

Latham, James

From: Turner, Andrew
Sent: 20 June 2016 15:30
To: Neighbourhood Planning Team
Subject: RE: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

RE: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the proposed housing sites identified in the 'Sutton St Nicholas draft Neighbourhood Development Plan':

Having reviewed Ordnance survey historical plans, I would advise that the two sites; 'Land at the Lane' and 'Land adjacent the Linnings', identified as 'Proposed Housing Sites' (indicated in brown, policies 2 & 3) on the 'Village Policies Map' have both been historically used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

General comments:

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

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Andrew Turner
Technical Officer (Air, Land 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

Latham, James

From: Wharf House
Sent: 13 June 2016 12:52
To: Neighbourhood Planning Team
Subject: Sutton st Nicholas

Many thanks for consultation on the above.

In principal we support the plan and in particular Policy 9 in relation to Green Infrastructure and its supporting text.

We do however Object to certain omissions:-

1. The Plan fails to identify the long term strategic objective to use of the Canal Towpath from Hereford to Sutton St Nicholas as a strategic off road Cycle route. This is a long term objective and is unlikely to happen in its entirety within the plan period it is however likely to commence within the Plan period and as such should be viewed as a long term strategic objective. Other proposals should also be viewed within this strategic context so that suitable feeder routes to the Canal may be developed to ensure the attractiveness of this route as a primary link between the Village and Hereford. We request that a dialogue with us is opened so that an agreed wording is added to the Plan please.

2. the text [and bullet points listed thereafter] :-

"APPROPRIATE DEVELOPER CONTRIBUTIONS WILL BE SOUGHT TOWARDS MEETING IDENTIFIED COMMUNITY NEEDS, INCLUDING:"

sits oddly under Policy 5 when this relates essentially to contributions from Housing and Housing is dealt with in Policy 3. It would seem more logical for this to form part of Policy 3 as it forms a material consideration of compliance with Policy 3. This Policy should also be extended to include potential contributions to Green Infrastructure as an important way of mitigating any adverse effects of development whether on, or if not possible, then off site.

Please keep us updated, as indicated above we welcome the opportunity to work with you to secure appropriate wording.

Many thanks

David Penny

Commercial & Technical Director

The Wharf House/Herefordshire & Gloucestershire Canal Trust

T 01452 33 2 900

F 01452 332901

www.thewharfhouse.co.uk

www.h-g-canal.org.uk

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"When at your busiest you must find your next challenge, when you have time it is too late"



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr J Latham
Herefordshire Council

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

22 June 2016

Dear Mr J Latham

Sutton St. Nicholas Neighbourhood Development Plan - Submission

Thank you for consulting The Coal Authority on the above.

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

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

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

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

Our ref: SV/2010/103979/AP-
32/IS1-L01

Your ref:

Date: 05 July 2016

F.A.O: Mr. J Latham

Dear Sir

SUTTON ST NICHOLAS NEIGHBOURHOOD PLAN

I refer to your email of the 24 May 2016 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.

The NP does put forward two sites with the potential to deliver up to 38 dwellings. Both these sites fall wholly within Flood Zone 1, the low risk Zone. It is acknowledged that 'Land at the Lane' borders the Lugg Floodplain and that the Southern portion of the site is to be kept free from development to provide a sensitivity buffer, which is welcomed.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

It is similarly important that any forthcoming windfall/infill development sites are located on land at the lowest risk of flooding and accord with Herefordshire Councils Core Strategy (Policy SD3 – Sustainable Water Management and Water Resources).

Section 4.22 confirms that the Moreton-on-Lugg wastewater treatment works are currently unable to accommodate flows from the proposed development. Prior to

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

Cont/d..

progressing the two sites allocated within the NP improvements will be required to the works. 4.23 confirms that these improvements may be developer funded to expedite any planning improvements by Welsh Water through their Asset Management Plan (AMP). Again it is important that development with the Parish is progressed in accordance with the Core Strategy (Policy SD4 Waste Water Treatment and River Water Quality).

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



Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00023445

4 July 2016

Dear Mr Latham

SUTTON ST. NICHOLAS NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. Our comments remain substantively the same as those expressed in our earlier correspondence (22nd January 2015) that is:

“Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its’ emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character.

Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

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

We have no further comment but in conclusion Historic England is supportive of both the content and the approaches taken in the Plan.

I hope you find this advice helpful.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: Les Smith
Sent: 04 July 2016 13:56
To: Neighbourhood Planning Team
Subject: Comment on Sutton St Nicholas NDP regulation 16 plan stage

Comments on the Neighbourhood Development Plan, Submission draft dated May 2016.

In the earlier Consultation draft the land west of Upper House Farm was listed as one of two areas of Green Space

para. 7.11 ".....local in character, and comprise limited areas of land with clearly defined boundaries to existing village development.....identified by responses to the household survey as deserving protection as open space(s)....offer relief to the built-up areas of the village on principal road frontages, making an important contribution to the historical physical form of the village.....agricultural character contributes to the village's identity and rural sense of space. The Green Space west of Upper House Farm is in the Sutton Conservation Area, but **the additional designation is justified by the need to specifically protect the open character of the land concerned.**"

The latest Submission draft has now done a u-turn, without any consultation, and what was such a highly-prized space has suddenly been sacrificed to development. I thought the whole idea of the original draft was to avoid such a thing happening. The loss of Upper House Farm as a working farm will undoubtedly alter the balance and rural nature of the village without the additional loss of around 50% of the previously designated open space. Many schoolchildren walk past this area on the way to and from school and it will be a loss for them not to see a working farm and will have a very significant impact on the rural nature of this area and its immediate surroundings.

The green space itself is sufficiently large to have an effect on the immediate area diminishing its size by half will more than half its impact. Because if its location on a partial bend its effect will be lost when approaching from the south-east along Ridgeway Road and from the other direction it is likely to be dominated by the housing development beyond.

Please don't sacrifice Green Space for housing.

I would request that its designation as a Local Green Space in its entirety is retained.

Regards

Les Smith

Latham, James

From: Howells, Mathew
Sent: 05 July 2016 13:32
To: Neighbourhood Planning Team
Subject: RE: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning team,

There are no comments from Herefordshire Transportation,

Thanks
Mat

From: Neighbourhood Planning Team
Sent: 24 May 2016 11:05
Subject: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Sutton St Nicholas 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/neighbourhood-areas-and-plans/sutton-st-nicholas>

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

The consultation runs from 24 May 2016 to 5 July 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)

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 05 July 2016 12:14
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Noreen
Last name	Ford
Which plan are you commenting on?	Sutton St Nicholas
Comment type	Support
Your comments	A very good plan

Latham, James

From: Kinsey, Nadine
Sent: 05 July 2016 12:34
To: Neighbourhood Planning Team
Cc: Webster, Nick
Subject: RE: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Hi NPT

No issues with Sutton Reg 16 from an Economic Development viewpoint.

Best wishes
Nadine

From: Neighbourhood Planning Team
Sent: 24 May 2016 11:05
Subject: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

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The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans/sutton-st-nicholas>

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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)

10 June 2016

Dear Sir / Madam

Sutton St Nicholas Neighbourhood Plan Consultation 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:

- 1449 Luggbridge - Leominster

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 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

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@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. Spencer Jefferies, National Grid

Date: 05 July 2016
Our ref: 186541
Your ref: none



Mr James Latham
Herefordshire Council

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

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Mr Latham,

Sutton St Nicholas Regulation 16 Neighbourhood Development Plan consultation

Thank you for your consultation on the above dated 24/05/2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Best and Most Versatile Agricultural Land

We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.

For clarification of any points in this letter, please contact Tom Reynolds on 020 802 61050. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Tom Reynolds
Planning Adviser
Sustainable Development
South Mercia

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Latham, James

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 23 June 2016 09:53
To: Neighbourhood Planning Team
Subject: Sutton St Nicholas Regulation 16 Neighbourhood Development Plan (NDP)

Dear Sir/Madam

Network Rail has been consulted by Herefordshire council on the Sutton St Nicholas Regulation 16 Neighbourhood Development Plan (NDP). Thank you for providing us with this opportunity to comment on this Planning document.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Developer Contributions

Sutton St Nicholas Neighbourhood Development plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:

- A requirement for development contributions to deliver improvements to the rail network where appropriate.
- A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.
- A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Level Crossings

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs

- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

Herefordshire Council have a statutory responsibility under planning legislation (**Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010**) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as Sutton St Nicholas Parish Council will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.

Planning Applications

We would appreciate Sutton St Nicholas Parish Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

We trust these comments will be considered in your Neighbourhood Development Plan document.

Regards,

Barbara Morgan

Town Planning Technician (Western and Wales)
1st Floor, Temple Point
Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 – Int: 085 80125

Email: townplanningwestern@networkrail.co.uk

www.networkrail.co.uk/property

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Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 26 June 2016 20:32
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Robert
Last name	Kilgour
Which plan are you commenting on?	Proposed extension of village boundry on south side and the building of houses within that new boundry.. SSN7 on plan. The Lane
Comment type	Objection
Your comments	<p>As you leave the village towards Hereford the road drops away which is where the flood plain starts for the river Lugg. It is called a flood plain for a reason. The building of houses on the proposed field in my view ignores the risk of flooding in severe weather. I have seen the map of the area which identifies the areas adjacent to the Lugg that is called 'Land Liable to Flood'. I am aware that there is a black and white cottage called The Forde in the lane that runs behind the area identified for building. This cottage is not within the shaded area of land liable to flooding. I am aware that The Forde has in fact been subject to flooding previously. If that is the case, then the land identified for building will also be liable for flooding in extreme weather. I have seen no report that categorically states that the identified land will not flood. Is it not time to stop building on flood plains. It is also an area with a lot of wildlife and this would be severely disrupted if house building takes place. Also if houses are built what is the position regarding light pollution from possible street lamps. My main concern is that people are being expected to buy homes built on this land, but what happens when some of them flood. I am convinced that this will occur due to extremes of weather that this Country now receives. Why are we building on green belt when there are obviously other sites within the village</p>

boundry that can be utilised.

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

1st July, 2016

Dear Sirs,

Re. Sutton St. Nicolas Neighbourhood Plan

Having received the above in the last ten days and with no evidence of any site notices being displayed in the village, as declared in the accompanying letter, we find ourselves responding to the content of the Plan at this late date. However, we as the landowners of Upper House Farm, Sutton St. Nicholas wish to object to the proposals outlined in the Submission Draft on Page 19, Policy 7: Building Design: Open Spaces 6:12 4th line down which refers to open land (in our ownership) west of Upper House Farm 'seen as valued and included within the Local Green Space designation' and described as 'a traditional orchard'.

We would point out that this area is NOT now and has not for some years been an orchard but is a grassed area which is used for grazing livestock, mostly stock with their young needing to be close to the farm buildings which are adjacent to this area and therefore cannot be considered an open area for people/dogs and whatever to wander across when livestock usage is required.

This area is inside the Settlement Boundary on the plans, surrounded by existing houses and ideal for future development for the reasons required in this plan, which covers the next 15 years to 2031.

We note that the wording '*In the household survey, open land west of Upper House Farm was seen as valued etc etc.*' we feel it hardly a coincidence that the two properties right opposite to this piece of land are occupied by family members of one of the Neighbourhood Development Plan Committee persons. Another point to be made is the other coincidence of that other piece of land, at the Old Post Office Orchard, mentioned in 6:12, also identified as '*an important open area/green space to be protected*' being opposite the residence owned by Councillor Ronald Gow, Chairman of Sutton St. Nicholas Parish Council, who also does not want houses built opposite him. Perhaps another 'not in my back yard syndrome', when the government is crying out for development land.

Returning to the area of land in question to the west of Upper House Farm. If in the future this land, IF designated as a Local Green Area, becomes cut off from the livestock farm which it is part of, all of which is part of our assets, where will the compensation of the land value come from to reimburse us for this piece of land taken over in the Development Plan, as we will expect a payment for it if it no longer becomes viable to farm?

Your consideration to these points would be appreciated.

Yours faithfully,
R.I. and T.J.G. Williams

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



APPLICATION DETAILS

208496 /
Sutton Parish
Susannah Burrage, Environmental Health Officer

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

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

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

Please can you respond by ..

Comments

We have no further comments to make.

Signed: Susannah Burrage
Date: 1 July 2016

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 July 2016 20:29
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	susan
Last name	davies
Which plan are you commenting on?	sutton st nicholas neighbourhood development plan
Comment type	Objection
Your comments	Regarding the above plan - I object to the land at Upper House Farm being used as building land. In the draft plan it was classed as a green space and suddenly it has become a possible plot. The land in question floods towards the bottom towards St Ethelbert Close and floods the bottom of our garden. We regularly have to clear the drain in the field to allow at least some of the water to escape. Building on this plot would make the problem worse. Can the draft plan which was put out to the village be changed like this? Please keep me up to date with this process.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 June 2016 08:50
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Stephen
Last name	Flack
Which plan are you commenting on?	Sutton St Nicholas Neighbourhood Development Plan
Comment type	Support
Your comments	Having received the Proposed Plan and studied it, I am in agreement with the draft submitted, and of the forward progression for the plan to proceed to referendum.

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Sutton St. Nicholas- Regulation 16 submission draft

Date: 26/05/16

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy 1- Settlement Boundary	N/A	Y	
Policy 2- Delivering New Housing	SS2, RA2	Y	
Policy 3- Criteria for New Housing Development	H1, H3, SD1, SD3, OS1, MT1	Y	
Policy 4- Small-Scale Employment	RA6, E1, E3	Y	
Policy 5- Local Community Facilities	SC1, OS1- OS3	Y	
Policy 6- Landscape	LD1	Y	
Policy 7- Building Design	LD1, LD4	Y	
Policy 8- Open Spaces	LD1, LD3, OS1- OS3	Y	
Policy 9- Green Infrastructure	LD3	Y	

Other comments/conformity issues:

The plan is in general conformity with the Local Plan Core Strategy, with policies designed to supplement those within the LPCS. It also clearly demonstrates that it can deliver the housing targets set out by the Local Plan.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 21 June 2016 13:21
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Tony
Last name	Ford
Which plan are you commenting on?	Sutton St. Nicholas
Comment type	Support
Your comments	Supporting 100% the Neighbourhood Development Plan May 2016, Sutton St. Nicholas Parish Polices Map, Sutton St Nicholas Village Policies Map as I feel this represents the wishes of the parishioners and supports future housing growth.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 June 2016 12:16
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Tony
Last name	Walmsley
Which plan are you commenting on?	Sutton St. Nicholas
Comment type	Support
Your comments	We support the submission plan in full