

## Progression to Examination Decision Document

### Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Wigmore Group Neighbourhood Plan
Parish Council	Wigmore Group Parish Council
Draft Consultation period (Reg14)	12 December 2016 to 30 January 2017
Second draft consultation period (Reg14)	11 December 2017 to 29 January 2018
First Submission consultation period (Reg16)	14 August to 9 October 2018
Submission consultation period (Reg16)	16 January to 27 February 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"> <li>• Map showing the area</li> <li>• The Neighbourhood Plan</li> <li>• Consultation Statement</li> <li>• SEA/HRA</li> <li>• Basic Condition statement</li> </ul>	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"> <li>• County matter</li> <li>• Any operation relating to waste development</li> <li>• National infrastructure project</li> </ul>	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"> <li>• Has an proposal been refused in the last 2 years or</li> <li>• Has a referendum relating to a similar proposal had been held and</li> <li>• No significant change in national or local strategic policies since the refusal or referendum.</li> </ul>	Schedule 4B para 5	No

### Summary of comments received during submission consultation

Herefordshire Council – Strategic Planning	Confirmed conformity with the Herefordshire Core Strategy. Full details in appendix 1
Herefordshire Council - Environmental Health (contamination)	Moor View and Perry Fields were historically orchards which could have been subject to agricultural crop spraying.
Herefordshire Council – Environmental Health	No further comments to make
Herefordshire Council – Transportation	<p>Policy WG3 – there is no mention of walking and cycling within the section. Strongly suggest that this is included as it would tie in with Policy WG6.</p> <p>Policy WG7 – Support for improved access by walking and cycling should be sought within this policy</p> <p>Move reference to active travel, particularly to support access to the school, shop and other local amenities</p>

Herefordshire Council – Development Management	Identifies 3 sites for residential development but Policy WG3 only refers to infilling.  Would expect a policy criterion for identified sites.
Historic England	No further comments to make
Natural England	No specific comments to make on this neighbourhood plan
Welsh Water	No further comments to make
Highways England	Closest section of the strategic road network is the A49 2km to the east.  Support the commitments to sustainable development.
National Grid	No record of apparatus within the neighbourhood area
Richard Castle Parish Council	Well thought through plan and very sensitively done
Aymestrey Parish Council	No comments to make
Wigmore Group Parish Council	Castle Inn, Ford Street Wigmore  Since the submission of the NDP, the Castle Inn closed within warning.  Parish Council wish to record that it recognises the Castle Inn as an asset of community value and wishes to see it reopen as a public house.  The Parish Council are currently in the process of preparing an application for 'Asset of Community Value' for this purpose.
Jane Brown Local resident Support	Raised a number of comments in 2018 but these have been dealt with and I now support the plan, especially with regards to the policies for Wigmore
Wayne Priday Local resident	Wish field at Barn Meadow Housing to be included within the NDP for Wigmore for 8 houses and bungalows.
Nick Davidson Local resident	Fully support the Wigmore NDP, particularly the inclusion of a clear vision statement.  The revised housing policies are much more

support	clearly within the context of sustainable development.
Eileen Williams Local resident / landowner	Land off Ford Street behind Lakelands - Wigmore would be ideal for housing development.  Has own access off Ford Street but has been left outside the settlement boundary and not considered for development.
Veronica Price Local resident / landowner	Requesting a small amendment to the settlement boundary at Leinthall Starkes to enable development south of the road opposite Villa Farm.  Enable a site for one dwelling with the provision of amenity space in line with Huntley Lodge and Undershaw.
Jonathan Swain Local resident	Land adjoining Barn Meadow House would be suitable for housing and should be included within the NDP.  More housing will increase property value in the surrounding Glen View. The village needs more 3 bedroomed houses and bungalows.
Brian Mumford Local resident	Land at orchard Glen View  Include land behind the bungalow in the NDP
Chris Thomas Local resident	Perry Fields  Area is situated at the lower part of Wigmore and prone to flooding, any development would cause more run off adding to an already problematic area.  Development would add to the flood risk, increase traffic on an already dangerous Bury Lane.  Widening Bury Lane would increase the flood risk and the noise and nuisance and danger to families that live alongside it.
Graham Clark – Berrys On behalf of Mr Gurney	Please site is earmarked for 22 houses there is major concern that there will be substantial financial requirements to deliver the major highway works.  Widening of Bury Lane and junction improvements to the A4110 together with the requirement for affordable housing and other s106 requirements.

	Suggested that wording in the draft NDP needs to be less descriptive and allow more flexibility and require a development brief.
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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**

This plan has met the requirements of the regulations as set out in the table above. The plan has been subject to two regulations 14 consultations and a regulation 16.

Wigmore and Leinthall Starks are highlighted within the Core Strategy for proportional growth within the adopted Herefordshire Core Strategy. The NDP does take account of this and provides the ability for proportional growth to occur either via site allocations or windfall within designated settlement boundaries.

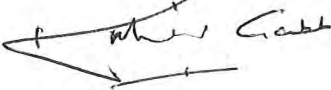
The Strategic Planning team have confirmed conformity with the Core Strategy.

A total of 22 representation were received; 5 from Herefordshire Council internal consultees, 8 from statutory consultees and 9 from members of the public. 4 of which were suggesting alternative site and 2 commenting on a site allocation.

It is considered that there are no fundamental issue regarding the basic conditions which would prevent the plan progressing to examination.

**Assistant Director's comments**

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

Approved  


**Richard Gabb**  
Programme Director – Housing and Growth

Date: 28.2.2019

## Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

Herefordshire Council Strategic Planning Team

Name of NDP: Wigmore- Regulation 16- 2<sup>nd</sup> submission version

Date: 16/01/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WG1- Protecting and Enhancing Local Landscape Character	SS6; LD1-LD4	Y	<p>Criterion C- Wording of first sentence may need revising as it does not currently make complete sense. Excluding the words in brackets it currently reads:</p> <p><i>“Preserve and not significantly detract from those parts of locally significant views that are visible from locations that are freely accessible to members of the general public <u>should be.</u>”</i></p> <p>Criterion D- This reads as though it may actually be seeking more to <i>retain</i> the existing development form where possible, rather than enhancing it as such?</p>
WG2- Dark Skies	SS6	Y	
WG3- New Housing Development in Wigmore	SS2; RA2	Y/N	<p>What is the basis for setting a specific cap on development sizes? This could prove in some cases to be unnecessarily restrictive to schemes with good planning merit coming forward. It is considered that a more flexible approach should be adopted, perhaps setting a preferred approximate size range. In similar fashion to what has been</p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			set out in WG4. For instance, "plots of around 8-12 dwellings". The Core Strategy takes a positive approach to development growth, and setting specific caps on the scale of developments is not fully in concurrence with this.
WG4- New Housing Development in Leinthall Starks	SS2; RA2	Y	Criterion G- Achieving a mix of dwelling types and sizes may prove difficult on the smaller scale developments. Such contributions are perhaps best sought on larger sites in Wigmore.
WG5- Ensuring an appropriate range of tenures, types and sizes of dwellings	SS2; H3	Y	See above comment.
WG6- Wigmore Village	SS1; SC1	Y/N	<p><i>"The proposed re-use of local community facilities will only be permitted for other health, education or community type uses.</i></p> <p><i>The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:"</i></p> <p>Some clarity may be needed on the position here. It firstly suggests that no community facility may be lost unless said facility is re-used as another. This does not accord with the requirements of SC1, which affords some flexibility by providing reasonable exception criteria to such proposals. The policy then goes on to set these out, which are in conformity with SC1, but seem to contradict the first sentence somewhat.</p>

<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>
WG7- Wigmore School	SS1; SC1	Y	
WG8- Design of Development in the Wigmore Group Parishes	SS6; LD1; SD1	Y	
WG9- Design of Development in Wigmore Conservation Area	SS6; LD1; LD4	Y	
WG10- Promoting Local Employment and Tourism	SS5; RA6; E1; E4	Y	
WG11- New Communications Technologies	E3	Y	Insofar as is enforceable by a local land use development plan document. Large scale infrastructure projects are expected to deliver this.