

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Shobdon Neighbourhood Area
Parish Council	Shobdon Parish Council
Draft Consultation period (Reg14)	8 February to 21 March 2016
Submission consultation period (Reg16)	9 January to 20 February 2017
Re-submission consultation period (Reg16)	28 July to 15 September 2017
Regulation 14 consultation following examination	23 May to 5 July 2018
Regulation 16 consultation following examination	28 August to 23 October 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

Aymestrey Parish Council	No comments to make
Heaton Planning Ltd On behalf of Tarmac Trading Ltd	<p>Tarmac have a mineral interest within the neighbourhood area – Shobdon Quarry.</p> <p>Objectives – support the principle of growth. Employment development will have a significant demand on local mineral reserves and these should be safeguarded.</p> <p>S1 – Support but it is unclear whether the airfield development is proposed to the north and near the mineral interests in the south. Wording should ensure that the non-mineral development would not sterile the mineral reserves.</p> <p>S2 – should recognise and consider the potential impact on possible future mineral operations</p> <p>S7 – presence of Shobdon Quarry should be given recognition</p> <p>S13 – criteria f and g should be reworded to reflect the local objectives of the NDP whilst remaining in accordance within the NPPF</p>

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

Officer appraisal

Previously, the Shobdon plan has been subject to an independent examination. However the examiner recommended that the plan did not proceed to referendum but returned to Regulation 14. This was to ensure that clear assessment of the site allocations had been undertaken.

This plan has met the requirements of the regulations as set out in the table above. All the requirements of regulation 14 were undertaken by the parish council and all the required documentation was submitted under regulation 15.

A total of 7 representations were received during the submission consultation period.

Welsh Water have continued to raise concerns expressed previously that information within the plan regarding the hydrologic capacity of the sewers in the area is inaccurate and this information have been used to inform Policy S9

Existing commitments and site allocations have demonstrated that the proportional growth for the plan area can be achieved. The Strategic Planning team have also confirmed that the NDP is in general conformity with the Core Strategy.

The plan has met the requirements to move forward to examination.

Assistant Director's comments

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

Approved

A handwritten signature in blue ink, appearing to read 'Richard Gabb', with a large, stylized initial 'R' and a horizontal line underneath.

Richard Gabb

Programme Director – Growth

Date: 1/11/2018

Appendix 1

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Date: 22/10/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
S1- Promoting a Sustainable Community	SS1	Y	
S2- Development Strategy	SS2; RA2	Y	
S3- Highways and Transport Infrastructure	SS4; MT1	Y	
S4- Meeting Housing Needs within Shobdon Village	SS2; RA2; H3	Y	
S5- Provision of Affordable Housing	SS3; H1; H2	Y	
S6- Design Criteria for Residential Development	SS6; SS7; LD1-LD3; SD1-SD3	Y	Criterion B: Identifying some examples of locally distinctive features that should be encouraged in the design of new developments would be recommended here, or in the supporting text. It will also help the policy to localise and expand on the equivalent county-wide design policies in the Core Strategy.
S7- Supporting Local Business	SS5; E1; E4; RA5; RA6	Y	
S8- Renewable and Low Carbon Energy	SS7; SD2	Y	
S9- Surface and Foul Water Drainage	SS6; SS7; SD3; SD4	Y	
S10- Accessibility to Community Facilities	SC1	Y	It may be helpful to also identify any particular new community

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			facilities for which there would be a demand, which could be sought from contributions in the future.
S11- Broadband Infrastructure	N/A	Y	
S12- Local Green Space and Open Space	SS6; OS1- OS3	Y	
S13- Retaining the Natural Environment and Landscape	SS6; LD1- LD4	Y	Criterion C: The value placed on certain views and vistas is a subjective issue. It would be helpful if these were to be defined and/or listed and mapped in order to make clear which views must be afforded protection. Examples of this practice can be found in many other NDPs in the county.
S14- Protecting Local Heritage	SS6; LD4	Y	