

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 12 September 2015 14:47
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.



First name:

Brian and Jacqueline

Last name:

Atkins

Which plan are you commenting on?:

Brimfield & Little Hereford Neighbourhood Development Plan

Comment type:

Support

Your comments:

The Development Group under the leadership of Mrs Caro Sandall, the Parish Council and residents have worked hard and closely over the last 2 years to achieve this representation of the villages' needs for the next 16 years.

It is essential for this Plan to be endorsed without delay in order to protect the villages from other unnecessary and unsustainable building not included as part of the Plan.

Brimfield Neighbourhood Plan – Consultation period ending 23/9/2015

Please note the following as my representation in regards to the above.

My name is John Brick of [REDACTED] I am a life-long resident of Brimfield, being third-generation of a local family family to have resided in Brimfield.

I will declare a personal interest in the Development Plan process as part owner of land put forward for future housing to meet the village need. I do not sit on either the Development Committee or the Parish Council but have an interest in the future vitality and form of the village community.

Due to my work commitments I have not been able to engage in the development process as I would have wished but have concerns about both the way that the process has been managed and the subsequent formulation of the NDP which has arisen from this.

My concerns about the process are enumerated as follows:

1. The members of the Local Development Group, save for a few exceptions, being the same members of the Parish Council. The Secretary and Chairman through-out the process also largely being the same individuals. This arrangement does not allow any 'balance' to decision making and accordingly results in the views of the same small group of people dominating the entire process. Accepting that it is often difficult to get people to come-forward for such roles, having now seen how the administration operates, I would question if villagers were ever given proper information and opportunity to sit on the development group or indeed Parish Council. The process is supposed to be a democratic one but does not appear so, not only in reference to this particular matter but many others also, as will be identified.
2. At the initial local public meeting to decide where future development should take place I understand that a map was displayed of the area. Someone had drawn a line around one area of potential development indicating this was the site for future development. As the meeting was supposed to be a 'blank-cavass' for the community to decide where village development should take place it is understandable if some villages felt that the matter had already been decided giving rise to resistance to the out-lined site. I have asked the secretary and then chairman who marked up the map like this but they have refused to confirm.
3. There has been a notable lack of timely and accurate information for the community to make rational and balanced judgements in respect of the process. There are many examples of minutes of meetings not being posted to the web-site on a

regular and timely basis thus denying those who do not attend meetings (the majority) of information about what is discussed at meetings (draft minutes subsequently ratified by the committee without any input from the community). Again this process not reflective of the democratic process that it purports to be.

4. Where minutes have been made available these often misrepresent the true picture by either important omissions or improper biased slant on the facts. Examples of this available on request.

5. Residence correspondence sent to the secretary to put before the committee have not been put before the committee thus ignoring locals views. Again an example of failure of community inclusion in the process and an unacceptable divergence from the proper democratic process.

6. The parish Council engaged the services of independent planning consultants to advise on most suitable locations for future village development then promptly disregarded their findings. Not only does this raise concerns about the individual (vested?) interests of some committee members, who appear to have abused their role of authority by taking no regard of independent expert opinion, but has resulted in significant waste of tax-payers money in doing so.

7. The minutes generally were unreliable to say the least and certainly not professionally constructed. They contained no detail of member attendees, no specific identity of member issues raised and no voting process. Comments such as 'the public object to such and such often arising from one vocal villages views. To put it bluntly the minutes were shambolic and did not represent the accuracy that the subject matter deserved or required. All too often, it appears, the minutes were used to convey the personal views and interpretations of the secretary. This is not the role of administration and many believe this approach has resulted in a flawed development plan for the village.

8. The independent planning consultants carried out a comprehensive and professional study of all sites put forward for development, and chose one area as most appropriate significantly above all others. At a subsequent meeting one committee member (who lives close to the site) was very vocal in his objection to this site having been professionally allocated as the best site to meet local housing needs and he cited alleged major flooding issues with the site. The consultant representative in attendance advised that they had looked at flood issues for all sites and found no evidence that the preferred site had raised flood concern, adding that if the committee was going to reject the preferred site, chosen by adopting the current planning policy criteria, the committee would need to show evidence in support of its objection on these grounds. A member of the committee was tasked with progressing this and reporting back to the committee. No such report has ever been produced and no other evidence produced to substantiate that flooding was an issue with the experts

recommended site. Notwithstanding this, however, the minutes, which were distributed to the community, stated that there were 'flooding issues' with the site. Not only was this statement factually incorrect, as it had been circulated to the villages it engendered concern amongst villages as to the fear of flooding impacting the village and coloured views in the subsequent survey, where such views were expressed, based upon the false information given to them. The alleged independent questionnaire results were, therefore, flawed. (It is also noted that the secretary apparently had control and custody of all questionnaire responses and, it seems, therefore, full and unilateral control of what was posted on the web-site. Whether or not this was a full and accurate representation is not certain) At the same meeting the committee member, who didn't want the chosen site for development, encouraged fellow committee member to go round the village and canvass them against development on the site, ahead of the questionnaire return, on the basis of the unfounded allegation of flooding. I assume that he at least engaged in this process. I, and others, were of the view that the committee existed to represent community views, not the other way round. Such blatant abuse of office, clearly being used to exercise personal interest, and the misleading information given to the community, goes beyond a flagrant breach of a democratic and transparent process into something arguably more sinister.

8. Clearly to endorse what I see as 'private agendas' of some committee members, and the administrators, the Parish Council has encouraged and endorsed planning on an alternative site, which the planning experts had stated as 'inappropriate'. With Parish Council support, this site has recently been granted planning consent by Herefordshire Planning Committee, despite it being clearly aware that the site applicant had apparently destroyed important site habitat and landscape features (Traditional Orchard) in order to obtain such planning permission. Accordingly, not only does the Local Development Group/Parish Council stand accused of endorsing such practice but Herefordshire Planning Committee (unanimously voted for by those members in attendance) also show little regard to the environmental/ecological issues which should be taken into account in determining such matters. The message, therefore given by Herefordshire Planning Committee in unanimously voting in favour of this site for development, is that those seeking to maximise planning opportunities can disregard enviro/eco issues and that they will be rewarded by gaining planning consent. The independent assessment of an environmentalist (report included in the application) was that such site/habitat destruction may have constituted criminal activity in disregarding requisite legislation. It is a concern to me, and I'm sure would be to the public generally, that those tasked with the important role of planning control are seemingly happy to encourage such activity. Other potential applicants, who engage in similar conduct, cannot now be singled-out for criticism, in 'preparing' their sites for planning consent, but instead look forward to similar 'reward' for doing so, at the hands of Herefordshire Planning Committee.

I have put many of my concerns previously to the secretary (Mrs Karen Yates) and

the then Chairman (Mrs Caroline Sandol) but they have refused to properly address them. This alone gives insight into how the development plan process has been dealt with and the general disregard of residents views. It is my hope, and expectation, that a more professional and conscientious approach will be adopted further up the planning 'hierarchy' in respect to appropriate planning matters.

I do not consider that the presented Development Plan for Brimfield & Little Hereford to be either truly representative of the communities wishes or the best solution to housing need in the area, as clearly expressed in the report by the independent planning consultants. Accordingly, its adoption will sanction the very questionable process and the subsequent improper submission of the development plan. I trust this does not materialise, and that there is proper attention to this, and other, representations, which may echo similar concerns. I have no desire to raise these matters on a wider public forum, but - and you will have to forgive my somewhat robust approach, resulting from my experiences to date - I may feel obliged to do so if such proper attention and consideration to this issue is not forthcoming.

Sincerely,

Mr J.K.Brick.

PS I attach copy letter as sent to Ms Samantha Banks to give further insight and endorsement to this matter, with expansive comment on the support for the independent planning consultants chosen site for future development for the community, with justifiable issues supporting economics, sustainability and future vitality for the village.

To: Ms Samantha Banks (by e-mail)
Neighbourhood Planning Leader
Herefordshire Council.
Herefordshire
e-mail: sbanks@herefordshire.gov.uk

08/02/2015

Dear Ms Banks,

Re: Brimfield and Little Hereford Future Development – consultation.

I write in regards to the planning consultation process for Brimfield and Little Hereford parishes.

I am a life-time resident of Brimfield Village (3rd generation) and a part owner of land put forward for future development in the village (in response to a 'call for sites' by the Brimfield Development Group)

I have concerns about the way the planning process has been dealt with at a local level. (I have had various e-mail communications with the secretary/clerk of the development group but as she has seemingly refused to properly address my requests for information and explanation of matters, I have no choice but to pursue this through other avenues. Please advise if you wish copies of these communications.) Additionally I wish to make brief representation in regards the proposed development intentions as put forward by the development steering group (I am unsure if the Parish Council have formally endorsed the proposals but, as I understand they are effectively one and the same, I suppose that is taken as the same thing)

I have not had the time to fully explore all the intricacies of the planning/development issues involved in this process and, accordingly, some of the matters which I raise have to be viewed in that context, and I am prepared to be challenged if I have unwittingly misrepresented, misinterpreted or misunderstood any issues.

Due to my work commitments I have been unable to put myself forward for a position on the Parish Council or the Steering Development Group. However, as a resident, that should not exclude or handicap any reasonable input, or desire for accountability, which I may have. I feel this is the case. I also think this may be the case for other residents in regards the actioned process so far, as I understand it. The main point, however, is that I don't believe that the future development proposals put forward for the community are the best for the village or the community. The following will hopefully give insight into why this is so.

To simplify issues, I will try to break-down my concerns into 'administrative' and 'technical' issues and briefly comment on site-selection.

A. Administration matters.

I have concerns about the administration as regards the planning matters. As I have been unable to attend local meetings, as may be the case with other community members, I am reliant on

documentary information to enlighten me regards the planning deliberation process. This, I suggest, is substantially achieved by reference to meeting minutes and the published web-site data, and my observations on these— not necessarily exhaustive - are as follows: (for brevity I will not detail each and every event relevant to the points raised, but these can subsequently be discussed/advised if required):

1. The web-site (initially at least) was difficult to access or unobtainable.
2. There were significant delays in minutes being posted to the web-site.
3. Minutes did not record committee attendees or identify specific member contribution in regards to important and relevant issues raised/decided upon.
4. No voting of important issues were taken at meetings.
5. Unqualified statements were made in the minutes with no supporting data e.g. such as there were 'flooding issues' in relation to one of the sites put forward for planning (this despite, and in direct contradiction of, the planning consultants advising the committee that they found no evidence to support this assertion and no other evidence being put forward by the group members or the administration team or anyone else) These minutes were posted publically on the web-site thus obviously colouring the views of residents in their assessment and response on suitable sites. (This is borne out by subsequent resident responses to the questionnaire/opinion-survey subsequently actioned citing their objection to such sites on the grounds of 'flooding' problems, clearly they were led by the contents of minutes)
6. Written communications from residents in regards planning matters not put before the committee, and thus not addressed. No responses to certain public concerns/comments on issues of administration or subject matters.
7. Presenting misleading/confusing information to the residents e.g. at the public launch I understand that one of the potential sites was outlined – seemingly suggesting this as the site to be developed. I believe this engendered an adverse reaction from residents in attendance and created an automatic resistance to the site from the start –no-one likes to be told that they are part of a diplomatic process and then be given the intimation that their views are actually not important as decisions have already been made. No-one has explained who did this or why this action took place, though it was clearly under the control of the development steering committee and/or the administration team.
8. Unreasonably short notice about meetings, and information given to residents about relevant issues overall. Those who may not be able to attend meetings, or have benefit of the internet (perhaps significantly the elderly), are disadvantaged if these are their only source of information. The parish has a local 'rag' –'The Grapevine', delivered, I understand, to local properties. This would have seemed an appropriate medium by which to inform locals about what was going on with the steering group and the development issues, if the desire and motivation to do so truly existed.

As stated previously, these are my observations and 'feelings' about the process; some of which I can confirm by fact, and others, as a general perception which, as also stated, I am prepared to concede as without merit if established as such.

I don't know what process was undertaken in forming the steering group committee but believe that it consists, in the majority, of the same members who sit on the Parish Council, and the secretary/clerk (and possibly chair) are the same individuals. Whilst, prima facia, I have no particular issue with this – and I concede it is sometimes difficult to get residents to come forward to sit on local committees – it may appear that there is a lack of balance and independence which could

benefit this process. In our great British Government we have two 'houses' – parliament and Lords – to give a balanced view on certain important matters. Why not so for 'local' government?

B. 'Technical' issues regarding the planning process:

I understand that a firm of independent planning consultants were retained (at a cost) to advise the steering group regards the future planning policy for the parish(s).

They undertook a detailed inspection and investigation of all sites put forward. Why was their professional opinion disregarded by the local development group?

The committee may say that it was dismissed by the residents, and point to opinion-survey results (full results of which I have not seen). However, in light of comments made above regarding the administration of this matter – including apparent lack of and, arguably, misleading information, given to the residents - I would suggest that the validity of the survey is very much in question.

I did attend one of the development groups meetings, and it was largely from this that my concerns initially arose and prompted my communications with the group secretary. At that meeting I observed a committee member largely dominating the meeting with regards preferred sites for future development. He vociferously opposed any development on one of the sites – the one the planning consultants advised in their report as most suitable. (I later discovered that the recommended site was the site closest to where he lived). His main argument put forward, it appeared, was that the site flooded. As advised, the planning consultants found no evidence of this, nor is there any published evidence to support as far as I know. However, the minutes of that meeting, from recall, recorded that the committee members and public in attendance all agreed that the site in question be dismissed from planning considerations as unsuitable. This is not the case. I was in attendance. I did not agree this and no vote was taken on this specifically, or to dismiss the planning consultant's report and recommendations by the committee. However, these minutes were published for the public to see, following which the opinion-survey was actioned. (From recall, the objecting member encouraged other members of the committee to 'canvass' the local community against recommending or supporting the planning consultant's report, ahead of the 'opinion-survey' being undertaken.)

Site selection:

The site recommended by the consultants is close to the village centre and within walking distance of the local amenities – village hall, shop, post office, pub, church.

It is fact, I believe, that locally and nationally, there is an increase in the aged population. There is also, from an environmental and safety perspective, a desire to minimise traffic. An older populous, in particular, would clearly benefit from living within walking-distance of local amenities and they, and others, I believe, would be much more likely to use local amenities which were thus so convenient. The added benefits are that this helps maintain the sustainability of local village resources as well as the obvious inter-social aspect of a village community (walking to the pub, church, village hall etc. and the local social engagement this inevitably engenders) which are fundamentally important to maintain a vibrant and sustainable community and retain the character of 'village life'. The site is adjoining the village 'settlement boundary' with existing development on two sides. There is an infrastructure of local services already in place – a financial benefit in regards

development costs thus helping make the final properties more affordable - and has (village road) highway frontage, within an existing 30mph speed limit zone. I understand that the Housing Association had also proposed development on these obvious sites previously and, I understand, this was sanctioned by the local Parish Council. For reasons, which are not entirely transparent, it appears that the council members (or some of them –without defined recorded voting in the meeting minutes, it is difficult to know) have now done a ‘u-turn’ in regards their former views – though of course I do not know if the same people are involved. I do believe, however, that they have rejected suggested development on/adjacent to another site, which is itself relatively close to one that they recently endorsed development on. At best, there appears to be some inconsistency of thinking with regards the Parish Council on matters of planning in the village, and an explanation for this should be forthcoming.

In short, it is not difficult to see why the planning consultants recommended the sites that they did, as they are obvious and natural choices for the sympathetic and logical future development of the village. What is not so clear is why, without any real justification in support, the local steering group and/or Parish Council have ignored the professional advice and seem intent on railroading through an alternative and clearly far less appropriate and acceptable proposal.

The site which is now being put forward by the development group (I do not accept it is the wish of the residents) is a green-field site, divorced from the village and, with little or none of the benefits of the above-mentioned site. I believe development on this site, in addition to all the inherent road-safety and infrastructure issues will simply result in a large-scale future stand-alone housing estate, with no real connection with the village or community life. If any ‘connection’ with the village is to be potentially achieved in regards this site considerable expenditure on pavements, street-lighting and road-speed restrictions would all need to be deployed, inevitably adding to the cost of the resultant properties. (Unnecessary pedestrian interface with any relatively fast and busy highway should be always be avoided.) Why have this added cost when there is a far more suitable and environmentally and ‘user-friendly’ site available with this infrastructure already in place? As a taxpayer, as well as a resident, I would object to this. Even with such added costs of an infrastructure to ‘join’ this site up with the village, the distance to the central amenities would be considerably more than the consultant-recommended site and, I believe, sufficiently far enough away to deter people from walking the distance. The inevitable result being either people will not bother to ‘make the trip’ and thus not utilise the village facilities or alternately use the car. The village centre is already often burdened by double-parking on the road, when certain social activities take place.

To develop such single large scale development outside the settlement boundary is also, of course, to ‘drive a coach and horses’ through all established current planning policy as I know it. If the essence of a village is to be maintained, along with any coherent recognition of historic planning guidance, this proposal is to be refused.

As I understand it only some 30 houses are now the envisioned requirement to meet foreseeable demand. There are available opportunities, I believe, to site these aesthetically and sympathetically within the village curtilage without a mass ‘green-field’ development, as the steering group (or some of them) are seemingly proposing.

I suggest that the planning consultants recommendations are not dismissed by, what appears to be, the desire of a few, and that those in power to decide these matters take a genuine and conscientious attitude to what is an extremely important matter, not just for the present residents, but the future character, vitality and viability of the village.

As part of the consultation process on this matter, I wish the above to be given proper consideration and, where appropriate, explanation ahead of any formal planning decisions being made in regards this matter.

In the first instance I would be obliged if you could confirm safe receipt of this letter and request you contact me for any further input you require at this time (for expediency of attendance please use e-mail as post communications will have inevitable delay in viewing). If this communication needs to be conveyed to any colleague or other member of Herefordshire Council to have relevant issues addressed/considered I would be grateful if you would action and advise accordingly. Further, if matters raised here are not within your jurisdiction please advise at soonest.

I look forward to hearing from you.

Yours sincerely,

John Brick.



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.coal.gov.uk/services/planning

For the Attention of: Mr E Bannister

Herefordshire Council

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

27 August 2015

Dear Mr E Bannister

Brimfield and Little Hereford Neighbourhood Plan

Thank you for consulting The Coal Authority on the above.

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

We look forward to continuing to receive your emerging planning policy related documents; preferably in electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.

Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).

Yours sincerely

Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison



20 September 2015

Dear Mr Latham

I write to register a complaint against the neighbourhood plan document in its current form.

I have a vested interest in the potential development land located near to Brimfield church although Kirkwall's the planning consultants recommended several sites to go forward into the Neighbourhood plan the Neighbourhood Development group rejected this advice and have conspired and concocted false claims to prejudice this site and blight possible development.

They have falsely represented the findings and results of questionnaires claiming they reflected the majority view, when in fact they were the views of the opinionated and bias few.

At a public meeting early in the process this site was represented for sum 70 houses. This obviously caused concern for many and initiated a snowball effect of opposition.

In a revised call for sites it was portrayed as a second option and not as the recommended sites by Kirkwall's.

Furthermore false claims of the flood risks have been exaggerated and peddled by members of the Neighbourhood Development committee and parish council, a complete abuse of power and position.

Comments have been taken reported and published by the Neighbourhood Development committee from other site owners to disrupt the recommended sites.

Please find list of supporting documents for my comments.

yours sincerely



HEREFORDSHIRE COUNCIL
 PLANNING SERVICES
 DEVELOPMENT CONTROL

21 SEP 2015

To.....
 Ack'd.....
 File.....

Evidence to support my comments

1. Map of contaminated land
2. map of green space designations
3. map of protected views-with photographs to illustrate the views
4. Extracts from consultation responses (February 2015)
5. Extract from viability assessment report (June 2014)
6. minuets of the Neighbourhood development plan group meeting (14 August 2014)
7. site allocation map (July 2015)

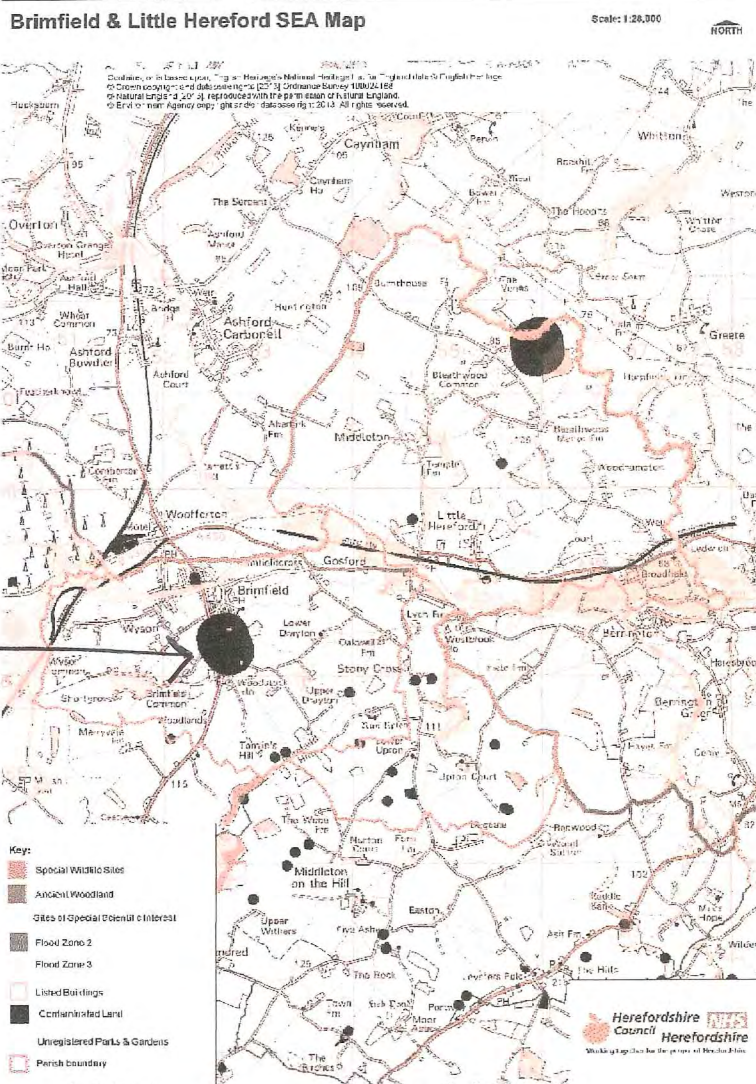
AREA OF LAND BY BRIMFIELD CHURCH BLOCKED FOR ANY DEVELOPMENT EVEN THOUGH SMALL SITES SCORED HIGHEST IN KIRWELLS REPORT.

- 1ST CONTAMINATION
- 2ND GREENSPACE DESIGNATIONS
- 3RD PROTECTED VIEWS

al and historic interest, including the Church of St Michael and Nun Upton

ary Magdalene, Little Hereford was built in the Norman period, with later s a Norman font dating from the late 11th century. In the wall of the nave tomb of Rainauld de la Mere, a blood relation of William the Conqueror, second Crusade. There are 11 Listed Buildings in Little Hereford including on Court which are both Grade II*. There are also the historical remains Hereford.

- 1.7 The River Teme flows south eastwards through the Parish. There are several other significant natural environment assets including an area of Ancient Woodland, several Special Wildlife Sites and a Site of Special Scientific Interest (SSSI) along a section of the River Teme. These are shown on Map 1 below.



FROM THE DRAFT NEIGHBOURHOOD PLAN JUNE 2014

DEVELOPMENT CAN NOT GO ON CONTAMINATED LAND. THE CLERK COULD NOT FIND OUT WHY IT WAS CONTAMINATED.

large area of contamination

Map 1 Brimfield and Little Hereford Strategic Environmental Assessment (SEA) Map

FROM THE DRAFT
NEIGHBOURHOOD PLAN
2015 (JANUARY)

SUGGESTED BY COMMITTEE
TO BLOCK ANY FUTURE DEVELOPMENT

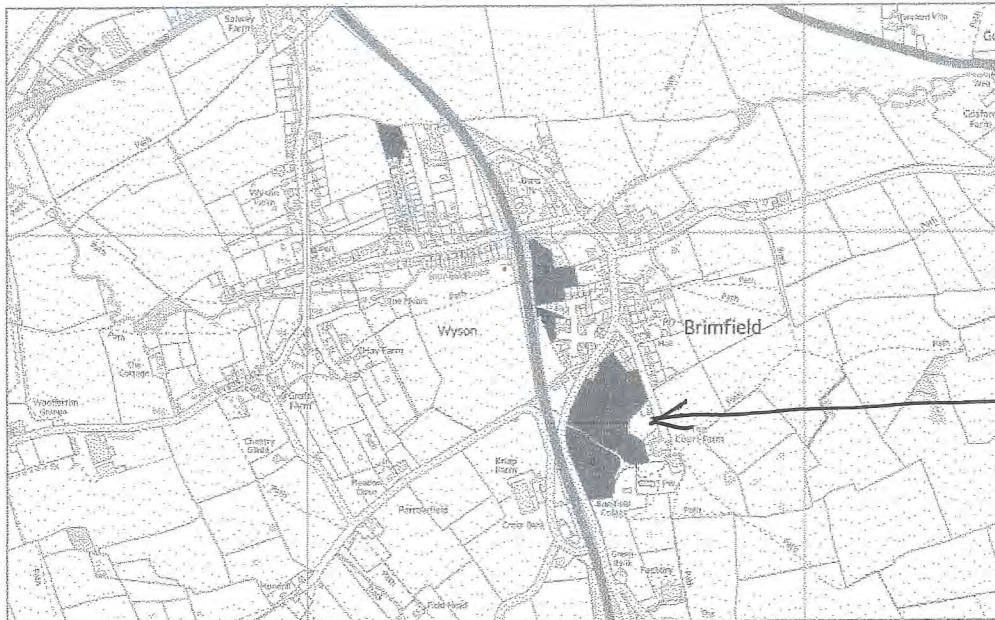
LOCAL GREENSPACE DESIGNATIONS

ARE ALLOCATED AS LOCAL GREENSPACE UNDER PARAGRAPHS 76 AND
PLANNING POLICY FRAMEWORK:

THE FOLLOWING ARE THE SITES OF OPEN GREEN SPACE ON UDP MAP OF BRIMFIELD

1. LAND AT WEST END OF WYSON AVENUE, BRIMFIELD
2. AREA OF LAND AT TOP OF WYSON AVENUE, BRIMFIELD
3. LAND TO EAST OF CHURCH DRIVEWAY, BRIMFIELD
4. LAND TO WEST SIDE OF CHURCH DRIVEWAY, BRIMFIELD
5. ST MICHAEL'S GATE AMENITY AREA, BRIMFIELD

Protected Local Greenspace - Brimfield



large
area
of local
greenspace
designations

Map 8a Local Greenspace in Brimfield
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

LITTLE HEREFORD

1. LAND AT MIDDLETON

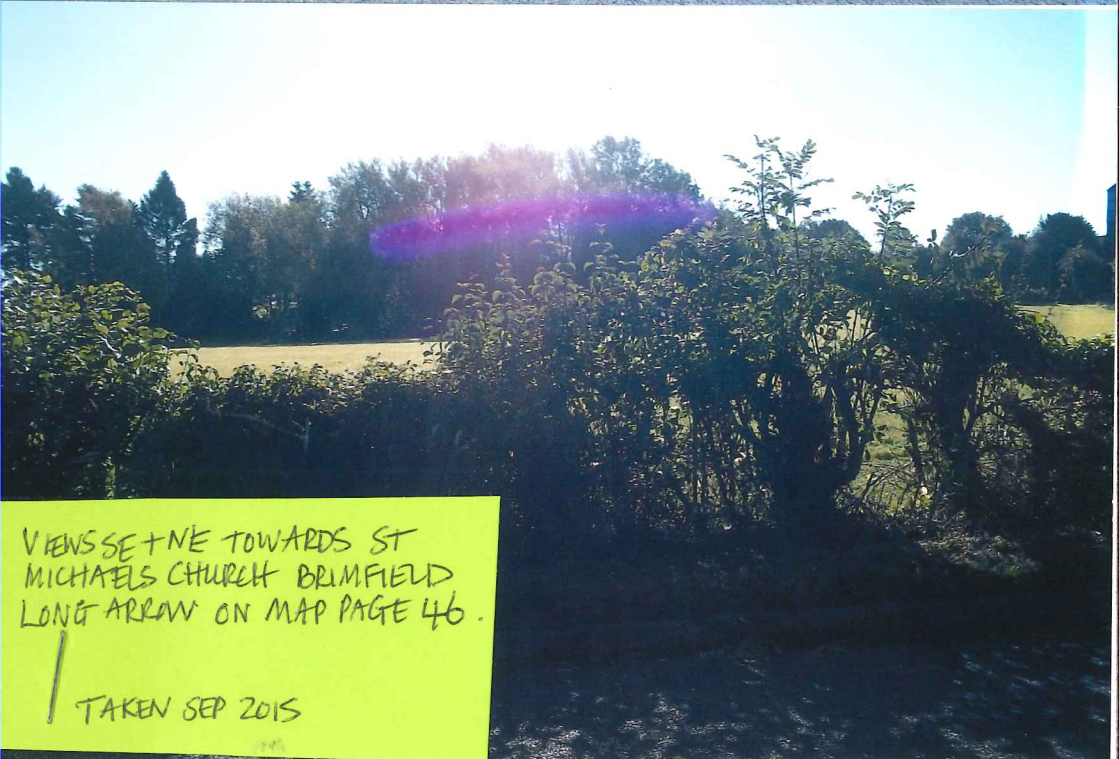


BRIMFIELD

VIEWS SOUTH SIDE OF BRIMFIELD VILLAGE
VIEW SOUTH EAST AND NORTH EAST FROM APPROACH INTO VILLAGE
NOTE - LARGE HEDGE TAKEN SEP 2015



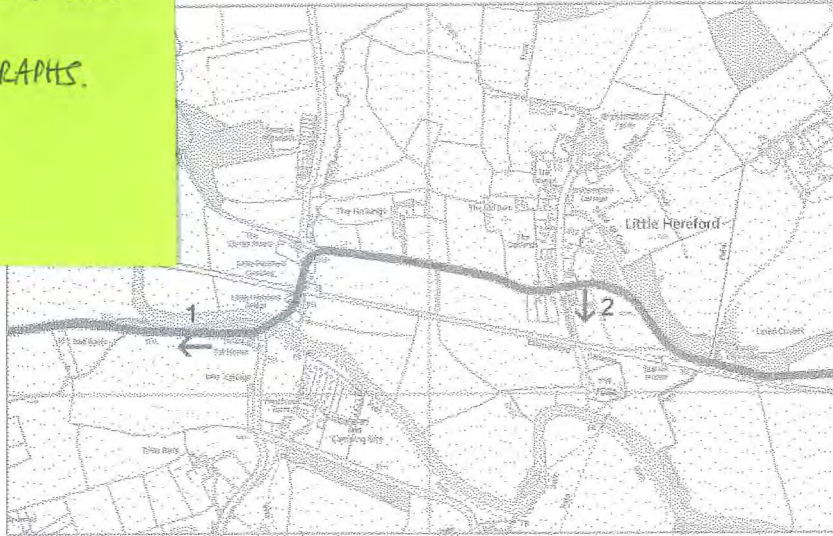
VIEWS FROM SHORT ARROW ON MAP (PAGE 46) THERE IS NO PHOTO IN THE PLAN. THIS IS WHY VIEWS FROM A44 TOWARDS ST MICHAELS CHURCH BRIMFIELD S/E + N/E HAVE LARGE HEDGES AND TREES. TAKEN SEP 2015



THIS IS THE FIRST MAP OF PROTECTED VIEWS IN ANY DRAFT PLAN. FROM SUBMISSION DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN 2011-2031 JULY 2015

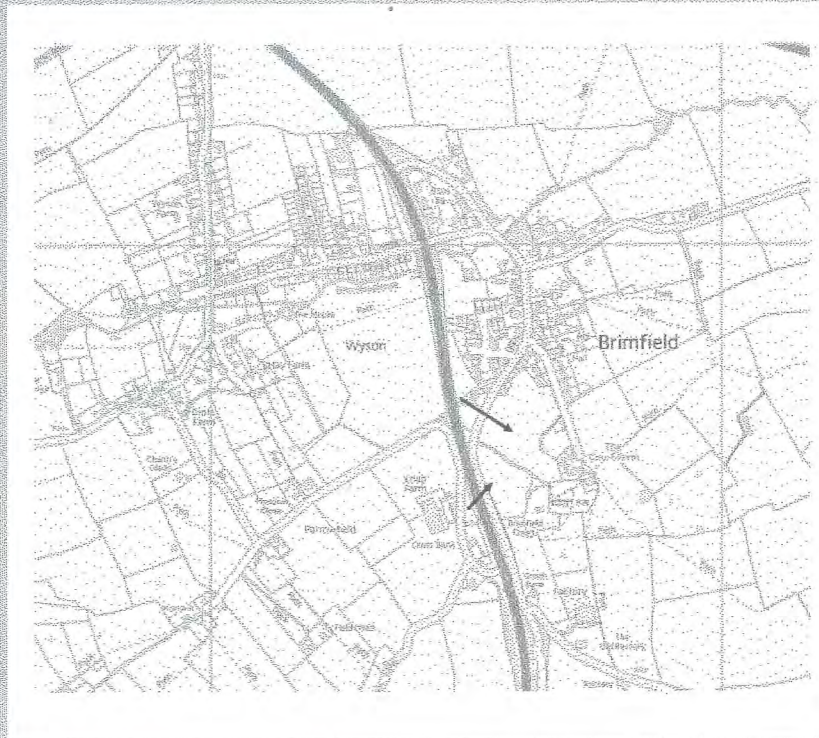
SEE ENCLOSED PHOTOGRAPHS.

Protected Views



Map 7a Protected Views – Little Hereford
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

3) VIEWS SOUTH EAST AND NORTH EAST TOWARDS ST MICHAELS CHURCH BRIMFIELD FROM A49 / APPROACH TO THE VILLAGE.



Map 7b Protected Views – Brimfield
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

FROM
DRAFT CONSULTATION
RESPONSES
FEB 2015

NOTE ✓ SOUTHWELL
LIVES NEXT TO
CHURCH

able – For Discussion by Development Group

no	name address	Page no.	Para no.	Vision / Objective / policy no.	Support / Object / Comment	Comments Submitted	Parish Council consideration	Proposed Amendments to Brimfield and Little Hereford NDP
1	J Southwell, Brimfield Court, Brimfield. SY8 4NU	46		Map 8a	Object / comment	Map 8a on P.46 no longer shows the fields either side of the approach lane to St Michael's church in Brimfield as "Protected Greenspace". This area was designated as such in the November 2014 draft of the document. Why has this been left out? Para's 6.1.9 and 6.1.10 in the consultation document still defines the requirement for no development in this area and references the need for protected views of this historic church. Neither is there any mention of this requirement on the Map 7- "Protected views". The plan seems to be watering down the strong views expressed by residents on this issue and should be tightened up as per the earlier draft. I am concerned that despite the strong views expressed against potential development in the area of the approach to Brimfield	Noted and partially accepted. The Local Green Space designations were amended following advice from Herefordshire Council Neighbourhood Planning Team on an earlier draft of the emerging Plan. These comments advised that Local Green Space Designations should only be included where the consent of the landowner has been secured. In this instance the 3 identified green spaces are in the ownership of the Parish Council and therefore agreement in principle	Amend Neighbourhood Plan: Amend Map 7 Protected Views and Policy BLH8 to include additional protected view(s) towards the Church, Brimfield. (No change to Map 8a / Local Greenspace Designations in Brimfield).

BRIMFIELD COURT IS NEXT TO BRIMFIELD CHURCH. →

					<p>Church, the latest issue of the document seems to be backing away from making some clear statement on the subject. If it means a "protected view" it is important that it should say so very clearly. Apart from this comment, the document as a whole looks very comprehensive and hopefully should served the community very well. Lets hope that the current flood of new planning applications can be judged consistent with the intent of the draft development plan.</p>	<p>from the land owner may be secured.</p> <p>All landowners of proposed local green spaces were written to and invited to comment on the proposals. Insert any further information about this – did they not reply, or object?....</p> <p>Therefore there should be no amendments to the proposed protected Local Green Spaces in Brimfield.</p> <p>However the Parish Council is aware of the local community's concerns about the impacts of possible development on the approach to the Church in Brimfield. Therefore it would be appropriate to consider amending Map 7 and Policy BLH8 to include any additional views as required.</p>	<p>No change.</p>
2	Peter			support	<p>The Flood Group is not due to meet</p>	<p>Noted.</p>	

From
DRAFT CONSULTATION
RESPONSES
FEB 2015

NOTE: GARY BURTON
ARCHITECT OF PLANS
FOR SITE 7 AND 6.
NOT SITES 3 AND 4

						working document it may be possible to publish a supplementary Summary for ease of reference to prevent people putting it in a drawer and forgetting about it? (I can almost imagine your response to this!)	However the Parish Council could consider the inclusion of a summary eg A policies only document on the Parish Council website for ease of reference by local residents.	Insert changes eg amend settlement boundary as suggested?
					Comment	In view of our point re Wyson below and following your discussion with Jacqui this morning would it now be appropriate for the Parish Council to consider an alteration to the settlement boundary so as to exclude Wyson and therefore protect the already congested hamlet?	For discussion by Development Group.	
					Comment	Local Housing Needs Page 30. Should 6.1.16. read 6.1.17?	Accepted – Amend typo.	Amend Plan.
					Comment	Paragraph 6.1.18 Page 30. Are the "Affordable and local needs housing" (9) included within the current target of 26? "	No – these are in addition to figure for market housing.	Amend paragraph numbering 6.1.16 onwards. Non change.
9	Gary Burton, Lydiatt Place, Brimfield, SY8 4NP	1.4			Comment	There are many more and more varied businesses in the two parishes than those referred to, for example those at The Folly, Brimfield. Also, in describing economic activity at Brimfield, surely reference should be made to the numerous and substantial business at Woolfferton. "Brimfield	Accepted. Amend Plan as suggested.	Amend Plan. Amend 1.4 DG please provide additional information about local businesses at The Folly Brimfield and

GARY BURTON
 ARCHITECT FOR
 SITES 6+7.
 →
 SITES 3+4
 ARE UP WYSON LANE.

		6.3.9		Comment	and Woofferton is a hive of activity. There is a major omission from the list of natural heritage assets (but this may be due to an inept Herefordshire Council). Wyson Common is much larger than Brimfield Common, is surprisingly wild and remote and is, I believe, of significant ecological value. It includes an alder carr which is a locally rare habitat. Wyson Common needs protection.	Accepted.	Amend Plan as suggested.	Woofferton. Amend Plan.	Amend 6.3.9 to include after "Map 9 below": "In addition Wyson Common is wild and remote and of significant ecological value. The Common includes an alder carr which is a locally rare habitat."
		6.3.1 3		Comment	<u>I wholeheartedly support the proposal to identify and seek to protect the land west of St Michael's Church, sites 3 and 4. This is by far the most important historic landscape asset within or adjacent to Brimfield.</u>	Noted.	No change.	No change.	
10	Rosalind Howard-Droy, 6 St Michaels Gate, Brimfield	26 - map 6		Comment	Looking at the plan, site 7 appears to cover all criteria for the new developments	Noted.	No change.	No change.	
11	Patricia Monk, 2 St Michaels Gate, Brimfield	26 - Planning		Comment / Support	Map 6 - I feel that decisions ie contentious planning decisions, particularly in respect of No. 5 should be made objectively in Hereford. Site no 7 is quite rightly the preferred site.	Noted.	No change.	No change.	
12	Dianne Hobbis, SY8 4ND, 01584 711267	29		Object	The proposed development in Tenbury Road. There is a major problem on this road already with speeding traffic. The 30mph signs are	Not accepted.	The decision to identify this site as a site	No change.	

FROM THE VIABILITY
ASSESSMENT REPORT
JUNE 2014.
PRODUCED BY
KIRKWELLS THE PLANNING
PEOPLE.

APPENDIX 2

	Settlement	Brownfield/ Greenfield	Accessibility to services	Flood Zone	Services/ Utilities	Suitability/ Constraints	Total	Potential capacity
Site 1, Adjacent to Croft Farmhouse, Disused Pigstys	0	0	0	2	0	1	4	1
Site 1, Adj Parrowfield Cottages	0	0	0	2	0	0	3	1
Site 2, Orchard adj to Croft Cottages	0	0	0	2	0	1	4	7
Site 3, Barn adj to Croft Farm, Wyson, Brimfield							Conversion Not applicable	1
Site 4, Land to rear of Oldfield House, Wyson	0	0	0	2	0	1	4	10
Site 5, Land to rear of Frome bungalow	0	0	0	2	0	0	3	45
Site 6, Land to the rear of Church	0	0	2	2	0	1	5	12
ard, Wyson D TENBURY RD NOT WYSON LANE.	0	0	2	2	0	0	4	40
main road	1	0	2	2	0	2	7	3
v Tree rive. Adj A49	1	0	2	2	1	1	7	1
urch Road	0	0	2	2	1	2	7	4
5	0	0	1	2	0	0	3	12
53	0	0	2	2	0	0	4	4

4.0 Recommendation

- 4.1 Whilst the following sites were identified as constrained, in terms of the scoring applied they came out as the best sites. Whilst Site 10 was identified as having significant constraints in relation to noise from the A49 adjacent, these could be addressed through building construction. The dwelling capacity for each of these sites was calculated on basis of 25 dwellings per Hectare, which is considered low but appropriate for the rural character of the area. However if the density was increased, the potential capacity would be increased.

Site 8

Site Area - 0.12

Potential Capacity - 3 to 4 dwellings.

Site 9

Site Area - 0.35

Potential Capacity - 8 to 10 dwellings.

Site 10

Site Area - 0.08

Potential Capacity - 1 dwelling.

Site 11

Site Area - 0.14

Potential Capacity - 4 dwellings.

Total 19 dwellings.

- 4.2 The recommendation is to take these sites forward in the Neighbourhood Plan, and include a criteria based policy for any further housing applications beyond these 4 allocated sites.
- 4.3 This would produce 7.5% growth in houses in Brimfield up to 2031, somewhat below the target for the Leominster HMA.

Minutes of the Neighbourhood Planning Development Group Meeting
held on 14th August, 2014 at Brimfield Village Hall – 7.30pm

Present: 14 members of the Development Group, 20 members of public,
Apologies: P Clements, P Denbeigh, S Ingram.

Chair of group - Carolyn Sandall welcomed all to the meeting, and respectfully asked that the group be allowed to get through the business of the evening and take questions at the end. The meeting had been called to look at the recent second round of consultation regarding the call for sites which closed on 28th July, , to share these results and to update the policies within the current draft plan.

The Chair read out a brief statement regarding procedural matters for development group members.

The minutes of the previous meeting held on 26th June had been circulated to all members and were approved as a true record.

The options results produced a very good response from residents and have been placed on the website and noticeboards.

Option 1(site 7) = 221 (49.44%)

Option 2(sites 8,9,10,11) = 121 (27.07%)

Option 3 (sites 4&5) = 105 (23.49%)

Option 7 gained the most votes. The response forms had been sent to Alan Dale, Internal Auditor to the Parish Council who had analysed them.

R Penwill commented that out of the 102 forms returned, option 1 received the highest number of first choice votes at 65/102, Option 2 – 15/102, Option 3 – 18/102.

There is strong feeling in favour of option 1.

option 1 65 votes
option 2 15 votes
option 3 18 votes
98 votes

come forward in the form of windfall sites, this is already happening as can
t expression of interest for 12 houses in Wyson.

oes not give a permit to build, it is the villagers opinions. It has to be noted
ss still needs to be adhered to.

shire Council are being kept informed of the process.

tions process have been collated by the Clerk and have been placed on the
with all the updates need to be ready for Kirkwells for our meeting next

98 out of 102 forms.
Shortfall of 4.

Approx 320 houses in B'field
627 people on electoral
roll

FROM SUBMISSION DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN 2011-2031

JULY 2015

NOTE - SITE 6 IS NOT COLOURED IN THIS SITE HAS NOT BEEN INCLUDED IN THE OPTION RESULTS

HEREFORD SUBMISSION DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

note that as at December 2014 existing commitments (live planning housing built since 2011, within or adjacent to the proposed Settlement units in total. Therefore these 9 units should be taken off the overall the purposes of future planning for the village and the net housing growth from 2014 - 2031 is 26 new units.

HOUSING DEVELOPMENT

HOUSING DEVELOPMENT SITE AT PADDOCKS ORCHARD, TENBURY ROAD

THE SITE IDENTIFIED ON MAP 6 BELOW IS ALLOCATED FOR NEW HOUSING DEVELOPMENT. THE TOTAL AREA OF THE SITE IS 1.6 HECTARES. DEVELOPMENT WILL BE ACCEPTABLE UP TO A MAXIMUM OF 15-20 PROPERTIES ON AN APPROPRIATE PART OF THE SITE, PROVIDED AT A MAXIMUM DENSITY OF 25 DWELLINGS PER HECTARE.

Site allocation New Housing



SITE 7

SITE 6

THESE 2 SITES BELONG TO THE SAME LANDOWNER PROPERTY DEVELOPER

Site allocation - New Housing

Map 6 Site Allocation - New Housing Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

OTHER NEW HOUSING DEVELOPMENT IN THE GROUP PARISH

PLANNING APPLICATIONS FOR ADDITIONAL NEW HOUSING DEVELOPMENT UP TO A MAXIMUM OF 20 OF AT LEAST 38 NEW DWELLINGS IN BRIMFIELD OVERALL WILL BE SUPPORTED, SUBJECT TO OTHER POLICIES IN THE BRIMFIELD AND LITTLE HEREFORD NEIGHBOURHOOD PLAN, AND POLICIES IN THE HEREFORDSHIRE UDP AND EMERGING LOCAL PLAN CORE STRATEGY.

AT THE MEETING 6th NOV 2014 IT IS MINUTED THE SETTLEMENT BOUNDARY WAS EXTENDED DUE TO 2 BUNGALOWS AND IS NOW CONSIDERED TO ALLOW ENOUGH FLEXIBILITY FOR FUTURE DEVELOPMENT PROPOSALS IN THE VILLAGE. 2 BUNGALOWS WERE GRANTED PLANNING PERMISSION IN OCT 2014. YET ON PAGE 12 OF THE PLAN UNDER HOUSING GENERALLY AND AFFORDABLE IT CLEARLY SAYS SUGGESTIONS THAT LAND BEHIND THE VILLAGE HALL WOULD BE UNSUITABLE FOR HOUSING DUE TO POOR ACCESS AND MORE GENERALLY THE NEED TO CONSIDER IMPACTS OF ADDITIONAL TRAFFIC ON EXISTING ROAD NETWORKS.

April 24, 2015

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 14 August 2015 11:48
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: Regulation 16 of Neighbourhood Plan consultations

Dear Sir/Madam,

Thank you for allowing Dŵr Cymru Welsh Water (DCWW) the opportunity to comment on the Regulation 16 Neighbourhood Plan consultations for Breinton, Brimfield & Little Hereford Group, Staunton on Wye & District Group and Weston under Penyard.

DCWW has previously provided consultation responses at the Regulation 14 consultation stage for all four of these Neighbourhood Plans, and having reviewed their respective Regulation 16 Neighbourhood Plans are content to rely on the previous representations.

We would appreciate being consulted on all future Regulation 16 Neighbourhood Plan consultations.

If you have any queries, please do not hesitate to contact me.

Regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dŵr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | Ext: 40719 | www.dwrcymru.com

Have you seen Developer Services new web pages at www.dwrcymru.com? Here you will find information about the services we have available and all of our application forms and guidance notes. You can complete forms on-line and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card. If you want information on [What's new in Developer Services?](#) please click on this link.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

Dŵr Cymru Welsh Water is investing heavily and working hard to ensure top quality services to all its communities. The company is investing £1.7 billion in its water and sewerage network between 2015 – 2020.

It is a 'not-for-profit company' which has been owned by Glas Cymru since 2001. Welsh Water does not have shareholders and any financial surpluses are reinvested in the business for the benefit of customers. Visit our website at www.dwrcymru.com to find out more about us.

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Company Name - DŴR CYMRU CYFYNGEDIG. Registered Office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777

Mae Dŵr Cymru Welsh Water yn buddsoddi'n hael ac yn gweithio'n galed i sicrhau gwasanaethau o'r ansawdd uchaf i'w holl gymunedau. Mae'r cwmni'n buddsoddi £1.7 biliwn yn ei rwydwaith dŵr a charthffosiaeth rhwng 2015 a 2020.

Mae'n 'gwmni nid-er-elw', sydd wedi bod ym mherchnogaeth Glas Cymru ers 2001. Nid oes gan Dŵr Cymru gyfranddalwyr, ac mae unrhyw wargedion ariannol yn cael eu hail-fuddsoddi yn y busnes er budd cwsmeriaid. Manylion pellach ar ein gwefan www.dwrcymru.com

Mae'r neges hon ac unrhyw ffeiliau atodedig at sylw'r bobl y cyfeiriwyd nhw atynt yn unig. Gallant gynnwys deunydd perchnogol, gwybodaeth gyfrinachol a/neu fod yn destun breintiau masnachol. Ni ddylid eu copïo, datgelu i neu ddefnyddio gan unrhyw barti arall. Os derbyniwyd trwy gamgymeriad, dilêwch y neges ac unrhyw atodiadau a hysbyswch yr anfonwr yn syth.

Enw'r cwmni - DŴR CYMRU CYFYNGEDIG. Swyddfa gofrestrdig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777

Latham, James

From: Turner, Andrew
Sent: 21 September 2015 16:03
To: Neighbourhood Planning Team
Subject: RE: Brimfield & Little Hereford Group Regulation 16 Neighbourhood Development Plan consultation

Re: Brimfield & Little Hereford Group Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

The plan has identified a site for housing development on Map 6 (shaded in purple) and I would make the following comments in relation to contaminated land issues only :

- The site identified for housing development appears, from our records, to have an entirely agricultural history. Whilst some agricultural practices may result in contamination (uncontrolled burial of wastes or excessive pesticide or herbicide application which is sometimes the case with former orchards etc). I am unaware of any records to suggest such practices may have been carried out at this site and as such the likelihood of contamination would seem to be low on the basis of the information submitted.

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.

Finally 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.

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 and Water Protection),
Environmental Health & Trading Standards,
Economy, Communities and Corporate Directorate
Herefordshire Council, Blueschool House, PO Box 233
Hereford. HR1 2ZB.
Direct Tel: 01432 260159
email: aturner@herefordshire.gov.uk

From: Neighbourhood Planning Team
Sent: 12 August 2015 10:57
Subject: Brimfield & Little Hereford Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Brimfield & Little Hereford Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/brimfield-and-little-hereford-1>

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

The consultation runs from 12 August 2015 until 23 September 2015.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

For further information please contact Edward Bannister on 01432 260126.

Kind regards

James Latham
Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB
Tel: 01432 383617
Courier code : H31

Email: jlatham@herefordshire.gov.uk
neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)
ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)
www.herefordshire.gov.uk/local-plan (Strategic Planning)
www.herefordshire.gov.uk/conservation (Conservation)

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council.

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Historic England

James Latham
Technical Support Officer
Neighbourhood Planning
Herefordshire Council
Hereford
HR1 2ZB

Our ref: 1487

Your ref:

Telephone
0121
6256887

26 August 2015

Dear Sir

BRIMFIELD AND LITTLE HEREFORD GROUP NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the draft Neighbourhood Plan and we have no substantive comments to add to those conveyed in our earlier consultation response (8th February 2015). That is, we are supportive of the content of the document, particularly the comprehensive treatment of the wider historic environment including non-designated heritage assets and its' emphasis on local distinctiveness and design issues. We are also gratified to note that our earlier comments have been accommodated in this iteration of the Plan.

Overall, therefore, Historic England consider the Plan to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of "constructive conservation" and is a very good example of community led planning.

I hope you find these comments helpful.

Yours faithfully

Pete Boland
Historic Places Adviser
E-mail: peter.boland@english-heritage.org.uk



Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.





Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 21 September 2015 16:55
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Lindisfarne Studios
31/33, Hartlebury Road,
Stourport on Severn,
Worcestershire

Postcode:

DY13 9JA

First name:

Michael

Last name:

Humphries

Which plan are you commenting on?:

Brimfield and Little Hereford Group Neighbourhood Development Plan

Comment type:


Objection

Your comments:

Brimfield and Little Hereford Submission Neighbourhood Plan Consultation
(12 August 2015 – 23 September 2015)

Policy BLH10 Local Greenspace Designations

Brimfield – 2. St. Michaels Gate Amenity Area.
(Brimfield Map 8a. Local Greenspace in Brimfield)

Consultee. Mr S. Millward, 

I am instructed to object on behalf of the above consultee to the proposed designation of a parcel of land at St Michaels Gate as Local Greenspace in the Brimfield and Little Hereford Submission Neighbourhood Plan currently out for consultation. The land is in the ownership of Mr. Milward and is one of two parcels forming the proposed Local Greenspace Area 2. The basis for the inclusion of this land is that it meets the requirements of paragraphs 76 and 77 of the National Planning Policy Framework. My client objects to the proposed designation of this land on the following grounds:

1) At Ref. no. 1 of Table 1 in the Brimfield and Little Hereford Submission Neighbourhood Development Plan Consultation Statement of March 2015 prepared by Kirkwells the Parish Council consideration reads as follows: ‘Local Green Space designations were amended following advice from Herefordshire Council Neighbourhood Planning Team.....Local Green Space Designations should only be included where the consent of the landowner has been secured.’ At no time has my client consented to the use of this area of land as Local Green Space.

2) At the same reference (Ref. no. 1, Table 1) it states ‘All landowners of proposed local green spaces were written to and invited to comment on the proposals and only those where landowners supported the proposals were included’. Whilst my client accepts that he was advised of the proposed designation at no time has he indicated that he supports the designation. The lack of a

response to any written approach cannot be taken as an indication of consent. It is also noted that the proposal to similarly designate land either side of the Brimfield Church was not included in the Draft Neighbourhood Plan following objections from the landowners.

3) Paragraph 77 of the NPPF states 'The Local Green Space designation will not be appropriate for most green areas or open space'. It also states that the designation should only be used 'Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;' My client argues that this area of land satisfies none of the above criteria particularly as it is not and has never been accessible to the public. This precludes the use of the area for recreation by residents of St. Michaels Gate which appears to be the principle justification for retention of this land as Local Green Space.

4) An area of land directly adjacent to this has recently been granted planning permission for residential development (P140273/F – 4th June 2014). The delegated report states that the site 'falls within the remit of Policy HBA9 of the (emerging) Herefordshire Unitary Development Plan'. It also states that 'on balance....whilst the site contributes to the character of the settlement this contribution is not such that it will result in the loss of an attractive street scene, important view into the settlement or loss of an attractive landscape'. Following a formal pre-application planning submission which was positively received my client wishes to retain the option to submit a planning application for residential development on this land at a future date.

For the above reasons my client now seeks the omission of this area of land from any designation as Local Green Space in the Brimfield and Little Hereford Submission Neighbourhood Plan.

M G Humphries

M G Humphries BSc (Hons), Dip Arch
Lindisfarne Studios
31/33, Hartlebury Road
Stourport on Severn
Worcs. DY13 9JA

m. 07939 673359

e. mickgh@aol.com 20 September 2015

Neighbourhood Planning, Strategic Planning & Conservation Team
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford, HR1 2ZB

23rd September 2015

Dear Sir/Madam,

Brimfield and Little Hereford Group Parish - Neighbourhood Development Plan

Thank you for the opportunity to comment on the draft Brimfield and Little Hereford Neighbourhood Development Plan. This response comprises officer only comments from the Malvern Hills District Council planning department.

As background, the South Worcestershire Councils (Malvern Hills District Council, Worcester City Council and Wychavon District Council) are preparing the South Worcestershire Development Plan (SWDP). The draft SWDP was submitted to the Secretary of State in May 2013. Following Examination hearings which concluded in June, the South Worcestershire Councils are intending to consult on Proposed Main Modifications in October / November 2015. The draft SWDP is not seeking to accommodate any housing or other development needs in Herefordshire.

It is noted that the draft Brimfield and Little Hereford Neighbourhood Plan has adopted a 14% housing growth target in line with the emerging Herefordshire Core Strategy, which in turn necessitates the delivery of at least 58 new housing units in the Parish by 2031. It is also noted that the neighbourhood plan allocates a single site for housing development up to a maximum of 20 units (Policy BLH2), leaving a net requirement of at least 38 dwellings over the plan period.

We acknowledge that the draft Brimfield and Little Hereford Neighbourhood Development Plan does not seek to identify any land within Malvern Hills District to meet the Parish's development needs, but would obviously wish that the District Council and Tenbury Town Council be consulted should any future proposals or allocations be made which are adjacent to the Malvern Hills District Boundary.

We have no objections to the draft Neighbourhood Development Plan and wish the Parish Council every success with the preparation of the Plan.

If you require clarification on any issues raised in this response please contact David Clarke at Malvern Hills District Council on 01684 862370.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Williams', with a stylized flourish at the end.

Gary Williams
Head of Planning and Housing Services
Malvern Hills District Council

Date: 23 September 2015
Our ref: 162546
Your ref: BrimfieldAnd Little Hereford Neighbourhood Plan



Mr J Latham
Herefordshire Council
Planning Services,
Blueschool House,
Blueschool Street
Hereford,
HR1 2ZB

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

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Latham

Re: Brimfield and Little Hereford Neighbourhood Development Plan (NDP), SEA and HRA-Regulation 16

Thank you for your consultation on the above dated and received by Natural England on 12 August 2015.

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.

Brimfield and Little Hereford Neighbourhood Plan

Having looked at the policies in the plan, Natural England does not consider that this plan poses any likely significant risk to internationally or nationally designated nature conservation or landscape sites and so does not wish to make specific comments on the plan.

The lack of more detailed comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make comments that will help the Parish/Town Council or Neighbourhood Forum to fully take account of the natural environment in the plan-making process.

Habitats Regulations Assessment (HRA) Report and Addendum

Having reviewed the Habitats Regulations Assessment (HRA) Report and Addendum, we agree with the conclusion that the Brimfield and Little Hereford Plan will not have a likely significant effect on the Downton Gorge SAC.

Brimfield and Little Hereford Environment Report

Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Gillian Driver on 0300 060 4335. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.



We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Gillian Driver

Miss Gillian Driver
Planning Lead Adviser
South Mercia Team

Latham, James

From: Williams, Dawn <Dawn.Williams@severntrent.co.uk>
Sent: 28 September 2015 12:12
To: Neighbourhood Planning Team
Subject: Brimfield & Little Hereford Group Regulation 16 Neighbourhood Development Plan consultation

Thank you for giving Severn Trent Water the opportunity to comment on the above consultation plan. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

In the mean time I hope the following information will be of some use to you.

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is therefore important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and geographically site specific location are decided by local councils we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues; however where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments so as to minimise customer bills.

Kind regards

Dawn

Dawn Williams
Growth & Water Efficiency Analyst
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Latham, James

From: Planning Central <Planning.Central@sportengland.org>
Sent: 17 August 2015 11:43
To: Neighbourhood Planning Team
Subject: Brimfield & Little Hereford Group Regulation 16 Neighbourhood Development Plan consultation

Thank you for consulting Sport England on the above Neighbourhood Plan.

Planning Policy in the **National Planning Policy Framework** identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.

It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, '**A Sporting Future for the Playing Fields of England – Planning Policy Statement**'.

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Sport England provides guidance on developing policy for sport and further information can be found following the link below:

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>

If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If you need any further advice please do not hesitate to contact Sport England using the contact details below.

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