

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Weobley Neighbourhood Area
Parish Council	Weobley Parish Council
Draft Consultation period (Reg14)	18 June to 6 August 2018
Submission consultation period (Reg16)	23 January to 6 March 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?	1990 61K / Schedule 1	No

<ul style="list-style-type: none"> • County matter • 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

External Consultation Responses	
Historic England	<p>Supportive of the content and the vision and objectives</p> <p>Emphasis on the conservation of local distinctiveness and character, protection of local green spaces, historic farmsteads and landscape character is applauded.</p>
Natural England	No specific comment to make
Welsh Water	No further comment to make
National Grid	No records of apparatus within the neighbourhood area
Coal Authority	No specific comment to make
Diocese of Hereford	<p>Request that The Glebe (and only this part of the Glebeland) is removed from Policy WE03</p> <p>The board were not consulted on Regulation 14. They are under a statutory duty to optimise the value of its Glebe.</p> <p>Vast amount of glebeland in Policy WE03(d) lies outside and accepted that this land makes a very worthwhile contribution to the foreground perspective of the approach to Weobley.</p>

	<p>A single dwelling on the Glebe as infill would comply with the plan. Appropriately designed dwelling on the Glebe would not be detrimental to the view and enhance the gap in the street scene.</p> <p>Request the Glebe is removed from the Local Green Space.</p>
Environment Agency	In the absence of any specific sites, offer no bespoke comments at this time.
Highways England	Closest strategic road network is the A49 which is 6 miles to the east. There are no foreseeable implications for the continued safe operation and functionality of the network
Herefordshire Council – Air, Land & Water Protection	<p>Site east of Weobley school has planning permission</p> <p>Site of Meadow Street has been historically an orchard which could have been subject to agricultural spraying practices</p>
Herefordshire Council – Strategic Planning	The plan is in general conformity with the Core Strategy.
Herefordshire Council - Development Management	The village plan does not included the full extent of the Conservation Area boundary
Herefordshire Council – Environmental Health and Trading Standards	No further comment to make
Other Responses	
CR Planning Solutions On behalf of Mr Marsh	<p>Seeking a small amendment to the settlement boundary at Camberwell Cottage to include the remainder of its garden to help facilitate an enhancement to the setting of a listed building.</p> <p>Camberwel Cottage is a timber framed dwelling in a large garden and three outbuildings within the Conservation Area. Sites lies on a lower level than the designated Scheduled Ancient Monument of Weobley Castle.</p> <p>Boundary has been tightly drawn leaving the further garden land outside the boundary. Inclusion of this land would enable a heritage led development of the site.</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

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.

13 representations were received: 4 from Herefordshire Council service providers, 8 from statutory consultees and one on behalf of a local resident. Two representations are seeking additional land to be included for residential development.

No major concerns have been raised from internal responses or the statutory consultees.

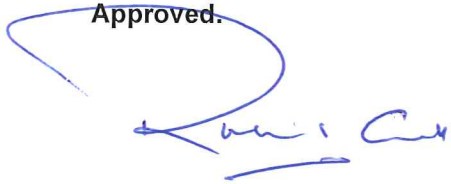
At April 2018, the parish had met its minimum proportionally growth through existing built and commitments sites. The NDP seeks to provide a settlement boundary and some facility for additional windfall. Therefore, there are no concerns regarding this plan contributing to the Core Strategy growth requirements

It is considered that there are no issues which should stop this plan progressing to examination.

Assistant 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: 12.3.19

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Weobley- Regulation 16 pre-submission version

Date: 24/01/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WEO1- Promoting Sustainable Development	SS1	Y	
WEO2- Protection and Enhancement of Community Facilities and Services	SS1; SC1	Y	Last paragraph: “...will be opposed unless it is clear <u>from evidence</u> that the facility or service concerned is no longer viable.”
WEO3- Protection of Local Green Space	SS6; LD3	Y	
WEO4- Protection of Amenity Open Space, Sports and Recreation Facilities	SS6; OS1; OS2; OS3	Y	
WEO5- Sewerage and Sewage Treatment Infrastructure	SS6; SD4	Y	
WEO6- Contributions to Community Facilities	SC1	Y	
WEO7- Protecting Heritage Assets	SS6; LD4	Y	
WEO8- Development within Weobley Conservation Area	SS6; LD1; LD4	Y	Criterion 3: “Important” views are quite subjective and difficult to define. It would be helpful if the defined views were underpinned with the evidence that demonstrates that they are of value to residents.
WEO9- Conserving the Landscape and Scenic Beauty of the Parish	SS6; LD1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WEO10- Enhancement of the Natural Environment	SS6; LD2	Y	
WEO11- Storm Water Drainage	SS6; SD3	Y	
WEO12- Sustainable Design	SS1; SS6; SS7; SD1; SD2; SD3; SD4	Y	It is noted that some of the criteria here is already covered by the equivalent design policies of the Core Strategy, and does not necessarily need including.
WEO13- Design and Appearance- Buildings outside Weobley Conservation Area	SS6; LD1; LD2; LD4; SD1	Y	
WEO14- Renewable and Low Carbon Energy	SS7; SD2	Y	
WEO15- Housing Development in Weobley Village	SS1; SS2; RA2	Y	
WEO16- Housing Sites in Weobley Village	SS2; RA2	Y	
WEO17- Meeting Housing Needs	SS2; RA2; H3	Y	The likelihood is that the delivery of most of the listed types of housing will be best delivered by the 2 large committed housing sites in the village (policy WEO16).
WEO18- Affordable and Intermediate Homes	SS2; H1; H2; H3	Y	
WEO19- Whitehill Park Industrial Estate	SS5; RA6; E2	Y	
WEO20- Weobley Village Centre	SS1; SC1; E2; E4	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WEO21- Working from Home	SS5; E3	Y	
WEO22- Traffic Measures within the Parish	SS4; MT1	Y	
WEO23- Highway Design Requirements	SS4; MT1	Y	

