

Stretton Grandison Group NDP Independent Examination

Delegated Decision Statement

10 August 2020

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Stretton Grandison Group Neighbourhood Area
Parish Council	Stretton Grandison Group Parish Council
Submission	18 March to 29 April 2020
Examination Date	July 2020
Inspector Report Received	24 July 2020

1 Introduction

- 1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and to take the plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) details the Local Planning Authority's responsibilities under Neighbourhood planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the examiner's report have been accepted, the draft Stretton Grandison Group Neighbourhood Plan has been amended taking into account the modifications, and that NDP may proceed to referendum.

2 Background

- 2.1 The Neighbourhood Area of Stretton Grandison Group was designated on 21 September 2015. The Neighbourhood Area follows the boundary of Stretton Grandison Group parish boundary. The Stretton Grandison Group NDP has been prepared by Stretton Grandison Group Parish Council. Work on the production of the plan has been undertaken by members of the local community through a Neighbourhood Plan Steering Group since October 2015.

- 2.2 The Plan was submitted to Herefordshire Council on 12 March 2020, and the consultation under Regulation 16 took place between the 18 March 2020 to 29 April 2020, where the Plan was publicised and representations invited.
- 2.3 On the 1 June 2020 Ms Barbara Maksymiw BSc (Hons), MSc, MRTPI was appointed by Herefordshire Council, with the consent of the Parish Council, to undertake the examination of the Stretton Grandison Group NDP and to prepare a report of the independent examination.
- 2.4 The examiner's report concludes that subject to making the minor modifications recommended by the examiner, the plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.5 Having considered each of the recommendations made within the examiner's report and the reasons for them, Herefordshire Council (in accordance with the 1990 Act Schedule 4B paragraph 12) has decided to make the modifications to the draft plan referred to in Section 3 below to ensure that the draft plan meets the basic conditions set out in legislation.

3 Recommendations by the examiner

- 3.1 The table 1 below details the recommendations made by the examiner within his report along with the justification:

Policy	Modification recommended	Justification
Modification 1 Introduction	In paragraph 2.11 on page 7, change "Stiffords Bridge" to read "Fillings Bridge"	Interests of accuracy and clarity. Typographical error.
Modification 2 Para 4.2	Reword last sentence of para 4.2 to read; "As only four houses have been built in the Group Parish since 2011, and there are no committed housing sites or sites with planning permission for new homes, this equates to land for 14 dwellings to be allocated in the NDP."	For clarity and accuracy.
Modification 3 Policy SG1	Reword clause 5 of Policy SG1 to read; "On larger residential development sites, provision should be made for food growing opportunities such as through community allotments or orchards and gardens"	Minor rewording required for accuracy and for the policy to be achievable.
Modification 4 Policy SG1	Add at the end of the second sentence of clause 3 of Policy SG1 "and support active travel".	To ensure this policy is deliverable and strengthened. Helping the plan deliver on the

	<p>Add new sentence at end of clause 3 to read “Where proposals offer opportunities to link to or otherwise benefit the line of the old Herefordshire-Gloucestershire Canal, developer contributions will be sought towards the reinstatement of the canal and for towpath improvements, in order to provide a cycle and pedestrian friendly traffic-free route between Ledbury and Hereford.”</p>	<p>environmental objectives of the plan.</p>
<p>Modification 5 Para 4.11 and para 4.19</p>	<p>In Para 4.11 on page 19, change “Hertfordshire” to “Herefordshire”.</p> <p>In para 4.19 on page 21, change “Canon Pyon” to “Canon Frome”</p>	<p>In the interests of accuracy and clarification. Fixed typographical errors.</p>
<p>Modification 6 Policies maps</p>	<p>Add site numbers for the sites allocated in Policy SG2 to the Policies Maps for Canon Frome and Stretton Grandison</p>	<p>Interests of clarity and accuracy. This will ensure future users of plan can easily reference the document.</p>
<p>Modification 7 Policy SG3</p>	<p>Add as a new sentence at the end of policy SG3 “Development proposals should also comply with the HLPCS Policy RA2”.</p> <p>Add “a very limited number of” before “new buildings” in the last sentence of Policy SG3.</p>	<p>To ensure the policy is explicit and accurate.</p>
<p>Modification 8 Site 5 and policies map</p>	<p>Renumber Site 8 as Site 5 in paragraphs 4.32 to 4.35.</p> <p>Insert a thinner, coloured or dotted line boundary around Canon Frome Court into the Canon Frome Village Policies Map to denote the boundary of Site 5 and add a site specific notation.</p> <p>Amend the Policies Map key accordingly, to add reference to the boundary of Site 5.</p>	<p>In the interests of clarity and accuracy.</p>
<p>Modification 9 Para 4.42</p>	<p>Add a new sentence at the end of paragraph 4.42 to read “On larger housing sites, the Herefordshire Local Plan Core Strategy requires that a proportion of new homes should be affordable for local people. The relevant policy is policy H1; it provides sufficient guidance if such sites were to come forward in the</p>	<p>Further clarification and explanation of the policy. This will provide clarity to future users of the plan.</p>

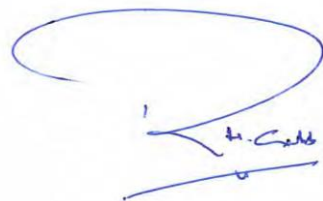
	NDP area”.	
Modification 10 Policy SG5	In policy SG5 change “principle settled farmlands” to “principal settled farmlands”. Make the same change in the supporting text and other relevant policies throughout the NDP document	In the interests of clarity and accuracy.
Modification 11 Policy SG5	Reword second sentence of the third clause of Policy SG5 to read “Where appropriate, development proposals should consider the prevailing threat of Ash Dieback (Chalara) and Sudden Oak Death (Phytophthora)”	To ensure the policy is explicit, concise and accurate.
Modification 12 Para 5.29	Change “Bishops Cottages “ in last sentence of para 5.29 to read “Brinsop Cottage”	To ensure this policy is accurate.
Modification 13 Policy SG8	Reword clause 4 of Policy SG8 to read “Proposals for new development should aim to promote walking and cycling and public transport by providing public waiting/seating facilities and linking to existing routes and facilities where possible and include suitable secure storage provision for bicycles. The potential to link to and develop a traffic free route along the line of the old Herefordshire/Gloucestershire canal should also be considered.”	Changes are made to help strengthen the policy and help promote sustainable transport as well as highlighting the potential for linking and developing a traffic free route along the line of the old canal.
Modification 14 Policy SG10	Insert at start of second sentence of Policy SG10 clause 3 “Where operational requirements allow”. Delete Clause 7.	In the interests of clarity. Removal of repetition.
Modification 15 Policy SG12	Delete Policy SG12	Removal of superfluous information. Does not add any supplementary local detail.

4 Post Adoption SEA and HRA

- 4.1 The modifications made as a result of the Examiner’s report, as outlined above in Section 3 of this document, have been considered in terms of any resultant changes to the Strategic Environmental Assessment and Habitat Regulations Assessment. None of the changes are considered to have a significant effect on the overall appraisals. The updated SEA and addendum to the HRA are available to accompany the final plan.

5 Decision

- 5.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 5.2 Herefordshire Council have considered each of the recommendations made in the examiner's report and the reasons for them and have decided to accept the modifications to the draft plan. The draft plan will be altered in line with Table 1 above and also the points set out in paragraph 3.2, in line with paragraph 12 (6) of Schedule 4B to the 1990 Act.
- 5.3 Following the modifications made, the Stretton Grandison Group Neighbourhood Plan will meet the basic conditions:
- Having regard to national policies and advice contained in guidance issues by the Secretary of State, it is appropriate to make the plan
 - The making of the neighbourhood plan contributes to the achievement of sustainable development
 - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the Herefordshire Local Plan – Core Strategy
 - The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations and
 - The making of the neighbourhood plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.
- 5.4 It is recommended that the Stretton Grandison Group Neighbourhood Plan progresses to referendum. Consideration has been given as to whether the area should be extended beyond that of the neighbourhood area. Herefordshire Council concur with examiners conclusion that nothing has been suggested which would require an extension of the area beyond that designed on 21 September 2015.



Signed

Dated12 August 2020.....

Richard Gabb
Programme Director – Housing and Growth