

WELSH NEWTON AND LLANROTHAL GROUP NEIGHBOURHOOD PLAN

Submission Draft Version

**Welsh Newton and Llanrothal Group Neighbourhood Plan
Examiner's Questions**

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Following my initial assessment of the Neighbourhood Plan and representations, and my site visit, I would appreciate clarification and further evidence on the following matters from the Qualifying Body and/or the Local Planning Authority. In order to ensure openness and transparency of the examination process, these questions and the responses should be published on the Council's website.

1. Map 1 should be revised to only show the outer boundary of the Plan area.
2. The Policies Maps have not been included in the Plan itself. I am going to recommend that they are included in the Plan at full page size. They include all the material shown on Maps 6 – 9 which could then be deleted. Would it be possible to include the viewpoints from Map 5 on the map for the Plan area?
3. Map 4 Significant Local Wildlife Sites is at a scale that could not be used by decision makers to determine the boundaries of a site and consider whether a development proposal would affect any of the sites. Is there an alternative source that could be referred to in the Plan?
4. What is the status / designation of the sites shown on Map 4? Reference to it in criterion 6 of Policy WNL6 is incorrect as the Map does not show sites of local, regional and national importance. As Core Strategy Policy LD2 provides appropriate policy position, I shall be recommending that criterion 6 is deleted. Ponds are covered in criteria 7, 8 and 11, orchards in criteria 8 and 10. No reference is made to dormice in the policy.
5. Would the QB confirm that the landowners of the proposed Local Green Spaces have been notified of the proposed designation. What evidence is there of the historic significance of the Glebe Field?
6. Would the LPA confirm the number of dwellings required to be delivered to meet the indicative housing growth target of 14% growth. Would they also confirm the number of dwellings that have received planning permission and that have been completed in Welsh Newton Common since 2011. The SEA gives different figures to paragraph 5.2.3. Would you provide me with the up to date figures.
7. The Welsh Newton Common Settlement Boundary includes a number of fields and large gardens. Paragraph 5.2.10 states that the inclusion of these areas does not infer that the community would welcome development there. However there is no policy to prevent development on these areas in the plan. Policy WNL6 is worded so that clusters of 1 or 2 dwellings could be built anywhere outside common land adjacent to existing groups. The access road into WNC is narrow and a cul-de-sac and some of the access roads in the community are unmade. Has the Highways Officer made any comments on the proposals for housing development in this community? Would the QB explain what controls are intended to manage the development of the open land to the indicative growth level set in the Core Strategy. Would the LPA and QB comment on whether it would be appropriate to include an additional requirement that new dwellings in WNC should be accessed directly from a

made up road? This would limit the areas suitable for development or result in the making up of other roads.

8. There is repetition of matters set out in the Natural Environment policies and Building Design policies and other policies such as WNL6 and 7. I shall recommend that there is no need to repeat matters that are covered in the general policies that are applicable throughout the plan area.
9. In Policy WNL6, how is “Elevations must reflect the rural environment” and “Designs that are urban in nature will not be supported” to be interpreted? Would reference to designs respecting the local vernacular be more appropriate? Would the QB also explain how Policy WNL7 criterion 3 “and should not look like an alien feature” is to be interpreted.
10. Paragraph 5.2.14 refers to the use of holiday lets for short term or residential accommodation being supported. This is a policy statement and is not appropriate for inclusion in the justification. There are no policies on the conversion of holiday lets to other forms of residential accommodation. Would the LPA confirm whether it is controlled in Herefordshire. Is the reference to the barns at Gwenherrion still correct?
11. Policy WNL8 includes Extensions to Houses in the title but the policy only addresses the conversion of buildings. I shall recommend that the title of Policy WNL8 is revised to refer to conversions only. Criterion 5 of Policy WNL7 addresses extensions. However it is not relevant to the consideration of new dwellings in the countryside and would be better set out as a separate policy. Is it intended that it should apply throughout the plan area or only in the countryside outside the WNC settlement boundary?
12. Would the LPA comment on whether the requirement in Policy WNL7 on maintaining agricultural occupancy in perpetuity is implementable. Also would they comment on the deliverability of the second matter that the dwelling should be removed (demolished?) or given over to affordable housing if no longer required. Does the QB have evidence to justify and support this requirement.
13. The justification to Policy WNL11 is based on the principles in the 2008 Polytunnels SPD. It is noted that there is 2018 Polytunnels Planning Guide. Would the LPA and QB consider whether any of the principles in WNL11 need to be updated to reflect changes in the new guidance. In view of their comments on the final point on location in the fluvial floodplain, would the LPA suggest any revisions to the wording of this point that may be required.
14. Policy WNL14 will be used to determine applications for non-community led (ie commercial) renewable and low carbon developments. How will criterion 3 be applied to such schemes.
15. Bearing in mind that the NPPG states that inflexible rules on separation distances should not be used to rule out renewable energy schemes, on what basis what does the QB justify setting a minimum distance of 400m between a turbine and a dwelling in Policy WNL14.4?
16. Policy WNL8 sets a minimum distance from bridleways and other routes. This criterion is considered to be vague and imprecise and could not be used consistently by decision makers.
17. Policy WNL16 on community facilities refers to community infrastructure in Appendix 3. This includes a wide range of infrastructure that would not be applicable to this

policy eg roads, drainage, broadband. Are there any recreational areas other than those shown as common land? Would the QB provide a list and map of the community facilities that this policy is intended to apply to.

18. It is noted that the development of the former garage site at Welsh Newton (Policy WNL9) is largely complete. I shall recommend that the policy and justification is deleted.

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