

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Clehonger Neighbourhood Area
Parish Council	Clehonger Parish Council
Draft Consultation period (Reg14)	17 June to 29 July 2019
Submission consultation period (Reg16)	9 January to 20 February 2020

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	
Coal Authority	No specific comments to make.
Welsh Water	No further comments to make at this time (responses made at Reg 14)
NFU	<p>As you will be aware the farming community continues to face formidable challenges with increasing regulation, volatile markets and fluctuating farming returns. In response to these challenges farmers have had to consider the resources available to them and look at new ways of developing their businesses so that they can grow and remain competitive. This might include the need for modern agricultural buildings either to meet regulations or to change the use of existing buildings in order to respond to changing market demand.</p> <p>Our members in Clehonger are no exception and given that the area is largely rural it is clear that any form of Neighbourhood Plan must adequately the issues and opportunities of farming.</p> <p>For the farming community this vision is to be achieved by the following themes:</p> <ol style="list-style-type: none"> 1. Strengthening our farming businesses to help them build profitability and respond to new opportunities 2. To create thriving localities that meet the needs of their communities, businesses and their environment. 3. Realising the value of the region's environmental assets <p>In addition we would see some of the key priorities for farms to include (not in</p>

	<p>order of priority):</p> <ol style="list-style-type: none"> 1. The ability for the next generation to take on management of farms and to support this through the provision of affordable housing to allow succession. 2. Develop farming enterprises that can meet the challenges of food security through modernising and becoming more efficient 3. Diversifying farming enterprises to meet new opportunities such as, <i>inter alia</i>, business units or tourism. 4. Developing renewable energy which meets the needs of the farm and are appropriate to the location and renewable resources available. 5. Access to high speed broadband and mobile phone coverage. <p>Succession within farming businesses is often critical to their ongoing sustainability. This will often require the need for additional housing to enable the next generation to take over the farming enterprise and to allow the current generation to take a less involved role. We ask that the neighbourhood plan supports farms to build new housing.</p> <p>To help guide any work we have developed some principles which we believe will help Clehonger shape any activity in the area. These are:</p> <p>Food security is a crucial issue for now and the future and any actions must ensure that we do not compromise our ability to feed ourselves</p> <p>We should look to increase farm productivity and decrease impact on the environment.</p> <p>The achievement of sustainable development in rural areas through the integration of environmental, social and economic objectives.</p> <p>Meet the needs of a diverse rural population and ensure equality of opportunity.</p> <p>Maintain and enhance the areas natural asset base.</p> <p>Farmers and landowners should always be consulted and listened to with regard to developing the area.</p> <p>Support sustainable growth in the rural economy.</p> <p>Sustainable farming will support the wider community.</p> <p>Not one system of farming is the answer and all should be supported for maximum benefit to society and the environment</p> <p>Encourage links between rural areas and urban centres.</p>
National Grid	No comments to make in response to this consultation.
Herefordshire Council Responses	
Environmental Health - Air, Land & Water Protection	No specific comments at this time
Strategic Planning	<p>Confirmation of general conformity</p> <p>Full details within Appendix 1</p>
Transportation	Policy C6 – Point 4 - All proposed sites need to assess the impacts of the development on the highway network. The level of assessment required depends

	<p>on the size of the development, therefore national and local guidance should be used. Full 7 days speed and volume surveys during term time will also be required.</p> <p>Sustainable mode of travel should be supported by improvements to bus stops, footways and introductions of cycleways. The highways should be accessed by all users.</p> <p>Policy C7 – point 1 - sites should be able to accommodate parking and provisions for sustainable modes of travel</p> <p>Policy C8 - point 1 - Advice should be sort during the pre-application period. All proposed sites need to assess the impacts of the development on the highway network. The level of assessment required depends on the size of the development, therefore national and local guidance should be used. Full 7 days speed and volume surveys during term time will also be required. Agricultural developments should provide details of vehicles movements associated with the site both existing and proposed. Timings of movements and the type of vehicles which will be used. Routes for deliveries, waste and cleaning vehicles should be provided.</p>
Other Responses	
<p>Savills</p> <p>On behalf of Golf Inns Limited (Former Belmont Golf Course)</p>	<p>The four key points raised are as follows:</p> <p>Additional land than that allocated in the Belmont Rural NP is required to enable the renovation of Grade II* Listed Belmont House.</p> <p>Notwithstanding that the Submission NP does not propose to allocate any additional sites for residential use above that which is currently committed, there is evidence of a housing shortfall within the County as a whole. Consider that additional land should be allocated within the NP that can be delivered in the short – medium term in order to assist in addressing the County’s housing need.</p> <p>Policies within the NP are negatively worded and do not therefore comply with the requirements of the National Planning Policy Framework ('NPPF') that plans should be prepared positively (paragraph 16).</p> <p>Change is anticipated within the area when the proposed western relief road is constructed. We consider that the NP should do more to anticipate this opportunity to accord with paragraph 22 of the NPPF.</p>
<p>Hook Mason</p> <p>On behalf of Mr G Lewis</p>	<p>Land at Garnom Poplar Road, Cleonger</p> <p>Comments to be read in conjunction with the representations made by the landowner during the Regulation 14.</p> <p>Doubts raised regarding to complete conformity of the draft NDP with all of the strategic policies of the adopted CS Development Plan for Herefordshire in terms of policy RA2 and C2 of the NDP</p> <p>Site is a sustainable location, well related to the existing settlement pattern. Current planning application reflects the appropriate mix of house types. Site should be allocated within the NDP and/or the settlement boundary realigned to include the site.</p>
<p>Collins</p> <p>on behalf of</p>	<p>Objections concerning NDP Policy C2 and the proposed settlement boundary.</p> <p>Recommend the settlement boundary is expanded to include additional land along the south side of Gosmore Road. Outline planning application submitted for</p>

landowner	10 dwellings. The site is adjoining the edge of the village and meets the tests of RA2 of the Core Strategy. The site is effectively infill development between existing properties.
Gladman	<p>The representation highlights the issues with the plan as currently presented and its relationship with national and local planning policy.</p> <p>Policy C1: Sustainable development - This policy must be sufficiently flexible to allow sustainable development within the Neighbourhood Area and the emphasis within the policy should be on the balancing of the objectives outlined.</p> <p>Policy C2: Clehonger settlement boundary - Objection to the use of settlement limits in circumstances such as this where they would preclude otherwise sustainable development from coming forward.</p> <p>Policy C3: Housing mix - Consider that the above policy should be modified to allow for a level of flexibility in its approach.</p> <p>Gladman has sought to clarify the relation of the CNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.</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.

A total of 11 representations were received during the consultation period. No major concerns have been raised from internal responses, nor external responses with regards to the ability of the plan to meet the required minimum proportional growth contributing towards the deliverability of the Core Strategy. Therefore the plan is considered to meet the general conformity requirements of the Core Strategy and comments are generally supportive.

External responses from technical bodies have raised no objection to the Regulation 16 draft plan.

There were four external responses for landowners or developers indicating additional areas to be included within the settlement boundary or additional sites to be considered.

These issues would not prevent the plan being recommended for examination where the outstanding objections can be reviewed.

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.

A handwritten signature in black ink, appearing to read "Richard Gabb", is written over a horizontal line. The signature is positioned below the word "Approved." and to the left of the name "Richard Gabb" in the typed text below.

Richard Gabb

Programme Director – Housing and Growth

Date: 3.3.20

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Clehonger- Regulation 16 submission draft

Date: 24/02/20

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
C1- Sustainable Development	SS1; SS4; H3; SC1; OS2; LD1	Y	
C2- Settlement Boundary for Clehonger	RA2; H1; H3	Y	
C3- Housing Mix	H3	Y	
C4- Natural Environment	SS6; LD1; LD2; LD3; SD3; SD4	Y	
C5- Historic Environment	SS6; LD4	Y	This issue is considered to be sufficiently covered in the same manner in the equivalent CS policy (LD4), making this policy's inclusion appear superfluous.
C6- Design	SS4; SS6; SS7; MT1; LD1; LD2; LD3; SD1	Y	Suggested minor wording adjustment for clarity: <i>Modern design approaches which take an <u>that</u> are innovative, approach, including to <u>particularly with regard to</u> energy efficiency and sustainability, will be welcomed...</i>
C7- Business and Tourism	SS1; RA5; RA6; E3; E4	Y	
C8- Agricultural Development	SS1; RA6; MT1; SD1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
C9- Community Facilities	SC1	Y	
C10- Clehonger Playing Field	OS2; OS3	Y	
C11- Hereford Bypass	SS1; SS4; MT1; SC1; LD3	Y	