

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Stretton Grandison Group Neighbourhood Area
Parish Council	Stretton Grandison Group Parish Council
Draft Consultation period (Reg14)	4 November to 16 December 2019
Submission consultation period (Reg16)	18 March to 29 April 2020

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 • Any operation relating to waste development 	1990 61K / Schedule 1	No

<ul style="list-style-type: none"> 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
<p>Is this a repeat proposal?</p> <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 service area responses

Strategic Planning	<p>Confirmed conformity with the Core Strategy.</p> <p>Details contained within appendix 1</p>
Transportation	<p>Objective EN02</p> <p>The line of the old canal needs to acknowledge reinstatement of a towpath in the long term. Since the H&G canal trust have committed to ensuring their towpaths are cycle as well as pedestrian friendly, this would ultimately provide a traffic-free route between Ledbury and Hereford. IN view of their comments that the two A roads are not very cycle friendly it would be good to see some support for promoting the canal particularly encouraging contributions from developers. For info the line of the canal runs along the south western boundary of Canon Frome and to the SW of Stetton Grandison village itself (SG2 – Site 1) offering potential for an alternative for pedestrians and cyclists to this awkward section of the A417.Objectives (pg10)</p> <p>Policy SG1</p> <p>Para 3: could mention provision for and encouragement of active travel provision and requests for developer contributions toward the reinstatement of the canal within the parishes to reflect (or at least refer to) SG5.</p> <p>Policy SG8</p> <p>para 4, Proposals for new development should aim to promote walking and cycling and public transport by providing <i>public waiting / seating facilities and linking to existing routes and facilities where possible and including suitable secure storage</i></p>

	<p>provision for bicycles. <i>Potential for linking to and developing a traffic free route along the line of the old canal should also be considered.</i></p> <p>P60 – surprising that there is not a specific transport policy</p>
Environmental Health	<p>Policy SG2</p> <p>Site 2 – Land at Vicarage Cottage Canon Frome – historically used as an orchard. This can lead to a legacy of contamination</p> <p>Site 3 – Land at the Barn, Canon Frome – machinery, engines and industrial use building could lead to unforeseen contamination.</p> <p>Site 1 – Land at Townsend Barns, Stretton Grandison – identified on unknown filled ground. This would require further investigation.</p>
Environmental Health (Noise, air, nuisance)	No further comment to make

External responses

Natural Resources Wales	No comment to make
Coal Authority	No specific comment to make
Welsh Water	Pleased parish council have taken on board comments. No further comments to make.
National Grid	No record of assets in the area
Historic England	No further substantive comments to make
National Farmers Union	<p>Policy SG9 – support</p> <p>Policy SG10 – should be workable and support farming. It's not practical to avoid all landscape impacts. Farmers need replacement buildings for modern farming methods. Concerned that reference to colour and materials may not be practical and add costs. Reference to unsociable hours should be removed as not practical. Soft fruits would not be viable without polytunnels. Concerned aspects of SG10 are restrictive and will stifle the rural economy</p> <p>Policy SG11 – Supportive of low carbon future. Policy wording should be changes to include farmers led renewable energy.</p>
Jean Wood Local Resident	<p>para 2.11 page 7 - Should be Fillings Bridge NOT Stiffords Bridge.</p> <p>para 4.11 page 19 - Should be Herefordshire NOT Hertfordshire</p> <p>para 4.19 page 21 - The Willows Canon Pyon should be Canon Frome.</p> <p>para 4.29 page 24 - There is NO public sewerage in Stretton Grandison.</p> <p>para 5.29 page 46 - I have lived in Stretton Grandison for most of my life and have</p>

	never heard of Bishops Cottages. Could you describe to me where they are please as it would be interesting to know?
--	---

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 RA2 settlement of Canon Frome, Eggleton, Fromes Hill, Lower Eggleton and Stretton Grandison. These boundaries have taken into account existing commitments and proportional growth requirements. The proportionate growth target for the parish is 14 dwellings, the parish already has 5 completions as at April 2019. The plan allocates 4 housing sites in the plan to provide up to 22 dwellings (including affordable housing site).

Overall, 11 responses have been received; 4 internal service providers and 5 from statutory and external consultees. There have been 1 comments from resident however this is highlighting typographical issues rather than a specific objections.

External responses from technical bodies such as Historic England, Welsh Water and National Grid have raised no objection to the regulation 16 draft plan. Some wording changes have been suggested particularly from the National Farmers Union. It is considered that there are no fundamental issues relating to this plan which would prevent 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



Richard Gabb

Programme Director – Housing and Growth

Date: 30 April 2020



Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Stretton Grandison- Regulation 16 submission draft

Date: 18/03/20

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
SG1- Settlement Boundaries	SS2; RA2; MT1; SC1; SD1	Y	
SG2- Housing Sites	SS2; RA2; MT1; LD1; LD2; LD4; SD1; SD3; SD4	Y	
SG3- Affordable Housing at Canon Frome Court	SS2; H1; H2; H3; LD2; LD4	Y	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 order to subsidise affordable housing provision.
SG4- Housing Mix	SS2; H3	Y	
SG5- Protecting Local Landscape Character and Wildlife	SS6; LD1; LD2	Y	
SG6- Design Guidelines for Stretton Grandison Conservation Area	SS6; LD4; SD1	Y	
SG7- Design Principles- Protecting and Enhancing Heritage and Local Character	SS6; LD4	Y	
SG8- Design Principles- Promoting High Quality and Sustainable Design	SS6; SS7; MT1; SD1	Y	
SG9- Re-use of Former Agricultural Buildings for	SS5; RA5; RA6	Y	These policies do little to supplement the existing criteria relating to this type of development in the Core Strategy's equivalent

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Local Economic Development			policies, RA5 and RA6. It is therefore questionable whether its inclusion is strictly necessary.
SG10- New Agricultural Buildings and Poly Tunnels	SS5; RA6; LD1	Y	
SG11- Community-Led Renewable Energy Schemes	SS7; SD2	Y	
SG12- Reducing Flood Risk	SS7; SD3	Y	<p>Similarly to policy SG9, the policy does not do much to provide any supplementary criteria to that existing in the CS.</p> <p>SD3 covers the issue of flooding more comprehensively. If 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>