

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Putley Neighbourhood Area
Parish Council	Putley Parish Council
Draft Consultation period (Reg14)	6 November to 18 December 2017
Submission consultation period (Reg16)	9 May to 20 June 2018

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 • National infrastructure project 	1990 61K / Schedule 1	No

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 - Strategic Planning	Strategic Policy considers all of the policies to be in general conformity with the Core Strategy.
Herefordshire Council - Environmental Health (Air/Waste)	Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.
Environmental Health - Noise	From a noise and nuisance perspective our department has no comments to make with regard to this proposed Neighbourhood Plan
Conservation	Has no comments to make on the NDP.

Coal Authority	No specific comments to make on the plan.
Welsh Water	As you will be aware, we were consulted and provided representation as part of the Regulation 14 stage, as such we have no further comments to make at this time.
Environment Agency	As part of the adopted 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, 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. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. 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).

Natural England	Natural England does not have any specific comments on this neighbourhood plan.
Historic England	Our previous general Regulation 14 comments remain entirely relevant, that is: <i>“Historic England is supportive of the Vision and objectives set out in the Plan and the content of the document. In particular we commend the emphasis on local distinctiveness and the maintenance of historic rural character”.</i> Overall the plan reads as a well-considered and concise document which we consider takes a suitably proportionate approach to the historic environment of the Parish.
National Grid	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, and also National Grid Gas Distribution’s Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.
Severn Trent	Provided general comments sewerage strategy, surface water and river flooding, water quality, water supply and water efficiency recommending a maximum 110 litres water usage a day per household.
CPRE	Thank you for your email, which I have forwarded to volunteers for comment.

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 Putley. These boundaries have taken into account existing commitments and proportional growth requirements. The proportionate growth target for Putley is 15 dwellings, up to April 2017 the parish already has 4 commitments and 2 completions; this leaves a residual figure of 9. There are no site allocations proposed for Putley. The plan allows for windfalls and some capacity within the settlement boundaries of Putley Common and Putley Green.

Overall, 12 responses have been received; 4 internal service providers and 8 from statutory and external consultees. There have been no comments from residents or consultants on behalf of residents. There were no objections raised by consultees, most of the comments provided were general in nature provided further advice and technical commentary.

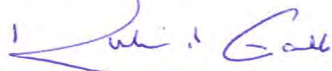
Strategic Planning raised no objections and confirm that the policies within the plan are in general conformity with the Core Strategy. External responses from technical bodies such as Historic England, Natural England, National Grid and have raised no objection to the regulation 16 draft plan. It is 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", written over a horizontal line.

Richard Gabb

Programme Director – Housing and Growth

Date: 02/07/2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Putley- Regulation 16 submission version

Date: 21/06/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
PUT1- Sustainable Development	SS1	Y	
PUT2- Development Needs and Requirements	SS2; RA2	Y	
PUT3- Putley Green	SS2; RA2	Y	
PUT4- Putley Common	SS2; RA2	Y	<p>Inclusion of map showing area-wide TPO has helped clarify the reasoning behind the settlement boundary.</p> <p>Achieving a desired range/mix of housing from new development may not always be easy be possible where the scale of new development would likely be limited.</p>
PUT5- Economic Development in Putley	SS5; RA6, E3; E4	Y	
PUT6- Communications and Broadband	N/A	Y	
PUT7- Natural and Historic Environment	SS6; LD1-LD4	Y	
PUT8- Building Design and Access	SS4; SS6; MT1, SD1-SD4	Y	
PUT9- Renewable Energy	SS7; SD2	Y	
PUT10- Community Facilities	SC1	Y	

