood Plan**

I refer to your email of 3<sup>rd</sup> November 2022 with regards to the Aston Ingham Regulation 16 Neighbourhood Development Plan (NDP). We have previously provided comment upon the Regulation 14 draft plan (our response dated 6<sup>th</sup> June 2022) along with the Appropriate Assessment and Environmental Report by Herefordshire Council.

We note that an updated Appropriate Assessment and Environmental Report have been submitted as part of the Reg 16 Submission.

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 (including Ledbury), was viable and achievable. However, 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 have begun the Local Plan review process including updates to the evidence base.

**Flood Risk:** We note that the previously submitted site 'Land at Ellsmere' has been taken forward to Regulation 16 stage. We previously provided commented upon the Flood Zone 2 and 3 extent of the site and note section 5 of policy AST5 that has reflected such: *"it is demonstrated through a Flood Risk Assessment that the development will be safe and will not increase flood risk elsewhere, and is otherwise in accord with policy AST11 in respect of surface water management and flood risk. The Flood Risk Assessment should confirm the extent of Flood Zones 1, 2 and 3 within the site and demonstrate that all development is to be located within Flood Zone 1"*.

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

Cont/d..

**River Wye SAC Catchment:** It is noted that Aston Ingham falls within the Lower 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 (including the River Lugg) relates to water quality and the potential impact of policies and site allocations within the NDP's.

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.

It is noted, and welcomed, that the NDP includes a specific Policy section on Water Quality in the River Wye and that the Policy AST2 (Biodiversity) now makes specific reference to impacts on the Catchment, including the need for nutrient neutrality and mitigation measures to secure such. The Phosphate Budget Calculator Tool, and associated guidance, is also referenced in the Policy.

In this instance, as stated above, Aston Ingham falls in the Lower 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. Matt Bennion**  
**Planning officer**

Direct e-mail [matthew.bennion@environment-agency.gov.uk](mailto:matthew.bennion@environment-agency.gov.uk)

The Clerk  
Aston Ingham Parish Council

**Our ref:** SV/2022/111226/OR-  
04/IS1-L01  
**Your ref:**

**Date:** 06 June 2022

### **Aston Ingham Regulation 14 Draft Neighbourhood Plan Review**

I refer to your consultation on Aston Ingham Draft Neighbourhood Plan consultation. We have reviewed the submitted document and would offer the following comments at this time. We have also reviewed the Appropriate Assessment (AA) and the Environmental Report by Herefordshire Council, they have been copied into this response.

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 there are several ordinary watercourses in the Parish Area which have associated Flood Zones 3 and 2 (the high and medium risk zones as defined by our Flood Map), these are identified in Plan 3 on page 12 of the consultation draft. Please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km<sup>2</sup>).

**Site Allocation:** We note that there is a site submitted 'Land at Ellsmere, Aston Ingham'. The western extent of the site borders onto the Ell Brook (an 'ordinary watercourse'), which has associated Flood Zones 2 and 3. There is also a tributary to the Ell Brook that runs to the north of the site, this ordinary watercourse is not modelled by the Environment Agency flood map.

As part of any detailed proposals for this site we would expect all development to be located within the Flood Zone 1 portion of the site, this may require some modelling of the tributary to confirm the Flood Zone 1 extent of the site. Should this allocation be progressed; a Flood Risk Assessment (FRA) would need to accompany any forthcoming planning application to confirm the above in accordance with National Planning Policy and Herefordshire Council's Core Strategy (Policy SD3).

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

Cont/d..

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 Herefordshire Councils drainage team as the Lead Local Flood Authority (LLFA).

**River Wye SAC Catchment:** It is noted that Aston Ingham falls within the Lower 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, Aston Ingham falls in the Lower Wye Catchment and in an area that is not currently failing its water quality objectives. Therefore, we would raise no concerns at this time.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the adopted local plan and refer to the *attached guidance document*.

Yours faithfully

**Mr. Matt Bennion**  
**Planning officer**

Direct dial 07810 774218

Direct e-mail [matthew.bennion@environment-agency.gov.uk](mailto:matthew.bennion@environment-agency.gov.uk)



## Neighbourhood Planning Team

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**From:** NIBLETT, Robert <Robert.NIBLETT@gloucestershire.gov.uk>  
**Sent:** 07 December 2022 15:05  
**To:** Neighbourhood Planning Team  
**Subject:** FW: Aston Ingham 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.

Hello James

Thank you for consulting Gloucestershire County Council on this matter. I can confirm that we have no comments to make.

Cheers

Rob Niblett  
Senior Planning Officer  
01452 425695



Historic England

Mr James Latham  
Herefordshire Council  
Neighbourhood Planning & Strategic Planning  
Plough Lane  
Hereford  
Herefordshire  
HR4 0LE

Direct Dial: 0121 625 6887

Our ref: PL00773302

8 December 2022

Dear Mr Latham

**ASTON INGHAM NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.**

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

Historic England is supportive of both the content of the document and the vision and objectives set out in it.

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

“The commitment to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, views and biodiversity is commendable. The recognition of the importance of Historic Farmsteads being sustainably and sensitively converted is also welcomed.

Overall the plan reads as a well-considered document which Historic England considers is a good example of community led planning”.

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](mailto:peter.boland@HistoricEngland.org.uk)

cc:



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



**Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment**

From Herefordshire Council Strategic Planning Team

Name of NDP: Aston Ingham Parish Council Neighbourhood Development Plan 2022 – 2031  
(Reg 16)

Date: 22/11/2022

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
AST1: Landscape	SS1, LD1, LD2	Y	N/A
AST2: Biodiversity	SS1, LD2, LD3	Y	N/A
AST3: Building Design	SD1 – SD4	Y	N/A
AST4: Aston Ingham village settlement boundary	LD1	Y	N/A
AST5: Land at Ellesmere, Aston Ingham	SS2, SS3, SD3, OS1, OS2, LD1 – LD3	Y	N/A
AST6: Housing mix	H3	Y	N/A
AST7: Householder development	N/A	Y	N/A
AST8: Community Facilities	SS1, SC1	Y	N/A
AST9: Communications Infrastructure	SS1, E3, RA6, ID1	Y	N/A
AST10: Renewable and low carbon energy	SS1, SS7, SD2	Y	N/A
AST11: Surface water and flood risk	SS1, SD3, LD3	Y	N/A
AST12: Small-scale employment	SS1, SS5, E1 – E4, RA5, RA6	Y	N/A

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
AST13: Agricultural and forestry development	RA4, RA5, RA6	Y	N/A

Our Ref: MV/ 15B901605



13 December 2022

Herefordshire Council  
[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)  
**via email only**

Dear Sir / Madam

**Aston Ingham Neighbourhood Plan - Regulation 16 Consultation  
November – December 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/](http://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](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:

[plantprotection@cadentgas.com](mailto: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](mailto:nationalgrid.uk@avisonyoung.com)

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

**Spencer Jefferies, Town Planner**

[box.landandacquisitions@nationalgrid.com](mailto: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](mailto: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](http://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](http://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](mailto:nationalgrid.uk@avisonyoung.com)

## Neighbourhood Planning Team

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**From:** HINDLE, Joanna (NHS HEREFORDSHIRE AND WORCESTERSHIRE ICB - 18C)  
<joanna.hindle3@nhs.net>  
**Sent:** 07 November 2022 10:31  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Aston Ingham 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.

Good Morning,

Thank you for notifying NHS Herefordshire & Worcestershire Integrated Care Board (ICB) of the Aston Ingham Parish Council Regulation 16 Neighbourhood Development Plan consultation.

NHS Herefordshire & Worcestershire ICB has no direct comment on the plan, but welcomes the Community Action for the Parish Council's plans for improvements to communications and broadband infrastructure, which is of benefit to the provision of healthcare into rural communities.

Kind Regards,

**Jo Hindle**

**Primary Care Contracts Officer**

NHS Herefordshire and Worcestershire

01905 896985 | 07521 059078 | [joanna.hindle3@nhs.net](mailto:joanna.hindle3@nhs.net)





## Neighbourhood Planning Team

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**From:** Mid Planning <MidPlanning@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 23 November 2022 10:17  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Aston Ingham Regulation 16 submission neighbourhood development plan consultation NRW:07380755

**Importance:** High

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 Natural Resources Wales on the above neighbourhood plan.

We have reviewed the plan and have no comments to make, but refer you to Natural England as the Appropriate Nature Conservation Body (ANCB) to consider the Plans proposal further.

Kind Regards

Bryn Pryce

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 654696

[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk) / [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

**Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.**

**Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.**

**07 November 2022**

Our ref: Aston Ingham 1

Dear Sir/Madam,

## **Aston Ingham Parish Council Neighbourhood Development Plan 2022-2031 Submission draft**

Thank you for the opportunity to comment on your consultation, we have some specific comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

### **Position Statement**

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

### **Policy AST2: Biodiversity**

Severn Trent is supportive of the policy wording to retain existing green infrastructure including trees, hedgerows and water features.

### **Policy AST3: Building Design**

We are supportive of the inclusion of water conservation within sub-point 2. We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

*New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.*

### **Policy AST5: Land at Ellesmere, Aston Ingham**

We are supportive of sub-point 5 relating to completion on Flood Risk Assessment. This site is outside of the Severn Trent region for potable water supply, however within our wastewater regions. There is currently a very small Wastewater Treatment Works (WwTW) which is adjacent to the proposed development site which currently serves a population equivalent of 31 ( about 16 properties). It is likely that should the Land at Ellesmere wish to connect to this WwTW there may be capacity concerns as an additional 5 dwellings would be a significant increase proportional to the existing population served by the works. Early engagement with Severn Trent on the timing of proposed development is therefore recommended to allow sufficient time for assessment and improvement should they be required.

### **Policy AST11: Surface Water and Flood Risk**

We are supportive of this policy, but recommend that addition of the following policy wording:

*New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.*

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

For your information we have set out some general guidelines and relevant policy wording that may be useful to you.

### **Wastewater Strategy**

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we are producing a Drainage and Wastewater Management Plan covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan will support future

investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

## Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

### Drainage Hierarchy Policy

*New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.*

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

## Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

### Sustainable Drainage Systems (SuDS) Policy

*All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.*

*All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.*

*Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.*

Supporting Text:

Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

## **Blue Green Infrastructure**

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

### **Blue and Green Infrastructure Policy**

*Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.*

Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2018) paragraph 170 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

### **Green Open Spaces Policy**

*Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.*

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

### **Water Quality and Resources**

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency’s Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

### **Protection of Water Resources Policy**

*New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.*

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 163 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as river basin management plans;”

### **Water Efficiency Policy**

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

*New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.*

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 149 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – [link](#).

We recommend that all new developments consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

## Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

## Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here -

<https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

We hope that this information has been useful to you and we look forward to hearing from you in the near future.

Yours Sincerely,

Rebecca McLean

Strategic Catchment Planner

[GrowthDevelopment@severntrent.co.uk](mailto:GrowthDevelopment@severntrent.co.uk)



## Neighbourhood Planning Team

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**From:** Ryan Norman <Ryan.Norman@dwrcymru.com>  
**Sent:** 16 December 2022 10:43  
**To:** Neighbourhood Planning Team  
**Subject:** RE: Aston Ingham 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 us on the below and apologies for the delay in responding.

We were consulted on the Reg 14 NDP and are please to see that the PC have taken on board our comments.

Kind regards,



**Ryan Norman**

Development Growth Manager | Developer Services |  
Dŵr Cymru Welsh Water

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

A: PO Box 3146, Cardiff, CF30 0EH



W: [dwrcymru.com](http://dwrcymru.com)



E: [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

This response is provided by officers of the County Council acting only in its capacity as the minerals and waste planning authority for Gloucestershire. Further notifications to the County Council in respect of its other regulatory responsibilities may still be necessary in order to establish a holistic view from Gloucestershire County Council.

<b>GCC M&amp;W Reference:</b>	PR2022/0196/1/NDP	<b>Notifiers Reference (if provided):</b>		<b>Notifying Organisation:</b>	Herefordshire Council
<b>GCC M&amp;W Responding Officer:</b>	Laura Burford	<b>Date of GCC M&amp;W Response:</b>	19/12/2022	<b>Type of Consultation:</b>	Neighbourhood Development Plan
<b>Consultation Title:</b>	Draft Aston Ingham Neighbourhood Development Plan Consultation				

**'X' in a box represents the officer-level response given at this time**

M&W officers have reviewed the consultation information and at this time **do not** consider it likely that materially significant mineral and waste impacts will emerge as a result of implementing the consultation's proposals. M&W officers have based this response on potential impacts relating to: - Gloucestershire's mineral resources; the supply of minerals from and / or into Gloucestershire; and the ability of the county's network of waste management facilities to operate at its full permitted potential | **M&W OFFICERS RAISE NO OBJECTION**

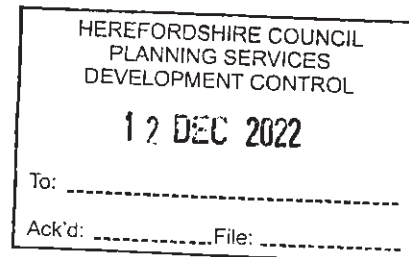
**X**

Callow Farm



7.12.2022

Neighbourhood Planning Team  
Planning Services  
PO Box4  
Hereford  
HR1 2ZB



Dear Sirs/Ms,

Re objection by myself regarding building houses on land known as Ellesmere in Aston Ingham Village. [REDACTED] I first posted my objection on 10.2.2022 to the Parish Council but was advised that it could not be considered because the proposal had moved into the regulation 14 consultation stage although I was advised that my letter had been discussed at a council meeting. Another letter dated 15.9.2022 stated that my responses could not be considered because it was received after June 15<sup>th</sup> although it went on to say that the NDP Consultant had advised that my responses should be included in the correspondence record for examination.

I cannot understand why anyone would want to dig up a precious wild flower meadow which is partly prone to flooding with no services at present when there is other building land available on Aston Bank with all services on site. Other sites are also available locally.

A copy of a recent Council decision to cut a wild flower meadow is enclosed – I wonder what mr Packham would think of the Parish Council decision. Recent correspondence between myself and Aston Ingham Parish Council is enclosed and a copy of a legal agreement to use the access to Aston Bank also.

I have included an early 1900' map of the area where you can see that almost all the local fields containing orchards and trees have disappeared. Ellesmere is about the last chance to retain an untouched field of organic grass, wild flowers and part orchard which should be an SSSI site together with Aston Meadows.

Could you please acknowledge my letter [REDACTED]

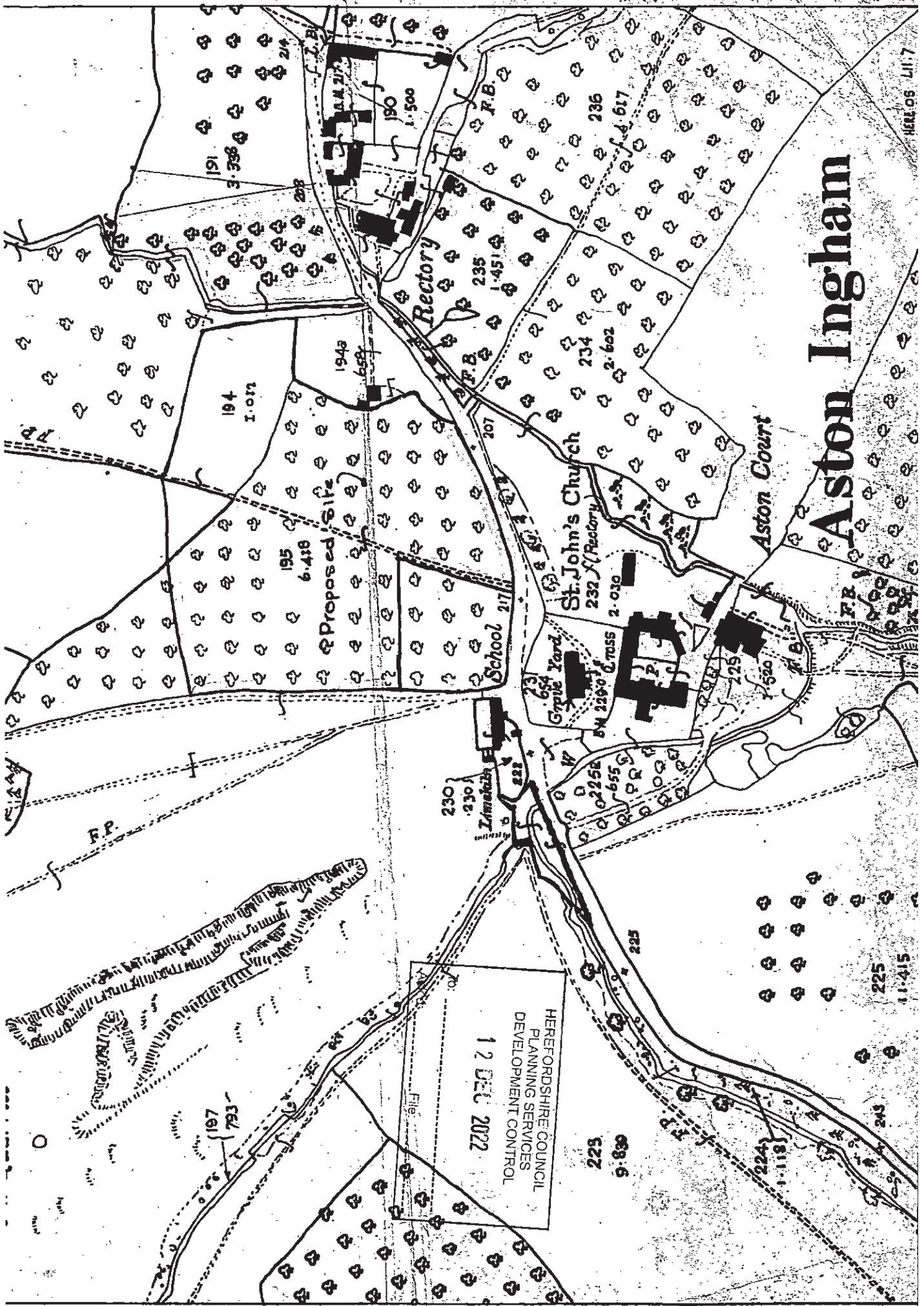
Yours sincerely,

[REDACTED]

George Malcolm David Stallard

AREA COLOURED GREEN  
BLUR EDGE - FLOOD RISK  
FLASHFLOOD - NOT CULTIVATED IN 1914-18 OR 1939-1945 WARS

MAP EARLY 1900



HERE OS LI:17

# Aston Ingham

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL  
12 DEC 2022

# ASTON INGHAM PARISH COUNCIL

The Clerk : Mrs H.C. Hobbs, [REDACTED]

[REDACTED]  
Email : - heather\_hobbs@hotmail.co.uk

astoninghampc@gmail.com  
www.astoninghampc.org

Mr Malcolm Stallard,  
[REDACTED]

15<sup>th</sup> September 2022

Dear Mr Stallard,

I wrote to say that I would contact you when the Parish Council had met and discussed your recent letters.

In May you were invited to make responses regarding the draft Neighbourhood Development Plan, which documented the choice of Ellesmere as a site for inclusion in the plan. Unfortunately, the deadline for responses was June 15<sup>th</sup>, and your subsequent letters could not therefore be considered as Regulation 14 responses. We have discussed your correspondence with the NDP consultant and he has advised us that your letters should be included in the NDP correspondence record for examination. The Parish Council will therefore not be able to enter into any further discussion on these matters.

You will be invited by Herefordshire Council to submit any further responses at the Regulation 16 part of the process.

I hope that this clarifies the situation.

Yours sincerely,  
[REDACTED]

Heather Hobbs (clerk to Aston Ingham Parish Council)

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
12 DEC 2022
To: _____
Ack'd: _____ File: _____

# Council 'gets a battering' as Packham slates mown meadow

By Maighna Nana

CHRIS PACKHAM has been accused of contributing to a Twitter "pile on" after criticising a council that mowed over wildflowers on a picnic area.

Derbyshire Dales district council said it received a "battering" online after it cut down wildflowers near Arc Leisure Centre in Matlock this month.

The council said it only mowed one section of the meadow, which was used by picnickers during the pandemic, but was met with fury by residents and environmentalists.

Officials claimed Packham, the presenter of BBC *Springwatch*, was among those who "piled in" with criticism, but the naturalist denied the assertion.

"I merely reported that you had destroyed a meadow in a time of crisis", he told officials online. "And leaving some around trees where it couldn't be cut anyway is no excuse; you should have left it all. Just break the mould and be accountable for your mistake".

The row broke out when Little Green Spaces, an environmental project, highlighted that the council had mowed the meadow into a "lifeless" state. The group said online: "This was to be a tweet praising Derbyshire Dales for letting a beautiful meadow grow on a steep slope at Matlock's leisure centre.

"Yesterday [there were] at least eight wildflower species; bumblebees; swifts overhead. Tonight, all gone: mowed into lifeless 'neat & tidy'", it said.

Mr Packham retweeted the post and described the situation as "maddening".

He asked on Twitter: "When will we learn? Who is responsible and why has this happened? There is a biodiversity crisis and we are all getting sick of excuses for this sort of vandalism".

Derbyshire county council defended the mowing of the area. It said: "We've taken a bit of a battering on social media recently over our No Mow May site near Arc Leisure, Matlock - even the naturalist Chris Packham has piled in.

"When national groups with a huge social media following decide to knock you down, you really are on a hiding to nothing, but we believe that local people will understand what we have been trying to do with this piece of land."

It added: "Although we did mow part of the site, other areas have been left for pollinators - as our photos show.

"The only reason wildflowers bloomed there this spring is because we [took] the decision to delay mowing the area to participate in the national No Mow May campaign, which allowed pollinators to thrive on the site."

HEREFORDSHIRE COUNCIL  
 PLANNING SERVICES  
 DEVELOPMENT CONTROL

17 DEC 2022

To: .....

Ack: .....

AKLEKHA PL LUNE LIBRARY/WALTON

Stallard Farms Limited




1.7.2022

Mrs C Hobbs  
Aston Ingham Parish Council



HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
17 DEC 2022
To: .....
Ack'd: ..... File: .....

Dear Mrs Hobbs,

Please find copy of a letter I posted to you on 10<sup>th</sup> February 2022 regarding planning on Ellesmere land at Aston Ingham. I understand that you now have a new Chairman of the Council but the land  I think it is a pity that the hedge has been allowed to grow so high that the orchard and wild flower meadow cannot be seen from the road now. Also, I have included a copy of an interesting article from the Daily Telegraph about Derbyshire Dales district Council mowing a wild flower meadow for a picnic – I can only imagine what might be said if Aston Ingham Parish Council agree to build houses with the necessary car parking on a wild flower meadow when many other sites are available.

Yours sincerely,

  
G.M.D. Stallard+





10.02.2022

Mrs HC Hobbs  
Aston Ingham Parish Council



HR9 7LS



Thank you for your letter last October regarding the ditch that was excavated [redacted] [redacted] I do hope that your problem with rainwater running off [redacted] has been solved and I take it that Severn Trent have now dug the ditch deeper by the side of the Sewage treatment plant to complete the job. More rainwater will be able to run now from the buildings and land above which will ease the problem at the bottom of the farm drive if the council clean the drains.

I have had some time to think about the Parish Council decision to recommend Ellsmere as the preferred site to build 5 houses. In my opinion it is totally wrong as the field has been in a countryside stewardship scheme for twenty or more years as a wild flower meadow and orchard and has been virtually untouched for over 100 years and possibly more. The gateway has been widened and splayed in the last few years for building purposes. Such a field is very precious and to dig it up is as bad as digging up the rainforest in Brazil- less than 1% of this country is a wild flower meadow. Would the council consider knocking the village hall down and building a new one- I don't think so. I understand from Herefordshire County planning department that the Council will need an inspection from Natural England of the site because of the proximity to Aston Ingham Meadows(SSSI site). Could you please let me know if this has been done and what was reported. If the roadside hedge on Ellesmere was lowered so that the public could see the daffodils and wild flowers and a few more fruit trees replaced how nice would that be- much better than houses.

[redacted] 28 people from the parish voted for Ellsmere site 5 which is about the amount of people living on Aston Bank or very nearby cited as 71% of those that voted but only 7% of the 398 population of the village- not very democratic. I suggest that a letter to everyone on such an important subject as to whether they agree to houses being built on a wildflower meadow or an existing site at Aston Bank with no flooding problems, an existing roadway and all the infrastructure necessary including sewerage. No one has ever voted for houses close to their own.

Regarding [redacted] reduce the houses to be built to five and to include a wild flower area and possibly some parking for the village hall. The houses could be bungalows or whatever the Parish preferred. Also, [redacted] consider converting the old farm buildings at Aston Court Farm into five properties using the roadway through Aston bank. I understand this can be achieved under new legislation without full planning permission but it is not what I prefer to do but it would take away the need to build further houses at the moment. I think it is called Prescribed rights for redundant farm buildings.

The reason I am so against building on a wild flower meadow is that over the last 40 odd



years

I have included a copy of our rights to connect to the sewerage plant and entrance road to Aston Bank, map showing ellsmere land in early 1900's,

Copy to be sent to Herefordshire County Council Planning Department.

Yours sincerely,

G.M.D. Stallard  
Stallard Farms Limited

17 DEC 2022

To: .....

Ack'd: .....

File: .....

Agreement For Access To ASTON BANK  
& SEWERAGE PLAN?

EXTRACT FROM CONVEYANCE DATED 22ND AUGUST, 1968 MR. F.E.M. STALLARD  
TO MR. E. SAWYER.

THE SECOND SCHEDULE

RIGHTS RESERVED BY THE VENDOR

1. A Right of Way at all times and for all purposes in common with the Purchaser and all others now or hereafter intitled to the like Right from the Vendors retained land adjoining the Northerly boundry of the land hereby Conveyed over the land hereby Conveyed to the main road (the approximate possission but nbt the extent of such Right of Way being shown marked green and Brown on the said plan) Such Right of Way so far as farming purposes are concerned been restricted to rubber wheeled type vehicles only and the Right to enter on to the land hereby conveyed for the purpose of constructing a roadway not more than 18 feet in width together with such footpaths and verges as the local authority require on that part of the way shown coloured green on the said plan to the same standard as the roadway to be constructed by the purchaser over that part of the way shown coloured brown on the said plan provided always that the said roadway shall be constructed by the vendor at his own expense causing as little damage as is possible to the land hereby conveyed and the owners and occupiers thereof.

2. For the benefit of his adjoining land the Right during the period of 80 years from the date thereof to connect not more than 3 dwelling houses to the sewage disposal system mentioned in the first schedule hereto the vendor or his successors in Title contributing a third proportion of the cost of repair, maintanance and renewel of the said sewege disposal system and the Right ot enter onto the land hereby conveyed for the purpose of connecting to the said sewege disposal system

3. The Right during the period of 80 years from the date hereabove to connect to the water main to be laid by the purchaser under the roadway refered to in reservation No. 1 above at a point where the roadway abuts the adjoining land.

**ASTON INGHAM PARISH COUNCIL**

The Clerk : Mrs H.C. Hobbs [REDACTED]

[REDACTED]  
Email : - heather\_hobbs@hotmail.co.uk

astoninghampc@gmail.com  
www.astoninghampc.org

**MR MALCOLM STALLARD,**  
[REDACTED]

18<sup>th</sup> March 2022

Dear Mr Stallard,

Thank you for your letter of 15<sup>th</sup> February commenting on the settlement boundary, and in particular [REDACTED] Aston Bank, and Ellesmere. This letter was discussed by those councillors who were eligible at our recent meeting.

The information given by you needs to be considered as part of the NDP process and as this has now moved into the Regulation 14 consultation stage, unfortunately no action can be taken on your letter by the Parish Council or the NDP Steering group at this time. This information should be resubmitted via the NDP consultation process which will begin in May. You will receive information on how to respond in due course, as a stakeholder not residing in the parish.

Yours sincerely,

[REDACTED]  
(clerk to Aston Ingham Parish Council)



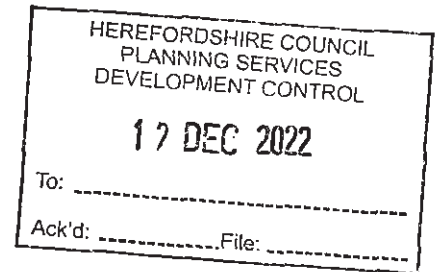
# ASTON INGHAM PARISH COUNCIL

The Clerk : Mrs H.C. Hobbs, [REDACTED]

Email : - heather\_hobbs@hotmail.co.uk

astoninghampc@gmail.com  
www.astoninghampc.org

Mr Malcolm Stallard,  
[REDACTED]



7<sup>th</sup> October 2021

Dear Mr Stallard,

I am writing on behalf of the Parish Council to thank you for arranging the excavation of the ditch [REDACTED]. Everybody was impressed by the work carried out by the contractor, and as far as we can tell at this stage it looks as if it will be effective in alleviating the problem.

The Parish Council and Mr Roberts are still discussing remedial measures with Severn Trent, and hopefully when they have sorted their levels, the situation should be resolved as far as the run-off from the fields is concerned.

It is good when different agencies and individuals can work together to tackle problems of this kind, and we thank you for your co-operation. We hope that a similar solution can be found at the other end of the village.

Yours sincerely,  
[REDACTED]

Heather Hobbs (Clerk to Aston Ingham Parish Council)

Stallard Farms Limited



13.4.2021

NDP Steering Group  
Aston Ingham Parish Council

Dear Parish Council Members,

please find Submission forms regarding land owned by Stallard Farms Limited at Aston Court Farm to be put forward as possible sites for new housing. Electricity, water and gas supply are all available from the land we own at Aston Court Farm. When My father sold the land to build houses at Aston Bank over 50 years ago he retained access to the road B4222 via the cul-de-sac's turning head to site3 for future development if it was needed. All three sites put forward are not at risk from flooding.

The three sites were put forward to Herefordshire Council for possible planning permission when they recently advertised for land at Aston Ingham.

Yours sincerely,

  
G.M.D. Stallard (Director)  
Stallard Farms Limited

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
17 DEC 2022
To: _____
Ack'd: _____ File: _____



**Economy and Place Directorate**

Mr GMD Stallard



Your Ref:

Our Ref:

Please ask for: **Stuart Powell**

Direct line / Extension: **01432261789**

Fax:

E-mail: [stuart.powell@herefordshire.gov.uk](mailto:stuart.powell@herefordshire.gov.uk)

18<sup>th</sup> September 2020

Dear Mr Stallard,

Thank you for your submission of land at Aston Ingham for consideration in the 2020 Herefordshire Housing and Economic Land Availability Assessment (HELAA). I write to confirm receipt of the site details.

Yours sincerely



**Stuart Powell**  
**Planning Officer- Strategic Planning**  
**Herefordshire Council**

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
17 DEC 2022
To: _____
Ack'd: _____ File: _____