

Linton Neighbourhood Development Plan, Submission Draft

Response by Linton Parish Council to Neighbourhood Plan Examiner's Questions

September 2020

This document sets out the response of Linton Parish Council (the Qualifying Body, QB) to matters raised by the Independent Examiner following initial assessment of the Neighbourhood Plan and representations.

Examiner question 1

Policy BGL1 is not worded appropriately as a policy. The five points are referred to as objectives; they address the same topics as the objectives on page 9 of the plan but are worded differently. I am minded to recommend that the policy is deleted although paragraphs 3.7 – 3.10 may be retained. Would the QB review the wording of the objectives and points 1 – 5 of Policy BGL1 and consider whether any of the text from Policy BGL1 should be included in the objectives.

QB response: the QB acknowledges the Examiner's concerns and suggests the following amendments to incorporate text from policy BGL1 (shown as tracked changes):

"3.2 Objective 1: **environment and heritage**

To conserve and enhance ~~protect and maintain~~ the distinctive natural and historic environment of the parish, in particular its designated areas, sites and buildings; ~~and~~ its landscape character, especially views and vistas, ensuring access to these through the public footpath network; and to ensure that development avoids undue loss of visual amenity.

3.3 Objective 2: **housing**

To provide new housing which is proportionate to the strategic requirements of the Herefordshire Local Plan Core Strategy, a range and choice of new homes, sensitively located and with a range and choice to meet the needs of all sections of the community. These homes should be built at a scale and density designed to respect and enhance the character of the parish.

3.4 Objective 3: **infrastructure and roads**¹

To support the provision of improved infrastructure in line with new development, including roads/pavements; public transport and the encouragement of active travel (walking and cycling); the sewerage system; surface water drainage; mobile telephony and broadband. Infrastructure to reduce carbon dependence will also be encouraged through seeking appropriate alternative energy methods. To address traffic issues

¹ The NDP addresses land use and development. Matters outside this scope but which are of concern to residents and to the Parish Council, such as many issues relating to traffic and transport or communications/broadband, are addressed as Community Actions in chapter 8.

including the speed of vehicles through the villages; the effect of traffic noise on amenity; and the need for safer environments for all road users.

3.5 Objective 4: **social and community services and facilities**

To ensure that **social and** community services and facilities are retained and enhanced as much as possible, **promoting and enabling new provision**, and that community spirit and involvement is actively encouraged.

3.6 Objective 5: **economic development and employment**

To support and encourage the development or expansion of small and home-based businesses and farming **which are compatible and in scale with the rural nature of the Neighbourhood Area.**

However, the QB is concerned at the potential loss of a policy reference to the delivery of new housing which is proportionate to the strategic requirements of the Herefordshire Local Plan Core Strategy, in the context of contributing to sustainable development. The QB therefore proposes the following additional amendment to policy BGL6:

“Policy BGL6 Settlement boundaries

Settlement boundaries are defined for Bromsash (Plan 5), Gorsley (Plan 6) and Linton (Plan 7) to help ensure that new housing represents sustainable development and is proportionate to the strategic requirements of the Local Plan Core Strategy. Proposals for housing inside the settlement boundaries will be supported where they are in accord with other Plan policies including policy BGL2 in respect of landscape character and views of the village and policy BGL4 on design, and can be shown to be of a size and type to meet local requirements in accordance with policy BGL9 on housing mix.”

If policy BGL1 is recommended for deletion, the QB would support the retention of paragraphs 3.7 to 3.10.

Examiner question 2

Policy BGL2 – the policy does not include any guidance on how development proposals are to be assessed under point 4. Many other NDPs include reference to a Landscape and Visual Impact Assessment being undertaken to assess the impact of proposals. Would the QB comment on the following proposed revisions to the text of point 4:

“Where a development proposal lies within sight of one of the following public views, and/or could affect it, a Landscape and Visual Impact Assessment or similar study should be carried out to demonstrate that levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately, reflecting, respecting, and where possible, enhancing the landscape context within which it is situated.”

QB response: the proposed revision to BGL2 criterion 4 will provide greater clarity for applicants and decision makers and is welcomed. It is considered that the policy revision can be made without requiring amendment to the supporting text at paragraph 4.4.

Examiner question 3

Paragraph 4.19 final sentence is considered to be a policy statement. Would the QB suggest a revision to the sentence or do they wish to include it in point 5 of the policy?

QB response: the preference is to revise policy BGL4 criterion 5 to include this policy statement. A suggested form of words is:

“5. Being capable of being safely accessed from the local road network without undue local environmental impacts. Proposals which cannot satisfactorily mitigate such impacts will not be supported. The arrangements for access ...”.

The final sentence to paragraph 4.19 could then be revised to read:

“Proposals should seek to mitigate such adverse impacts.”.

ENDS