

Latham, James

From: Turner, Andrew
Sent: 22 September 2015 14:18
To: Neighbourhood Planning Team
Subject: RE: Staunton on Wye & District Group Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

My understanding is that no specific sites have been identified in this Neighbourhood Development 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: 13 August 2015 10:51
Subject: Staunton on Wye & District Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Staunton on Wye & District Group Parish Council have re-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/staunton-on-wye-and-district-group>

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

The consultation runs from 13 August 2015 until 24 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

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Blueschool House

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HR1 2ZB

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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)

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Date: 23 September 2015
Our ref: 162804
Your ref: Staunton-on-Wye Group



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Neighbourhood Planning, Strategic Planning & Conservation teams
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BY EMAIL ONLY

Dear Mr Latham

Re: Staunton-on-Wye Neighbourhood Development Plan (NDP), SEA and HRA- Regulation 16

Thank you for your consultation on the above dated and received by Natural England on 17 March 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.

Staunton-on-Wye Neighbourhood Development Plan 2014-2031

SOWG 1-Restriction of Development

We support this policy but advise that it needs to be strengthened. We suggest the following wording: "No development will be permitted within 100 metres of the boundary of the River Wye Special Area of Conservation (SAC). Development can only proceed where any adverse effects on the River Wye SAC can be avoided or mitigated."

We also recommend that a bullet point is added which stipulates that development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.

SOWH 1 – New Housing Development-Staunton-on-Wye Village

We advise that to ensure protection of the River Wye SAC that an additional bullet point is added as follows:

"That new housing proposals are in accordance with policies SOWD2 and SOWG1"

Habitats Regulations Assessment (HRA) Report, Addendum and 2nd Addendum

In Section 6 of the HRA and section 3 of the Addendum, it appears the basis for the conclusion that there will be no likely significant effect from the NDP, in combination with the draft Herefordshire Local Plan (Core Strategy), is that in combination effects have been ruled out as the NDP aligns with the draft Local Plan.



The draft Local Plan has not yet been adopted and both it, and its HRA, are therefore subject to further changes. Given this, relying on the draft Local Plan and its HRA to avoid or mitigate for any potential impact are not considered sufficient to be certain of avoiding impact at this stage. The NDP's HRA may, of course, rely on the evidence supporting the Local Plan's HRA to draw conclusions as to whether the policies in the plan will have significant effects on the River Wye Special Area of Conservation (SAC).

We note that the policies changes we recommended when previously consulted, under Regulation 15, in our letter dated 27 March 2015 (our reference 145211) have not been implemented. Provided that the policy changes outlined in this letter are incorporated into the Neighbourhood Plan Natural England would be in a position to agree that the NDP will not have a significant effect on the SAC either alone or in-combination effects.

Staunton-on-Wye 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 Adviser
South Mercia Team

Latham, James

From: Crane, Hayley
Sent: 09 September 2015 13:21
To: Neighbourhood Planning Team
Subject: RE: Staunton on Wye & District Group Regulation 16 Neighbourhood Development Plan consultation

Hi

No comments from me, the plan has been changed taking into account my previous comments. I'm happy.

Thanks

Hayley

From: Neighbourhood Planning Team
Sent: 13 August 2015 10:51
Subject: Staunton on Wye & District Group Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

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For further information please contact Edward Bannister on 01432 260126.

Kind regards

James Latham

Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams
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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



The Coal
Authority



INVESTOR IN PEOPLE

200 Lichfield Lane
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Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Neighbourhood Planning, Strategic Planning &
Herefordshire Council

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

27 August 2015

Dear Neighbourhood Planning, Strategic Planning & Conservation teams

Staunton on Wye 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

Neighbourhood Development Plan – conformity assessment

Name of NDP: Staunton-on-Wye (R16 version)

Date: 09/09/15

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
SOWG1- Restriction of Development	N/A	N	The policy is overly restrictive. What is the basis/evidence for the distance of 100m from the SAC? Not allowing development in flood zones 2 and 3 is inconsistent with the Sequential Testing approach to site selection outlined in the NPPF.
SOWG2- Protection and Enhancement of Green Infrastructure	LD3	Y	
SOWH1- New Housing Development- Staunton-on-Wye Village	SS1, H3, SD1	N	Allowing a maximum of 3 dwellings per plot could be prove to be restrictive, and could hinder the delivery of housing.
SOWH2- New Housing or other Residential Accommodation in Staunton Conservation Area	SS6, LD1, LD4	Y	
SOWH3- Affordable Housing	H1	Y	
SOWH4- Rural Exceptions Housing (Non-Affordable)	H2, E3, RA3	Y	See "Other comments/conformity issues"
SOWB1- Retail Development	RA6, E6	Y	
SOWB2- Expansion of Existing (Non-Agricultural) Businesses	RA6, E2	Y	
SOWB3- Agricultural/Horticultural	RA4-RA6	Y	

Diversification and Expansion			
SOWB4- Poly Tunnel Development	N/A	Y	
SOWB5- Change of Use	RA5	Y	See "Other comments/conformity issues"
SOWB6- New Business Enterprises	RA6, E1	Y	
SOWC1- Retention of Existing Facilities	SC1	Y	Could add clarity here: "...has first been given the opportunity to take them on in order to retain their use, <u>without success.</u> "
SOWC2- Retention and Extension of Recreational and Community Facilities	SC1, OS1-OS3	N	Greater flexibility should be given to this policy, with the caveat: "...will not be permitted <u>unless it can be demonstrated that an equivalent alternative facility is available or can be provided; or it can be shown that is no longer required, viable or fit for purpose.</u> " See "Other comments/conformity issues"
SOWD1- Change of Use	E2, RA5	Y	
SOWD2- New Building	N/A	Y	
SOWE- Development and Design Principles	SD1	Y	

Other comments/conformity issues:

The plan is largely in general conformity with the Herefordshire Local Plan Core Strategy. However, there are a few policy aspects within it which are covered in equal, if not greater detail in the Core Strategy. For this reason these policies could be viewed as superfluous, given that the issues in question are more comprehensively addressed by county-wide policy. These policies would be seen to be more effective as part of a Neighbourhood Development Plan if they were applied in a more local context.

Mr. James Latham
Neighbourhood Planning Team
Herefordshire Council
Forward Planning
PO Box 4
Hereford
Herefordshire
HR4 0XH

Our ref: SV/2010/103979
Your ref:
Date: 24 September 2015

Dear Mr. Latham

STAUNTON ON WYE REGULATION 16 CONSULTATION

I refer to your email of the 13 August 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 previously stated, in relation to matters within our remit, Herefordshire Council have updated their Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS) documents. This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We commented upon the previous iteration of the Staunton-On-Wye plan (March 2015) and we note that the current submission has been amended in consideration of our comments.

Flood Risk and Surface Water Management: As stated above, the current submission has been revised and now includes specific reference to fluvial flood risk and, specifically, that development within Flood Zones 2 and 3 will not be supported. Whilst we welcome the aspiration of the Policy (SOWG 1) it may be worth amending the wording slightly to ensure that it is not too restrictive i.e. there may well, in some instance, be a justifiable need for some development to be located within Flood Zones 2 or 3. National Planning Policy Guidance (NPPG) and Herefordshire Council's Core Strategy (Policy SD3 - Sustainable Water Management) makes reference to a Sequential Approach to development within areas of flood risk and, for example, water compatible development is acceptable within Flood Zones 2 and 3 provided there is no

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

Cont/d..

detrimental impact on third parties. Similarly a resident currently occupying a property within Flood Zones 2 or 3 would be unable to build a small extension, or an agricultural building could not be erected on a farm site, as the Policy, as currently worded, would not support it.

In consideration of the above we would suggest that the Policy reads:

Development within 100 metres of the boundary of the River Wye Special Area of Conservation will not be supported. ***Development should be located within Flood Zone 1 (Low Risk) and accord with National Planning Policy Guidance (NPPG) and Herefordshire Council's Core Strategy (Policy SD3 - Sustainable Water Management). Where small-scale development is deemed necessary (with consideration of the Sequential Test) within Flood Zones 2 and 3 we would expect the proposals to demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.***

The above seeks to ensure that all built development is located within Flood Zone 1 but that, in accordance with the NPPG and Herefordshire Councils own flood risk Policy, where it is sequentially demonstrated that such development has to be within Flood Zones 2 or 3, any proposals will be safe and not increase flood risk.

Foul Water Drainage: With regards to foul drainage infrastructure we would re-iterate our previous comments, in that all new development throughout the Plan area should be assessed against the capacity of local infrastructure. In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated. As you are aware, as part of the WSC update/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collated by both Welsh Water and ourselves. The Plan should make reference to this information to provide re-assurance that there is adequate foul infrastructure to accommodate growth throughout the plan period. Whilst, due to the limited scale of development proposed, this is unlikely to cause problems clarification should be sought and provided in any future revisions to the Plan.

I trust the above is of assistance at this time. We would be happy to co-operate further on the areas detailed above prior to the proposed Neighbourhood Plan adoption. 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: 01743 283579
Direct e-mail: graeme.irwin@environment-agency.gov.uk



Historic England

Neighbourhood Planning Team
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Our ref: 1497
Your ref:

Telephone
0121
6256887

01 September 2015

Dear Sirs

**STAUNTON ON WYE NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION
DRAFT**

Thank you for the invitation to comment on the draft Neighbourhood Plan. In our letter of the 23rd March commenting on an earlier draft we stated that we are supportive of the content of the document, particularly its' emphasis on local distinctiveness and overall consider it to be a proportionate, well-considered, concise and fit for purpose document that effectively embraces the ethos of "constructive conservation".

Beyond those observations we have further no substantive comments to make on what Historic England considers is a good example of community led planning.

I hope you find this advice helpful.

Yours faithfully

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



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