

Stretton Grandison Draft Neighbourhood Development Plan

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

Table 2 Consultation Bodies' and Other Groups' 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 NP
Historic England Ref No 002	All			Comment Support	<p>Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historical environment issues pertaining to Stretton Grandison.</p> <p>We are pleased to note that the Plan evidence base is generally well informed by reference to the Herefordshire Historic Environment Record including the Herefordshire Landscape Character Assessment. We are generally supportive of both the content of the document and the vision and objectives set out in it. We commend the commitment to support</p>	Noted.	No change.

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					development that is sensitive and sympathetic to the character of the area including its rural landscape character and green spaces. Beyond those observations we have no further substantive comments to make. I hope this advice is helpful.		
Environment Agency Ref No 003	All		SFRA; WCS	Comment General	<p>I refer to your email of the 2 November 2019 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the 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,</p>	Noted. Flood risk was considered as part of the technical site assessment process.	No change.

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					<p>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.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.</p> <p>We note that you have utilised our guidance and pro-forma within your draft plan. 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</p>		

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					water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time.		
The Coal Authority Ref No 004	All			Comment General	Thank you for consulting the Coal Authority On the above (NP). 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 Liason at The Coal Authority using the contact details above; (supplied).	Noted.	No change.
Dwr Cymru/ Welsh Water Ref No 005a	All			Support	I refer to the consultation that is currently underway. Welsh Water appreciates the opportunity to comment and we offer the following representation: Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Adopted Herefordshire	Noted.	No change.

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					Local Plan Core Strategy we are supportive of the aims, objectives and policies set out.		
Dwr Cymru/ Welsh Water Ref No 005b			SG2 Site 1 Site 4	Comment	<p>As you may be aware, only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, there are no issues should they wish to connect to the public sewerage network and Wastewater Treatment Works (WwTW), though "Site 1" will require some level of offsite works to connect to the network.</p> <p>The remainder of the Group area will need private foul treatment, in line with Policy SD4 of the Core Strategy.</p>	<p>Noted.</p> <p>This information should be added to the supporting text.</p>	<p>Amend NDP.</p> <p>Insert additional text after 4.26:</p> <p><u>"In response to the Regulation 14 formal consultation Dwr Cymru / Welsh Water advised that only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, Dwr Cymru / Welsh Water considered that that there would be no issues should developers wish to connect to the public sewerage network and Wastewater Treatment Works (WwTW). However Site 1 would require some level of offsite works to connect to the network. In other parts of the Group Parish development will need private foul treatment, in line with Policy SD4 of the Core Strategy.'</u></p>

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							<p>Amend SG2 Site 4 Criterion 5 to:</p> <p>" <u>Proposals include the disconnection and decommissioning of the existing septic tank on the site (which serves neighbouring properties), and either the provision of a new septic tank (discharging to a soakaway) serving both existing properties and the new development, in accordance with Policy SD4 Wastewater treatment and river water quality in the Herefordshire Local Plan Core Strategy 2011 - 2031, or a connection serving existing and new properties to the public sewerage network and Wastewater Treatment Works (WwTW).</u>"</p>
Dwr Cymru/ Welsh Water Ref No 005c			SG2	Comment	There are no issues in providing any of the sites with a supply of clean water, though some level of offsite works may be required to connect to the network, with suitable easements/diversions required if there are any water mains or public sewers crossing the sites.	Noted. This information should be added to the supporting text.	<p>Amend NDP.</p> <p>Insert additional text after 4.26:</p> <p>"<u>In addition Dwr Cymru/ Welsh Water commented that there are no issues in providing any of the sites with a supply of clean water, though some level of offsite works may be required to connect</u></p>

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							to the network, with suitable easements/diversions required if there are any water mains or public sewers crossing the sites."
Dwr Cymru/ Welsh Water Ref No 005d			SG3	Comment	<p>The Stretton Grandison WwTW appears to be located on "Site 8". Odour from WwTW can have a detrimental impact on the amenity of surrounding uses. Accordingly, a "cordon sanitaire" or buffer zone is generally required to ensure development which is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW.</p> <p>We would therefore recommend any proposal for this site is discussed with Herefordshire Council's Environmental Health Department in order to determine a suitable "cordon sanitaire".</p>	<p>Noted.</p> <p>This information should be added to the supporting text.</p>	<p>Amend NDP.</p> <p>Insert additional text after 4.30:</p> <p><u>"In response to the Regulation 14 formal consultation Dwr Cymru / Welsh Water advised that the Stretton Grandison WwTW is located on Site 8. Odour from WwTW can have a detrimental impact on the amenity of surrounding uses. A "cordon sanitaire" or buffer zone is generally required to ensure development which is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW. Dwr Cymru / Welsh Water therefore recommended that proposals for the site should be discussed with Herefordshire Council's Environmental Health Department in order to determine a suitable "cordon sanitaire".</u></p>

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					We hope that the above information will assist you as you continue to progress the NDP. In the meantime, should you require any further information please do not hesitate to contact us at X.		
Highways England LATE RESPONSE Ref No 005.1	All			Comment	<p>Consultation on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan</p> <p>Highways England welcomes the opportunity to comment on the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan which covers the period 2019 to 2031. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be</p>	Noted.	No change.

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					<p>used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Draft Neighbourhood Development Plan, Highways England's principal interest is in safeguarding the A49 Trunk Road routeing approximately 12km to the west of the Neighbourhood Plan area.</p>		

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					<p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies.</p> <p>Accordingly, the Neighbourhood Plan for Stretton Grandison, Eggleton, Canon Frome and Castle Frome is required to be in conformity with the adopted Herefordshire Local Plan Core Strategy (2011 to 2031) and this is acknowledged within the document.</p> <p>The Draft Neighbourhood Plan identifies five housing allocation sites with a total of 23 dwellings. No employment sites have been allocated however proposals for small scale units and sensitive conversion of redundant former agricultural buildings for suitable business will be supported.</p>		

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					<p>Considering the limited level of growth proposed across the Neighbourhood Development Plan area we do not expect that there will be any impacts on the operation of the SRN.</p> <p>We therefore have no further comments to provide and trust the above is useful in the progression of the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Neighbourhood Development Plan.</p>		