

Latham, James

From: Adam Firth
Sent: 19 January 2016 09:14
To: Neighbourhood Planning Team
Subject: Post: Neighbourhood Planning Team, Planning Services, PO Box 230, Hereford HR1 2ZB -

Dear Independent Inspector,

Re: HFSP inset map & HFSP 9.2.6 - The Hollies & Annex Stoke Prior South-East Property Permitted Development Boundary

Further to Private & individual consultations with two of HFSP Parish Councillors in 2015 & an established need since 2005 ref DCN054040/F

I still don't understand why the rest of The Hollies & Annex's Land has not been included in the **New Proposed South-East Boundary of Stoke Prior "HFSP 9.2.6"**

We are not the last property in the village or under conservation.. In fact, this would only complete the natural infill of the existing village envelope

-
- A) Our upper land has potential for a Single 3bed to 4bed self-build for either My sister or Myself
 - B) This would come under - Enabling Young Families to stay in Self build affordable housing in the area
 - C) We'd like to keep part of the land as a Small holding field for our pets & orchard (still allowing room for privacy for existing neighbours)
 - D) HFSP have suggested we may be able to get planning under HFSP7 – (does this only cover Farming or Forestry.?)
 - E) Not Sure if section HFSP7 would actually allow us to develop if The Boundary is left as is, & shown as open countryside (Yet we have neighbours)
 - F) As we have registered Small Holding number – Can we claim Farming & Forestry rights for development
 - G) If so, why are we not included under potential Development (No reason given by HFSP Parish Council)
 - H) Why are we not registered as a future need in the village (No reason given by HFSP Parish Council)
 - I) This would only add one more development beyond the new Suggested boundary & not increase any development past
The Causeway / Spring Cottage - Which appears to be the only worry of the HFSP Parish Council
(Yet, Please note: They have include Hill Top Farm under Potential for development which is top side of Spring Cottage– which seems a little contradictory)
 - J) So, with The neighbouring 5 to 8 Border Oaks Below, The 2 developments near bye at The Old Hall & Hill Top Farm being included for development
Surely what we are asking is in keeping with 90%of the New proposed Government & Council requirements
-

Images Given to Help explain my thoughts & reasons



So, Please take into consideration our request for The Hollies & Annex's "land" to be included in the New Stoke Prior Boundary

Note: Unlike anyother development in the Village & As we'd want this as our Main Family Home We would be More than happy to sign a 10 to 15+ year ownership tie to our Requested Boundary & Single New Build.!

Many Thanks
Regards
Adam Firth

Latham, James

From: anna firth
Sent: 19 January 2016 09:48
To: Neighbourhood Planning Team
Subject: Fwd: Post: Neighbourhood Planning Team, Planning Services, PO Box 230, Hereford HR1 2ZB -

Begin forwarded message:

From: afirth [_____](#)
Date: 19 January 2016 at 09:37:23 GMT
To: Anna Firth [_____](#)
Subject: **FW: Post: Neighbourhood Planning Team, Planning Services, PO Box 230, Hereford HR1 2ZB -**

Sent from my Samsung Galaxy smartphone.

Dear Independent Inspector,

Re: HFSP inset map & HFSP 9.2.6 - The Hollies & Annex Stoke Prior South-East Property Permitted Development Boundary

Further to Private & individual consultations with two of HFSP Parish Councillors in 2015 & an established need since 2005 ref DCN054040/F

We still don't understand why the rest of The Hollies & Annex's Land has not been included in the **New Proposed South-East Boundary of Stoke Prior "HFSP 9.2.6"**

We are not the last property in the village or under conservation.. In fact, this would only complete the natural infill of the existing

.....
.....
.....

- A) Our upper land has potential for a Single 3bed to 4bed self-build with minimal impact on our neighbours
- B) This would come under - Enabling Young Families to stay in Self build affordable housing in the area

- C) This would only add one more development beyond the New Suggested boundary
- D) Note Aerial Photo - As you can see we are & will be in the middle of the Future village development
- E) So, with The neighbouring 5 to 8 Border Oaks Below, The 2 developments near bye at The Old Hall & Hill Top Farm being included for development

Surely what we are asking is in keeping with 90%of the New proposed Government & Council requirements

- F) HFSP have suggested we may be able to get planning under HFSP7 – (So why not include it)

.....

Images Given to Help explain Our thoughts & reasons



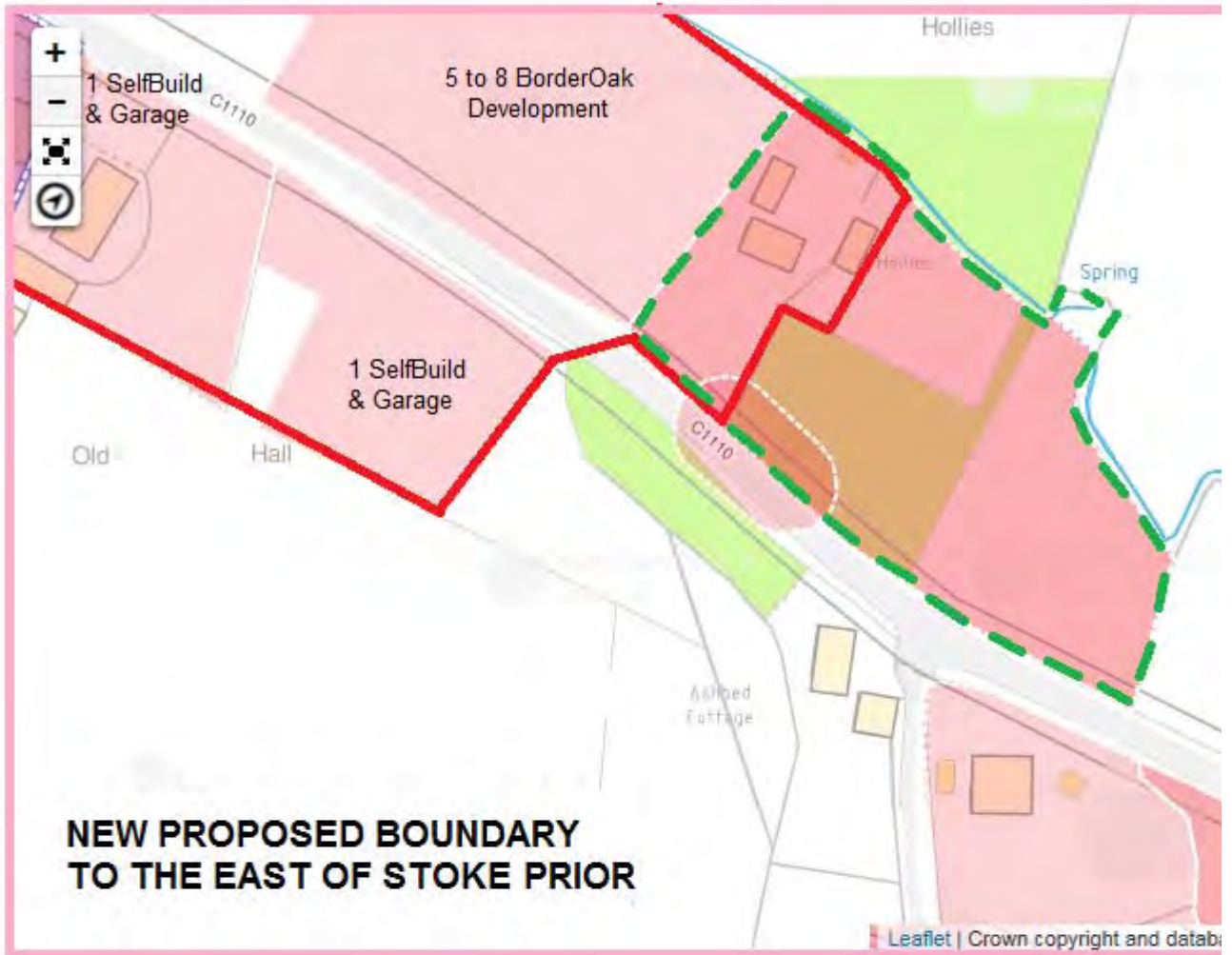
So, Please take into consideration our request for The Hollies & Annex’s “land” to be included in the New Stoke Prior Boundary

Many Thanks

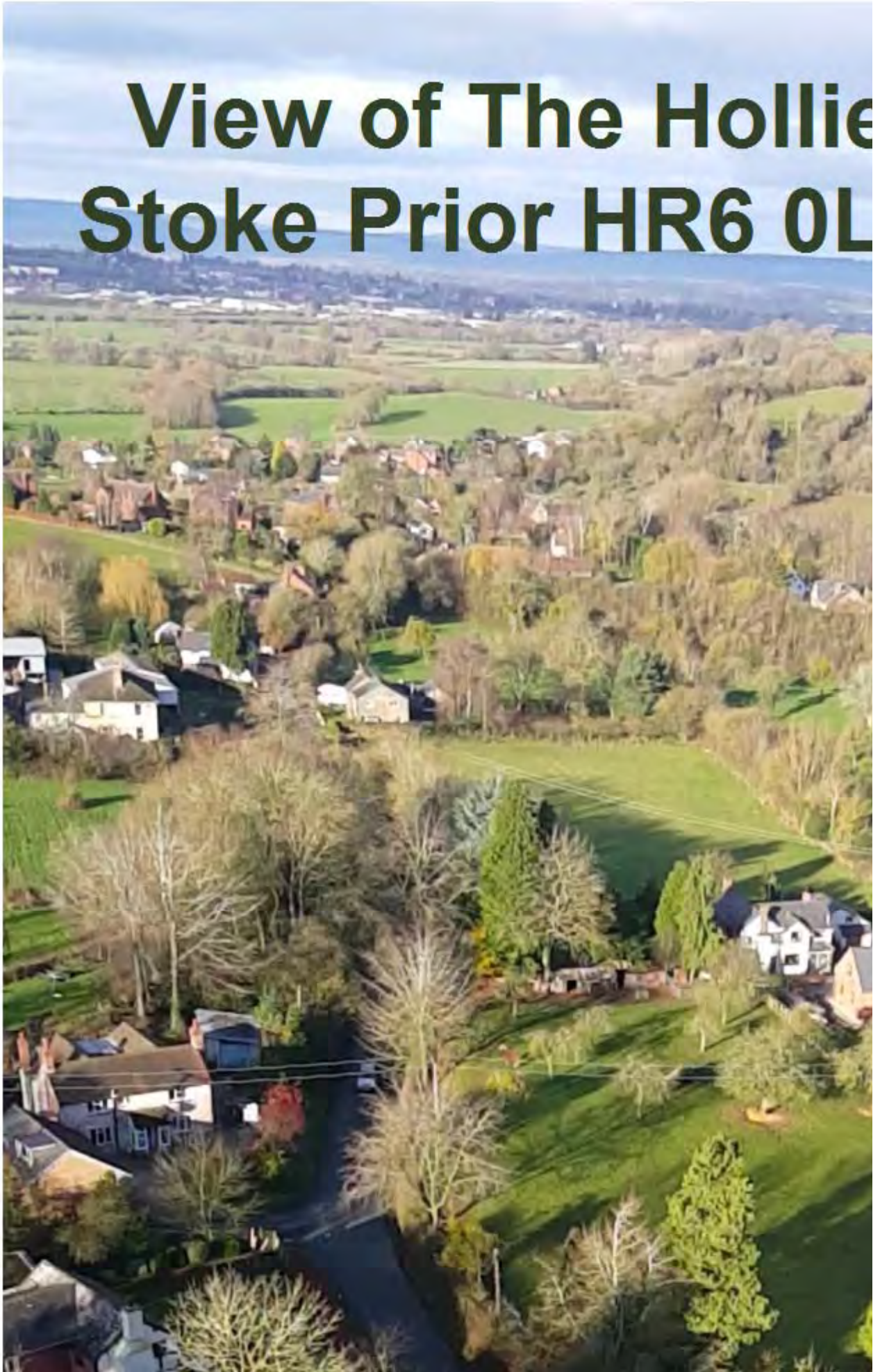
Regards

Anna Firth





View of The Hollie Stoke Prior HR6 0L



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

4 January 2016

Dear Sir / Madam

Humber, Ford and Stoke Prior Parish Neighbourhood Area Plan SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following High Pressure Gas Distribution pipeline as falling within the Neighbourhood area boundary:

- Luggbridge – Leominster – HP Pipeline

From the consultation information provided, the above gas distribution pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Laura Kelly
Town Planner, National Grid

laura.kelly@nationalgrid.com

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

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Robert Deanwood
Consultant Town Planner

cc. Laura Kelly, National Grid

Latham, James

From: Baker, Bruce (Cllr)
Sent: 02 December 2015 10:47
To: Neighbourhood Planning Team
Subject: RE: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear James

I've seen a copy of their submitted plan and am hugely impressed with the quality of the report and of the time and effort they've put into its production. I hope their plan will be approved with no amendments required?

Best regards

Bruce

Cllr Bruce Baker
Herefordshire Council
Hampton Ward
07748 387331
Bruce.baker@herefordshire.gov.uk

From: Neighbourhood Planning Team
Sent: 02 December 2015 10:28
To: Baker, Bruce (Cllr) <Bruce.Baker@herefordshire.gov.uk>
Subject: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear Councillor Baker,

Humber, Ford & Stoke Prior Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan, along with accompanying documents can be viewed at: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/humber-ford-and-stoke-prior-1>

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

The consultation runs from 2 December 2015 to 20 January 2016.

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

Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning, Strategic Planning & Conservation teams
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street



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 J. Latham

Herefordshire Council

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

28 December 2015

Dear Mr J. Latham

Humber, Ford and Stoke Prior Neighbourhood Development 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



Forward Planning
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: Forward.Plans@dwrcymru.com

Cynllunio Ymlaen
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: Forward.Plans@dwrcymru.com

Neighbourhood Planning Team
Humber, Ford and Stoke Prior Neighbourhood Development Plan
Herefordshire Council

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

15th January 2016

Dear Sir/Madam,

REGULATION 16 PUBLIC CONSULTATION ON HUMBER, FORD AND STOKE PRIOR NEIGHBOURHOOD DEVELOPMENT PLAN – JANUARY 2016

I refer to your email dated the 2nd December 2015 regarding the above consultation. Dŵr Cymru Welsh Water (DCWW) appreciates the opportunity to respond and we offer the following representation:

Given that the Humber, Ford and Stoke Prior Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.

We do not envisage any issues in providing a supply of clean water for the 43 new housing units proposed up to 2031, other than the potential provision of off-site main laying.

We can advise that there is no public sewerage within the Group Parish area. As such, alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the Adopted Core Strategy.

We hope that the above information will assist as the Neighbourhood Development Plan progresses. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman
Forward Plans Officer
Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Latham, James

From: Turner, Andrew
Sent: 20 January 2016 15:43
To: Neighbourhood Planning Team
Subject: RE: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Re: Humber, Ford and Stoke Prior Parish Draft Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

My understanding is that no specific sites have been identified in this plan and as such I would advise:

- Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

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

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: 02 December 2015 10:36
Subject: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Humber, Ford & Stoke Prior 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/humber-ford-and-stoke-prior-1>

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

The consultation runs from 2 December until 20 January 2016.

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

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

Kind regards

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.

This e-mail and any attached files are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please contact the sender immediately and destroy all copies of it.

Herefordshire Council
Neighbourhood Planning
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2010/103979/AP-
34/IS1-L01
Your ref:
Date: 20 January 2016

F.A.O: Mr. J Latham

Dear Sir

HUMBER, FORD & STOKE PRIOR NEIGHBOURHOOD DEVELOPMENT PLAN

I refer to your email of the 2 December 2015 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the recently 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.

It is noted (Paragraph 7.2.3) there are no sites allocated within the plan but rather a focus on ensuring that any development over the period conforms to the criteria set out in the document. It is important that any forthcoming windfall/infill development sites are located on land at the lowest risk of flooding and accords with Herefordshire Councils Core Strategy (Policy SD3 – Sustainable Water Management and Water Resources).

As there are no sites specific sites proposed within areas at risk of flooding we would offer no further bespoke comments at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

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

Cont/d..

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

Yours faithfully

Mr. Graeme Irwin

Senior Planning Advisor

Direct dial: 02030 251624

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

Latham, James

From: Wisely, Alex <Alex.Wisely@highwaysengland.co.uk>
Sent: 09 December 2015 15:20
To: Neighbourhood Planning Team
Subject: Humber, Ford and Stoke Prior group Parish Council Reg 16 NDP

FAO James Latham,

Thank you for your email regarding the above titled NDP which has been noted. There is no further comment at this stage.

Regards

Alex Wisely
Assistant Asset Manager
Network Delivery & Development Midlands
Area 9 – Shropshire, Herefordshire, Telford & Wrekin
Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN
Tel +44 (0) 121 6788562
Web: <http://www.highwaysengland.co.uk>
GTN; 6189 8562

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



Historic England

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

Our ref: 1604
Your ref:

Telephone
0121
6256887

13 January 2016

Dear Sirs

HUMBER, FORD & STOKE PRIOR NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

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

In our earlier response in relation to the Regulation 14 consultation (01/09/2015) we wrote:

"Historic England is supportive of the content of the document and we applaud the comprehensive approach taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon "constructive conservation". We are particularly pleased to see the emphasis on local distinctiveness including non-designated heritage assets and the recognition that highly locally significant "green gaps" between buildings in the dispersed settlement pattern should be protected. Equally, the protection of rural landscape character including the need to ensure the sensitive conversion of historic farm and other rural buildings and the identification of important views and local green open spaces is supported.

We also note and commend the identification for protection of the scheduled Roman settlement (list entry Number: 1005322) that is currently "At Risk".

Overall Historic England considers that the Humber, Ford & Stoke Prior Neighbourhood Plan is a well-considered, concise and fit for purpose document that takes a suitably proportionate approach and constitutes a very good example of community led planning".

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



Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG

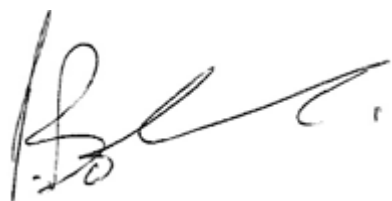
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a long horizontal flourish extending to the right.

Pete Boland
Historic Places Adviser
E-mail: peter.boland@HistoricEngland.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.



Latham, James

From: Wood, Tina
Sent: 19 January 2016 16:02
To: Neighbourhood Planning Team
Subject: RE: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

I refer to the above neighbourhood plan, I have read its contents and the only comment I wish to make is around local connection criteria on open market units and whether this criteria can be imposed.

From: Housing Development
Sent: 02 December 2015 13:04
To: Wood, Tina
Subject: FW: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

From: Neighbourhood Planning Team
Sent: 02 December 2015 10:36
Subject: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Humber, Ford & Stoke Prior 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/humber-ford-and-stoke-prior-1>

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

The consultation runs from 2 December until 20 January 2016.

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

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

Kind regards

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

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 19 January 2016 14:09
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:

Postcode:

First name:

John

Last name:

Hopcutt

Which plan are you commenting on?:

Humber, Ford and Stoke Prior

Comment type:

Support

Your comments:

We request to be notified of the local planning authority's decision under regulation 19 in relation to this Neighbourhood Development Plan.

We wish to make known our objection to the neighbourhood plan submitted by Humber, Ford and Stoke Prior parish council, in particular the plan for newly identified settlement of Risbury.

Representations were submitted by a number of residents concerned about the suitability of the two plots earmarked for residential development, these representations identified these two plots as unsuitable, unsustainable and likely to face further opposition from Herefordshire Council. One of the plots had already been identified by Herefordshire Council as unsuitable and been objected to in the strongest possible terms, the other site at Risbury Cross forms a peripheral part of an ancient monument and as such is likely to face strong opposition for development. Furthermore, local residents who had previously had support of the parish council when planning applications were submitted now found themselves excluded from development opportunity as they are conveniently excluded from the settlement area of Risbury. Additionally, the 2 identified sites are owned by the 2 largest landowners in the area. The identified development area and settlement boundary for Risbury excludes local residents from providing for people to sustain family life within the newly formed settlement.

Public consultation was dismissive to the needs and concerns of the residents that attended. These residents wanted to discuss further their objections. These objections were dismissed and swept aside and the residents advised the plan had been decided and would be submitted as stated, this is contrary to natural justice. It also excludes the wishes of local residents and prevents them from providing affordable homes; thus allowing residents to sustain family life and to remain within the village of Risbury. It could additionally be considered self-serving as it directly rewards the largest land owners in the area and prevents the development required of the newly created and identified settlement of Risbury.

It is furthermore submitted that the development potential identified within the Neighbourhood Plan for Risbury has been selected purely and simply as they are entirely unsuitable and unsustainable. This prevents any development within the settlement of Risbury. This is contrary to the requirements of the neighbourhood plan. Additionally, it prevents families from remaining within their homestead. This seems to be further demonstrated by the landowner's refusals to respond to written requests for information on individual plot availability and prices.

Latham, James

From: Mandy Preece
Sent: 20 January 2016 09:02
To: Neighbourhood Planning Team
Subject: Post: Neighborhood Planning Team, Planning Services, PO Box 230, Hereford HR1 2ZB -

Subject: Post: Neighbourhood Planning Team, Planning Services, PO Box 230, Hereford HR1 2ZB -

Dear Independent Inspector,

Re: HFSP inset map & HFSP 9.2.6 - The Hollies & Annex Stoke Prior South-East Property Permitted Development Boundary

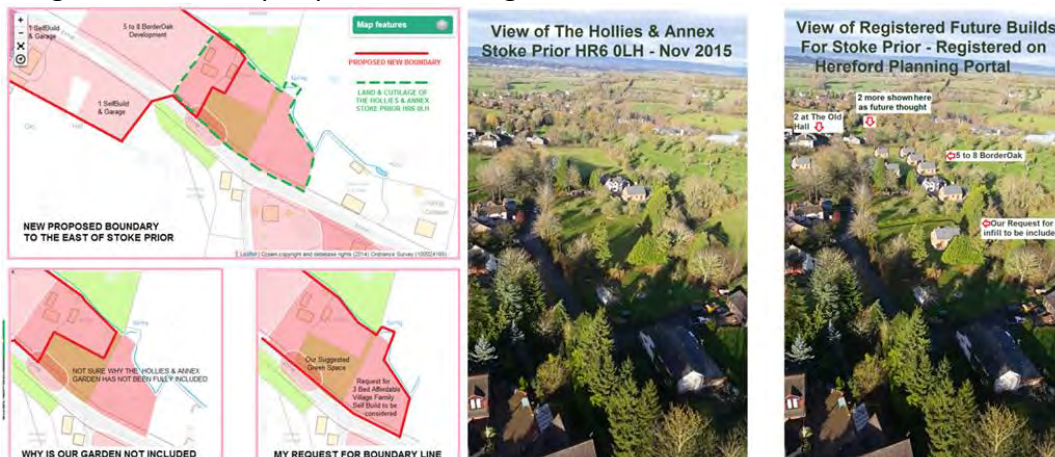
Further to Private & individual consultations with two of HFSP Parish Councillors in 2015 & an established need since 2005 ref DCN054040/F

We still don't understand why the rest of The Hollies & Annex's Land has not been included in the **New Proposed South-East Boundary of Stoke Prior "HFSP 9.2.6"**

We are not the last property in the village or under conservation.. In fact, this would only complete the natural infill of the existing

-
- A. Our upper land has potential for a Single 3bed to 4bed self-build with minimal impact on our neighbours
 - B. This would come under - Enabling Young Families to stay in Self build affordable housing in the area
 - C. This would only add one more development beyond the New Suggested boundary
 - D. Note Aerial Photo - As you can see we are & will be in the middle of the Future village development
 - E. So, with The neighbouring 5 to 8 Border Oaks Below, The 2 developments near bye at The Old Hall & Hill Top Farm being included for development
- Surely what we are asking is in keeping with 90%of the New proposed Government & Council requirements
- F. HFSP have suggested we may be able to get planning under HFSP7 – (So why not include it)
-

Images Given to Help explain Our thoughts & reasons



So, Please take into consideration our request for The Hollies & Annex's "land" to be included in the New Stoke Prior Boundary

Many Thanks

Regards

Mandy Preece

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



APPLICATION DETAILS

194929 /Humber, Ford and Stoke Prior Neighbourhood Plan
Susannah Burrage, Environmental Health Officer

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

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

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

Please can you respond by ..

Comments

Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development or any new commercial or industrial development.

We would therefore recommend additional criteria for Policies HFSP8 Design criteria for housing and sites:

Clause a) to be amended to specify not only that the design criteria to include the protection of residential amenity and privacy for adjacent properties but also that the amenity of future occupants to also be protected against the adverse impacts of neighbouring agricultural or other commercial or industrial activities.

Signed: Susannah Burrage

Date: 18 January 2016

Latham, James

From: Growth Development <growth.development@severntrent.co.uk>
Sent: 17 December 2015 10:14
To: Neighbourhood Planning Team
Subject: RE: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear Sir,

Thank you contacting us in regards to your neighbourhood plan. Severn Trent Water does not supply water or sewage services to the Humber or Ford and Stoke Prior parish council areas and we therefore have no specific comments on your consultation

Regards

Helen Everitt
Water Efficiency Analyst
Environmental Planning and Strategy

From: Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]
Sent: 02 December 2015 10:36
Subject: Humber, Ford & Stoke Prior Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Humber, Ford & Stoke Prior 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/humber-ford-and-stoke-prior-1>

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

The consultation runs from 2 December until 20 January 2016.

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

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

Kind regards

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

Neighbourhood Development Plan – conformity assessment

Name of NDP: Humber, Ford and Stoke Prior (R16 version)

Date: 07/12/15

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HFSP1- Promoting a sustainable and thriving community	SS1-SS6	Y	
HFSP2- Development Strategy	SS2, Place-Shaping policies	Y	
HFSP3- Housing Development and phasing	SS2, RA1	Y	The policy's build rate could also allow a small degree of flexibility for variations, in the potential event of a suitable but slightly larger scheme coming forward at any one time (eg. A proposal of 6-7 dwellings) as well as new survey evidence.
HFSP4- New homes in Stoke Prior	N/A	Y	
HFSP5- New homes in Risbury	N/A	Y	
HFSP6- New homes in Steen's Bridge	N/A	Y	
HFSP7- Provision of affordable housing outside the villages	H1, H2	Y	Placing an occupancy condition on any open market element of affordable housing schemes may prove to be overly restrictive and difficult to enforce. It may also adversely affect viability. Constructing open market homes suited for the needs of older people would be a more enforceable approach to the policy.
HFSP8- Design criteria for housing and sites	LD1, LD4, SD1-SD3	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HFSP9- Development of community services and facilities	SC1, OS1-OS3	Y	
HFSP10- Retention of community services and facilities	SC1, OS3	Y	
HFSP11- Highways and transport infrastructure	SS4, MT1	Y	Measures such as additional street lighting and footpaths may be necessary to ensure a safe access is provided for proposals. These should not be unduly restricted where this is the case.
HFSP12- Developing and supporting local businesses	SS5, RA6	Y	
HFSP13- Broadband infrastructure	E3	Y	
HFSP14- Surface and foul water drainage	SD4	Y	Development should also be preferentially located away from areas of flood risk, in accordance with the testing outlined in paragraphs 100-104 of the NPPF.
HFSP15- Renewable energy	SD2	Y	
HSFP16- The Natural Environment	LD1-LD3	Y	
HFSP17- Protecting Local Heritage	LD4	Y	Correct reference to Core Strategy policy in 21.2.4- policy LD4



DAVID A. RYALL



18/01/16

Dear Sir or Madam,

I wish to lodge a strong objection to the neighbourhood plan submitted by the Humber, Ford and Stoke Prior parish council.

This plan has barely been altered from the original idea put forward by the council despite several public meetings and alternate suggestions. One of the plots has already been deemed unsuitable due to objections put forward to a previous less obtrusive application. The other is on the edge of an ancient monumental area, Risbury Camp, so flies in the face of the trend to preserve such areas for posterity.

It seems that the aim is to stretch the village rather than develop any of the village as a whole. It is also noticable that the areas put forward belong to the two biggest landowners in the area, neither of whom live in the village of Risbury. This will result in a large financial gain for these landowners and it is almost certain that affordable housing for those born and raised locally will be sidelined as they will not reap sufficient financial reward for those concerned.

There has always been suspicions concerning planning fairness due to the power weilded by planners and the finances involved. On a personal basis, I feel that this plan has done nothing to alleviate this impression.

My overall impression is that despite peoples interest and desire to be involved in these local and very important decisions, the Parish Council has simply done its own personal thing for its own personal reasons, and the opinions of those it effects has been totally ignored.

Yours, a very disillusioned,

