

From: Turner, Andrew
Sent: 18 November 2019 14:26
To: Neighbourhood Planning Team
Subject: RE: Allensmore Regulation 16 submission neighbourhood development plan consultation

RE: Allensmore Regulation 16 submission Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following regarding policy A3 and the seven proposed sites identified as 'Proposed Site Allocations', outlined in red on maps 2, 3 4.and 5 and policy A6 –'*Conversion of Former Agricultural Buildings*':

Policy A3 – Proposed Site Allocations

- **Site 4, Willoughby Cottage Garden, Winnal**

A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. 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

- **Site 6, Church Road, Allensmore**

A review of Ordnance survey historical plans indicate the site has historically been used as an orchard and the close proximity of the land to the adjacent farm indicates the land may have been used in other agricultural practices. 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. Agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative. Any development should consider both the above former uses.

- **Site 14, South of Winnal Farm, Winnal**

A review of Ordnance survey historical plans indicate an area of ground which has been classed as Unknown filled ground (pond, marsh, river stream dock) immediately adjacent the proposed site.

Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.

The site's close proximity to the above mentioned historic potentially contaminative use, will require consideration prior to any development.

Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
 - a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
 - b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
 - c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

- **Site 16, Court Plocks -Barn Conversion**

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

Policy A6 -Conversion of Former Agricultural Buildings

I would again mention; some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

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

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy and Place Directorate,
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From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>

Sent: 07 October 2019 10:30

Subject: Allensmore Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Allensmore Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Allensmore

Date: 06/11/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Draft Policy A1 – Protecting and Enhancing Local Landscape Character	Policy LD1 – Landscape and townscape, Policy LD3 – Green infrastructure, Policy LD2 – Biodiversity and geodiversity, Policy SS6 - Environmental quality and local distinctiveness,	(Y)	
Draft Policy A2 – Protecting and Enhancing Local Wildlife	Policy LD3 – Green infrastructure, Policy SS6 - Environmental quality and local distinctiveness, Policy LD1 – Landscape and townscape, Policy LD2 –	(Y)	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	Biodiversity and geodiversity		
Draft Policy A3 – Proposed Site Allocations	SS1 - Presumption in favour of sustainable development SS2 – Delivering new homes SD1 – Sustainable design and energy efficiency RA1 – Rural housing distribution RA2 – Herefordshire’s villages H3 – Ensuring an appropriate range and mix of housing MT1 – Traffic management, highway safety and promoting active travel Policy SD3 –	(Y)	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	Sustainable water management and water resources, Policy LD2 – Biodiversity and geodiversity		
Draft Policy A4 – Criteria for Development in Settlement Boundaries	SS1 - Presumption in favour of sustainable development, RA1 – Rural housing distribution Policy E3 – Homeworking SS2 – Delivering new homes SD1 – Sustainable design and energy efficiency RA2 – Herefordshire’s villages H3 – Ensuring an appropriate range and mix of housing	(Y)	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	<p>MT1 – Traffic management, highway safety and promoting active travel</p> <p>Policy SD3 – Sustainable water management and water resources,</p> <p>Policy LD1 – Landscape and townscape,</p> <p>Policy LD4 – Historic environment and heritage assets, Policy</p>		
Draft Policy A5 – Housing Mix	H3 – Ensuring an appropriate range and mix of housing	(Y)	
Draft Policy A6 - Conversion of Former Agricultural Buildings	<p>Policy RA6 - Rural economy</p> <p>Policy RA5 – Re-use of rural buildings</p>	(Y)	
Draft Policy A7 – Drainage, Flooding and	Policy SD3 – Sustainable water	(Y)	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Sewage	management and water resources,		
Draft Policy A8 – Protecting the Church and Village Hall and Supporting Investment in Improved Facilities	Policy OS2 – Meeting open space, sports and recreation needs, Policy SC1 – Social and community facilities	(Y)	

Other comments/conformity issues:



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: Neighbourhood Planning
Herefordshire Council

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

12 November 2019

Dear Neighbourhood Planning

(2) Allensmore Neighbourhood Development Plan - Regulation 16

Thank you for consulting The Coal Authority on the above.

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

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

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Norman Ryan <Ryan.Norman@dwrwymru.com>
Sent: 29 October 2019 10:07
To: Neighbourhood Planning Team
Subject: RE: Allensmore Regulation 16 submission neighbourhood development plan consultation

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you will be aware, we provided a consultation response as part of the Reg 14 consultation earlier this year and as such we have no further comment to make at this time.

Kind regards,



Ryan Norman
Lead Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

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](#).

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 07 October 2019 10:30
Subject: Allensmore Regulation 16 submission neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Allensmore 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/directory_record/5458/allensmore_neighbourhood_development_plan

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

The consultation runs from 7 October 2019 to 18 November 2019.

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



Historic England

Mrs Alison Wright
Allensmore Parish Council

Direct Dial: 0121 625 6887

Our ref: PL00585725
25 October 2019

Dear Mrs Wright

ALLENSMORE NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.

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

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

“Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Allensmore.

We commend the commitment in the Plans Vision, objectives and policies to support well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green spaces”.

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

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 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

18 November 2019

Dear Sir / Madam

**Allensmore Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood 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 Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

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 National Grid's 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.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



Electricity Distribution

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the 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.

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
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]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



Representations on Allensmore NDP Regulation 16
Draft made on behalf of Mrs. Moore Address Redacted

1.0 Introduction

1.1 Responses to the contents of the Allensmore Regulation 16 Draft NDP have been invited by the Parish Council.

1.2 The Basic Conditions that all NDPs must meet are as follows:

- NDPs are to have regard to national policy;
- NDPs must contribute to sustainable development;
- NDPs must be in general conformity with strategic policies in the development plan; and
- NDPs must be compatible with EU obligations.

2.0 Objections to Rule 16 NDP

2.1 The correspondent raises objection to the following aspects of the Regulation 16 NDP and considers that it should be amended so that it would meet the Basic Conditions.

2.2 The 'Objectives for the NDP' (on page 14) are supported as is the statement the "*planning policies should be designed to meet the identified objectives*" (paragraph 4.1). In particular, support is given to Objective 2 and its sentiment that the parish character is enriched and

the landscape is protected “..so that its impact on the environment is minimised...”.

2.3 Support is given to draft Policy A1, in particular that buildings are “...provided at low densities in large plots” (penultimate paragraph, page 17).

2.4 The correspondent supports the broad approach of applying settlement boundaries (paragraph 5.2.17). However, strong objection is made to the proposed delineation of the settlement boundary of Cobhall Common (see Map 4, page 27).

2.5 The correspondent’s home, address redacted, on the north-western edge of the settlement (see **Appendix 1**) together with two neighbouring dwellings, ‘address redacted’ and ‘address redacted’ and a third property to the south have been omitted from the draft settlement boundary of Cobhall Common. This is despite these properties being contiguous and historically integral parts of the settlement and visually and functionally divorced from the open countryside.

2.6 The draft NDP states under paragraph 5.2.18 that the settlement boundaries would help ensure that the character of small communities is maintained (page 30). It is expressed that the overriding objective of the settlement boundary is to “....adhere to the policy of ensuring development remains linear (i.e. not building more than one deep)” (paragraph 5.2.20). No justification or objective of this ‘linear’ policy has been provided. Whilst the southern and eastern sections of this settlement could be broadly described as being ‘linear’ in nature, this is not the case for the village in the vicinity of address redacted or its

neighbours. There is an absence of objective analysis of justification for the proposed exclusion of address redacted and its neighbours from the settlement boundary resulting in the it being draft upon unknown and arbitrary criteria.

2.7 The alleged linear pattern of Cobhall Common is not formally recognised, valued or designated. There is no evidence from public consultation exercises that this settlement characteristic is of such importance to be protected or the objective of seeking to restrict new housing to linear development. The excluded properties are not seen from public vantage points and their inclusion would not compromise its settlement pattern.

2.8 The exclusion of address redacted and its two neighbours from the draft settlement boundary contradicts Neighbourhood Planning Guidance Note 20 'Guide to settlement boundaries' published by Herefordshire Council.

2.9 The guidance note acknowledges that a settlement boundary does not necessarily have to cover all of the village nor to be limited to its built form although any land and buildings are usually considered to be open countryside. Clearly address redacted does not lie in open countryside but rather forms an integral part of the village.

2.10 Amongst the advantages of settlement boundaries is that it is easy to identify the 'settlement' from 'open countryside', to protect the countryside from unnecessary development and to allow the development of small sites which cannot be identified as allocations. The exclusion of address redacted serves no of these purposes.

2.11 address redacted is clearly a historic part of the settlement and it does not comprise part of the open countryside.

2.12 The Council's Guide on Settlement Boundaries (see **Appendix 2**) requires that a set of criteria should be applied to define the extent of settlement boundaries lest they are drawn up arbitrarily.

2.13 These criteria are as follows:

- the boundaries trace the edge of the built up area (address redacted lies within the built up area of settlement – **criterion met**);
- boundaries should follow physical features (trees and substantial site boundary hedges divorce address redacted functionally and visually from the open countryside - **criterion met**);
- planning history (address redacted is historically part of the village –**criterion met**);
- village enhancements/boundaries should include buildings and land that make up the village form (address redacted and its neighbours are integral components of the village form – **criterion met**);
- should include recent development (**not relevant**);
- should include important amenity areas (**not relevant**);
- settlement boundaries should be drawn to facilitate proportional growth (address redacted if developed, could contribute modestly to the proportionate growth of the settlement in a way that its effect upon its surroundings would be minimised in compliance with NDP Objective 2).

2.14 Therefore, the inclusion of address redacted within the NDP settlement boundary would meet all relevant criteria advocated by the Herefordshire Council as the objective means of properly delineating

boundaries. The failure of the draft NDP to meet these criteria indicates that its draft settlement boundary is incorrectly drawn.

2.15 There is an absence of any objective analysis of justification for the proposed exclusion of address redacted and its neighbours from the settlement boundary resulting in the it being drafted upon unknown and arbitrary criteria. Such an analysis and justification is required to justify the rejection of the consistent and objective criteria of Herefordshire Council's 'Guide to Settlement Boundaries'. Nor does the NDP acknowledge this document.

2.16 The resultant rather arbitrary and unjustified approach adopted by the NDP is demonstrated by its exclusive reasons to reject the correspondent's similar objections to the Regulation 14 NDP which included the following:

*“Should the area around your client’s property be included, it would have a presumption that development was acceptable. We consider that any such development would be **likely** to have an urbanising impact, **potentially** ‘hemming in’ the small number of properties that are ‘two deep’ down the unadopted, narrow tracks in this area of Cobhall Common.” (Table 3 pages 42 and 43 of NDP Consultation Statement).*

(my emphases).

2.17 The NDP has not directly contradicted the factual basis of the correspondent's objections. Nor does The NDP not cite its 'linear settlement pattern' argument to reject the correspondent's comments.

Nor does the NDP justify its rejection of the logical criteria of the 'Guide to Settlement Boundaries'.

2.18 Rather, the NDP strays beyond policy formulation matters. It justifies its approach by applying only development management considerations of the *possible* effects of a potential development proposal that may or may not have adverse effects upon its surroundings. Such matters are properly the subject of planning applications not policy formulation.

2.19 The most appropriate approach for the NDP to adopt in this instance is to properly accept that address redacted and its gardens justify to be included within the settlement boundary, as a matter of policy. The local planning authority together with Parish Council would then be able to judge the merits of a specific proposal upon detailed planning criteria development proposal.

2.20 Policy A4 'Criteria for Development Settlement Boundaries'

Objection is raised to Draft Policy A4 . Criterion 1 does not support new houses being erected "behind other houses". This criterion is imprecise and seeks to dictate a pattern of development with no justification as to why non-compliant development would cause harm. Criterion 6 should be expanded to treat proposals that would entail environmental betterment as a significant material consideration in favour of proposed development.

2.21 A further criterion to Draft Policy A4 should be added to permit limited residential development adjoining the settlement boundary to

provide the NDP will limited flexibility to provided provide a different stream of potential proposals to contribution to proportional growth. Such a provision would better reflect Core Strategy Policy RA2 which supports new housing “in or adjacent” to Cobhall Common.

2.22 Objection is raised to Draft Policy A6 as it relates solely to “former agricultural buildings”. Proposals for the conversion of all redundant of disused buildings should be considered favourably.

2.23 The correspondence considers there to be sound planning grounds to amend the Draft NDP in the way described above.

3.0 Conclusions

3.1 This exclusion of address redacted and its grounds fails to meet the following ‘Basic Conditions’.

1. Regard to national policy:

-failure to “giving great weight to the benefits of using suitable sites within existing settlements for homes” (paragraph 68 (c) – page 19 of NPPF).

-failure to “...encourage the sub-division of large sites where this could help to speed up the delivery of homes” (paragraph 68 (d) of NPPF);

- failure to “promote and support the development of under-utilised land and buildings “ (paragraph 118 (d) of the NPPF);

- NDP would promote less development than set out in strategic policies for the area (paragraph 29, page 10 of NPPF) (see below under 'general conformity with strategic policies in the development plan').

2. Contribute to the achievement of sustainable development:

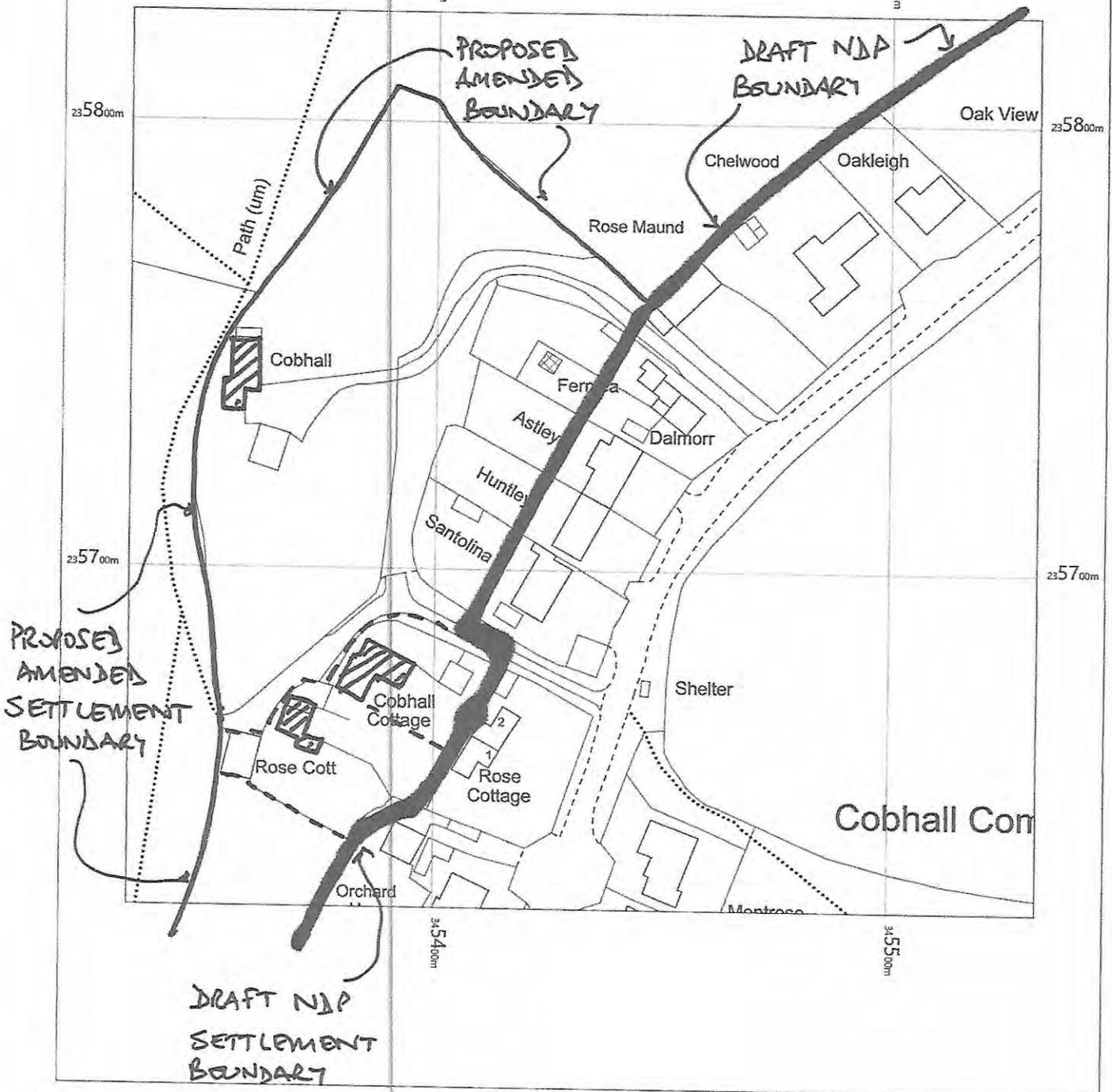
- failure to achieve the economic objective (page 5 of NPPF) of "making effective use of land" and "using natural resources prudently" which would include gardens within a settlement earmarked for more housing such as Cobhall Common.

3. General conformity with strategic policies in the development plan:

4. Failure to reflect Core Strategy RA2 which supports sustainable housing growth ".in and adjacent" Cobhall Common. The NDP seeks to presume against new housing on address redacted despite it lying within Cobhall Common.

5. Failure in promoting "less development than set out in the strategic policies for the area, or undermine those strategic policies" (paragraph 29, page 10 of NPPF). The NDP, by excluding houses in the settlement from the 'settlement boundary', promotes less development than the Core Strategy which supports new housing "in or adjacent" to Cobhall Common.

APPENDIX 1 : PROPOSED AMENDMENT TO DRAFT NDP SETTLEMENT BOUNDARY



OS MasterMap 1250/2500/10000 scale
Friday, August 17, 2018, ID: HMC-00735574
www.themapcentre.com

1:1250 scale print at A4, Centre: 345433 E, 235724 N

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THE MAP CENTRE
www.themapcentre.com



APPENDIX 2

Neighbourhood Planning Guidance Note 20

Guide to settlement boundaries

April 2013 - Revised June 2015



competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.

- Settlement boundaries can be crude and inflexible.
- The character of properties and the village, could be altered if development is allowed within the gardens of these houses within a settlement boundary.

Criteria used to define the extent of the settlement boundaries

For those settlements highlighted within the Local Plan - Core Strategy there is encouragement to define a settlement boundary where appropriate. Further advice can be given for those settlements which are more dispersed in nature.

Settlement boundaries which were defined within the Unitary Development Plan will no longer be valid on adoption of the Local Plan - Core Strategy.

A set of criteria should be used when defining your settlement boundary and some examples are detailed below. It will be worth considering these whilst defining your own boundary, as well as incorporating local circumstances and knowledge in defining your boundary.

- Lines of communication - The boundaries trace the edge of the built up area, therefore excluding roads, paths, railways and other lines of communications.
- Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.

- Planning History - You may wish to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village.
- Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.
- Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.
- Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.
- If you choose to allocate land within your Neighbourhood Development Plan for housing, employment or other uses, this should be included within the boundary.
- Your settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.

If you have any questions or queries regarding settlement boundaries and what should or should not be included in them, please contact a member of the Neighbourhood Planning team.

Guide to settlement boundaries

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



APPLICATION DETAILS

293208 /
Allensmore 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

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. Please note that we have no observations with regard to this Neighbourhood Plan

Signed: Susannah Burrage
Date: 15 October 2019

Policy A4 – Criteria for Development in Settlement Boundaries

In addition to the identified site allocations, proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:

1. Development is small in scale preferably no more than 3 dwellings, on small infill sites of single depth (that is, not behind other houses), and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities and vice versa;
2. Properties and extensions are no more than two storeys in height and reflect the character of the settlements with housing set back in large plots (appropriate to the size of the dwelling) and interspersed amongst green spaces. Considerations include size, scale, density, layout and landscaping;
3. Design is sensitive to any nearby built heritage assets such as the church and other Listed Buildings;
4. New developments, extensions and conversions are designed sensitively to respond to the setting of the site, and reflect the rural character of neighbouring buildings, using appropriate materials;
5. Modern and innovative designs incorporate sustainable design technologies to maximise resource and energy efficiency, and which minimise any adverse impacts on local character and setting;
6. Sites have suitable and safe access. The impact of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;
7. Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads. In addition, and where feasible, the construction of designated passing places is encouraged on road frontages, so as to prevent damage to verges and drainage ditches from encroaching cars;
8. Provision of small-scale office facilities to accommodate home working within residential development will be considered favourably within the above context.
9. Consideration should be given to the possibility of encountering contamination on sites as a result of former uses and specialist advice be sought should any be encountered.

Policy A6 - Conversion of Former Agricultural Buildings

The sensitive re-use of redundant or disused former agricultural buildings, including farmsteads, for residential or small-scale business use such as workshops, offices and studios will be supported where it does not lead to unacceptably high impact on local residents or on existing agricultural or commercial activities. The amenity of occupiers should not be adversely affected by existing agricultural practices such as dairy/poultry farming, muck spreading etc.

In particular, appropriate conversions will be supported where redundant or disused buildings are adjoining or located in or in close proximity to the three settlements of Winnal, Allensmore and Cobhall Common.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height. (see also Policy A4, Criteria for Development).

Schemes should provide functional, energy and resource efficient buildings which are likely to be sustainable and resilient and offer a high quality living or working environment.

Adequate car parking should be provided on site and there should be suitable existing access to the highway network.

Consideration should be given to the possibility of encountering contamination on sites as a result of former uses and specialist advice be sought should any be encountered.

Traffic Speeds

- 5.4.9 All roads within the parish – including the many single track lanes - have the national speed limit of 60mph with the exception of a stretch of the B4348 past The Three Horseshoes Inn where the limit reduces to 40 mph. However, to ensure the safety of pedestrians and horse riders, as well as those travelling in vehicles, most of the village roads require drivers to drive much more slowly. Unfortunately, not all drivers exercise such restraint, therefore investigating the imposition of lower speed limits could be an option (even though we recognise that enforcement is another issue entirely).
- 5.4.10 A number of residents have expressed concern over safely accessing the A465 from Church Road by the Village Hall. Similar concerns would appear to apply to the Mapps Pool junction and the cross roads to Cobhall just south of the Village Hall. Visibility obstructed by vegetation adds to the problem and several have suggested that the speed limit on the A465 for perhaps ½ a mile in this area should be reduced to 50mph. Some have suggested an even lower limit.

Road surfaces

- 5.4.11 All roads in and through the neighbourhood area appear to be in a reasonable condition although like anywhere, there are pot holes from time to time, which become hazardous when they are hidden by localised flooding. Almost all lanes in the village are single track roads with passing places. Some passing places are created by design; others by vehicles repeatedly cutting in to grass verges and banks. The relatively small increase in vehicle movements that will be brought about by development anticipated in the planned period (2017-2031), will have some impact on local road networks.

Hedges and Visibility

- 5.4.12 The advent of mechanical hedge cutting has generally meant village hedges are well maintained and the neighbourhood area gives an impression of being well looked after. There will be exceptions since cutting will depend on the individual landowner.

Litter and illegal waste

- 5.4.13 Drink cans and food packets are still being dropped in the hedgerows and verges around the village and items of more substantial illegal waste can often be found dumped in the Lay-by on the A465 as well as other places.

Public Transport

- 5.4.14 Public transport is available linking the neighbourhood area along the A465 to either Hereford or Abergavenny (Stagecoach X3 service). This is a two-hourly service (reduced in 2015 from hourly, presumably due to limited uptake and lack of funds). There is one public bus through Cobhall and Winnal to Hereford each Wednesday which returns two hours later. A school bus passes through daily to collect and deliver schoolchildren who attend Kingstone school. Dore Community Transport is also available to all via Dial a Ride. There is no age limit for this, although young children will need to be accompanied by an adult.
- 5.4.15 The responses to the Issues and Options consultation provided a number of suggestions for actions by the Parish Council. These have been given further consideration by the steering group and the Parish Council have also agreed to consider them. The proposed non planning actions for the Parish Council are provided in Appendix V.

Wye Planning

Herefordshire Council
Neighbourhood Planning

e-mail only

11th November 2019

Dear Sir/Madam

Re: **Regulation 16 consultation – Allensmore Neighbourhood Development Plan – submission version**

I submit this representation on behalf of my client, Mr. M Jones, who owns land within the parish of Allensmore. The purpose of this representation is to suggest an amendment to the wording of policy A4 of the Allensmore Neighbourhood Development Plan 2019-2031 submission plan. It is respectfully contended that the amendment put forward within this letter will bring the wording of policy A4 in to conformity with that of Policy RA2 of the Herefordshire Local Plan Core Strategy 2011-2031.

Core Strategy Policy RA2 - titled Housing in settlements outside Hereford and the market towns, provides circumstances where residential development adjacent to settlements may be appropriate. It states that:

“To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15.....”

As currently worded Policy A4 of the submission version of the NDP states the following:

*“Policy A4 – Criteria for Development in Settlement Boundaries
In addition to the identified site allocations, proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:...”*

Significantly, policy A4 (as currently worded) excludes reference to new housing development adjacent to settlements - a form of development deemed appropriate within the Core Strategy.

The Government’s planning practise guidance notes indicate that “A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). Paragraph: 009 Reference ID: 41-009-20190509 Revision date: 09 05 2019”. It is further required that the basic conditions should be met if a draft neighbourhood development plan is to proceed to referendum.

In light of the above, and to ensure conformity between the policies of the two plans, it is requested that due consideration be given to amending the text of Policy A4, to that indicated below:

“Policy A4 – Criteria for Development in Settlement Boundaries

In addition to the identified site allocations, proposals for new housing development within and adjacent to the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:....”

I hope that you will agree that the wording of policy A4 should be amended as indicated previously within this letter. If you should have any queries regarding the content of this letter or if I can be of any assistance, please do not hesitate to contact me.

Yours sincerely

Vicky Simpson BSc, MSc, MRTPI

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