

Stretton Grandison Draft Neighbourhood Development Plan

Regulation 14 Public Consultation - Monday 4th November 2019 to Monday 16th December 2019.

Table 1 Herefordshire Council Consultation Responses

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Group Parish Council's Consideration	Amendments to NDP
Neighbourhood Planning Ref No 001a	All			General support	There are no major conformity issues in the Stretton Grandison NDP. All of the policies within the NDP are in line with the NPPF and Herefordshire Core Strategy. The plan is well structured, written and well evidenced. The policies and objectives have been informed by community consultations and have incorporated the views of the local community. The plan has a positive approach towards identifying settlement	Noted. Add further text to refer to Herefordshire Guidance Note on Polytunnels.	<u>Amend NDP.</u> Insert after 6.14: "The Policy builds on the Poly tunnels Planning Guide, June 2018 prepared by Herefordshire Council. It is noted that there is a continued increase in the use of polytunnels for agricultural soft fruit production in the county and the planning guide was prepared to help with planning applications and decisions." (Insert footnote reference https://www.herefordshire.gov.uk/director y_record/5602/polytunnels_planning_guid e_2018)

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					<p>Boundaries and allocating housing sites to demonstrate how the parish can meet the proportionate growth target. It is also encouraging to see protective environmental policies which can help to mitigate impacts caused from new development. In the supporting evidence to</p> <p>Policy 10, has the Herefordshire Poly tunnel guidance note been considered?</p> <p>https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf</p>		
Development Management Ref No 001b					No comments received.	Noted.	No change.

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Strategic Planning Ref No 001c	All				No conformity issues raised. The full response can be found in Appendix 1.	Noted. Refer to full responses in Ref No 001c below.	No further change.
Conservation Ref No 001d	All				Thanks for consulting the Historic Environment Team. We would not have any comments on this NDP.	Noted.	No change.
Strategic Housing Ref No 001e					No comments received.	Noted.	No change.
Economic Development Ref No 001f					No comments received.	Noted.	No change.
Environmental Health Air, Land and Water protection Ref No 001g (a)	All		SG2 and SG3 / General	Comment	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.	Noted.	No change.

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					Having reviewed records readily available, I would advise the following regarding the four proposed housing site allocations identified for new housing development ('Draft Policy SG2 and Draft Policy SG3 ') as outlined in red on Maps; 4, 5 and 8.		
Ref No 001g (b)			SG2 Site 2	Comment	<p>Draft Policy SG2 Housing Sites</p> <p>Map 4: Canon Frome Site 2: (Former Site 5) Land at Vicarage Cottage, Canon Frome</p> <p>- 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</p>	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

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					can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.		
Ref No 001g (c)			SG2 Site 3	Comment	<p>Site 3 (Former Site 6) Land at The Barn, Canon Frome</p> <p>- A review of Ordnance survey historical plans indicate a site used for: Machinery, engines, building and general industrial (manufacture) was situated immediately adjacent to the west of the allocated site. It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should</p>	<p>Noted.</p> <p>This would be addressed at the planning application stage through the validation process.</p>	No change.

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					<p>be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.</p> <p>- 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.</p>		
Ref No 001g (d)			SG2 Site 1		Map 5: Stretton Grandison	Noted.	No change.

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					<p>Site 1: Land at Townsend Barns, Stretton Grandison</p> <p>- A review of Ordnance survey historical plans indicate the site is located on area of ground which has been identified as unknown filled ground (pond, marsh, river, stream, dock etc.) 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</p>	This would be addressed at the planning application stage through the validation process.	

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					<p>through natural processes.</p> <p>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 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</p>		

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					<p>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:</p> <p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants</p>		

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					<p>arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p> <p>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 necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme</p>		

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					<p>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.</p> <p>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.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no.</p>		

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					<p>(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.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to</p>		

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					<p>controlled waters or the wider environment.</p> <p>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.</p>		
Ref No 001g (e)			SG2 Site 4	Comment	Site 4: (Former Site 10) Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent	Noted.	No change.

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					School Cottages, Stretton Grandison) - A review of Ordnance survey historical plans indicate the proposed site appears to have had no previous historic potentially contaminative uses.		
Ref No 001g (f)			SG3	Comment	Draft Policy SG3 Affordable Housing at Canon Frome Court Map 8 Affordable Housing at Canon Frome Court Site 8 Canon Frome Court, Canon Frome - Affordable Housing - A review of Ordnance survey historical plans indicate the proposed site appears to have had no previous historic	Noted. This would be addressed at the planning application stage through the validation process.	No change.

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					<p>potentially contaminative uses.</p> <p>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.</p> <p>Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for</p>		

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					<p>consideration as they may change the comments provided.</p> <p>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.</p> <p>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</p>		

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					<p>is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
Environmental Health Ref No 001h			SG2 SG3	Comment	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 development and also the impact that existing activities might have on the amenity of any new residential occupiers. From this point of view we have no objections to the proposed housing sites in	Noted.	No change.

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					the Stretton Grandison draft neighbourhood plan.		
Parks and Countryside Ref No 001i					No comments received	Noted.	No change.
Education Ref No 001j					No comments received	Noted.	No change.
Transportation and Highways Ref No 001k(a)			SG2 Site 4 Other Sites	Comment	<p>Sorry if this is late, however, I thought I had sent it over but just realised I hadn't. Please find below comments from transportation:</p> <p>- Site 4 (formerly site 10, although the map towards the end of the document still refers to it as site 10), it is just off a lane joining the A417 in Stretton Grandison.</p> <p>Vehicles travelling north along the A417 and turning right into the lane</p>	<p>Noted.</p> <p>If the site allocation is retained in the NDP it should be amended to 1 single dwelling as advised.</p>	<p>Amend NDP.</p> <p>Change Site Allocation 4 to 1 single dwelling.</p> <p>Check for references to Site 10 and amend to Site 4.</p>

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					from which access would be achieved have very bad forward visibility along the A417 and therefore cannot see oncoming vehicles. It is likely that we would resist more than one dwelling on this site unless significant upgrades to the junction with the A417 were achieved (this is unlikely due to land ownership constraints).		
Transportation and Highways Ref No 001k(b)		2.6			- 2.6 Away from the main roads, the area is served by rural lanes which are generally narrow, often single-track and winding. The main public transport provision is between Hereford, Ledbury and Bromyard once a day, with the return journey arriving back in the area 12 hours after the	Noted. Amend typo as suggested.	Amend NDP Amend Para 2.6 to refer to 2 hours.

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					outbound one (This should read : 2 hours after the outbound one)		
Waste Ref No 001I					No comments received.	Noted.	No change.
Strategic Planning Ref No 001c(a)			SG1	Comment	Policies SS2;RA2;MT1;SC1;SD1 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(b)			SG2	Comment	Policies SS2;RA2;MT1;LD1;LD2;LD 4;SC1;SD1;SD3;SD4 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(c)			SG3	Comment	Policies SS2;H1;H2;H3;LD2;LD4 In general conformity. Such a scheme would need to be viable, having the necessary economies of scale to be able to deliver affordable housing. A development coming forward on this site may have to permit some market housing in	Noted. Refer to Ref 014 for proposed amendments to Policy wording. Core Strategy Policy H2 sets out that some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision.	No further change.

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					order to subsidise affordable housing provision.	Evidence would be required. To demonstrate that the proposed scale of market housing is required for successful delivery of affordable housing.	
Strategic Planning Ref No 001c(d)			SG4	Comment	Policies SS2; H3 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(e)			SG5	Comment	Policies SS6; LD1; LD2 In general conformity. The significant views. These are quite a subjective matter. Have these been evidenced by the Landscape Character Assessment, or been highlighted as demonstrably significant to local residents through the questionnaire responses?	Noted. The significant views were identified by the Steering Group and have been retained in the NDP through several rounds of public consultation. There has not been a Landscape Character assessment but the views have been supported as important by local residents - see paragraph 5.17 in the Draft Plan.	No change.

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Strategic Planning Ref No 001c(f)			SG6	Comment	Policies SS6; LD4; SD1 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(g)			SG7	Comment	Policies SS6; LD4 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(h)			SG8	Comment	Policies SS6; SS7; MT1; SD1 In general conformity	Noted.	No change.
Strategic Planning Ref No 001c(i)			SG9	Comment	<p>Policies SS5; RA5; RA6 In general conformity.</p> <p>These policies do little to supplement the existing criteria relating to this type of development in the Core Strategy equivalent policies, RA5 and RA6. It is therefore questionable whether its inclusion is strictly necessary.</p>	<p>Noted.</p> <p>Re-development of agricultural buildings is an important local issue and local people have supported the Policy in consultations. The Parish Council would prefer to retain the Policy in the Submission Plan and leave the decision to the Examiner if possible.</p>	No change - but SG to discuss.

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Strategic Planning Ref No 001c(j)			SG10		<p>Policies SS5; RA6; LD1 In general conformity</p> <p>These policies do little to supplement the existing criteria relating to this type of development in the Core Strategy equivalent policies, RA5 and RA6. It is therefore questionable whether its inclusion is strictly necessary.</p>	<p>Noted.</p> <p>Development of large agricultural buildings and polytunnels is an important local issue and local people have supported the Policy in consultations. The Parish Council would prefer to retain the Policy in the Submission Plan and leave the decision to the Examiner if possible.</p>	No change - but SG to discuss.
Strategic Planning Ref No 001c(k)			SG11	Comment	<p>Policies SS7;SD2 In general conformity</p>	Noted.	No change.
Strategic Planning Ref No 001c(l)			SG12	Comment	<p>Policies SS7; SD3 In general conformity.</p> <p>Similarly to policies SG9 and SG10, the policy does not do much to provide any supplementary</p>	<p>Noted.</p> <p>Flooding is an important local issue and local people have supported the Policy in consultations. The Parish Council would prefer to retain the Policy</p>	No change - but SG to discuss.

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					<p>criteria to that existing in the CS.</p> <p>SD3 covers the issue of flooding more comprehensively. It is not possible to set out criteria relating to flood risk in a more locally specific context than the CS, it is not considered that the policy's inclusion is necessary.</p>	<p>in the Submission Plan and leave the decision to the Examiner if possible.</p>	