

**Sutton St. Nicholas Parish Council**  
**Neighbourhood Development Plan 2011-2031**

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# Made Plan



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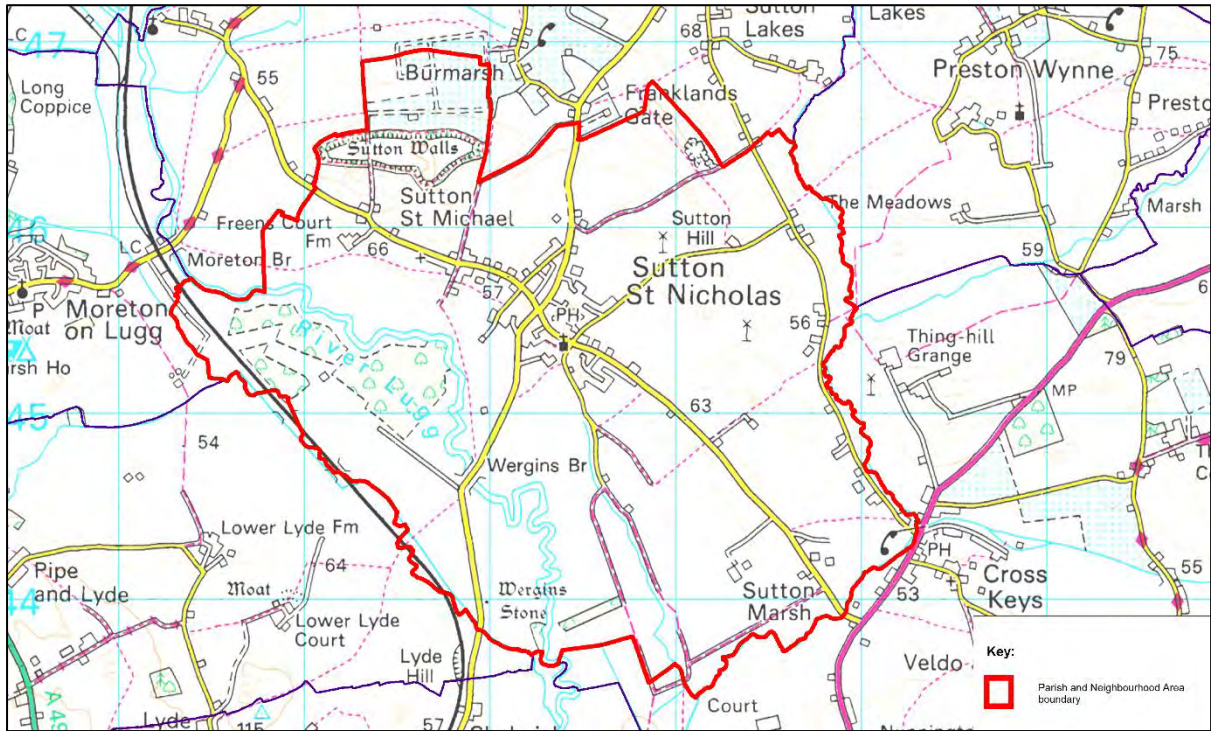
# 1. SETTING THE SCENE

## Introduction

- 1.1 The Localism Act 2011 gave local communities the ability to prepare Neighbourhood Development Plans (NDPs) as part of the statutory planning framework governing the development and use of land in their area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Sutton St. Nicholas Parish Council made early use of these planning powers to prepare a NDP, which was adopted (or 'made') by Herefordshire Council in March 2017. In early 2021 the Parish Council decided to undertake a review which was carried out by a project group comprising parish councillors and local volunteers, supported by a planning consultant. After public consultation in May/June 2022, the revised NDP was submitted to Herefordshire Council in September 2022 and was sent for examination in November 2022. Having regard to the modifications that were proposed, the independent Examiner determined that a referendum stage was not necessary.
- 1.3 This document is the made version of the reviewed NDP. It incorporates updates and other changes to the original Plan, including new policies on topics not originally addressed. Details of these amendments can be found in the Statement of Modifications.
- 1.4 The NDP is prepared for the administrative area of Sutton St. Nicholas civil parish, which was approved as a Neighbourhood Area by Herefordshire Council in January 2014 (Plan 1).

## National and local planning policy

- 1.5 The Plan sets out a number of neighbourhood planning policies to govern land use and development within the parish for the period 2011 to 2031. These policies need to be read alongside existing national and County planning policies which apply within the parish.
- 1.6 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 1.7 Herefordshire Council adopted the Local Plan Core Strategy (the 'Local Plan') in October 2015, setting out strategic planning policies for the development of the County from 2011 to 2031. The Local Plan provides the immediate context for the preparation of NDPs on issues such as housing delivery, the rural economy, the environment and community facilities. The NDP has been written to complement and add local detail to relevant Local Plan policies.
- 1.8 Herefordshire Council carried out a review of the Local Plan in November 2020 and decided that it needs updating. The process is at an early stage. For the purposes of the NDP and the assessment of general conformity, the relevant strategic policies contained in the adopted development plan for the area are those in the 2015 Local Plan Core Strategy. Where



**Plan 1: Sutton St. Nicholas Neighbourhood Area**

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reference is made in the NDP to strategic policies, this should be taken to include any replacement policies arising from the update.

1.9 The NDP, like all development plans, is subject to an assessment process known as Strategic Environmental Assessment. It must also undergo an Appropriate Assessment under the Habitats Regulations because the River Lugg, which runs through the Neighbourhood Area to the west and south of the village, is part of the River Wye Special Area of Conservation. These Assessments have been undertaken independently by Herefordshire Council.

1.10 The NDP covers the period 2011 to 2031, coterminous with the present Local Plan.

## The Parish and village

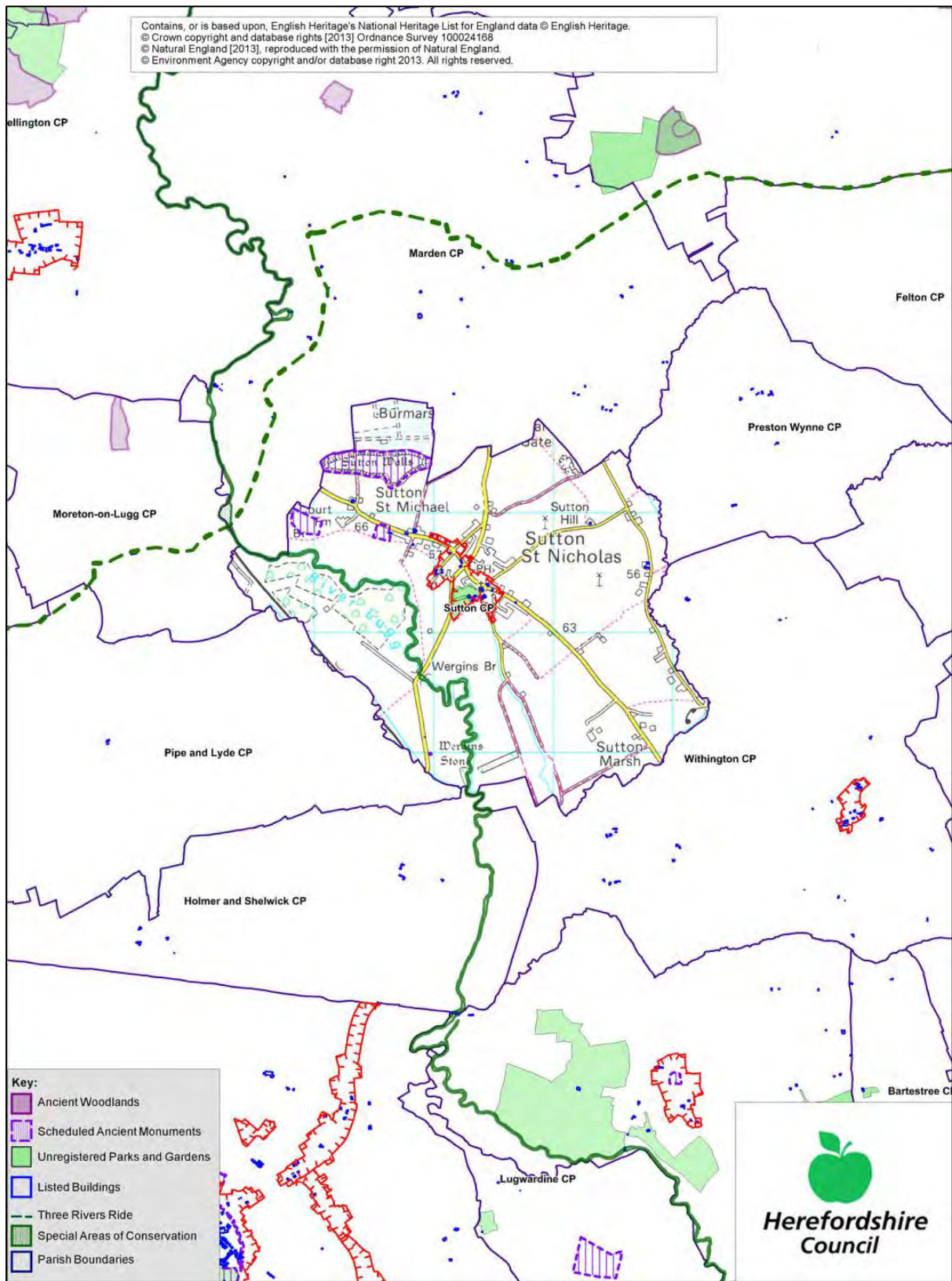
1.11 Sutton St. Nicholas is a compact rural parish within lowland Herefordshire, some 5 miles to the north east of Hereford. The main land use is agriculture, primarily arable with some livestock. Development is mainly residential, and is concentrated within the village itself, with some scattered dwellings along the Wyatt Road to the south east. The parish population grew from 866 at the time of the 2001 Census to 925 in 2011, a 7% increase. The 2020 estimate is 987, maintaining this rate of growth.

- 1.12 The village of Sutton St. Nicholas lies towards the centre of the parish, on the edge of the extensive flood plain of the River Lugg which flows to the south-west. The settlement has developed around a crossroads where the main route from Hereford crosses a flood-free route utilising higher land on the eastern edge of the Lugg flood plain. A public house, 'The Golden Cross' sits on one corner of the junction. The village is residential in character, with little in the way of industry, though working farms are still based within the centre. The Sutton Primary Academy and pre-school share new premises with the village hall.
- 1.13 The Neighbourhood Area drains to the south via the River Lugg, which joins the River Wye at Mordiford. The entire lengths of the River Wye and River Lugg are designated as Sites of Special Scientific Interest, while the Wye and the Lugg (from Hampton Court Bridge to its confluence with the Wye) are designated as a Special Area of Conservation under European legislation. These designations recognise the international and national importance of these watercourses due to the aquatic fauna and flora they support. Nutrient levels in the River Lugg currently exceed water quality objectives such that it is in an unfavourable condition, with implications for additional development which could exacerbate this situation which are addressed in the NDP.
- 1.14 There are two historic churches, St. Nicholas' and St Michael's; a Conservation Area; a number of listed buildings, and four scheduled ancient monuments, including the Sutton Walls iron age hill fort to the north and the Wergins Stone to the south, adjacent to the Hereford Road. A short section of the route of the former Herefordshire and Gloucestershire Canal runs through the parish at Sutton Marsh in the south.
- 1.15 Plans 2 and 3 are taken from Strategic Environmental Assessment Scoping Report produced by Herefordshire Council. They show the many areas of heritage, landscape, flood risk, minerals and biodiversity interest in the Neighbourhood Area.

## **Format of the Plan**

- 1.16 The NDP begins by setting out a Vision for the Neighbourhood Area in 2031 in chapter 2, together with more detailed objectives. In line with national and Local Plan policies, the NDP seeks to contribute to sustainable development by addressing social, environmental and economic matters together.
- 1.17 Policies on the development and use of land are provided on housing (chapter 3); jobs and local services (chapter 4); and the environment (chapter 5). Each policy is set out in bold within a shaded text box, and is followed by a short explanation and justification. Chapter 6 explains how the NDP will be delivered and a concluding chapter 7 lists Community Actions in order to capture aspirations on non-land use matters. Appendix A references the evidence base which has been used in drawing up the Plan.

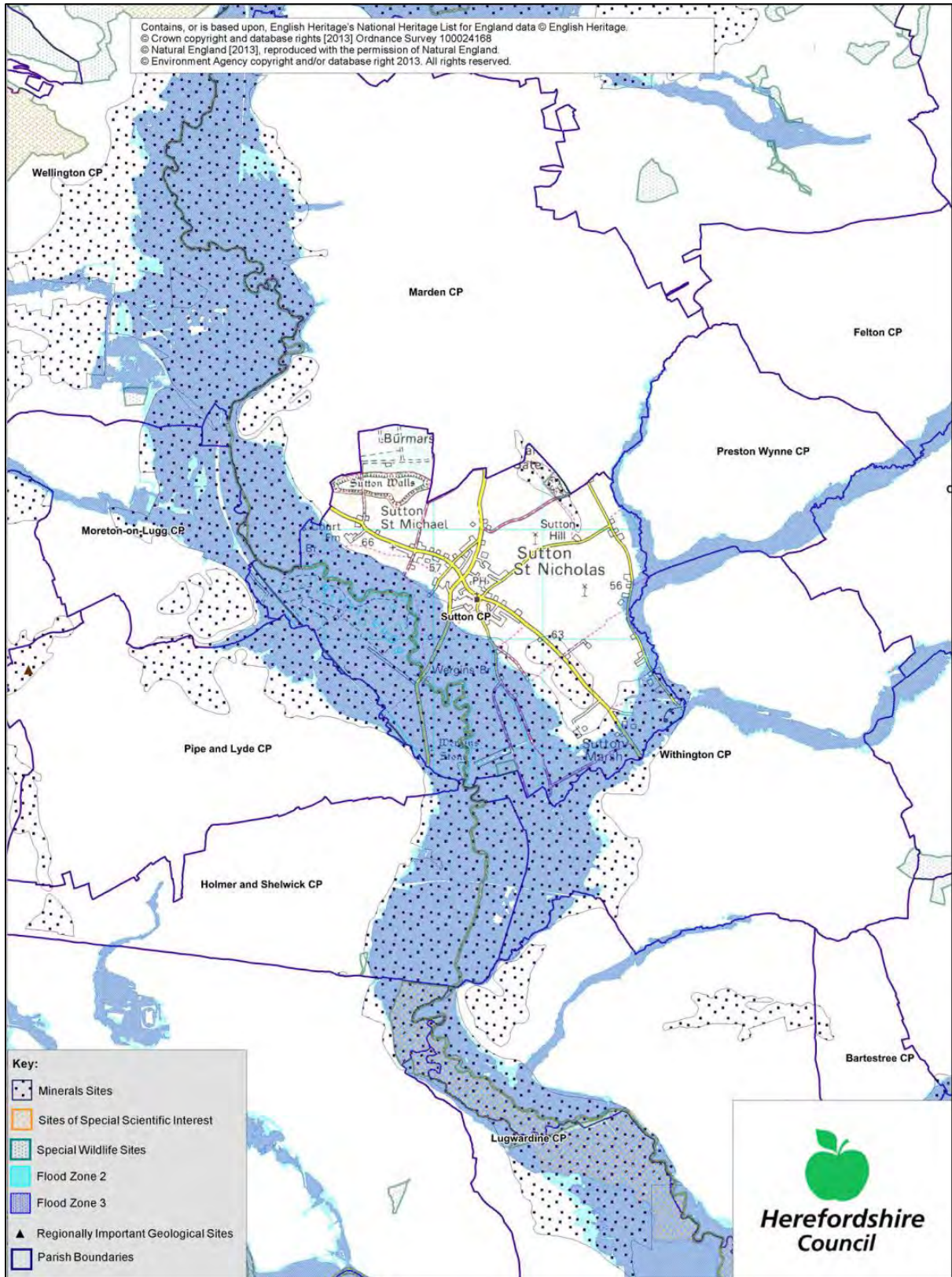




**Plan 2: Sutton St. Nicholas Strategic Environmental Assessment: Heritage and landscape.**

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**Plan 3: Sutton St. Nicholas Strategic Environmental Assessment: Biodiversity and flood zones.**

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## 2. VISION AND OBJECTIVES

### Key issues

- 2.1 The following key issues have been identified in preparing and reviewing the NDP. The Plan addresses these as far as possible through its planning policies on the development and use of land in chapters 3 to 5 with a view to contributing to the achievement of sustainable development. Concerns and aspirations not relating to development and land use, such as with existing traffic, road safety and highway conditions, are addressed as Community Actions in chapter 7.
- 2.2 The key planning issues tackled by the Plan are as follows:
- Managing the growth of Sutton St. Nicholas village up to 2031.
  - The amount of proportionate housing development directed to the Neighbourhood Area by the Local Plan.
  - Matching the size, type and tenure of new housing with the housing needs of the community.
  - Providing for development to enable small-scale employment and for agricultural and forestry purposes.
  - Protecting community facilities and enabling new provision and other infrastructure such as for communications and renewable and low carbon energy.
  - Protecting and enhancing the local environment including water quality in the River Wye Special Area of Conservation, heritage assets, landscape character, key views, village open spaces and green infrastructure.
  - Ensuring that the design of new development respects residential amenity, the character of the village and of the rural parts of the Neighbourhood Area.

### Vision

#### **Vision for Sutton St. Nicholas Neighbourhood Area in 2031**

**In 2031, Sutton St. Nicholas will be a sustainable and thriving local community, with the distinctive local environment of the village and surrounding countryside robustly and successfully safeguarded with new development in place to meet requirements for housing, jobs and local services.**

## Objectives

### *Housing*

- To define a settlement boundary to establish the planned extent of the built form of Sutton St. Nicholas village over the plan period, 2011 to 2031.
- To provide for a proportionate amount of new housing to meet Local Plan requirements.
- To ensure that new housing is of a size, type and tenure to address community housing needs.

### *Jobs, local services and infrastructure*

- To enable new employment proposals of suitable scale and uses, consistent with the rural character of the parish and residential amenity.
- To manage larger-scale agricultural and forestry development.
- To support the provision of new and improved communications infrastructure.
- To protect local community facilities and support additional provision.
- To identify community needs and infrastructure to be met through Community Actions.
- To support appropriate proposals for renewable and low carbon energy generation.

### *Open spaces and the environment*

- To ensure that new development does not have an adverse effect on the River Wye Special Area of Conservation.
- To protect and enhance landscape character and key views, particularly in terms of the setting of the village.
- To safeguard local green spaces.
- To protect existing green infrastructure and encourage new provision.
- To ensure that new housing and other development is well-designed, sustainable and makes a positive contribution to townscape and landscape.
- To conserve heritage assets in a manner appropriate to their significance.

### 3. HOUSING

#### Housing requirement and delivery

3.1 The amount of new housing to be delivered by Neighbourhood Development Plans in the County is derived from the Local Plan, which sets targets for a percentage level of growth in the rural housing market areas. The Neighbourhood Area is in the Hereford Rural Housing Market Area, for which Local Plan policy RA1 *Rural housing distribution* sets an indicative housing growth target of 18% between 2011 and 2031. The target is a minimum and is to be used as a basis for the preparation of NDPs. Applied to the number of dwellings in the Neighbourhood Area, this gives a figure of 72 for the number of new houses required over this period.

3.2 This requirement will be met as follows:

- By taking account of dwellings already built since 2011, and of existing planning permissions for new housing which have not yet been implemented. Between 2011 to 2022, 53 dwellings have been completed and a further three had planning permission (at April 2022).<sup>1</sup>
- By allocating land in the Plan for housing development, comprising two sites to the north and south of the village identified as suitable and available for development in the NDP Housing Site Assessment. Both are well-suited to the provision of the types of dwellings supported in the household survey, including family housing, and are of a sufficient size to include an element of affordable housing. Together, they are expected to deliver 38 new dwellings.
- By making an allowance for 'windfalls' - sites not specifically identified in a development plan. All of the dwellings which have been built or granted planning permission since 2011 comprise windfalls. Such sites are expected to continue to arise, either as smaller areas of land within the village settlement boundary, or outside the boundary under Local Plan policy RA3 *Herefordshire's countryside*, for instance through the conversion of a redundant building in the countryside. In assessing an appropriate allowance to make for windfalls, the Housing Site Assessment takes account of past rates of supply and potential future opportunities having regard to the operation of NDP policies. Taking account of these factors the Plan makes an allowance for up to 10 dwellings from this source over the remainder of the Plan period.<sup>2</sup>

3.3 Table 1 shows the resultant position with regard to housing delivery in the Neighbourhood Area, taking into account completions, commitments, plan proposals and a realistic windfall allowance.

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<sup>1</sup> Herefordshire Council Authority Monitoring Report Section 3 Neighbourhood Plans, July 2022.

<sup>2</sup> As per the Housing Site Assessment, adjusted to reflect the remaining years of the plan period.

<b>SUTTON ST. NICHOLAS NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031</b>	<b>72</b>
Dwellings completed 2011 – April 2022	53
Dwellings with planning permission at April 2022	3
Policy SUT2 Land at The Lane	20
Policy SUT3 Land adjacent to The Linnings	18
Windfall allowance	10
<b>TOTAL HOUSING DELIVERY</b>	<b>104</b>

**Table 1: Housing delivery, Sutton St. Nicholas Neighbourhood Area 2011-2031**

## Sutton St. Nicholas settlement boundary

### Policy SUT1: Sutton St. Nicholas settlement boundary

**A settlement boundary is defined for Sutton St. Nicholas as shown on Plan 4. Within the boundary, new housing and other development which is in accordance with other development plan policies will be supported. Local Plan policy RA3 or its replacement will apply to housing proposals outside the boundary.**

- 3.4 Sutton St. Nicholas is identified in Local Plan policy RA2 *Housing in settlements outside Hereford and the market towns* as one of a number of rural settlements which are to receive sustainable and proportionate housing growth. The Local Plan indicates that NDPs should define settlement boundaries for these villages. This is so that new housing can be best situated in relation to existing services and facilities, and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy. Local Plan policy RA3 *Herefordshire's countryside* defines the exceptional circumstances in which residential development will be permitted in rural locations outside of settlements, as these are defined in NDPs.
- 3.5 The village settlement boundary is shown on Plan 4. It shows the planned extent of Sutton St. Nicholas and includes the housing development which is proposed to the north and south of the village by policies SUT2 and SUT3. The settlement boundary generally follows physical features, principally curtilages marked by fence or hedgerows, in accord with criteria in Herefordshire Council guidance.<sup>3</sup>
- 3.6 Proposals for new housing inside the settlement boundary will be supported where they are in accord with other development plan policies. This includes meeting local needs for different types and sizes of housing as set out in policy SUT4.
- 3.7 For the avoidance of doubt, land outside the settlement boundaries is defined as countryside in planning terms and subject to Local Plan policy RA3 or its replacement. This includes land and sites immediately abutting the boundaries.

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<sup>3</sup> Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.



## Land at The Lane

### **Policy SUT2: Land at The Lane**

**Land at The Lane, Sutton St. Nicholas is allocated for development for around 20 new dwellings. The site is shown on Plan 4. Proposals which meet the following requirements will be supported:**

- 1. the dwellings contribute to meeting the latest assessment of housing needs in accordance with policy SUT4, with a preference for 2- and 3-bedroom properties; and**
- 2. 35% of the dwellings are provided as affordable housing which is to be available in perpetuity for those in local housing need; and**
- 3. the scheme is designed to respect the setting of nearby designated and undesignated heritage assets; and**
- 4. no development is proposed on the southern part of the allocation, which is to incorporate sustainable drainage and structural landscaping, designed and specified with a view to enhancing wildlife potential; and**
- 5. all development is located within Flood Zone 1 in accordance with a Flood Risk Assessment which should accompany any planning application for the development of the site; and**
- 6. pedestrian and cycle connectivity to village facilities is provided.**

- 3.8 This site offers an opportunity to provide housing to the south of Sutton St. Nicholas, conveniently accessible to Hereford without increasing traffic through the village - a point made in the household survey. Vehicular access will be taken from the Hereford Road. Safe pedestrian and cyclist access into the village will be required to enable active travel.
- 3.9 A proportion of the dwellings should be provided as affordable housing in line with Local Plan policy H1 *Affordable housing*, which requires 35% affordable housing provision. This equates to seven units on the basis that 20 dwellings are to be delivered. These should be provided tenure-blind in both their siting and design. Both affordable and market housing should be predominantly two and three-bedroom properties, to meet local requirements.
- 3.10 The design of the housing development will require careful consideration, particularly in terms of the highway frontage. The site lies partly within the Sutton Conservation Area, and to the north adjoins The Lane farmstead complex with its listed buildings; to the east, across the highway, is the Sutton Court unregistered park and garden. Due regard should be had to these heritage assets in scheme design, in line with national and Local Plan policy.
- 3.11 The southern portion of the allocated site, as shown on Plan 4, is to be kept free of development. This measure will increase the distance between the River Lugg Special Area of Conservation and the development edge, and allow development to avoid a defined area of

mineral reserves safeguarding.<sup>4</sup> This part of the allocation should be used for structural landscaping, in recognition of the sensitivity of the approach to the village from the south across the Lugg flood plain, and is also expected to provide for sustainable drainage, for instance by means of an attenuation pond. Proposals for the future use and management of this land are to be included within the planning application for the housing development on the remainder of the site. These should incorporate measures to protect and enhance the area as a habitat for wildlife, with native and traditional planting, for instance orchard trees, to soften the transition between the village and open countryside.

- 3.12 The site is traversed by a 6" foul public sewer for which protection measures will be required, either in the form of a diversion or easement width. The site has been used historically as an orchard and proposals should consider the possibility of a legacy of contamination from agricultural spraying practices.

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<sup>4</sup> Herefordshire Unitary Development Plan 2007, saved policy M5, Safeguarding mineral reserves.

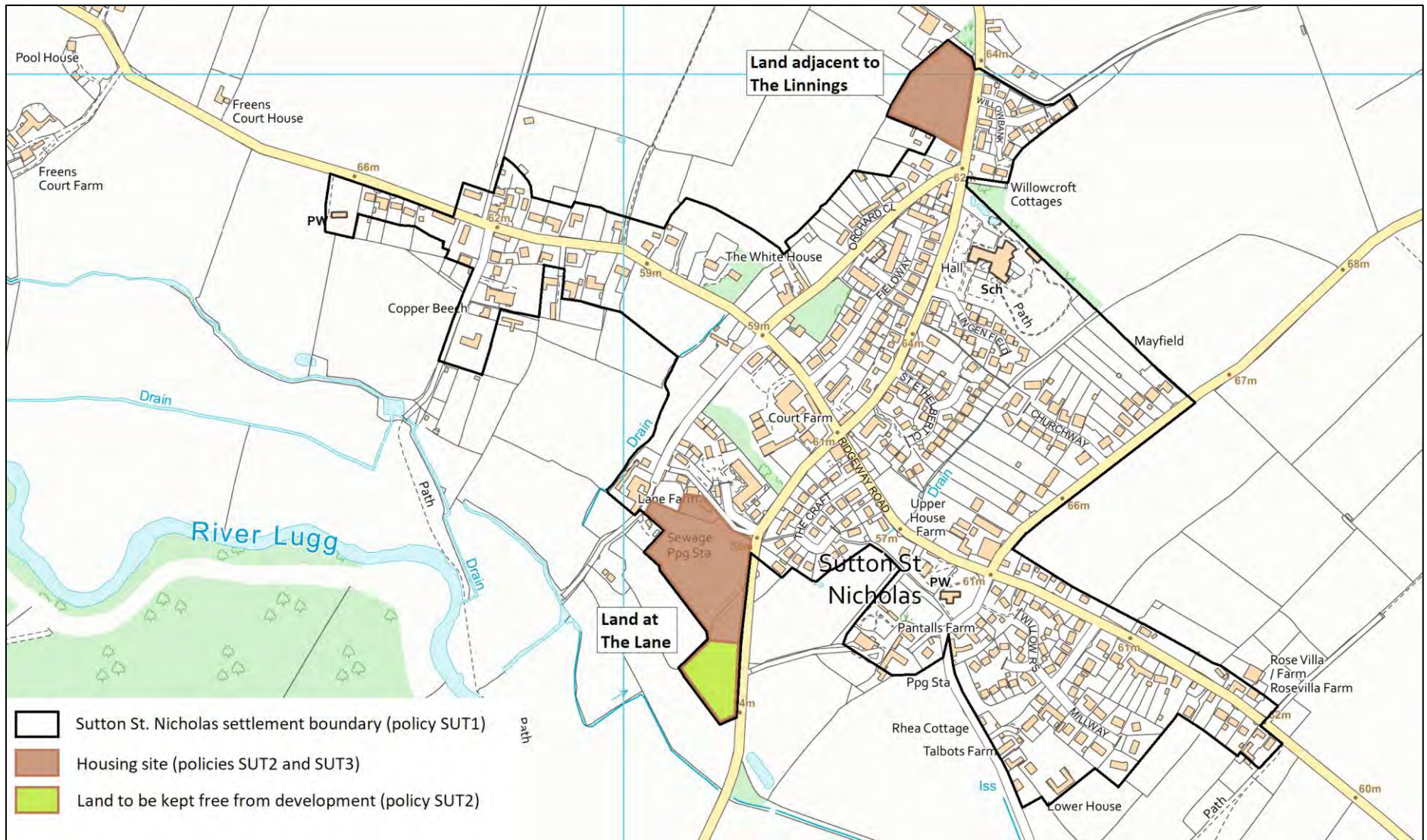
## Land adjacent to The Linnings

### **Policy SUT3: Land adjacent to The Linnings**


**Land adjacent to The Linnings, Sutton St. Nicholas is allocated for development for around 18 new dwellings. The site is shown on Plan 4. Proposals which meet the following requirements will be supported:**

- 1. the dwellings contribute to meeting the latest assessment of housing needs in accordance with policy SUT4, with a preference for 2- and 3-bedroom properties; and**
- 2. 35% of the dwellings are provided as affordable housing which is to be available in perpetuity for those in local housing need; and**
- 3. pedestrian and cycle connectivity to village facilities is provided.**

- 3.13 This site offers an opportunity for housing to the north of the village, close to the school and without extending the settlement edge beyond the limits established by planning approvals on the opposite side of the road at Willowcroft. As well as vehicular access, safe pedestrian and cyclist access to the school and on into the village will be required.
- 3.14 A proportion of the dwellings should be provided as affordable housing in line with Local Plan policy H1 *Affordable housing*, which requires 35% affordable housing provision. This equates to six units on the basis that 18 dwellings are to be delivered. These should be provided tenure-blind in both their siting and design. Both affordable and market housing should be predominantly two and three-bedroom properties, to meet local requirements.
- 3.15 Careful consideration should be given to design, dwelling heights, siting and landscaping/boundary treatments, including to both the road frontage and adjoining open countryside.
- 3.16 The site is traversed by a 4" water main for which protection measures will be required, either in the form of a diversion or easement width. The site has been used historically as an orchard and proposals should consider the possibility of a legacy of contamination from agricultural spraying practices.



**Plan 4: Settlement boundary and housing site allocations**

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## Housing mix

### Policy SUT4: Housing mix

Housing proposals in the Neighbourhood Area should be able to demonstrate subject to viability considerations that they are of a tenure, size and type that contribute to meeting the latest assessment of housing needs, including in particular for 2- and 3-bedroom properties. Proposals to provide bungalows, live/work units and to enable self-build housing will also be supported.

Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site and be designed to be indistinguishable from the open market units. Proposals that seek to concentrate different types and tenures of homes in separate groups on a site will not be supported.

- 3.17 It is important to make sure that housing of the right kind is provided to meet local needs in the Neighbourhood Area. The Local Plan Core Strategy recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3 *Ensuring an appropriate range and mix of housing*). This is all the more important in the Neighbourhood Area because housing growth will be relatively limited by virtue of the rural location. For these reasons, any new dwellings should be demonstrably relevant to local needs in order to help deliver sustainable and balanced communities.
- 3.18 Evidence from the latest Housing Market Area Needs Assessment<sup>5</sup> on the recommended housing mix by tenure and size is set out in Table 2. This refers to the Hereford Rural Housing Market Area (HMA) which includes the Sutton St. Nicholas Neighbourhood Area. In terms of dwelling type and size, for market housing the main requirement is for 3-bedroom houses (50%), the remainder being split equally between larger and smaller dwellings. For affordable housing, there is a reduced emphasis on larger dwellings with greater proportions of 1- and 2-bedroom homes being required for both affordable home ownership (55%) and rent (65%).

Size	Market housing	Affordable home ownership	Affordable rented housing
1 bedroom	5%	20%	35%
2 bedroom	20%	35%	30%
3 bedroom	50%	35%	30%
4+ bedroom	25%	10%	5%

**Table 2: Recommended housing mix by tenure and size, Hereford Rural HMA 2020-2041**

Source: Housing Market Area Needs Assessment table 10.11.

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<sup>5</sup> Housing Market Area Needs Assessment, Icen Projects Limited for HC, July 2021.

- 3.19 The evidence underpinning strategic policy H3 also includes *A Study of the Housing and Support Needs of Older People 2012*.<sup>6</sup> This confirms there is an increasing requirement for new housing to cater for older people. Policy H3 reflects this, seeking to ensure that new housing takes account of the changing needs of an ageing population, and that developments contain a range of house types, including, where appropriate, bungalows. The proportion of the Neighbourhood Area's population aged 65 and over is expected to rise from 22% in 2011 to an estimated 26% in 2019, similar to the equivalent County figures (21% and 25% respectively).
- 3.20 Responses to the NDP household survey underscore these factors, with 2- and 3- bedroom property being seen as the priority and support for bungalows, supported/sheltered accommodation, self-build and live/work units.
- 3.21 In accordance with Local Plan policy H1 *Affordable housing*, 35% of housing units on qualifying sites should be 'affordable' – that is, housing for sale or rent for those whose needs are not met by the market. Affordable housing will be required on both the allocated sites. Affordable units should be presented 'tenure blind', so that they cannot be distinguished from market units by virtue of either their location or appearance.
- 3.22 Affordable housing can be provided in a variety of forms. The appropriate mix of affordable tenures will need to be determined at the time of application, having regard to prevailing local needs. As an indication, the latest evidence for the Hereford rural HMA is that 75% of affordable housing will be required for rent as opposed to ownership.<sup>7</sup>
- 3.23 In providing a suitable mix of housing it is particularly important that proposals address the requirement for smaller accommodation. This will help meet housing market pressures and local need. In addition, the provision of new housing suitable for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation. Housing will also be sought as live/work and self-build units.

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<sup>6</sup> Herefordshire Council, *A study of the Housing and Support Needs of Older People in Herefordshire, 2012*.

<sup>7</sup> Housing Market Area Needs Assessment, Icen Projects Limited for HC, July 2021, tables 10.8 and 10.9.



## Householder development

### **Policy SUT5: Householder development**

**Proposals for alterations and extensions to existing dwellings or for ancillary development within residential curtilages will be supported where they are in accord with policy SUT16 and:**

- 1. the existing dwelling remains as the dominant element of built form on the curtilage, to which the proposed development is subordinate; and**
- 2. the design of the new development respects and complements the existing dwelling in scale, height, form, materials and detailing. This does not preclude innovative proposals where these are of exceptional design quality; and**
- 3. the proposal does not lead to an unacceptable adverse impact on the amenity of neighbouring properties through overlooking, loss of privacy, reduction of outlook or daylight, or noise; and**
- 4. the proposal does not lead to an unacceptable loss of on-curtilage parking and does not create danger to pedestrians, cyclists or traffic by resulting in additional on-street parking; and**
- 5. the proposal does not lead to an unacceptable loss of useable private amenity space.**

3.24 Householder development is development of an existing dwelling or development within a residential curtilage for any purpose incidental to the enjoyment of the dwellinghouse. Examples include alterations and extensions, conservatories, loft conversions, home offices, dormer windows and the provision of ancillary accommodation, garages, car ports and annexes. There are permitted development rights allowing such work within specified limits and conditions without the need for planning permission. However, householder development accounted for over one-third (35%) of planning applications in the Neighbourhood Area since March 2017, when the NDP was originally made. Policy SUT5 provides a basis to guide the determination of such planning applications. The aim is to ensure that proposals respect and complement both the existing dwelling and the immediate locality including the amenity of neighbours, and that adverse impacts associated with over-development or undue intensification are avoided.

## 4. JOBS, SERVICES AND INFRASTRUCTURE

### Small-scale employment

#### **Policy SUT6: Small-scale employment**

**Proposals for small-scale employment development consistent with village and rural area character will be permitted, including:**

- **extensions to existing dwellings to enable home working where this does not affect the primary residential nature of the property and accords with Policy SUT5;**
- **proposals for the re-development and change of use of redundant rural buildings for business use including for live/work units;**
- **the small-scale extension of existing business premises;**
- **the development and diversification of existing farm, forestry and other land-based rural businesses, including for food and drink processing and production;**
- **rural tourism and leisure proposals, particularly those which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment. Larger-scale rural tourism and leisure proposals will not be supported if they would be of a disproportionate scale relative to their location.**

**Proposals should:**

1. **not create unacceptable adverse impacts to the amenity of local residents, including through noise or air pollution including dust and odour, light levels, working hours, and increases in traffic; and**
2. **enable traffic generated to be safely accommodated on local roads without undue operational, safety or environmental consequences, including road widening or loss of hedgerows, and encourage active travel.**

- 4.1 Farming is the principal economic activity in the parish, with other employment provided by homeworking or village services such as the school, public house and retirement/sheltered housing at Woodville Grove.
- 4.2 Household survey respondents thought that the Plan should encourage a range of local employment, with particular support for farming and shops, reflecting the strong sentiment that a shop is needed in the village and which is considered further below (see policy SUT9). Survey replies particularly supported the conversion of existing buildings for business uses.
- 4.3 The NDP supplements Local Plan rural economy policies by identifying forms of business development that are appropriate within the village and parish, and the associated planning requirements. Traffic levels, HGV usage and speed are issues within the Plan area and proposals should take all opportunities to encourage active travel through walking and cycling.

## Agricultural and forestry development

### **Policy SUT7: Agricultural and forestry development**

**Proposals for agricultural and forestry development requiring planning permission should be able to demonstrate that they meet the following requirements:**

- 1. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and**
- 2. new buildings are sited with existing development wherever possible. Where this is not possible, new buildings should be sited to take advantage of natural landform and avoid isolated or skyline locations; and**
- 3. any impacts on landscape character and visual amenity arising from the proposed siting, scale, design, colour and materials of development are acceptable, or can be satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external lighting, the design and siting of any building or installation, traffic, or noise and air pollution; and**
- 4. there are no unacceptable impacts on biodiversity, heritage assets or the utility and enjoyment of public rights of way; and**
- 5. surface water is acceptably and appropriately managed through sustainable drainage, with no adverse impact on local watercourses in respect of water quality, flood risk, pollution or soil erosion.**

**In assessing proposals, account will be taken of any necessary ancillary works and buildings including accommodation and amenity facilities for seasonal workers, and of any other existing, permitted or proposed similar developments in the locality so that cumulative impacts can be considered.**

- 4.4 Some forms of agricultural activity such as intensive livestock units, glass houses and polytunnels can have a significant impact on character and amenity by virtue of the size and siting of new buildings, the impact of processes undertaken and associated levels and types of vehicle movements.
- 4.5 Policy SUT7 is intended to help ensure that new agricultural development is undertaken sensitively and with due regard to its implications and the concerns of the community. Larger scale development proposals should provide a Transport Assessment or Statement written in accord with Department of Transport guidance. Herefordshire Council's Polytunnels Planning Guide<sup>8</sup> will be taken into account in deciding whether polytunnel proposals requiring planning permission are to be supported.

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<sup>8</sup> [https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels\\_planning\\_guide\\_2018.pdf](https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf)

## Communications infrastructure

### **Policy SUT8: Communications infrastructure**

**Proposals for the development of mobile telecommunications infrastructure will be supported provided that:**

- 1. use is made of existing masts, buildings or other structures in preference to a new site wherever possible and technically appropriate; and**
- 2. the siting, design and appearance of equipment including its height and colour serves to minimise the impact on visual amenity and on the character and appearance of the locality, taking account of any mitigation proposed; and**
- 3. the proposal does not give rise to unacceptable adverse impacts on Sutton Conservation Area, other heritage assets and their settings, landscape character and key views.**

**Improvements to broadband infrastructure will be supported. New development should be served by a full fibre connection unless it can be demonstrated that this would not be possible, practical or economically viable, in which case suitable ducting should be provided from the site boundary to all properties to facilitate future provision.**

- 4.6 The Parish Council welcomes the provision of new or improved communications infrastructure in the Neighbourhood Area. Such provision will help foster local business and economic activity including homeworking in line with policy SUT6 as well as many other aspects of village and community life and well-being.
- 4.7 A new telecommunications mast providing improved 2G and 3G coverage and new 4G services to Sutton St. Nicholas has recently been erected off the Ridgeway to the east of the village, following an extensive site search and discussions with the operator. Policy SUT8 has been informed by the Parish Council's involvement in this process and is formulated to help guide the consideration of any future proposals. Regard has also been had to national planning policy and the encouragement given therein to the use in the first instance of existing masts, buildings and other structures. Such a sequential approach to site search is reflected in the policy.
- 4.8 The policy is supported by Community Action CA7.

## Community facilities

### **Policy SUT9: Community facilities**

**The following community facilities will be protected, retained and enhanced in accordance with Local Plan policy SC1 or its replacement:**

- **Sutton St. Nicholas Village Hall.**
- **St Michael's Church.**
- **St Nicholas' Church.**
- **The Golden Cross public house.**

**Proposals for new community facilities in and adjacent to the village and which are accessible by a choice of transport modes will be supported. Proposals should take account of the potential for the co-location of services in achieving viability. A village shop will be particularly welcomed.**

- 4.9 Community facilities in the Neighbourhood Area comprise a purpose-built Village Hall, completed in 2008 and shared with Sutton Academy and pre-school; two churches; and a public house, The Golden Cross.
- 4.10 Existing community facilities listed in the policy will be retained, and enhancements and proposals for new provision supported, in line with Local Plan policy SC1 *Social and community facilities* or its replacement. Policy SC1 provides that facilities will be retained unless an appropriate alternative is available or can be provided, or that the facility can be shown to be no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success. The Community Right to Bid process, introduced in the Localism Act 2011, provides an opportunity to recognise and safeguard against the loss of recognised Assets of Community Value.
- 4.11 In terms of providing new community facilities, the provision of a village shop was a major theme in the household survey (the nearest local convenience shop is at Marden to the north). Whilst any such provision would be first and foremost a commercial decision, the policy provides a positive planning framework for the consideration of such proposals (see also Community Action CA9).



*Sutton St. Nicholas Village Hall*



*St. Michael's Church*



*St. Nicholas' Church*



*The Golden Cross*



## Renewable and low carbon energy

### **Policy SUT10: Renewable and low carbon energy**

**Renewable and low carbon energy proposals (not including wind energy development) that will benefit the community will be supported where:**

- 1. the form of development is appropriate to its surroundings and is not of an industrial scale or nature such that this would be inappropriate to the rural character of the Neighbourhood Area; and**
- 2. there is no substantial increase in traffic volumes including HGV traffic; and**
- 3. there is no undue detrimental impact on visual and residential amenity, landscape character including the rural setting of Sutton St. Nicholas village, key views and biodiversity.**

**Community-led renewable and low carbon proposals where benefits can be demonstrated are encouraged.**

- 4.12 The Parish Council is supportive of renewable energy proposals including community-led initiatives where these can be accommodated without undue impacts on visual and residential amenity and on the character and appearance of the Neighbourhood Area including its landscape, key views and biodiversity. Highway safety and capacity will be a particular concern where schemes may give rise to significant traffic movements including by heavy goods vehicles on the narrow rural lanes, for instance through the movement or import of fuel, as may be associated with biomass.
- 4.13 The household survey demonstrated little support for commercial wind turbines and the NDP does not identify an area suitable for wind energy development.

## 5. ENVIRONMENT

### Water quality in the River Lugg

#### **Policy SUT11: Water quality in the River Lugg**

**Development must not have an adverse effect on the River Wye Special Area of Conservation (SAC). In particular, planning permission will only be granted if clear and convincing evidence is provided which shows that the proposed development would not increase nutrient inputs to the SAC. This could include through the delivery of mitigation measures to make a proposal nutrient neutral. Reference should be made to Herefordshire Council's Phosphate Budget Calculator Tool and associated guidance.**

**Development in the Neighbourhood Area that may result in the capacity of the Moreton-on-Lugg wastewater treatment works and/or the public sewerage network becoming overloaded will not be permitted. In either case, development will need to be phased or delayed until capacity becomes available through regulatory investment, or developer funding in advance of such investment.**

5.1 The River Lugg to the south-west of the village is part of the River Wye Special Area of Conservation. The maintenance or restoration in favourable condition of this natural habitat and the species it supports is adversely affected by nutrients in the river, particularly phosphate. The River Lugg's target levels for phosphate are being exceeded meaning that it is in an unfavourable condition. Development which may increase nutrient levels can only proceed if it can be shown with certainty that there will be no adverse effect on the integrity of the site. Herefordshire Council has issued guidance for those seeking to demonstrate as part of their planning application that proposals are nutrient neutral:

- The Interim Phosphate Delivery Plan Stage 1 report provides guidance on calculating the phosphate budget for new development,<sup>9</sup> using a Phosphate Budget Calculator Tool.<sup>10</sup>
- The Interim Phosphate Delivery Plan Stage 2 report provides a range of potential mitigation options which may be used by developers to achieve nutrient neutrality for new housing developments.<sup>11</sup>
- Regular position statements are provided on Herefordshire Council's website to update applicants for planning permission on the requirements to demonstrate nutrient neutrality and the options available, the latest being issued in November 2021.<sup>12</sup>

<sup>9</sup> <https://www.herefordshire.gov.uk/downloads/file/22150/interim-phosphate-delivery-plan-stage-1-report>

<sup>10</sup> [Herefordshire Council Phosphate Budget Calculator Final.xlsx \(live.com\)](https://www.herefordshire.gov.uk/downloads/file/22153/interim-phosphate-delivery-plan-stage-2-report)

<sup>11</sup> <https://www.herefordshire.gov.uk/downloads/file/22153/interim-phosphate-delivery-plan-stage-2-report>

<sup>12</sup> <https://www.herefordshire.gov.uk/downloads/file/23131/nutrient-certainty-update-for-developers-30-november-2021>

5.2 A principal source of phosphates in rivers is sewage effluent. Local Plan policy SD4 *Waste water treatment and river water quality* requires that connection should be to existing mains wastewater infrastructure in the first instance. Sutton St. Nicholas is served by Dwr Cymru Welsh Water's (DCWW) Moreton-on-Lugg wastewater treatment works where there is available headroom according to the latest (2019) Strategic Housing Land Availability Assessment. The policy sets out the approach to be taken if this position is not sustained.

## Landscape character

### Policy SUT12: Landscape character

The siting, scale, layout and design of proposals should respect the surrounding landscape character as this is defined in the County Landscape Character Assessment, taking into account the location and context of the site and the nature of the proposal. Any landscaping proposals should be compatible with and serve to consolidate the established landscape character.

Proposals should particularly respect the open countryside setting of Sutton St. Nicholas village. Development which would have an adverse effect upon the landscape setting of the village, considered in terms of the assessed landscape character, will not be permitted.

- 5.3 Sutton St. Nicholas village lies at the centre of the parish, within an agricultural landscape which rises gently from the River Lugg flood plain to higher land in the north (Sutton Walls, the disused quarry).
- 5.4 The countryside around the village has a distinctive character which has been assessed in national and County-level studies. The parish is within the Herefordshire Lowlands National Character Area, defined by Natural England,<sup>13</sup> and the County Landscape Character Assessment<sup>14</sup> identifies two types of landscape within the parish:
- **Riverside Meadows** are secluded pastoral landscapes associated with alluvial floodplains, characterised by tree-lined rivers and riverside meadows defined by hedgerow and ditches. The landscape to the south and south-west of the village, for example along the Hereford Road and The Rhea, is typical of this type.
  - **Principal Settled Farmlands** are the rolling Herefordshire lowlands, a rich patchwork of hop fields, orchards, grazed pastures and arable fields with restricted tree cover and field boundaries formed by hedgerow. The open, more elevated land around the village, such as along the Ridgeway, is an exemplar of this type.
- 5.5 Both landscape types, and the distinctive differences between them, are readily apparent in walks from and around the village, which has a clearly defined 'urban' edge. As such, they are important in defining the character of the landscape setting of the settlement, whose importance to the community was clearly demonstrated in the household survey.

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<sup>13</sup> Natural England, National Character Area 100: Herefordshire Lowlands, 2013

<sup>14</sup> Landscape Character Assessment, 2009.

## Key views

### **Policy SUT13: Key Views**

**To be supported, development proposals must demonstrate that they have been sited, designed and are of such a scale that they do not materially harm the following Key Views (KV), as shown on Plan 5 and the accompanying photographs:**

**KV1: the view from Sutton Hill looking south towards the village.**

**KV2: the view from Ridgeway Road/public footpath 11 looking south-west towards the River Lugg.**

**KV3: the view from Ridgeway Road looking south-east towards the River Lugg.**

**KV4: the view from Ridgeway Road looking north towards Bodenham.**

**KV5: the view from The Rhea looking west towards the River Lugg.**

**KV6: the view from public footpath 13 at Sutton Court looking south towards the River Lugg.**

**KV7: the view from public footpath 3 west of Watery Lane looking west towards the River Lugg.**

**KV8: the view from St. Michael's churchyard looking west over the Lugg valley.**

**KV9: the view from Sutton St. Nicholas public footpath 1 Busy Hill looking south over the Lugg Valley.**

**KV10: the view from Sutton St. Nicholas public footpath 2 on Sutton Walls looking south-east towards the village.**

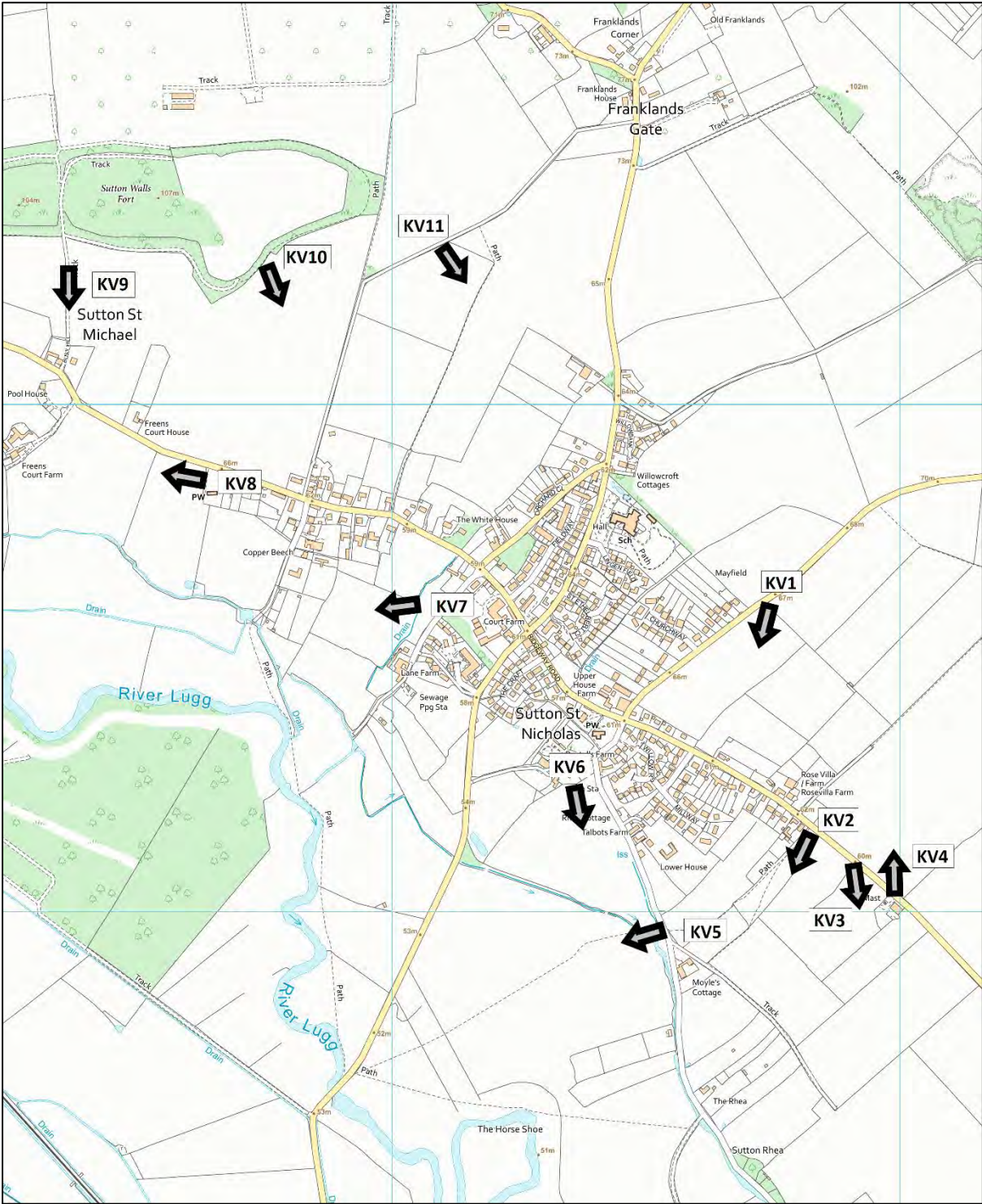
**KV11: the view from Marden bridleway 29 east of Sutton Walls looking south-east towards the village.**

**Where a development proposal within the Neighbourhood Area lies within sight of one of the above Key Views, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context.**

5.6 The rolling topography of the Neighbourhood Area affords notable views of the countryside around the village, across the Lugg Valley, and as far afield as the Malverns and the Black Mountains. Eleven Key Views for protection have been identified by the Steering Group taking into account responses to the household survey. They are listed below and shown on Plan 5 and the accompanying photographs. All views are available from public highway or public rights of way in the Neighbourhood Area.

- Key View 1 (KV1): the view from Sutton Hill looking south towards the village (grid ref SO53734560).
- Key View 2 (KV2): the view from Ridgeway Road/public footpath 11 looking south-west towards the River Lugg (grid ref SO53814515).

- Key View 3 (KV3): the view from Ridgeway Road to the east of KV2, looking south-east towards the River Lugg (grid ref SO53904509).
- Key View 4 (KV4): the view from Ridgeway Road looking north towards Bodenham (grid ref SO53984503).
- Key View 5 (KV5): the view from The Rhea looking west towards the River Lugg (SO53524497).
- Key View 6 (KV6): the view from public footpath 13 at Sutton Court looking south towards the River Lugg (SO53324524).
- Key View 7 (KV7): the view from public footpath 3 west of Watery Lane looking west towards the River Lugg (SO53044560).
- Key View 8 (KV8): the view from St. Michael's churchyard looking west over the Lugg valley (SO52634584).
- Key View 9 (KV9): the view from Sutton St. Nicholas public footpath 1 Busy Hill looking south over the Lugg Valley (SO52354625).
- Key View 10 (KV10): the view from Sutton St. Nicholas public footpath 2 on Sutton Walls looking south-east towards the village (SO52734627).
- Key View 11 (KV11): the view from Marden bridleway 29 east of Sutton Walls looking south-east towards the village (SO53104631).



**Plan 5: Key Views**

**NORTH** © Crown copyright and database rights (2021) Ordnance Survey (0100054903). Not to scale. )





KV1: south from Sutton Hill



KV2: south-west from Ridgeway



KV3: south-east from Ridgeway



KV4: north from Ridgeway



KV5: west from The Rhea



KV6: south from public footpath 13



KV7: west from public footpath 3



KV8: west from St. Michael's



KV9: south from Busy Hill



KV10: south-east from Sutton Walls



KV11: south-east from Sutton Walls

## Local Green Space and public open space

### Policy SUT14: Local Green Space and public open space

The following sites as shown on Plan 6 are designated as Local Green Space:

- LGS1: land at the old Post Office Orchard
- LGS2: land west of Upper House Farm.

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Proposals that would result in the loss of public open space shown on Plan 6 will not be permitted unless it can be satisfactorily demonstrated that the open space is surplus to requirements, is replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports or recreational provision, the needs for which clearly outweigh the loss.

- 5.7 The open spaces in the village greatly contribute to its rural character. Their importance is confirmed by household survey responses with over three-quarters of respondents wanting the Plan to identify and protect open spaces.
- 5.8 Land at the old Post Office Orchard on the Marden Road (LGS1) was identified by the former Herefordshire UDP as an important open area/green space, and protected as such. The protection is continued in this Plan, using the Local Green Space designation in the National Planning Policy Framework.<sup>15</sup> In the household survey, open land west of Upper House Farm (LGS2) was seen as valued and is also included within the Local Green Space designation. The designation is without prejudice to the continued agricultural/open space uses of the areas concerned. Both areas are also identified as traditional orchard in Natural England's Priority Habitat Inventory.
- 5.9 The National Planning Policy Framework requires that the Local Green Space designation is only used when several requirements are met. The Plan proposals meet these requirements, as follows:
- **Be in reasonably close proximity to the community served:** both areas are situated within the bounds of the village with residential areas adjoining and close by.
  - **Be demonstrably special to the local community and hold a particular local significance, for instance because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife:** household survey replies favoured the protection of existing open spaces in the village and the identification of special local features such as orchards. The two areas offer relief to the

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<sup>15</sup> National Planning Policy Framework, paragraphs 101 to 103.

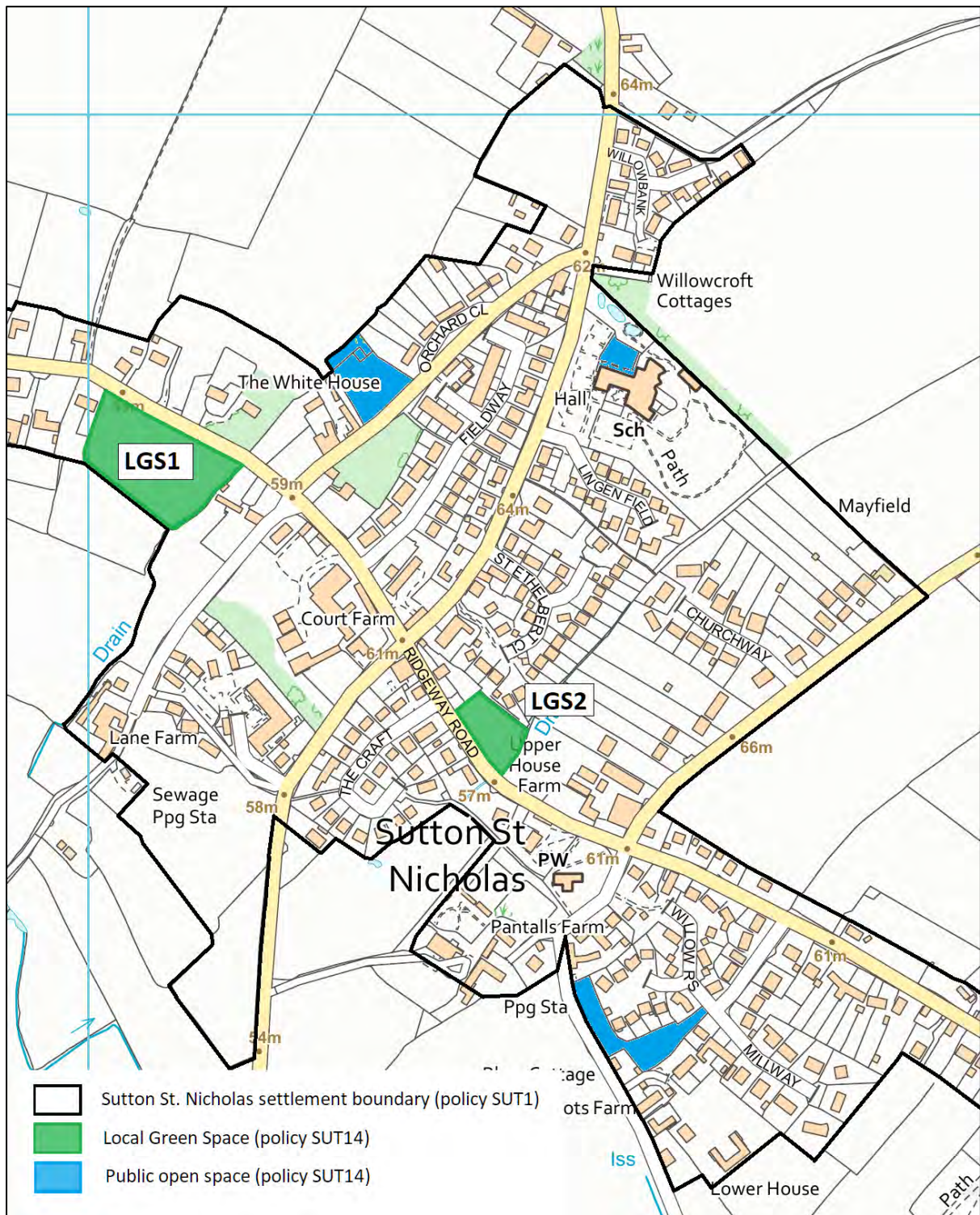
built-up areas of the village on principal road frontages, and make an important contribution to the historic physical form of the village. Their traditional orchard and agricultural character contribute to the village's identity and rural sense of place, speaking of the former importance of cider production to the local economy. The loss of their open qualities would be to the detriment of village character and local distinctiveness. Their status as recognised priority habitats points to their complementary wildlife importance and further justifies protection at the local level in the Plan. LGS2 land west of Upper House Farm is in the Sutton Conservation Area, but the additional designation is justified by the need to specifically protect the open character of the land concerned.

- **Be local in character and not an extensive tract of land:** by virtue of their village location, both areas are demonstrably local in character. At 0.7 hectares (LGS1 old Post Office Orchard) and 0.25 hectares (LGS2 land west of Upper House Farm) the sites are of limited extent and have clearly defined boundaries to existing village development.

5.10 The two Local Green Space designations are consistent with the local planning of sustainable development and investment in homes, jobs and services. The NDP considers the social, economic and environmental aspects of sustainable development together in its Vision and objectives, and makes planning policy provision for each of these areas. Each of the Local Green Spaces are capable of enduring beyond 2031 by virtue of their limited size and lack of implications for other potential areas of development on the outskirts of the village.

5.11 In addition, there are public open spaces held and maintained by the Parish Council at Millway/Willowrise, the village hall, and at the play area.





**Plan 6: Local Green Space and public open space**

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## Green infrastructure

### Policy SUT15: Green infrastructure

**Green infrastructure including priority habitats will be protected and enhanced. Opportunities will be sought for the provision of new elements of green infrastructure and for the strengthening of the green infrastructure network. Proposals should:**

- 1. identify and retain existing green infrastructure within the site such as trees, hedgerows and water features, providing for enhancement wherever possible; and**
- 2. incorporate new green infrastructure and deliver ecological enhancements; and**
- 3. maintain, restore and where possible enhance the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network.**

5.12 Green infrastructure is a collective term for open spaces and other natural features which together deliver a wide range of environmental and quality of life benefits. As well as the village open spaces identified in policy SUT14, other components of green infrastructure are:

- Habitats of Principal Importance<sup>16</sup> comprising scattered traditional orchards and areas of woodland (including deciduous woodland at Sutton Walls), hedgerows, and an area of floodplain grazing marsh.
- The River Lugg and its floodplain, together with other watercourses and ponds.
- The route of the former Herefordshire and Gloucestershire Canal in the south of the Plan area, protected by Local Plan policy E4 *Tourism*. The Parish Council supports the restoration of the Canal and recognises the benefits to green infrastructure this would bring through the creation of walking and cycling routes and for wildlife.
- Public rights of way.

5.13 Development should include new green infrastructure where possible, to include:

- The use of sustainable drainage systems to manage surface water run-off and flood risk whilst also delivering benefits to wildlife and green space.
- The specification of features such as green roofs and walls and of native species.
- The creation of new habitats, habitat enhancements and other measures supporting wildlife, particularly where such provision serves to link existing features to enhance the green infrastructure network.

5.14 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area. It identifies the role that individual wildlife habitats play in the network and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.<sup>17</sup> Sutton Walls and the River Lugg corridor are significant core areas.

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<sup>16</sup> As listed in the Priority Habitat Inventory which is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.

<sup>17</sup> [https://www.herefordshire.gov.uk/downloads/download/77/ecological\\_network\\_map](https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map)

## Building design

### **Policy SUT16: Building design**

**Development proposals should maintain and enhance the local distinctiveness of the Neighbourhood Area and achieve a high quality of design by:**

- 1. being in character with adjoining development with respect to siting, height, scale, architectural detailing, density, building to building distances, private amenity space, means of enclosure, landscaping and the use of materials; and**
- 2. incorporating sustainability measures including energy and water conservation, renewable energy generation, and provision for the recycling of waste, cycle storage, and electric vehicle charging; and**
- 3. avoiding creating unacceptable impacts on the amenity of neighbouring property including as a result of the volume and nature of traffic generated, noise, dust or odour. External property and street lighting should avoid undue adverse impacts on amenity, wildlife and dark skies; and**
- 4. being safely accessible from the highway network without undue impacts on the character of the locality and on biodiversity which cannot be mitigated, not result in additional on-road parking, and take every available opportunity to promote walking and cycling.**

5.15 The household survey resulted in many comments on the character and design of new development, to which this policy responds. It is applicable to all forms of development although is expected to be mainly applied to proposals for new housing.

5.16 The creation of new or improved accesses to serve development can have notable environmental impacts. For example, impacts on rural character and appearance and on biodiversity may arise from the loss of hedgerows to achieve required sight lines. Where there are changes in level, engineered structural elements may be required to form embankments. Proposals should seek to mitigate such adverse impacts to an acceptable level, with hedgerows retained as far as possible (see also policy SUT15).



## Heritage

### Policy SUT17: Heritage

Development proposals should protect, conserve and where possible enhance the historic environment of the Neighbourhood Area. In considering the impact of proposed development on heritage assets, appropriate account will be taken of their significance (including any contribution made by their setting) by:

1. giving great weight to conserving designated heritage assets; and
2. preserving or enhancing the character or appearance of the Sutton Conservation Area, having regard to the significant contribution that farmhouses, barns and other agricultural buildings make to its special interest; and
3. balancing the scale of any harm or loss against the significance of non-designated heritage assets, including Sutton Court unregistered park and garden, archaeological sites, and buildings of local interest; and
4. requiring development proposals to be accompanied by Heritage Impact Assessments where the significance of heritage assets may be affected. Where proposals may affect archaeological interests, an appropriate desk-based assessment and where necessary a field evaluation should be provided; and
5. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.

5.17 The Neighbourhood Area has a wealth of designated heritage assets:

- Four scheduled ancient monuments, comprising Sutton Walls; deserted medieval village Sutton St. Michael; the Wergins Stone; and Freen's Court magnate residence, moat and fishponds Sutton St. Michael.<sup>18</sup>
- 37 listed buildings, mainly in the historic core of the village around St. Nicholas' Church and to the west, along the Marden Road to St. Michael's. The two churches are listed Grade II\*. The remainder of the listed buildings are Grade II and include farmhouses, cottages, a range of agricultural buildings, and structures such as gates, milestone, and churchyard cross.
- The Sutton Conservation Area, designated in 1978 and whose special interest is described in an Appraisal undertaken by Herefordshire Council in 2006. This highlights the rural and agricultural character of the Conservation Area and the contribution made to this character by a significant number of farm buildings within it.

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<sup>18</sup> Historic England's guide for owners and occupiers of Scheduled Monuments aims to reduce the risk to scheduled monuments under cultivation. Ploughing gradually erodes earthworks and breaks up undisturbed archaeological remains: see <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/guideforownersofscheduledmonuments/>

5.18 Non-designated heritage assets comprise an unregistered park and garden at Sutton Court, archaeological sites listed on the Herefordshire Historic Environment Record, and the following buildings of local interest identified by the Conservation Area Appraisal:

- The Talbot's
- Upper House Farmhouse
- Bank House
- The Golden Cross Inn
- Agricultural building at crossroads of Hereford Road and the Ridgeway
- The Old Rectory
- Green Bank
- Brook House
- The Lodge

5.19 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.

## **6. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 6.1 The NDP is a long-term planning document which will be implemented in the period up to 2031. Sutton St. Nicholas Parish Council will seek to implement the objectives and policies of the NDP with the aim of delivering the sustainable development of the Neighbourhood Area.
- 6.2 The principal means of doing this will be through decisions on planning applications. These are taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The NDP will, when made, form part of the overall 'development plan'.
- 6.3 When responding to consultations on planning applications, the Parish Council will base its response on development plan policies including those in the NDP. This will include supporting proposals which meet development plan policies, and opposing those which do not.
- 6.4 The Parish Council will work pro-actively with applicants and Herefordshire Council to seek to support planning applications that improve the economic, social and environmental conditions of the Neighbourhood Area.
- 6.5 The Parish Council will monitor the implementation of the policies in the NDP and keep under review the need for the NDP to be amended and updated. Policies in this document may be superseded by other development plan policies, such as those arising from the current update of the Local Plan, or by the emergence of new evidence. Where policies in the NDP become out-of-date, the Parish Council, in consultation with Herefordshire Council, will decide how best to up-date the document.

## **7. COMMUNITY ACTIONS**

- 7.1 The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP and in responding to the household survey the local community has identified ways of improving the local area which extend beyond this remit. These generally concern infrastructure and transport matters. Such issues cannot be addressed through the land use planning policies of the NDP but may be expressed as Community Actions to be undertaken or led by Sutton St. Nicholas Parish Council in partnership with others. These are set out in Table 3 overleaf. The Community Actions shown reflect the concerns expressed in the household survey. Where possible and appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of parish life.
- 7.2 The Community Actions do not form part of the statutory Neighbourhood Development Plan and do not constitute planning policy.

Ref.	Topic area	Community Action
CA1	Highways, traffic and road safety for all users	The Parish Council will prepare a Traffic Plan in liaison with Herefordshire Council and other partners to identify and implement measures to address highway and traffic issues raised in drawing up the NDP where possible. These include the amount and speed of traffic passing through the village and on Wyatt Road, and the inappropriate use of local roads by through traffic and HGVs. The Traffic Plan will take into account the potential of new development to generate additional vehicle movements, and support actions to calm traffic in the village and to reduce traffic volumes. This may include traffic speed indicator devices, footway improvements, the enforcement and lowering of speed limits, and weight/parking restrictions.
CA2	Road safety priority locations	As part of the Traffic Plan, the Parish Council will continue to work with Herefordshire Council to seek road safety improvements at specific locations where this can be justified.
CA3	Highways – other matters	The Parish Council will continue to work with Herefordshire Council to address other highway issues including the further provision of passing places in justified locations, traffic calming, hedge and verge cutting, and road and footpath signage.
CA4	Highways – road maintenance	The Parish Council will continue to work with Herefordshire Council to address issues of highway maintenance and drainage (road run-off, ditches and gullies) as they arise and including use of the Lengthsman scheme.
CA5	Public transport provision	The Parish Council will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and will continue to press the case for existing service levels to be maintained and for improvements to be delivered.
CA6	Walking and cycling	The Parish Council will continue to work with landowners to promote the maintenance of public rights of way and to seek safe cycle and walking routes and other measures to encourage active travel.
CA7	Communications and broadband	The Parish Council will promote and support improvements to communications and broadband infrastructure by working in partnership with Herefordshire Council and network operators.
CA8	Community information and communication	The Parish Council will continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.
CA9	Convenience retail	The Parish Council will support the establishment of local convenience shopping facilities in Sutton St. Nicholas.
CA10	Open spaces	The Parish Council will seek new public open space provision and the enhancement of existing play areas and public open space.

**Table 3: Community Actions**

## APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the NDP.

HC = Herefordshire Council

### National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2021.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>.

Census 2011 at <https://www.ons.gov.uk/census/2011census>.

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