

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Stretton Sugwas Neighbourhood Development Plan
Parish Council	Stretton Sugwas Parish Council
Draft Consultation (Reg14)	14 September to 26 October 2015
Draft Consultation (Reg14) re submission stage	10 December 2018 to 4 February 2019
Submission consultation period (Reg16)	8 May to 19 June 2019

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1and 2)	Yes
Are any 'excluded development' included? <ul style="list-style-type: none"> • County matter 	1990 61K / Schedule 1	No

<ul style="list-style-type: none"> Any operation relating to waste development National infrastructure project 		
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
Is this a repeat proposal? <ul style="list-style-type: none"> Has an proposal been refused in the last 2 years or Has a referendum relating to a similar proposal had been held and No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No

Summary of comments received during submission consultation

Please note below are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the examiner in due course.

Herefordshire Council	
Environmental Health Air, land and water	No specific comments to make
Environmental Health and Trading Standards	No further comments to make with regard to this proposed Neighbourhood Plan.
Development Management	<p>No fundamental concerns with regard to the policies.</p> <p>There are the established access problems associated with the school and also potential surface water constraints that may have an impact upon the allocation described at 6.4.8.</p> <p>It would be worth contacting the Team Leader Area Engineer and BBLP to clarify whether these constraint could have an effect on the deliverability of this site.</p>
Strategic Planning	No conformity issues highlighted. Full response can be found in appendix 1.
External Comments	
Coal Authority	No specific comments.

Welsh Water	<p>No further comment to make at this time.</p> <p>Please find regulation 14 comments below. <i>Given that the Neighbourhood Development Plan (NDP) has been prepared in accordance with the Herefordshire Council Core Strategy, we are generally supportive of the aims, objectives and policies set out.</i></p> <p><i>We particularly welcome the content of Draft Policy SS1, which seeks to ensure that the targets set out in the Nutrient Management Plan are met. We also welcome the provisions of Draft Policies SS3 and SS4 in ensuring that sustainable drainage is required in all new development. This will reduce the risk of surface water flooding, as well as ensuring there is sufficient capacity in the public sewerage network for foul flows.</i></p> <p><i>We understand that the settlements of Stretton Sugwas and Swainshill are the main focus of development within the NDP, but that owing to completions and commitments there is a residual requirement of 2 dwellings and as such the NDP does not propose any allocations.</i></p> <p><i>Wastewater treatment As you will no doubt be aware, the settlements of Stretton Sugwas and Swainshill are served by the Hereford Eign Wastewater Treatment Works (WwTW). There are no issues with the WwTW accommodating the foul only flows from the level of growth proposed within the settlement, including potential windfalls over and above the residual requirement.</i></p>
Environmental Agency	<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>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). Similarly the LLFA also currently holds the most up to date fluvial flood model data for the Yazor Brook.</p>
Historic England	<p>In general our earlier Regulation 14 comments remain entirely relevant. That is:</p> <p><i>"Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are pleased to note its' emphasis on local distinctiveness and the maintenance of rural character and we consider it takes a suitably proportionate approach to the historic environment of the Parish. We particularly commend the thorough approach taken to, inter alia, protecting sensitive landscapes (Policy SS1) landscape design (Policy SS2) and the retention of locally important buildings and orchards and the protection of archaeological remains. Equally commendable is the approach taken to Building Design (Policy SS5) (now SS4) and historic farmsteads and the emphasis placed on the importance of avoiding "generic schemes" in the design of new housing".</i></p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document and a good example of community led planning.</p>
National Grid	<p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>
Natural England	<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>
Local Residents	

<p>Mark Farmer on behalf of resident</p> <p>Objection</p>	<p>I represent the family which owns the house and attached land.</p> <p>The objection is to the fact that the designated area of the Stretton Sugwas and Bishopstone NDP's run through the land of Greylands HR4 7QE.</p> <p>The two NDP's have fundamentally different approaches to housing land development. The land at Greylands is highly suitable for housing development but it will not be possible to do so economically because of the inconsistencies between the two NDP's.</p> <p>The site forms part of the Swainshill settlement. Under the Stretton Sugwas NDP one part of the site would qualify for housing development but the remaining part of the site cannot be developed under the Bishopstone NDP because it has been designated (unnecessarily and nonsensically) as RA3 rural land.</p> <p>Since the NDP areas were designated, Greylands and other houses to its West have been moved under Council Order (made 12 October 2018) from Bishopstone Parish to Stretton Sugwas Parish.</p> <p>This seems to us to be a 'material consideration' which should effect future planning decisions. The move recognises that all these houses form part of the Swainshill settlement. It is therefore illogical that they continue (in part in our case), to be treated as part of the Bishopstone NDP.</p> <p>This slip of a bureaucratic pen provides no benefit and has the perverse but no doubt unintended effect of reducing the amount of potential land available to Herefordshire Council for housing development.</p>
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Officer's Appraisal

This plan has met the requirements of the regulations as set out in the table above. No concern has been raised from internal consultees with regards to the ability of the plan to meet the required minimum proportional growth contributing towards the deliverability of the Core Strategy.

The plan includes settlement boundaries for the identified settlements of Stretton Sugwas and Swainshill. These boundaries have taken into account existing commitments and proportional growth requirements of 31 dwellings. The parish already has 33 commitments and 2 completions (April 2018) this exceeds the target by 2. The plan has not allocated housing sites and expects development to take place within the settlement boundaries and rural windfall. Stretton Sugwas has already exceeded the housing target of 31 by 2, it is expected Stretton Sugwas will continue to meet their proportionate growth target.

Overall, 11 responses have been received; 4 internal service providers and 6 from statutory and external consultees. One response has been received by a resident, objecting to the NDP, and its approach to housing development within the Swainshill settlement. Strategic Planning confirmed that the all of the policies within the plan are in general conformity with the Core Strategy.

External responses from technical bodies such as Historic England, Natural England, Environment Agency, Coal Authority, Welsh Water and National Grid have raised no objection to the regulation 16 draft plan.

Overall it is considered that there are no fundamental issues relating to this plan which would prevents its progress to examination.

Programme Director's comments

Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.

The decision to progress to appoint an examiner for the above neighbourhood plan has been

Approved

A handwritten signature in blue ink, appearing to read 'Richard Gabb', with a large, stylized flourish above the name and a horizontal line underneath.

Richard Gabb

Programme Director – Housing and Growth

Date:

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Stretton Sugwas Reg 16 NDP

Date: 1/06/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy SS1 Protecting Sensitive Landscapes	Policy LD1 – Landscape and townscape, Policy LD3 – Green infrastructure, Policy LD2 – Biodiversity and geodiversity, Policy SD3 – Sustainable water management and water resources continued	(Y)	
Policy SS2 Landscape Design Principles	Policy LD3 – Green infrastructure, Policy SS6 - Environmental quality and local distinctiveness, Policy LD1 – Landscape and townscape, Policy SS4 - Movement and transportation,	(Y)	
Policy SS3 Managing Flood Risk	Policy SD3 – Sustainable water management and water resources,	(Y)	
Policy SS4 Building Design Principles and Protecting Heritage	Policy SS6 - Environmental quality and local distinctiveness, Policy LD4 – Historic environment and heritage assets,	(Y)	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
	Policy SD1 – Sustainable design and energy efficiency, Policy RA5 – Re-use of rural buildings, SS1 - Presumption in favour of sustainable development		
Policy SS5 Managing New Business Development in Former Agricultural Buildings	SS1 - Presumption in favour of sustainable development, RA5 – Re-use of rural buildings, RA6 - Rural economy, MT1 -Traffic management, highway safety and promoting active travel	(Y)	
Policy SS6 Settlement Boundaries	SS1 - Presumption in favour of sustainable development, RA1 – Rural housing distribution	(Y)	
Policy SS7 Criteria for New Housing Sites	SS1 - Presumption in favour of sustainable development SS2 – Delivering new homes RA1 – Rural housing distribution 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
	MT1 – Traffic management, highway safety and promoting active travel		
Policy SS8 Housing in the Countryside	RA3 – Herefordshire’s countryside, H2 – Rural exception sites	(Y)	
Policy SS9 New Roads	SS1 -Presumption in favour of sustainable development SS4 – Movement and transportation SC1 – Social and community facilities OS1 - Requirement for open space, sports and recreation facilities MT1 – Traffic management, highway safety and promoting active travel LD3 – Green infrastructure	(Y)	

Other comments/conformity issues: